



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/5/2025

*\*= Mandatory, information must be provided*

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

**\*Title:**

P25SP00001 AQUILINA – W. AJO HIGHWAY SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT (WEST AJO FEED SPECIFIC PLAN)

**\*Introduction/Background:**

The applicant requests a comprehensive plan amendment and specific plan rezoning for approximately 3.7 acres (parcel code 119-45-0090) from the RS (Resource Sensitive) to the PDC (Planned Development Community) land use designation and from the SR (BZ) (Suburban Ranch – Buffer Overlay) to the SP (BZ) (Specific Plan – Buffer Overlay) zone, located at the northeast corner of W. Ajo Highway and S. Camino De Oeste.

**\*Discussion:**

The 3.7 acre comprehensive plan amendment and specific plan rezoning proposes an 1,800 square-foot feed store with an office and a 2,400 square-foot hay barn with the existing single family residence to remain. The feed store will relocate across the street to the east of its current location to the owner's private property. A small portion of the northeast corner is located within the Maeveen Marie Behan Conservation Lands System (CLS) designated as Multiple Use Management Area with no new disturbance to the CLS.

**\*Conclusion:**

The comprehensive plan amendment and specific plan rezoning is located within the Southwest Focused Development Investment Area, adheres to the comprehensive plan policies and is a compatible use and reasonable transition from the adjacent church to the east and the commercially zoned properties to the west.

**\*Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL subject to standard and special conditions.

**\*Fiscal Impact:**

0

**\*Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ All

Department: Development Services - Planning

Telephone: 520-724-6675

Contact: Terrill L. Tillman, AICP, Planner III

Telephone: 520-724-6921

Department Director Signature: \_\_\_\_\_

Date: 7/17/25

Deputy County Administrator Signature: \_\_\_\_\_

Date: 7/21/2025

County Administrator Signature: \_\_\_\_\_

Date: 7/21/2025



**TO:** Honorable Andrés Cano, Supervisor, District 5

**FROM:** Thomas Drzazgowski, Deputy Director  
Public Works-Development Services Department-Planning Division

**DATE:** July 15, 2025

**SUBJECT:** P25SP00001 **AQUILINA – W. AJO HIGHWAY SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**

The above referenced Comprehensive Plan Amendment and Specific Plan Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, AUGUST 5, 2025** hearing.

**REQUEST:** For a **comprehensive plan amendment and specific plan rezoning** for approximately 3.7 acres (parcel code 119-45-0090) from the RS (Resource Sensitive) to the PDC (Planned Development Community) land use designation and from the SR (BZ) (Suburban Ranch – Buffer Overlay) to the SP (BZ) (Specific Plan – Buffer Overlay) zone, located at the northeast corner of W. Ajo Highway and S. Camino De Oeste, in Section 31, Township 14 South, Range 13 East in the Southwest Planning Area.

**OWNERS:** Aquilina Vincent & Maureen S  
4540 W. Ajo Highway  
Tucson, AZ 85746-9706

**AGENT:** The WLB Group, Inc.  
Rob Longaker  
4444 E Broadway  
Tucson, AZ 85711

**DISTRICT:** 5

**STAFF CONTACT:** Terrill L. Tillman, AICP, Planner III

**PUBLIC COMMENT TO DATE:** As of June 15, 2025, staff has not received any public comment.

**PLANNING & ZONING COMMISSION RECOMMENDATION:** **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 7 - 0** (Commissioners Hook, Hanna and Tronsdal were absent)

**STAFF RECOMMENDATION:** **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS:** The subject property contains a small area of Multiple Use Management Area within the Maeveen Marie Behan Conservation Lands System.

TD/ds

Attachments





## BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P25SP00001

Page 1 of 4

### FOR AUGUST 5, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Thomas Drzazgowski, Deputy Director  
Public Works-Development Services Department-Planning Division

DATE: July 15, 2025

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### ADVERTISED ITEM FOR PUBLIC HEARING

#### COMPREHENSIVE PLAN AMENDMENT AND SPECIFIC PLAN

#### P25SP00001 AQUILINA – W. AJO HIGHWAY SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

Vincent and Maureen Aquilina, represented by The WLB Group, request a **comprehensive plan amendment and specific plan rezoning** for approximately 3.7 acres (parcel code 119-45-0090) from the RS (Resource Sensitive) to the PDC (Planned Development Community) land use designation and from the SR (BZ) (Suburban Ranch – Buffer Overlay) to the SP (BZ) (Specific Plan – Buffer Overlay) zone, located at the northeast corner of W. Ajo Highway and S. Camino De Oeste, in Section 31, Township 14 South, Range 13 East in the Southwest Planning Area. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 7 - 0** (Commissioners Hook, Hanna and Tronsdal were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.** (District 5)

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#### Planning and Zoning Commission Public Hearing Summary (June 25, 2025 meeting)

The public hearing was held virtually and in person. Commissioners attended both virtually and in-person. Staff and the applicant attended and presented in-person.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions added to Section IV of the final specific plan.

A commissioner questioned whether or not the comprehensive plan amendment and specific plan could be voted on separately. Staff replied that the concurrent amendment and specific plan purpose is to establish orderly development and is considered as one and should be acted on as one action. If the Commission had concerns regarding a proposal, they could deny the proposal and the applicant could go back and apply for a comprehensive plan amendment followed by a rezoning/specific plan and the submittal timelines for a comprehensive plan amendment

application would apply.

A commissioner questioned whether a previously denuded driveway would account for the open space. Staff replied that it does not.

The applicant's representative presented more detailed information about the request.

The public hearing was opened to members of the public who wished to speak.

Speaker #1 questioned whether the housing development will have adequate access and meet transportation standards.

Speaker #2 questioned whether the easement would be closed off to properties to the north.

Staff clarified in the public hearing that there is no housing proposed, this is specifically for a feed store and the representative stated that there are no easements, but that the access would not be closed.

The public hearing was closed.

Commissioner Lane made a motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**; Commissioner Becker gave second.

The commission voted to recommend **APPROVAL** of the comprehensive plan amendment and of the specific plan rezoning 7 – 0 (Commissioners Hook, Hanna and Tronsdal were absent) subject to the following Standard and Special Conditions added to Section IV of the Specific Plan:

IF THE DECISION IS MADE TO APPROVE THE SPECIFIC PLAN, THE FOLLOWING REQUIREMENTS SHOULD BE MADE CONDITIONS OF APPROVAL. THE FOLLOWING CONDITIONS MAY RESIDE WITHIN THE SPECIFIC PLAN DOCUMENT:

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.
3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions:
  - A. Written proof of coordination with the Arizona Department of Transportation (ADOT) is required at time of development plan submittal.
  - B. Improvements to the dirt access road along the west property boundary north of the Ajo Highway/Camino de Oeste intersection are not required for the Feed and Supply Store.
  - C. The existing gravel access road along the south property boundary parallel to Ajo Highway shall be abandoned, removed, and no longer utilized.
  - D. Provide proof of legal access along the site west property boundary at time of development plan submittal.

- E. The number, design and location of the access driveways for the feed store along the west property boundary shall be reviewed and approved by staff at time of development plan submittal.
  - F. Gravel is acceptable as a surface treatment on access lanes and parking spaces for up to 10 parking spaces.
  - G. Handicap parking space(s) shall be paved in concrete, and an ADA accessible route to buildings on site shall be provided from the parking space(s). Handicap parking spaces shall comply with Pima County Standards.
5. Flood Control District condition: At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
6. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

Invasive Non-Native Plant Species Subject to Control:

<i>Ailanthus altissima</i>	Tree of Heaven
<i>Alhagi pseudalhagi</i>	Camelthorn
<i>Arundo donax</i>	Giant reed
<i>Brassica tournefortii</i>	Sahara mustard
<i>Bromus rubens</i>	Red brome
<i>Bromus tectorum</i>	Cheatgrass
<i>Centaurea melitensis</i>	Malta starthistle
<i>Centaurea solstitialis</i>	Yellow starthistle
<i>Cortaderia</i> spp.	Pampas grass
<i>Cynodon dactylon</i>	Bermuda grass (excluding sod hybrid)
<i>Digitaria</i> spp.	Crabgrass
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eragrostis</i> spp.	Lovegrass (excluding <i>E. intermedia</i> , plains lovegrass)
<i>Melinis repens</i>	Natal grass
<i>Mesembryanthemum</i> spp.	Iceplant
<i>Oncosiphon pilulifer</i>	Stinknet
<i>Peganum harmala</i>	African rue
<i>Pennisetum ciliare</i>	Buffelgrass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Rhus lancea</i>	African sumac
<i>Salsola</i> spp.	Russian thistle
<i>Schinus</i> spp.	Pepper tree
<i>Schismus arabicus</i>	Arabian grass
<i>Schismus barbatus</i>	Mediterranean grass
<i>Sorghum halepense</i>	Johnson grass
<i>Tamarix</i> spp.	Tamarisk

7. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed

for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing.

8. Tucson Airport Authority condition: According to the Federal Aviation Administration (FAA) Notice Criteria Tool, this project area is located in proximity to an instrument approach area and could impact navigation signal reception at Ryan Airfield. An aeronautical study is required for this proposed project. As this project develops, all applicants must file FAA Form 7460 with the FAA at least 45 days before construction activities begin unless FAA staff, with the Obstruction Evaluation/Airport Airspace Analysis (OE/AAA), provides the project applicant with written communication that filing FAA Form 7460 is not required. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with also that cranes to be used during all development or construction activities must also be identified with Form 7460. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
9. In the event the subject property is annexed, the property owner shall adhere to all applicable conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
10. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

TD/TT/ds  
Attachments

c: Rob Longaker



# GENERAL NOTES

- ASSESSOR'S PARCEL NUMBER: 119-45-0090
- THE GROSS AREA OF THE PROPERTY: (3.8± ACRES/166,194 S.F.)  
THE TOTAL GROSS FLOOR AREA IS: 1800 S.F.± (FEED ROOM/ OFFICE)  
2400 S.F.± (PROPOSED HAY BARN)  
4240 S.F.± (EXISTING RESIDENCE)  
8440 S.F.± (TOTAL FLOOR AREA)  
0.05% ACCESSORY BUILDING/  
STRUCTURE COVERAGE
- DEVELOPMENT STANDARDS PER SPECIFIC PLAN:  
A. MINIMUM SITE AREA: NONE  
B. MINIMUM SITE WIDTH: NONE  
C. MINIMUM SITE SETBACK REQUIREMENTS:  
1. FRONT: FIFTEEN FEET  
2. SIDE: TEN FEET  
3. REAR: TEN FEET  
D. MAXIMUM BUILDING HEIGHT: TWENTY-FIVE FEET  
E. MINIMUM DISTANCE BETWEEN MAIN BUILDINGS: NONE
- PROPOSED ZONING: SPECIFIC PLAN  
EXISTING ZONING: SR
- THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE PIMA COUNTY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS SITE PLAN AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- THIS PROPERTY IS IN THE BLACK WASH CRITICAL BASIN. PER PIMA COUNTY STANDARDS BASIN SITE OUT FLOWS WILL BE REDUCED BY 10%.
- CONTRACTOR SHALL CALL ARIZONA 811 (602)-659-7500 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ORDER TO VERIFY LOCATION OF ALL UTILITIES. CONTRACTOR SHALL OBTAIN ALL PERMITS INCLUDING THOSE FOR GRADING AND AIR POLLUTION, REQUIRED BY GOVERNMENTAL AGENCIES, NO WORK AS DELINEATED ON THESE PLANS SHALL BE STARTED UNTIL THE CONTRACTOR HAS OBTAINED ALL THE NECESSARY PERMITS FROM ALL AFFECTED AGENCIES.
- THIS PROJECT IS IN THE TUCSON WATER SERVICE AREA.
- PARKING: 3.5 SPACES PER 1000 SF OF RETAIL, TYPICAL SIZE 9'X20' REQUIRED: 5 SPACES (1,200 SF RETAIL, NOT INCLUDING HAY BARN)  
1 ADA SPACE  
PROVIDED: 8 SPACES  
1 ADA SPACE
- EXISTING DISTURBED AREA: 1.2± AC (52,548± S.F.)  
PROPOSED DISTURBED AREA: 5.1 AC (22,685± S.F.) (BUILDINGS, PROPOSED BASIN AND ACCESS/PARKING AREA)  
OPEN SPACE AREA REMAINING: 2.1± AC (APPROX. 55% OF GROSS SITE AREA, NOT TO FALL BELOW 50% REQUIRED)

## DRAINAGE NOTE

THIS PROJECT IS LOCATED OUTSIDE THE 100-YEAR FLOODPLAIN AS ESTABLISHED BY THE FEMA MAP NO. 04019C2270L AND IS IN ZONE X.

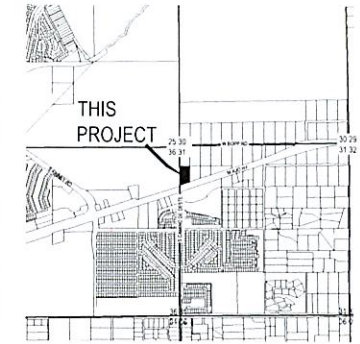
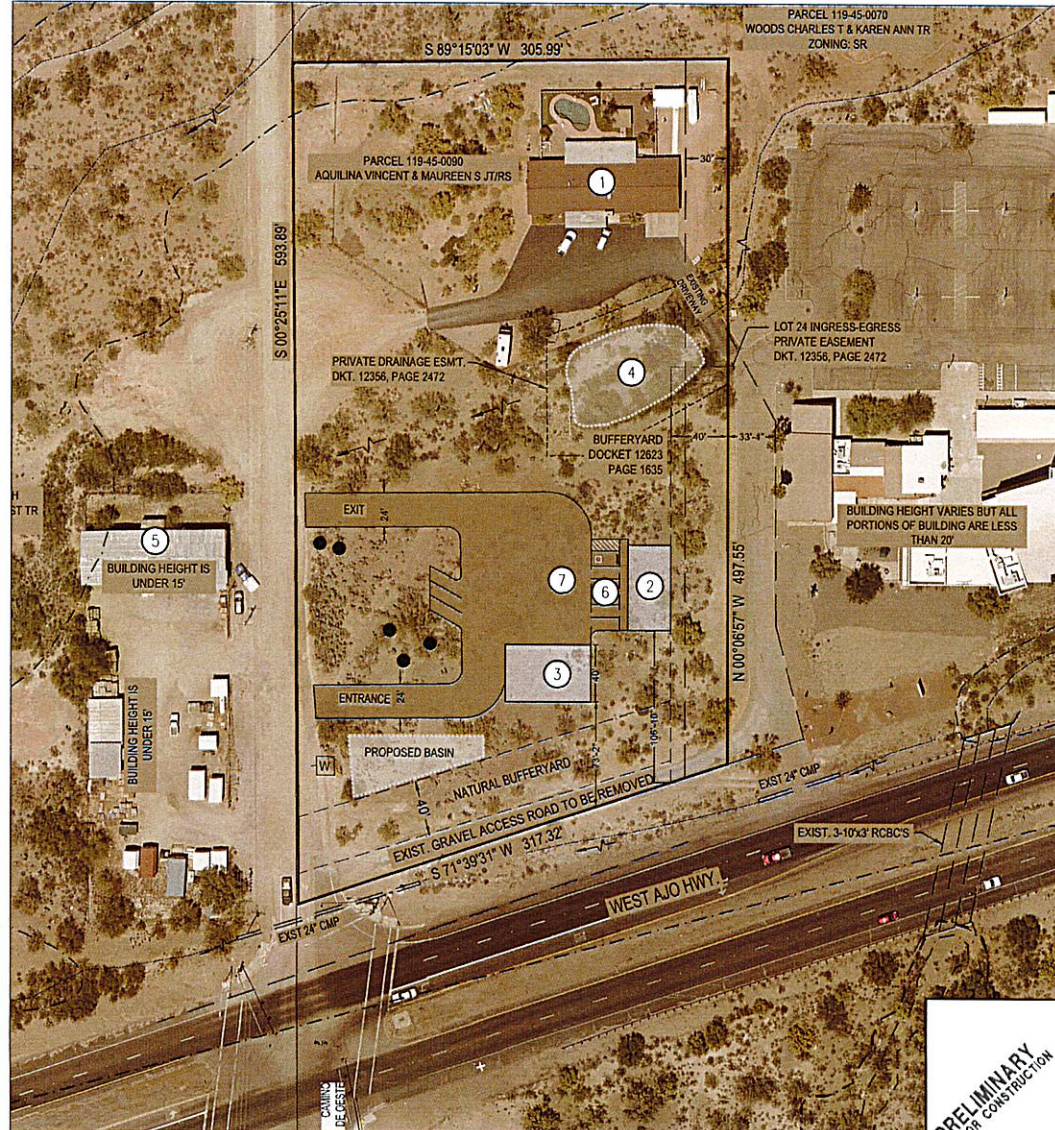
## BRIEF LEGAL DESCRIPTION

LOT 24 OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.

## KEY NOTES

- EXISTING RESIDENCE TO REMAIN (106'x40')
- PROPOSED FEED STORE OFFICE (30'x60') FFE 2620.5
- PROPOSED HAYBARN (40'x60') FFE 2620.0
- EXISTING DETENTION BASIN (VOLUME 15000 CF±)
- EXISTING WEST AJO FEED STORE TO BE REMOVED
- PARKING STALLS: 9 TOTAL (9'X20' TYP.)
- ADA PARKING STALL

# WEST AJO FEED STORE PRELIMINARY DEVELOPMENT PLAN



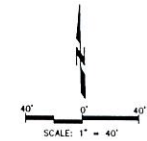
LOCATION MAP  
A PORTION OF SECTION 31  
T-14-S, R-13-E, Q & S R.M.  
PIMA COUNTY, ARIZONA  
LAT 32°17'53" N LONG -111°06'20" W  
ADDRESS  
4540 W AJO HWY  
TUCSON, AZ 85746

## LEGEND

- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- PROPERTY LINE
- EXISTING SAGUAROS TO BE PRESERVED IN PLACE
- 100 YEAR FLOOD PLAIN
- FLOW LINE
- EXISTING WATER MAIN
- DRAINAGE EASEMENT
- REQUIRED BUFFER YARDS
- FLOW ARROW
- GRAVEL VEHICULAR PARKING AND ACCESS AREA

OWNER  
WEST AJO FEED, LLC  
4540 W AJO HIGHWAY  
TUCSON, AZ 85757  
PHONE: 520-581-7952  
ATTN: VINCENT & AQUILINA  
WESTAJOFEE@GMAIL.COM

ENGINEERING  
SMYTH INDUSTRIES  
4010 E. ILLINOIS ST.  
TUCSON, AZ 85714  
PHONE: 520-349-3331  
ATTN: THOMAS MARTINEZ, P.E.  
TMARTINEZ@SMYTHINDUSTRIES.COM



PRELIMINARY  
NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION	APP.	DATE

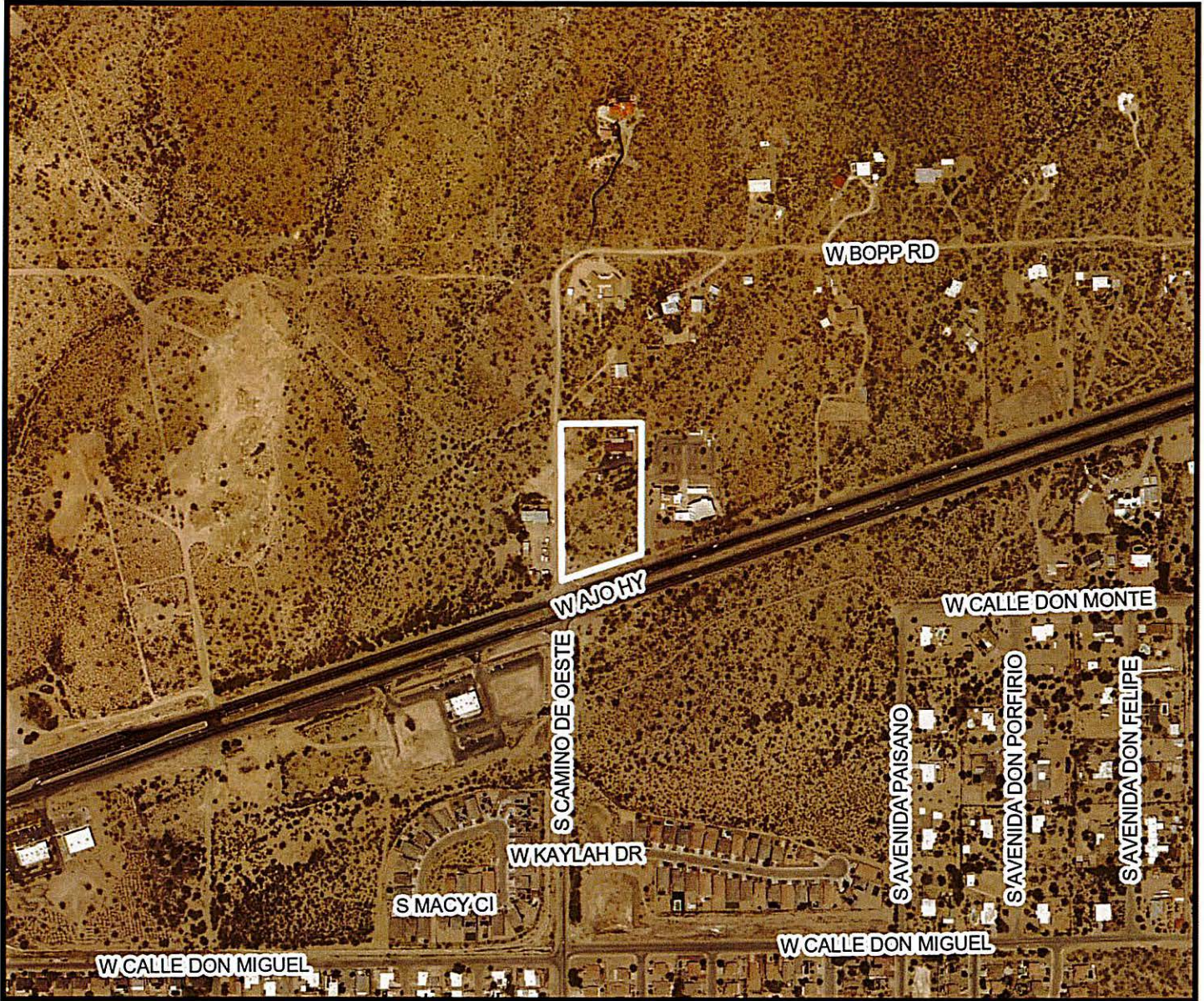
**SMYTH  
INDUSTRIES**

PROJECT NAME WEST AJO FEED STORE PRELIMINARY DEVELOPMENT PLAN	DATE MAY 05, 2025
SHEET TITLE PRELIMINARY DEVELOPMENT PLAN	PROJECT NO. 00000
CUSTOMER WEST AJO FEED, LLC	DRAWN BY SCM
	DATE G-1





Case #: P25SP00001  
Case Name: AQUILINA - W. AJO HIGHWAY SPECIFIC PLAN  
AND COMPREHENSIVE PLAN AMENDMENT  
Tax Code(s): 119-45-0090

Aerial Exhibit



0 250 500 1,000 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

	Notes:		
	Map Scale: 1:7,000	Map Date: 6/2/2025 - ds	





**SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT  
PLANNING AND ZONING COMMISSION  
STAFF REPORT**

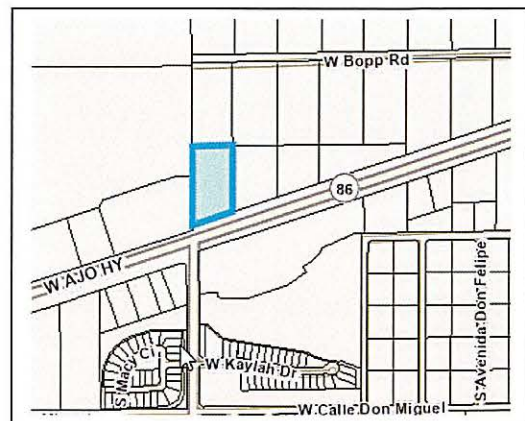
<b>HEARING DATE</b>	June 25, 2025
<b>CASE</b>	P25SP00001 Aquilina – W. Ajo Highway Specific Plan and Comprehensive Plan Amendment (West Ajo Feed Specific Plan)
<b>PLANNING AREA</b>	Southwest
<b>DISTRICT</b>	5
<b>LOCATION</b>	The property is located at the northeast corner of W. Ajo Highway and S. Camino De Oeste.
<b>ACREAGE</b>	3.7 (+/-) acres
<b>REQUEST</b>	A Comprehensive Plan Amendment and Specific Plan Rezoning for approximately 3.7 acres from the RS (Resource Sensitive) to the Planned Development Community (PDC) land use designation and from the SR – BZ (Suburban Ranch – Buffer Overlay) to the SP - BZ (Specific Plan – Buffer Overlay) zone for a retail feed store.
<b>OWNERS</b>	Aquilina Vincent & Maureen S Jt/Rs 4540 W. Ajo Highway Tucson, AZ 85746-9706
<b>AGENT</b>	The WLB Group, Inc. Rob Longaker 4444 E Broadway Tucson, AZ 85711

**APPLICANT'S PROPOSED USE**

The applicant proposes a comprehensive plan amendment and specific plan (West Ajo Feed) rezoning for an approximate 3.7-acre property to allow the applicant to move the existing feed store across the street to the east where the applicant resides. The specific plan proposes an 1,800-square-foot feed store with an office and a 2,400-square-foot hay barn. The existing single-family residence will remain.

**APPLICANT'S STATED REASON**

"The southern portion of the subject property is proposed to be used as a feed store which will be located in the southern portion of the site. West Ajo Feed and Supply currently operates on the parcel to the west of the subject property and is a long-established business in the area that provides supplies to numerous long-time customers. The Aquilinas own this business and lease the property from the property owner, Ted Elliot. Mr. Elliot is looking to sell his property for other development and has let the Aquilinas know that he will be terminating their lease in the near future."



### **STAFF REPORT SUMMARY**

Staff recommends **APPROVAL** of the West Ajo Feed Specific Plan (SP) rezoning and plan amendment to Planned Development Community (PDC) subject to the addition of the approved conditions to Section IV of the Specific Plan. The specific plan property is located within the Southwest Focused Development Investment Area (FDIA), adheres to comprehensive plan policies and is a compatible use and reasonable transition from the adjacent church to the east and the commercially zoned properties to the west.

### **PUBLIC COMMENT**

As of the writing of this report, June 10, 2025, staff has not received any public comment.

Published and mailed notice of the proposal along with the website posting of the application and specific plan will occur a minimum of fifteen days prior to public hearing. A draft staff report will be available a minimum of fifteen days prior to public hearing with the final version posted to the website. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

### **COMPREHENSIVE PLAN POLICIES**

The Comprehensive Plan land use designation of the subject property is Resource Sensitive (RS) and the proposed land use designation is Planned Development Community (PDC).

The RS land use designation plans for designating key larger parcels with environmentally sensitive characteristics in close proximity to public preserves or other environmentally sensitive areas. The designation emphasizes design that blends with the surrounding natural desert providing connectivity to environmentally sensitive linkages in developing areas and plans for low density residential uses.

Approval of the West Ajo Feed Specific Plan rezoning and plan amendment will change the RS land use designation to the PDC designation, which will conform the Specific Plan and land use designation with the comprehensive plan. The PDC land use designation allows specific plans to demonstrate the intent for a specific plan area as a whole.

Special Area Policy S-29, the Southwest Infrastructure Plan (SWIP) applies to the site and guides the needs, obligations, funding, and provision of infrastructure and services related to transportation, flood control, wastewater, parks and recreation, and other governmental facilities. The SWIP policy will be implemented through minimal, additional infrastructure necessary to support the proposed use.

The proposal is supported by the Comprehensive Plan Regional Policies, some listed below:

#### *Use of Land:*

- Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County
- Support small and local business

#### *Focused Development Investment Areas:*

- Promote efficient growth in urban, suburban and rural areas compatible with each area's specific scale, character and identity in areas where infrastructure is planned or in place



*Economic Development Goals and Policies:*

- Create a positive climate for business that fosters and encourages private business initiative and entrepreneurship

The policies of Pima Prospers are implemented within the specific plan rezoning by promoting development within an FDIA (growth area) of the County and supporting appropriate land uses, densities and intensities. The proposal promotes a mix of compatible land use along economic development corridors, and the continued use of a feed store maintains the area's economic strength with support services.

**PREVIOUS COMPREHENSIVE PLAN CASES ON PROPERTY**

There has not been a previous comprehensive plan amendment on the subject property.

**SURROUNDING LAND USES/GENERAL CHARACTER**

North:	SR	Developed Residential
South:	CB-1	Undeveloped & Developed Commercial
East:	SR	Church/Developed Residential
West:	CB-1/CB-2	Ajo Feed Store/Developed & Undeveloped Commercial

The area is characterized by a mix of residential and commercial uses. Low-density residential uses exist throughout the area as well as high-density residential uses on properties that were rezoned and subdivided. A church is located adjacent to subject property to the east. The areas adjacent to the Ajo Highway thoroughfare are planned for higher intensity commercial uses and are steadily developing. Commercial uses in the immediate area include coffee shops, auto parts store, convenience store with fuel stations, fast food drive through and restaurants. Tucson Mountain Park is located approximately one-third mile to the north and the Drexel Heights fire station is located approximately three miles southwest of the property.

**PREVIOUS REZONING CASES ON PROPERTY**

There have been no previous rezoning cases on the property. The site is original SR (Suburban Ranch) zoning.

**PREVIOUS REZONING CASES IN GENERAL AREA**

**Recent activity:**

- P16RZ00011 – W. Ajo Highway rezoning approximately 34.13 acres from the SR (Suburban Ranch) (BZ) (GZ-1) (TDR-RA) zone to the CR-4 (Mixed Dwelling Type) (BZ) (GZ-1) (TDR-RA) (7.24 acres) and CB-1 (Local Business) (BZ) (GZ-1) (TDR-RA) (9.02 acres) and TR (Transitional) (BZ) (GZ-1) (TDR-RA) (1.86 acres) and SR (Suburban Ranch) (16.01 acres) (BZ) (GZ-1) (TDR-RA) zone for retail and office uses, open space for the wash and 59-lot subdivision and drainageway located across Ajo Highway at the southeast corner of S. Camino De Oeste and W. Ajo Highway, approved by the Board of Supervisors March 21, 2017.
- P17RZ00007 – S. Kinney Road rezoning approximately 64.8 acres from GR-1(BZ & GZ-1) (Rural Residential - Buffer Overlay and Gateway Overlay-Urban) to the TR (BZ & GZ-1) (Transitional - Buffer Overlay and Gateway Overlay-Urban) zone for a 207-lot subdivision adjacent to the subject property's northwest property boundary, approved by the Board of Supervisors May 15, 2018.
- P17RZ00012 – S. Camino De Oeste rezoning approximately 19.99 acres from the SR (Suburban Ranch) to the CR-3 (Single Residence) zone for a 53-lot residential subdivision located approximately one-half mile south of the subject property, approved by the Board of Supervisors April 17, 2018.

**Past activity:**

Approximately half of the properties in the area have been rezoned from their original GR-1 (Rural Residential), SH (Suburban Homestead) and SR zoning which planned for lower-density residential uses resulting in CB-1 (Local Business), CB-2 (General Business) located along the Ajo Highway thoroughfare from the late 50's through the 60's. Residential rezonings have occurred spanning from the 60's through the 90's resulting in higher density CR-4 and medium density CR-3 residential subdivisions.

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)**

An approximately .92-acre area of the northern portion of the property lies within the Conservation Lands System (CLS) designated as Multiple Use Management Area (MUMA). The proposed development lies outside of the CLS. There is an approximate .53-acre area of existing disturbance to the CLS due to the permitted single-family residence and pool. The proposal demonstrates 2.1 acres of undisturbed natural open space and no additional CLS disturbance is planned.

**PLANNING REPORT**

Staff supports the request because the subject property lies along the Ajo Highway thoroughfare with commercial zoning or uses surrounding the property except for the northern residential uses. Both sides of Ajo Highway, west of the property are planned for, or have higher intensity commercial uses. The West Ajo Feed Specific Plan is a reasonable transition between the CB-1 zoning designation to the west and the church to the east, is located within the Southwest FDIA growth area and conforms to the policies of the comprehensive plan.

The specific plan rezoning will allow the property owner to relocate his existing feed store business from the adjacent parcel to the west of the subject property. The specific plan preliminary development plan (PDP) demonstrates the addition of a 2,400-square-foot hay barn and an 1,800-square-foot feed store and office with a maximum height of 25 feet. Ajo Highway is designated as a Major Street and Scenic Route and any structure within 200 feet of a scenic route is required to be earth tone in color and allows a maximum height of 24 feet unless a 20% clear viewshed corridor along the property frontage is provided. The PDP demonstrates compliance with the required viewshed and the specific plan includes development standards that meet the earth tone color requirement. Site setbacks of 15-foot front yard and 10-foot side and rear yards are proposed for main buildings even though the proposed distances from property boundaries far exceed the minimums.

The proposed feed store will be accessed from the western property boundary. The feed store loop driveway connects to the western private roadway that has access to the signalized intersection at Ajo Highway and Camino De Oeste. The residence will continue to use its existing access from the dirt drive on the western boundary or through the paved driveway shared with the church along the eastern boundary of the property. There is an existing shared driveway for the church along the southernmost property boundary that will be closed off for safety purposes.

The vegetative qualities of the site are relatively dense and contain saguaros, mesquite trees and desert scrub. Most of the saguaro's will be preserved in place and any saguaro impacted by the development will be transplanted on-site and mitigated at the time of permitting through the submittal of a native plant preservation plan. Forty-foot-wide bufferyards are planned adjacent to the south and eastern property boundaries. The southern bufferyard will be located north of the existing gravel access drive that will be closed off. No bufferyards are required adjacent to the western property boundary and no bufferyard is planned or required along the north boundary due to the existing residential to residential development.

The property lies within the Buffer Overlay Zone due to its proximity to the Tucson Mountain Park and requires a minimum of 50% open space. The specific plan demonstrates 2.1 acres as set aside natural open space on the 3.7-acre property which is greater than the required 1.85 acres. Additional development standards will be applied at the time of permitting ensuring compatibility with the Tucson Mountain Park public preserve.

Arizona Growing Smarter Acts are implemented on the site through a mix of land uses and the preservation of open space.

Concurrency of Infrastructure:

Concurrency of infrastructure exists to serve the proposed development.

<b>CONCURRENCY CONSIDERATIONS</b>		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection, subject to conditions
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection, subject to conditions
PARKS AND RECREATION	Yes	No objection
WATER	Yes	Will-serve letter included in the SP
SCHOOLS	Yes	Letter of capacity included within the SP
ENVIRONMENTAL QUALITY	Yes	No objection

**TRANSPORTATION REPORT**

The owner resides on the proposed specific plan's property and the feed store will be located south of the residence. Access to the residence will continue via existing access along the east and west property boundaries and the store access is planned along the west property boundary, north of the Ajo Highway/Camino de Oeste signalized intersection.

Camino de Oeste, south of the Ajo Highway/Camino de Oeste intersection, is generally a two-lane paved roadway maintained by the County and is classified as an Urban Collector by its Federal Functional Classification with a posted speed limit of 35 miles per hour (mph). The most recent traffic count for Camino de Oeste is 4,768 average daily trips (ADT) with a traffic capacity of 13,320 ADT.

North from the Ajo Highway/Camino de Oeste intersection there is no public right-of-way, nor is it required by the Major Streets Plan. The preliminary development plan does not provide information about access easements along the west property boundary. The applicant shall demonstrate at time of development plan submittal that legal access exists along the west property boundary.



The access road along the west property boundary is unpaved. Transportation would normally require paved access along the west property boundary from the Ajo Highway/Camino de Oeste intersection to the proposed driveways, but since the feed store is relocating from the property to the west and the operations will remain the same, improvement to the dirt access road is not required at this time.

The preliminary development plan demonstrates that the existing gravel access road along the south property boundary parallel to Ajo Highway will be removed. The shared access shall be abandoned, removed, and no longer utilized.

On-site improvements are required to meet the Subdivision and Development Street Standards, gravel is acceptable as a surface treatment on access lanes and parking spaces for up to 10 parking spaces for dust control except for the handicap space(s), which shall be paved in concrete to meet ADA requirements. An ADA accessible route to buildings on site shall be provided from the parking space(s).

The number, design and location of the access driveways for the feed store along the west property boundary shall be reviewed and approved by staff at time of development plan submittal.

Ajo Highway and the Ajo Highway/Camino de Oeste signalized intersection are operated by the Arizona Department of Transportation (ADOT) and proof of coordination with ADOT is required at time of development plan submittal.

The proposed development is not expected to expand its use from its current operations and will not impact the Pima County roadway network. The Department of Transportation have no concurrency concerns and recommend approval subject to rezoning conditions #4A – G.

#### **FLOOD CONTROL REPORT**

The Regional Flood Control District (District) offers the following comments:

1. The subject site is not impacted by a Federal Emergency Management Agency Floodplain therefore the Special Flood Hazard Area (SFHA) designation is Zone X. A SFHA Zone X is defined as areas determined to be outside the 0.2% annual chance floodplain.
2. The property is not impacted by Regulated Riparian Habitat.
3. The parcel is impacted by Flood Control Resource Area (FCRA) due to the presence of a locally mapped floodplain by the District. The Red Butte/Saginaw Hill Area local floodplain became effective on July 8th, 2019. The project development footprint is located outside the FCRA.
4. First flush retention is a requirement. The first flush runoff volume is the volume of stormwater runoff from 0.5 inch of rainfall that is expected to be generated from post-development impervious and disturbed areas. At the time of permitting the development shall provide the retention volume necessary to retain the first flush runoff volume from planned impervious and disturbed areas.
5. This site has an assured water supply. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B (commercial) such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures. A condition has been provided to ensure compliance with the Water Policy of the Comprehensive Plan.

Regional Flood Control District has no objection to the specific plan subject to rezoning condition #5.

### **WASTEWATER RECLAMATION REPORT**

The nearest public sewer is an 8" PVC sewer pipe (G-2019-030), located approximately 500 feet south of the subject parcel, within the Camino De Oeste right-of-way. The physical distance between the site and the nearest sewer will not allow this site to connect to the sewer system. A septic system will be used.

Pima County Regional Wastewater Reclamation Department has no objection to the proposed comprehensive plan amendment and rezoning. The owner(s) must secure approval from the Pima County Department of Environmental Control to use on-site sewage disposal system at the time a tentative plat, development plan, or request for a building permit is submitted for review.

### **ENVIRONMENTAL PLANNING REPORT**

#### **On-site Conservation Values**

- The approximately 3.7-acre site is partially within the Multiple-Use Management Area (MUMA) designation of the Maeveen Marie Behan Conservation Lands System (CLS).
- The site is outside the Priority Conservation Areas for the cactus ferruginous pygmy owl, western burrowing owl, Pima pineapple cactus and needle-spined pineapple cactus.
- There are no washes or associated riparian habitat within the project site. Disturbances to these resources are regulated by the Regional Flood Control District according to Pima County Code Chapter 16.30, Watercourse and Riparian Protection and Mitigation Requirements.
- This site has not been identified as an acquisition priority under any county bond program.
- The northeastern portion of the site includes an existing residence and paved driveway; a dirt access road runs down the western boundary of the site to W. Ajo Highway. The remainder of the site appears undisturbed.

#### **Landscape Context**

The project site is on the north side of W. Ajo Highway (State Route 86), approximately one-half mile east of the intersection at S. Kinney Road. It is generally surrounded by low density residential land uses zoned SR to the north and east, with mostly undeveloped lands zoned for residential and CB-1 commercial uses to the west and south. Nearby land uses are largely SR rural residential with some CR-1 single family residential to the east.

The project site is less than one-half mile south and approximately one mile to the west of Tucson Mountain Park. It is not within any wildlife movement area identified by the Arizona Game and Fish Department (2013).

#### **Potential Impacts to Biological Resources and CLS**

According to the specific plan, the proposed feed store is planned for the southern portion of the site adjacent to W. Ajo Highway. The northeastern portion of the site that is within the MUMA designation of the CLS and includes the existing residence will not be subject to any new disturbance as a result of this project.

Given that this project will not impact the portion of the site within the CLS, no CLS mitigation is necessary here. Because the project will not impact the CLS it is not expected to significantly alter the condition or integrity of the biological resources in the area or the viability of the CLS generally.

Environmental Planning has no objection to the rezoning subject to conditions #6.

### **ENVIRONMENTAL QUALITY REPORT**

The Department of Environmental Quality has no objection to the rezoning request.

**CULTURAL RESOURCES**

Cultural Resources has no objection to this request subject to the addition of condition #7.

**NATURAL RESOURCES, PARKS AND RECREATION**

Natural Resources, Parks and Recreation have no comment.

**UNITED STATES FISH AND WILDLIFE SERVICE**

The US Fish and Wildlife Service have no comment.

**WATER DISTRICT**

Tucson Water has no comment, and the specific plan contains a will-serve letter from the water district.

**FIRE DISTRICT**

The Drexel Heights Fire District has no comment.

**TUCSON AIRPORT AUTHORITY**

The parcel lies within the Federal Airspace Administration (FAA) Part 77 airspace. Below are the responses provided by the FAA Notice Criteria Tool:

1. Your proposed structure exceeds an instrument approach area by 151 feet and aeronautical study is needed to determine if it will exceed a standard of subpart C of 14CFR Part 77. The FAA, in accordance with 77.9, requests that you file.
2. The FAA requests that you file.

The Tucson Airport Authority recommends approval of the rezoning contingent upon the addition of rezoning condition #8. The condition must be included in the Specific Plan document and shall be identified in the general notes section of all future plans submitted to Pima County for review.

**IF THE DECISION IS MADE TO APPROVE THE SPECIFIC PLAN, THE FOLLOWING REQUIREMENTS SHOULD BE MADE CONDITIONS OF APPROVAL. THE FOLLOWING CONDITIONS MAY RESIDE WITHIN THE SPECIFIC PLAN DOCUMENT:**

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.
3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions:
  - A. Written proof of coordination with the Arizona Department of Transportation (ADOT) is required at time of development plan submittal.
  - B. Improvements to the dirt access road along the west property boundary north of the Ajo Highway/Camino de Oeste intersection are not required for the Feed and Supply Store.
  - C. The existing gravel access road along the south property boundary parallel to Ajo Highway shall be abandoned, removed, and no longer utilized.
  - D. Provide proof of legal access along the site west property boundary at time of development plan submittal.



- E. The number, design and location of the access driveways for the feed store along the west property boundary shall be reviewed and approved by staff at time of development plan submittal.
- F. Gravel is acceptable as a surface treatment on access lanes and parking spaces for up to 10 parking spaces.
- G. Handicap parking space(s) shall be paved in concrete, and an ADA accessible route to buildings on site shall be provided from the parking space(s). Handicap parking spaces shall comply with Pima County Standards.
- 5. Flood Control District condition: At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
- 6. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those listed below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

Invasive Non-Native Plant Species Subject to Control:

Ailanthus altissima	Tree of Heaven
Alhagi pseudalhagi	Camelthorn
Arundo donax	Giant reed
Brassica tournefortii	Sahara mustard
Bromus rubens	Red brome
Bromus tectorum	Cheatgrass
Centaurea melitensis	Malta starthistle
Centaurea solstitialis	Yellow starthistle
Cortaderia spp.	Pampas grass
Cynodon dactylon	Bermuda grass (excluding sod hybrid)
Digitaria spp.	Crabgrass
Elaeagnus angustifolia	Russian olive
Eragrostis spp.	Lovegrass (excluding E. intermedia, plains lovegrass)
Melinis repens	Natal grass
Mesembryanthemum spp.	Iceplant
Oncosiphon pilulifer	Stinknet
Peganum harmala	African rue
Pennisetum ciliare	Buffelgrass
Pennisetum setaceum	Fountain grass
Rhus lancea	African sumac
Salsola spp.	Russian thistle
Schinus spp.	Pepper tree
Schismus arabicus	Arabian grass
Schismus barbatus	Mediterranean grass
Sorghum halepense	Johnson grass
Tamarix spp.	Tamarisk

- 7. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed

for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing.

8. Tucson Airport Authority condition: According to the Federal Aviation Administration (FAA) Notice Criteria Tool, this project area is located in proximity to an instrument approach area and could impact navigation signal reception at Ryan Airfield. An aeronautical study is required for this proposed project. As this project develops, all applicants must file FAA Form 7460 with the FAA at least 45 days before construction activities begin unless FAA staff, with the Obstruction Evaluation/Airport Airspace Analysis (OE/AAA), provides the project applicant with written communication that filing FAA Form 7460 is not required. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with also that cranes to be used during all development or construction activities must also be identified with Form 7460. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
9. In the event the subject property is annexed, the property owner shall adhere to all applicable conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
10. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

Respectfully Submitted,

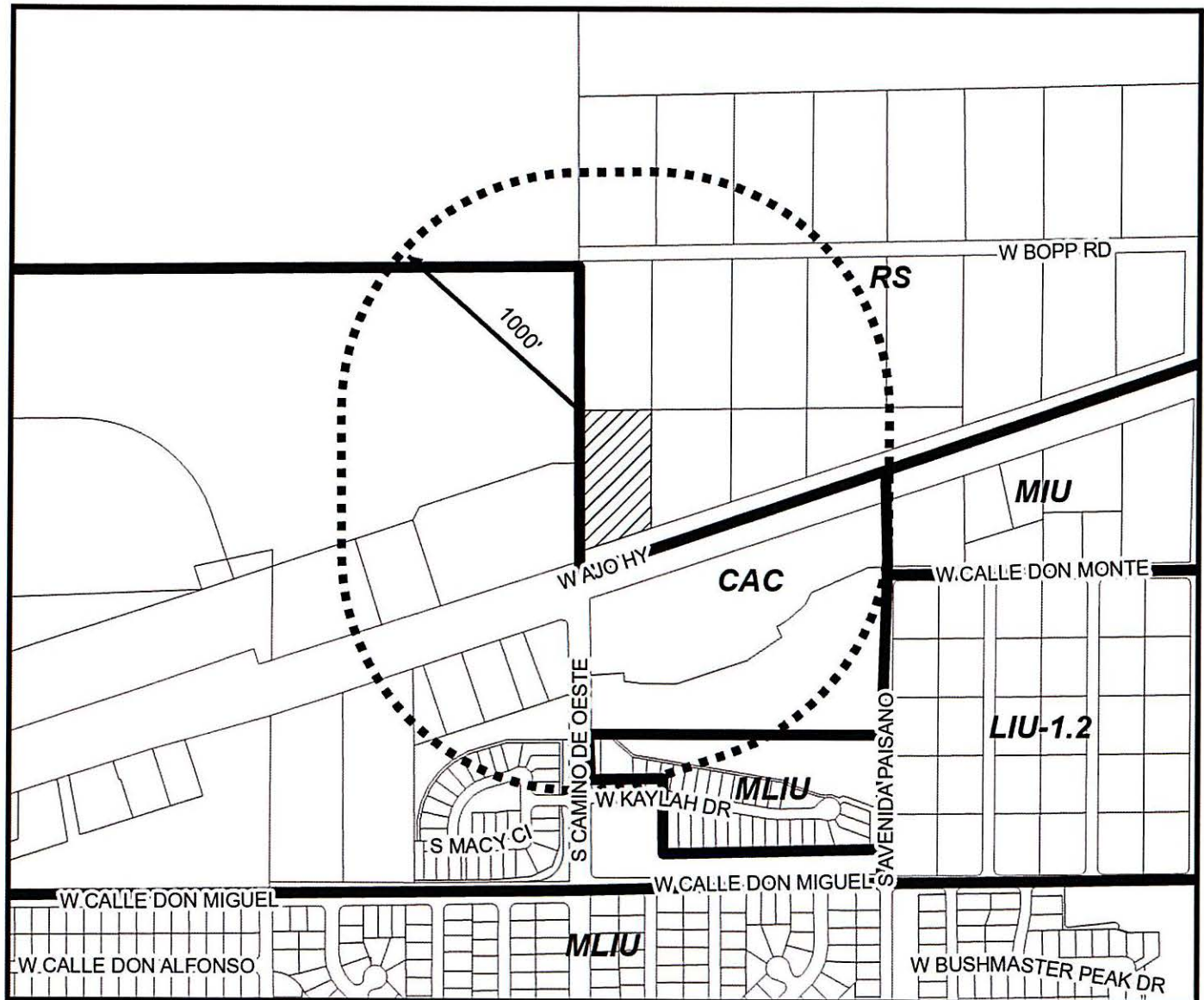


Terrill L. Tillman, AICP  
Planner III

c: Rob Longaker

# COMPREHENSIVE PLAN AMENDMENT


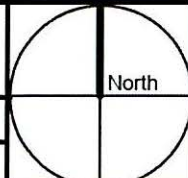
## Planned Land Use



0 285 570 1,140 Feet

 Subject Property

 1000' Notification Area

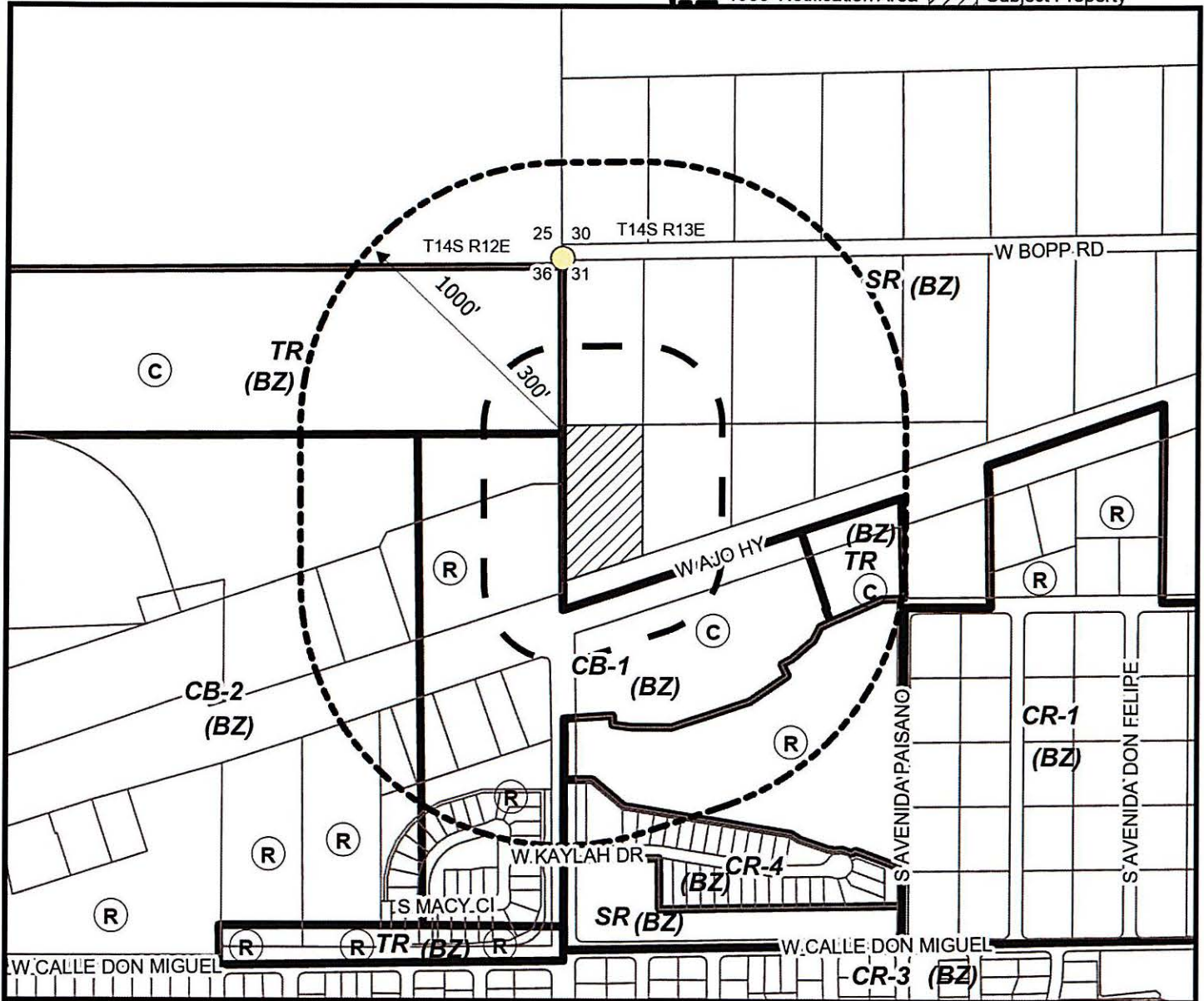
Taxcodes: 119-45-0090	<b>P25SP00001 AQUILINA - W. AJO HIGHWAY SPECIFIC PLAN AND COMPEHENSIVE PLAN AMENDMENT</b>		Districts 5  Location: Northwest corner of W. Ajo Highway and S. Camino De Oeste
	Request: Resource Sensitive (RS) to Planned Development Community (PDC) 3.7 Acres +/-		
	Southwest Planning Area under Pima Prospers Sections 31, Township 14 South, Range 13 East		
	Planning and Zoning Commission Hearing: June 25, 2025	Map Scale: 1:8,000	
	Board of Supervisors Hearing: TBD	Map Date: June 3, 2025 / dms	



**Case #: P25SP00001**  
**Case Name: AQUILINA - W. AJO HIGHWAY SPECIFIC PLAN**  
**AND COMPREHENSIVE PLAN AMENDMENT**

**Tax Code(s): 119-45-0090**

 Zoning Boundary      300' Notification Area  
 1000' Notification Area      Subject Property



**Area of proposed rezoning from SR (BZ) to SP (BZ)** 

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING DIVISION**



Notes:

**PIMA COUNTY COMPREHENSIVE PLAN C07-13-10**

**Planning & Zoning Hearing: 6/25/25 (scheduled)**

**Board of Supervisors Hearing: TBA**

**Base Map(s): 17**

**Map Scale: 1:7,000**

**Map Date: 5/29/2025 - ds**





## Land Use Legend and Map

### **Planned Development Community (PDC)**

Objective: To designate existing approved specific plans. Specific plans comprise a unique zoning regimen within a planned community. Specific plan documents include detailed information on the intent for the community as a whole, as well as the individual planning and zoning districts within the specific plan area. Applications for amendments to individual specific plans shall be done in accordance with Section 18.90 (Specific Plans) of the Pima County Zoning Code.

Exception: State Trust land in the proposed Sahuarita East Conceptual Plan is designated a PDC under Special Area Policy S-36 in Chapter 9.

## Comprehensive Plan Amendment Application OR Concurrent Comprehensive Plan Amendment and Rezoning or Specific Plan Application

To electronically submit a rezoning application, complete the application and upload the required documentation. To submit an application in person to 201 N Stone Avenue, 1st-floor Planning, fill out the printable application and submit the application and attachments in electronic form.

If you have additional questions please visit our [Rezoning Application & Submittal Guidelines](#) page.

**Full Name:** Vincent and Maureen Aquilina

**Mailing Address:** 4540 W AJO HY

**City:** Tucson

**State:** AZ

**Zip Code:** 85746

**Email:** westajofeed@gmail.com

**Phone:** 5205917952

**Is the property owner the applicant?** No, the owner is not the applicant

**Applicant's Full Name:** The WLB Group ATTN: Rob Longaker

**Applicant's Address:** 4444 E Broadway

**City:** Tucson

**State:** AZ

**Zip Code:** 85711

**Email:** rlongaker@wlbgroup.com

**Phone:** 5208817480

**Property Address:** 4540 W AJO HY, TUCSON, AZ 85746

**Tax Parcel Number:** 119450090

**Acreage:** 3.8

**Present Zone:** SR

**Proposed Zone:** Specific Plan

## Letter of Authorization

If the applicant is not shown as the owner of the subject parcel a letter of authorization with a signature matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a signature of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a signature from an officer with his/her title is required along with a disclosure of the officers of the entity.

Upload Letter of Authorization:



Owner Authorization Letter.pdf

## Site Analysis Document

Submit an electronic version of the site analysis document for a Site Analysis Rezoning or Specific Plan OR submit an electronic version of the required submittal documents as requested at the Pre-Rezoning Meeting for a Non-Site Analysis Rezoning.

Upload Site Analysis Document:



West Ajo Feed Store\_Specific Plan.pdf

## Upload ESRI Shapefile or AutoCad DWG File

An ESRI Shapefile or AutoCad DWG file referenced to the Pima County GIS coordinate system for any zoning and/or land use boundary contained within a portion of a parcel or parcels that creates its own unique boundary that is not legally described.

Upload ESRI Shapefile or  
AutoCad DWG File



Ajo Feed Rezoning Comp Plan\_Boundary.dwg

Terms and conditions

- I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

## For Electronic Submittal:

A rezoning case will be opened and an email containing an invoice with the case number and instructions for making payment through the online payment portal will be sent to the applicant within 2 business days.

**Attendance to a *Pre-Rezoning meeting* is a pre-requisite to rezoning application submittal. The Pre-Rezoning meeting is scheduled at 201 N. Stone Avenue, 2nd floor on the 3rd Wednesday of the month beginning at 9:00 am.**



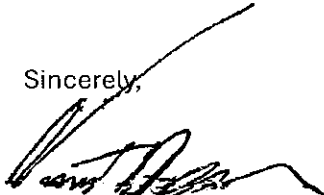
## Owner Authorization Letter

February 19, 2025

To: Pima County Development Services

I authorize The WLB Group, Inc. to represent me in matters related to the proposed rezoning and Comprehensive Plan amendment for tax parcel 119-45-0090.

Sincerely,

A handwritten signature in black ink, appearing to read "Vincent Aquilina", with a long, sweeping horizontal stroke extending to the right.

Vincent Aquilina

4540 W Ajo Hwy

Tucson, AZ 85746