

COB - BOSAIR FORM

04/20/2026 2:39 PM (MST)

Submitted by Anita.McNamara@pima.gov



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Award Type:	Agenda Item
BOSAIR Activity:	Board Meeting Request
Requested Board Meeting Date:	05/26/2026
Project Title / Description:	P16RZ00001 HUEBNER, ET AL - N LA CHOLLA BOULEVARD REZONING

Agenda Item Report

Introduction / Background:	A. Proposal to close rezoning case P16RZ00001 as required by code; B. If not closed, applicant requests two five-year extensions for the rezoning SR (Suburban Ranch) to TR (Transitional) on 3.18 acres.
Discussion:	The closure must be considered prior to consideration of a time extension, and two five-year time extensions will bring the rezoning current.
Conclusion:	The proposed land use is suitable for the area, the time extension will allow a total of 15 years from the original Board of Supervisors' approval to complete rezoning conditions.
Recommendation:	A. Staff recommends AGAINST CLOSURE; B. Staff recommends APPROVAL of the two five-year time extensions subject to original and modified standard and special conditions.
Fiscal Impact:	0
Support of Prosperity Initiative:	N/A
Provide information that explains how this activity supports the selected Prosperity Initiative	N/A
Board of Supervisor District:	• 1
Department:	Development Services, Planning Division
Name:	Anita McNamara, AICP
Telephone:	5207248800


Department Director Signature: _____

 For

Date: _____

5/7/20

Deputy County Administrator Signature: _____



Date: _____

5/8/2024

County Administrator Signature: _____



Date: _____

5/10/24



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Rex Scott, Supervisor, District 1

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

DATE: May 5, 2026

SUBJECT: P16RZ00001 HEUBNER, ET AL – N LA CHOLLA AVENUE REZONING

The above referenced Rezoning Closure and Rezoning Time Extension are within your district and scheduled for the Board of Supervisors' **TUESDAY, MAY 26, 2026** hearing

****This case requires 2 separate motions and votes.**

REQUEST: A. Rezoning Closure: David Sandra LLC 50% & OJS LLC 50%, represented by Snell & Wilmer, request **closure** of a 3.18-acre rezoning (Parcel Code 101-12-8920) from the SR (Suburban Ranch) to TR (Transitional) zone, located on the west side of N. La Cholla Boulevard, approximately 800 feet north of Oracle Jaynes Station Road. The subject site was conditionally approved in 2016 and expired September 6, 2021.

B. Rezoning Time Extension: David Sandra LLC 50% & OJS LLC 50%, represented by Snell & Wilmer, request two **five-year time extensions** for an approximate 3.18-acre rezoning (Parcel Code 101-12-8920) from the SR (Suburban Ranch) to TR (Transitional) zone, located on the west side of N. La Cholla Boulevard, approximately 800 feet north of Oracle Jaynes Station Road.

OWNER: David Sandra LLC 50% & OJS LLC 50%
Attn: Mark Weinberg
6971 N La Tierra
Tucson, AZ 85750-1034

AGENT: Snell & Wilmer, PC
Attn: Michael Maerowitz
1 E. Washington St, Suite 2700
Phoenix, AZ 85004

DISTRICT: 1

STAFF CONTACT: Anita McNamara, AICP, Planner II

PUBLIC COMMENT TO DATE: As of May 5, 2026, staff has received no public comment.

STAFF RECOMMENDATION (FOR CLOSURE AND TIME EXTENTIONS): A) AGAINST CLOSURE; B) APPROVAL OF TWO FIVE-YEAR TIME EXTENSIONS SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located outside the Maeveen Marie Behan Conservation Land System (CLS).

TD
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P16RZ00001

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FOR TUESDAY, MAY 26, 2026 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: May 5, 2026

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING CLOSURE, TIME EXTENSIONS

****This case requires 2 separate motions and votes**

A. Rezoning Closure

P16RZ00001 HUEBNER 50% ET AL - N. LA CHOLLA BOULEVARD REZONING

David Sandra LLC 50% & OJS LLC 50%, represented by Snell & Wilmer, requests closure of a 3.18-acre rezoning (Parcel Code 101-12-8920) from the SR (Suburban Ranch) to TR (Transitional) zone, located on the west side of N. La Cholla Boulevard, approximately 800 feet north of Oracle Jaynes Station Road. The subject site was conditionally approved in 2016 and expired September 6, 2021. Staff recommends **DENIAL OF THE CLOSURE** of the rezoning.
(District 1)

B. Rezoning Time Extensions

P16RZ00001 HUEBNER 50% ET AL - N. LA CHOLLA BOULEVARD REZONING

David Sandra LLC 50% & OJS LLC 50%, represented by Snell & Wilmer, requests two **five-year time extensions** The 3.18-acre rezoning (Parcel Code 101-12-8920) from the SR (Suburban Ranch) to TR (Transitional) zone expired September 6, 2021. The property is located on the west side of N. La Cholla Boulevard, approximately 800 feet north of Oracle Jaynes Station Road. Staff recommends **APPROVAL OF FIVE-YEAR TIME EXTENSION SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS**.
(District 1)

STAFF RECOMMENDATION

Staff recommends **AGAINST** closure of the rezoning and **APPROVAL** of two **five-year time extensions** to September 6, 2031 for the 3.18-acre rezoning from the from the SR (Suburban Ranch) to the TR (Transitional) zone:

The recommended modifications, deletions and additions to the rezoning conditions are as follows:

1. The owner shall:
 - A. Submit a development plan if determined necessary by the appropriate County agencies.
 - B. Record the necessary development related covenants as determined appropriate by the various County agencies.
 - C. Provide development related assurances as required by the appropriate agencies.
 - D. Submit a title report (current to within 60 days) evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.
2. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
3. Transportation conditions:
 - ~~A. The site is limited to two access points on Oracle Jaynes Station Road as shown on the preliminary development plan.~~
 - BA. The site is limited to one access point on La Cholla Boulevard as shown on the preliminary development plan.
4. Regional Flood Control District conditions:
 - A. The use of modified development standards or a reduction in the number of lots may be necessary to reduce the extent of floodplain encroachment, provide sufficient detention and retention facilities, and mitigate the potential for increasing flood risk.
 - B. Easements, maintenance agreements and covenants running with the land shall be required for shared drainage facilities to be identified on the plat. If improvements modify the Special Flood Hazard Area, a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) will be required.
 - C. Shared detention/retention facilities shall be constructed with the first development permit, either the residential or the commercial permit whichever is constructed first, and shall be maintained solely by the property owner or homeowners association in the event the second development does not occur concurrently.
 - D. When public drainage facilities connect to private drainage facilities, junction structures to separate maintenance responsibility shall be provided.
 - E. Water conservation measures identified in the Preliminary Integrated Water Management Plan shall be implemented with the development. Where necessary, some measures may also be required to be included in the project's CC&Rs and a Final Integrated Water Management shall be submitted to the District for review and approval at the time of development.
 - F. First flush retention (retention of the first ½ inch of rainfall) shall be provided for all newly disturbed and impervious surfaces including roads. This requirement shall be made a condition of the Site Construction Permit.
5. Regional Wastewater Reclamation conditions:
 - ~~A. Any off site public sanitary sewer line shall be placed within the public right of way or in a public sewer easement as required by the 2016 Engineering Design Standards.~~
 - ~~B. The owner shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner to that effect.~~
 - ~~C. The owner shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary~~

~~sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.~~

- ~~D. The owner shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.~~
- ~~E. The owner shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.~~
- ~~F. The owner shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.~~
- ~~G. The owner shall complete the construction of all necessary public and/or private regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.~~
- A. Should the Board of Supervisors be inclined to approve this rezoning extension, the Pima County Regional Wastewater Reclamation Department recommends the following conditions:
 1. Any off-site public sanitary sewer line shall be placed within the public right-of-way or in a public sewer easement as required by the 2022 Engineering Design Standards.
- B. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
- C. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) stating that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
- D. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
- E. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
- F. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review

- of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
- G. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system is permanently committed for any new development within the rezoning area.
6. Environmental Planning condition: Upon the effective date of the Ordinance, the owner shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. 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. Prior to issuance of the certificate of compliance, the owner shall record a covenant, to run with the land, memorializing the terms of this condition.
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.
8. Adherence to the preliminary development plan (Exhibit B) as approved at public hearing.
9. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning 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 and record the following disclaimer regarding Proposition 207 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)."

Transportation rezoning condition #3A is to be deleted as the portion of the rezoning site accessed from Oracle Jaynes Station Road has been developed and the applicable conditions are satisfied. Condition #3B is to be renumbered as #3A.

Wastewater Reclamation conditions #5A-G will be deleted and replaced with rezoning conditions #5A-G which are amended to current language.

STAFF REPORT:

Staff supports the closure and two five-year rezoning time extensions. The time extensions will prove a total of ten years to complete the rezoning conditions from initial approval and extend the expiration date to September 6, 2031. A rezoning allows an initial time limit of five years; five years is the maximum interval of staff recommended time extensions.

The applicant's justification for the time extension is that the property is under contract with a buyer to build an in-patient rehabilitation hospital. The original rezoning included both the subject property and the La Cholla Station subdivision. The subdivision is built-out and the applicable conditions for that portion of the rezoning site have been satisfied. The original preliminary development plan (PDP) depicted a medical facility on the subject property. The proposed use is consistent with the approved PDP.

Denial of the time extension will cause the site to revert to the SR (Suburban Ranch) zone which is nonconforming to the 5 RAC minimum density of the MIU plan designation. Closure of the rezoning would not preclude the possibility of a future rezoning.

TRANSPORTATION REPORT

The Department of Transportation recommends approval subject to the removal of condition #3A and renumbered rezoning condition 3#A.

FLOOD CONTROL REPORT

The District has no objection subject to rezoning conditions #4A - F.

WASTEWATER RECLAMATION REPORT

Pima County Regional Wastewater Reclamation Department (PCRWRD) has no objections to the request. PCRWRD requests the existing wastewater conditions in Ordinance 2016-65, adopted December 13, 2016, by the Board be replaced with amended rezoning conditions #5A – G.

DEPARTMENT OF ENVIRONMENTAL QUALITY

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

ENVIRONMENTAL PLANNING

Environmental Planning has no objection to the rezoning time extension.

CULTURAL RESOURCES REPORT

Culture Resources has no objection to the rezoning time extension.

UNITED STATES FISH AND WILDLIFE SERVICE

U.S. Fish and Wildlife has no comment.

WATER DISTRICT

Metro Water has no comment.

FIRE DISTRICT

Northwest Fire District has no comment.

TUCSON ELECTRIC POWER

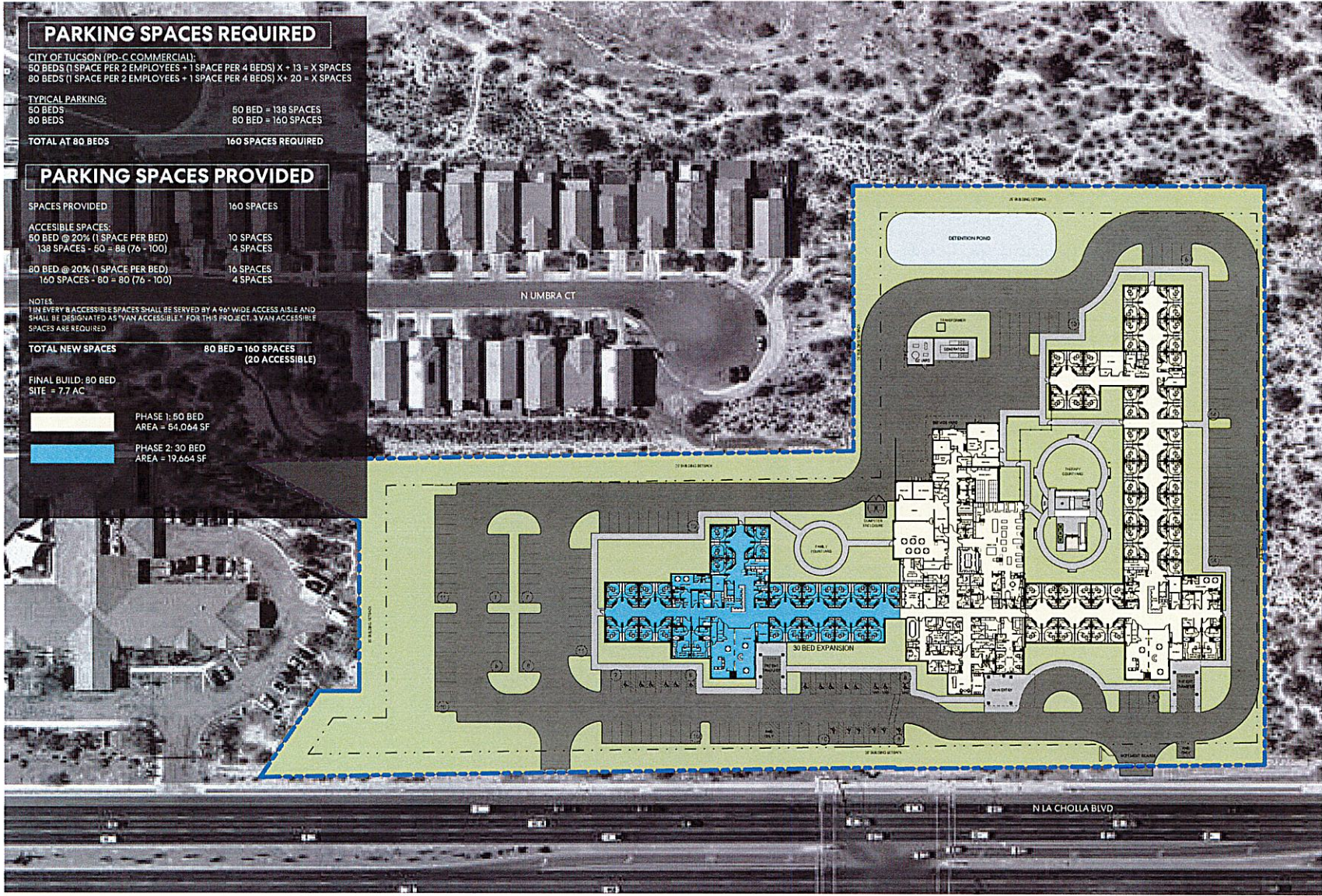
TEP has no objection to the rezoning time extension.

Respectfully Submitted,

Anita McNamara

Anita McNamara, AICP
Planner II

c: Ray Banker, Snell & Wilmer







PARKING SPACES REQUIRED	
CITY OF TUCSON (PD-C COMMERCIAL):	
50 BEDS (1 SPACE PER 2 EMPLOYEES + 1 SPACE PER 4 BEDS) X 13 = X SPACES	
80 BEDS (1 SPACE PER 2 EMPLOYEES + 1 SPACE PER 4 BEDS) X 20 = X SPACES	
TYPICAL PARKING:	
50 BEDS	50 BED = 138 SPACES
80 BEDS	80 BED = 160 SPACES
TOTAL AT 80 BEDS	160 SPACES REQUIRED

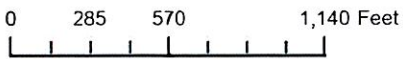
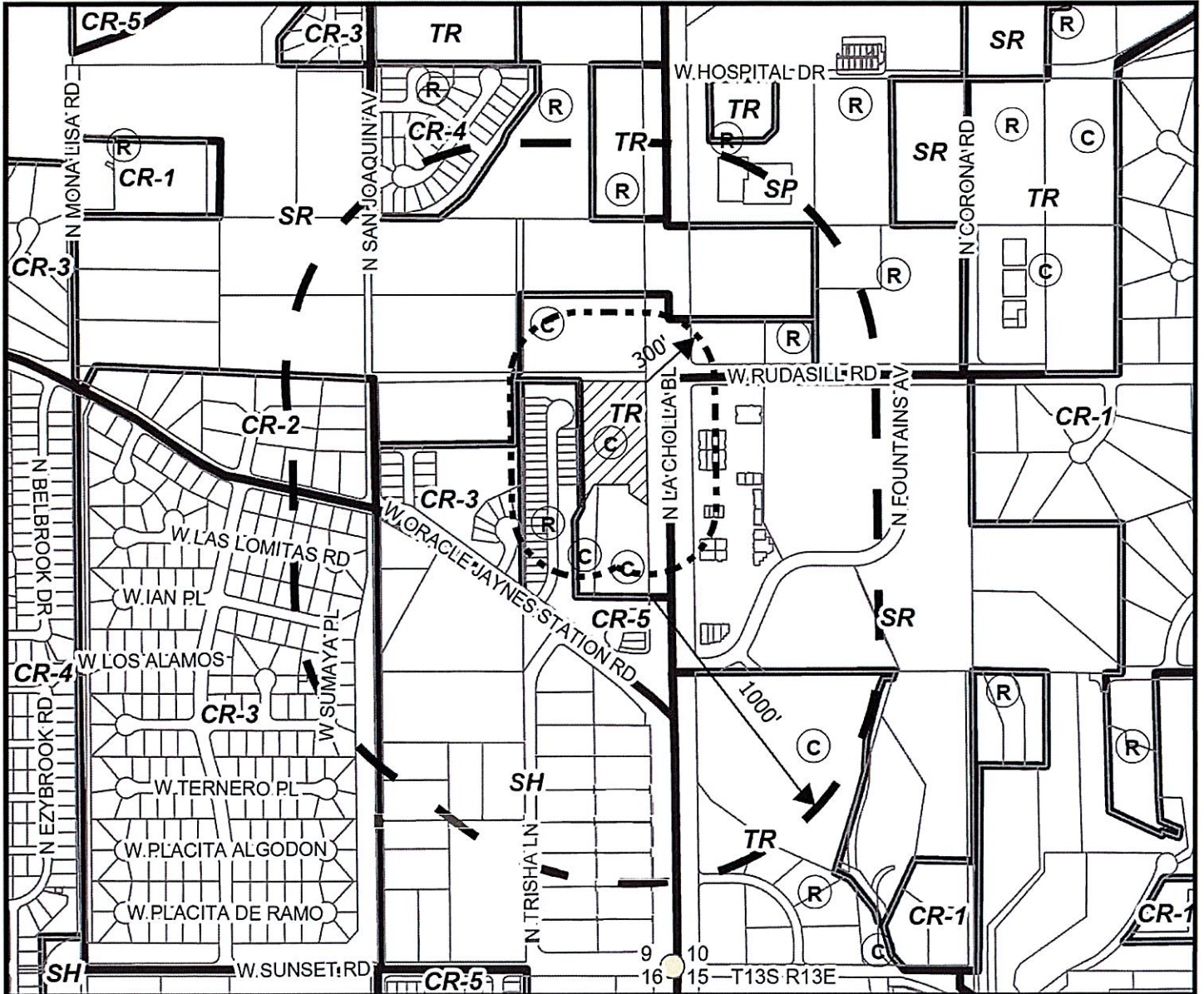
PARKING SPACES PROVIDED	
SPACES PROVIDED	160 SPACES
ACCESSIBLE SPACES:	
50 BED @ 20% (1 SPACE PER BED)	10 SPACES
138 SPACES - 50 = 88 (76 - 100)	4 SPACES
80 BED @ 20% (1 SPACE PER BED)	16 SPACES
160 SPACES - 80 = 80 (76 - 100)	4 SPACES
NOTES:	
IN EVERY 8 ACCESSIBLE SPACES SHALL BE SERVED BY A 96" WIDE ACCESS AISLE AND SHALL BE DESIGNATED AS "VAN ACCESSIBLE". FOR THIS PROJECT, 3 VAN ACCESSIBLE SPACES ARE REQUIRED.	
TOTAL NEW SPACES	80 BED = 160 SPACES (20 ACCESSIBLE)
FINAL BUILD: 80 BED	
SITE = 7.7 AC	
PHASE 1: 50 BED	AREA = 84,064 SF
PHASE 2: 30 BED	AREA = 19,664 SF

ENCOMPASS HEALTH REHABILITATION HOSPITAL OF TUCSON
 PROTOTYPE TEST FIT: 80 BEDS - 73,728 SF
 23 JULY 2025
 1" = 40'-0"



Perkins&Will

Case #: P16RZ00001
 Case Name: HUEBNER 50% ET AL - N. CHOLLA BOULEVARD REZONING
 Tax Code(s): 101-12-8920

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



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION

	Notes:	Closure/Two Five-Year Time Extensions		
		PIMA COUNTY COMPREHENSIVE PLAN P23CA00001		
		Board of Supervisors Hearing: 5/26/2026		
	Ref Case #: P26SA00007	Map Scale: 1:8,000	Map Date: 4/27/2026 - ds	

Medium Intensity Urban (MIU)

Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.

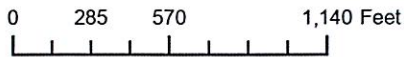
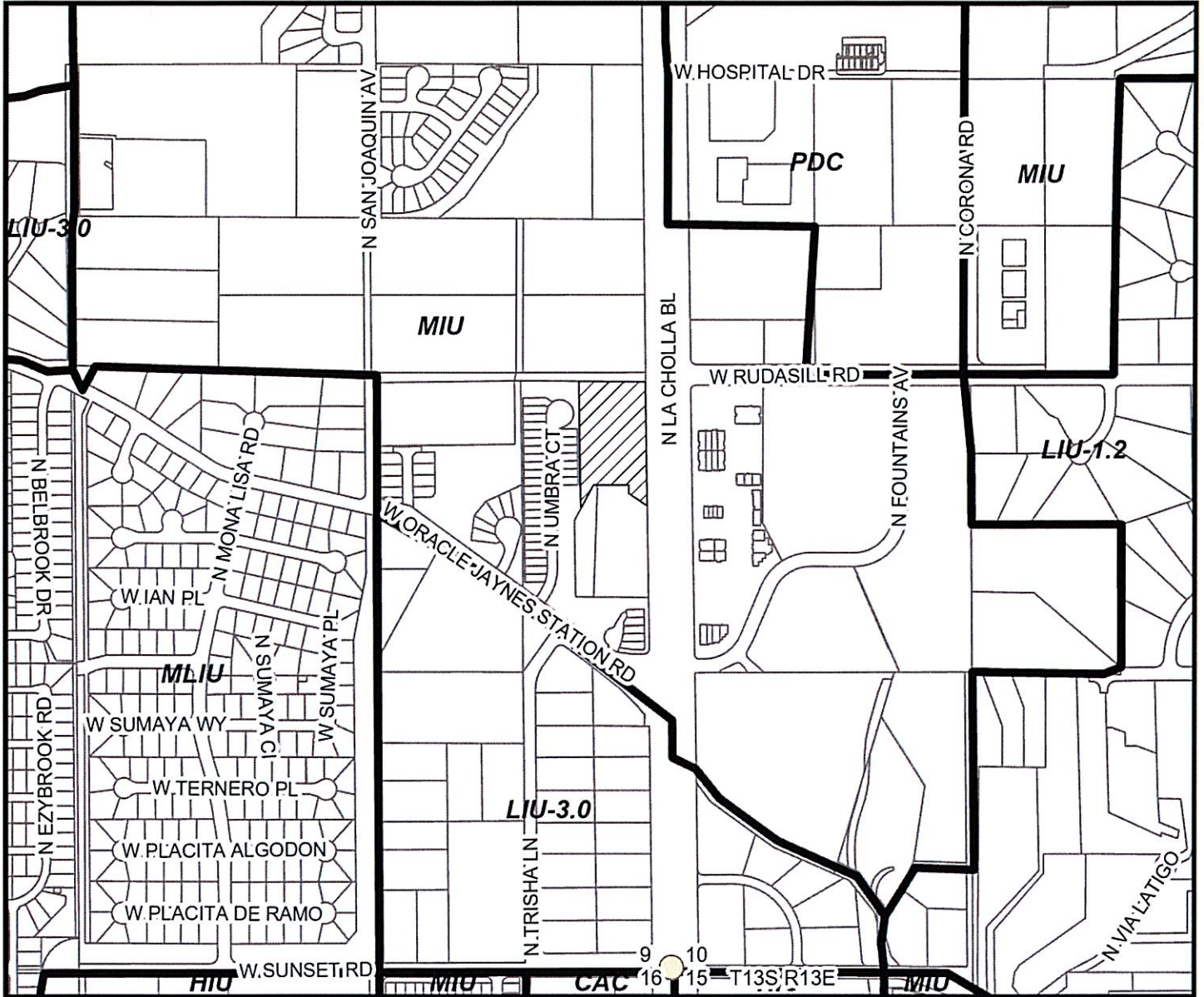
Density bonuses are offered for infill or redevelopment residential projects with existing access to wastewater reclamation system and sustainable water supply, and on sites located outside of the Biological Core Management Areas, Multiple Use Management Areas, and Special Species Management Areas of the Maeveen Marie Behan Conservation Lands System.

- *Residential Gross Density:*
 - Minimum: 5 RAC
 - Maximum: 13 RAC
- *Infill/Redevelopment Residential Density Bonus:*
 - Maximum: 20 RAC
- *Residential Gross Densities for TDR Receiving Areas:*
 - Minimum: 5 RAC
 - Maximum: 10 RAC



Case #: P16RZ00001
 Case Name: HUEBNER 50% ET AL - N. CHOLLA BOULEVARD REZONING
 Tax Code(s): 101-12-8920

COMPREHENSIVE PLAN EXHIBIT

 Subject Property



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION

	Notes:	Closure/Two Five-Year Time Extensions		
		PIMA COUNTY COMPREHENSIVE PLAN P23CA00001		
		Board of Supervisors Hearing: 5/26/2026		
	Ref Case #: P26SA00007	Map Scale: 1:8,000	Map Date: 4/27/2026 - ds	



201 N. Stone Avenue, Tucson, AZ 85701
(520) 724-9000
www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

INSTRUCTIONS FOR SAVING FORM: 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

Project ID (*case no., APN no., address, or other identifying info*):

101128920

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) **NA**
 - Important Riparian Area
 - Biological Core
 - Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? No
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl: No
 - b. Western burrowing owl: No
 - c. Pima pineapple cactus: No
 - d. Needle-spined pineapple cactus: No

Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No
If yes, provide a summary of those communications:
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

Questions about this form?
Contact the Office of Sustainability and Conservation at (520) 724-6940.

April 1, 2026

Mr. Thomas Drzazgowski
Chief Zoning Inspector
Pima County Development Services
201 N Stone Ave
Tucson, AZ 85701-1207

Re: Request for Time Extension of Rezoning Case P16RZ00001 (Ordinance No. 2016-65)

Mr. Drzazgowski:

On behalf of Encompass Health Corp. (“Encompass Health”), we are pleased to submit our formal “Special Action Request” for the property located at the southwest corner of North La Cholla Boulevard at its intersection with West Rudasill Road in Tucson, Arizona (Exhibit A), otherwise known as Pima County Accessor’s Office Parcel Number (APN) 101-12-8920 (the “Property”). More specifically, this application requests a time extension of rezoning case no. P16RZ00001 (approved via Ordinance No. 2016-65) in accordance with Pima County zoning ordinance Section 18.91.100.C.

A. Property Zoning History:

The Property is currently zoned “TR” (Transitional) by approval of case P16RZ00001 (Ordinance 2016-65) on December 13, 2016. Case No. P16RZ00001 approved a rezone for a total of 10.3 acres, including the approximately 3-acre subject Property (which was rezoned to TR). As shown by the preliminary development plan included with P16RZ00001, the purpose of the rezone to TR for the Property was to accommodate the development of the Property with a “medical care facility.”

The remaining 7.3 acres of the rezone was for change to the CR-5 (Multiple Residence-Small Lot Option), located west of the Property. This site is currently known as La Cholla Station, a single-family residential subdivision developed in 2017-2018. The subdivision improvements were completed in 2018, and Pima County signed the Release of Subdivision Assurance Agreement on August 14, 2018, under Sequence: 20180920047 (Exhibit B).

SNELL & WILMER

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B. The Request:

Encompass Health, which is under contract to acquire the Property as of the date of this application, is proposing to redevelop the Property with an in-patient rehabilitation hospital that will also include the development of the adjacent properties to the north consisting of APNs 101-09-1970 and 101-09-020A (the "Project"). A conceptual site plan for the Project is provided in Exhibit C. The proposed development is currently under Site Construction Permit review via SCP Application No. P25SC00117.

Ordinance 2016-65 (which approved Case No. P16RZ00001) included ten (10) conditions of approval (Conditions 1 through 10). Further, Section 3 of Ordinance 2016-65 imposed the following time limitation:

"Section 3. Time limits of conditions. Conditions 1 through 10 of Section 2 shall be completed no later than September 6, 2021."

Now that a development is ready to move forward on the Property under its TR zoning approved via P16RZ00001 (including the adjacent properties to the north), the purpose of this application is to request a time extension of P16RZ00001. The proposed Project is consistent with the medical facility that was originally approved via P16RZ00001 and no amendment to any of the rezoning conditions attached to Ordinance 2016-65 are being requested alongside this time extension request. This application is simply a time extension of P16RZ00001 so that zoning entitlements for the Property previously approved via Ordinance 2016-65 will remain.

With the two additional parcels to the north (rezoned to TR zoning district in 2022 under case P21RZ00016 (Ord 2022-14).) included as part of Encompass Health's overall development proposal, the Project will result in a cohesive design that will meet previous zoning conditions of approval for the entire site included within the Project. Again, there are no requests for modifications to existing zoning conditions for the Property alongside this time extension request.

To satisfy Pima County's submittal requirements for a "Special Action Request" (which includes this time extension request), below is the contact information for the property owners of the Property and the applicant of this application:

- Property Owners:
 - David Sandra LLC
Membership: David Huebner and Sandra Bacskai
Address: 1312 Devonshire Drive, El Cerrito, CA 94530

SNELL & WILMER

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April 1, 2026
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- Email: huebnerdavid3@gmail.com

 - OJS LLC
Membership: Mark Weinberg and Linda Weinberg
Address: 6971 N. La Tierra, Tucson, AZ 85750
Email: mweinberg@diamondven.com
- Applicant:
 - Michael Maerowitz, Snell & Wilmer
Address: 1 E. Washington St. Suite 2700, Phoenix, AZ 85004
Phone Number: 602-382-6494
Email: mmaerowitz@swlaw.com

We appreciate your time and attention to this application. Please do not hesitate to contact me in the event any additional information is needed to process this time extension request.

Respectfully submitted,

Snell & Wilmer LLP

Michael Maerowitz
Michael Maerowitz

Exhibits

Exhibit A - Aerial Map

Exhibit B - Release of Subdivision Assurance Agreement

Exhibit C - Conceptual Site Plan

SNELL & WILMER

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Exhibit A
Aerial Map



**SNELL
& WILMER**

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1 East Washington Street, Suite 2700, Phoenix, AZ 85004



NOT TO SCALE

AERIAL MAP
PIMA COUNTY

Exhibit: A

Address:

Date:

**SNELL
& WILMER**

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Exhibit B

Release of Subdivision Assurance Agreement

RELEASE OF SUBDIVISION ASSURANCE AGREEMENT
(Block 1)

SUBDIVISION NAME: La Cholla Station Lots 1-35 and Block 1, Common Areas "A", "B", and "C"	TRUST COMPANY: Title Security Agency, LLC
SEQUENCE: 20180920045	TRUST NUMBER: 201733-S
RELEASED LOT NUMBERS: Block 1	AGREEMENT DATE: 03/20/2018
P16FP00013	SEQUENCE: 20180920047

Pima County and the Trust Company have entered into the Assurance Agreement referenced above which provides that the Trust Company shall not convey title the property contained in the Subdivision without first obtaining the written approval of Pima County in the form of a Release of Assurance.

The Assurance Agreement was required by A.R.S. § 11-821 and A.R.S. § 11-822 in order to assure construction of the subdivision improvements to be made to the real property that is the subject of the Subdivision plat.

The subdivision improvements have been completed in accordance with Pima County specifications. Therefore, Pima County releases the Assurance agreement for the subdivision lots listed above and the Title Company has the approval of Pima County to transfer or convey title of the subdivision lots which are listed above.

SUBDIVISION COORDINATOR
Pima County, Arizona

By: Robin Freiman 8/14/18
Date

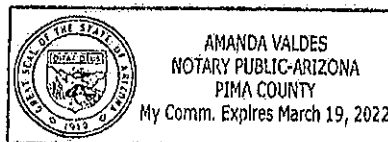
STATE OF ARIZONA)
COUNTY OF PIMA)

SUBSCRIBED AND SWORN to before me by Robin Freiman as (or for)
the Subdivision Coordinator of Pima County, Arizona on this 14th day of August, 2018

Avaldes
Notary Public

My Commission Expires:

03/19/22

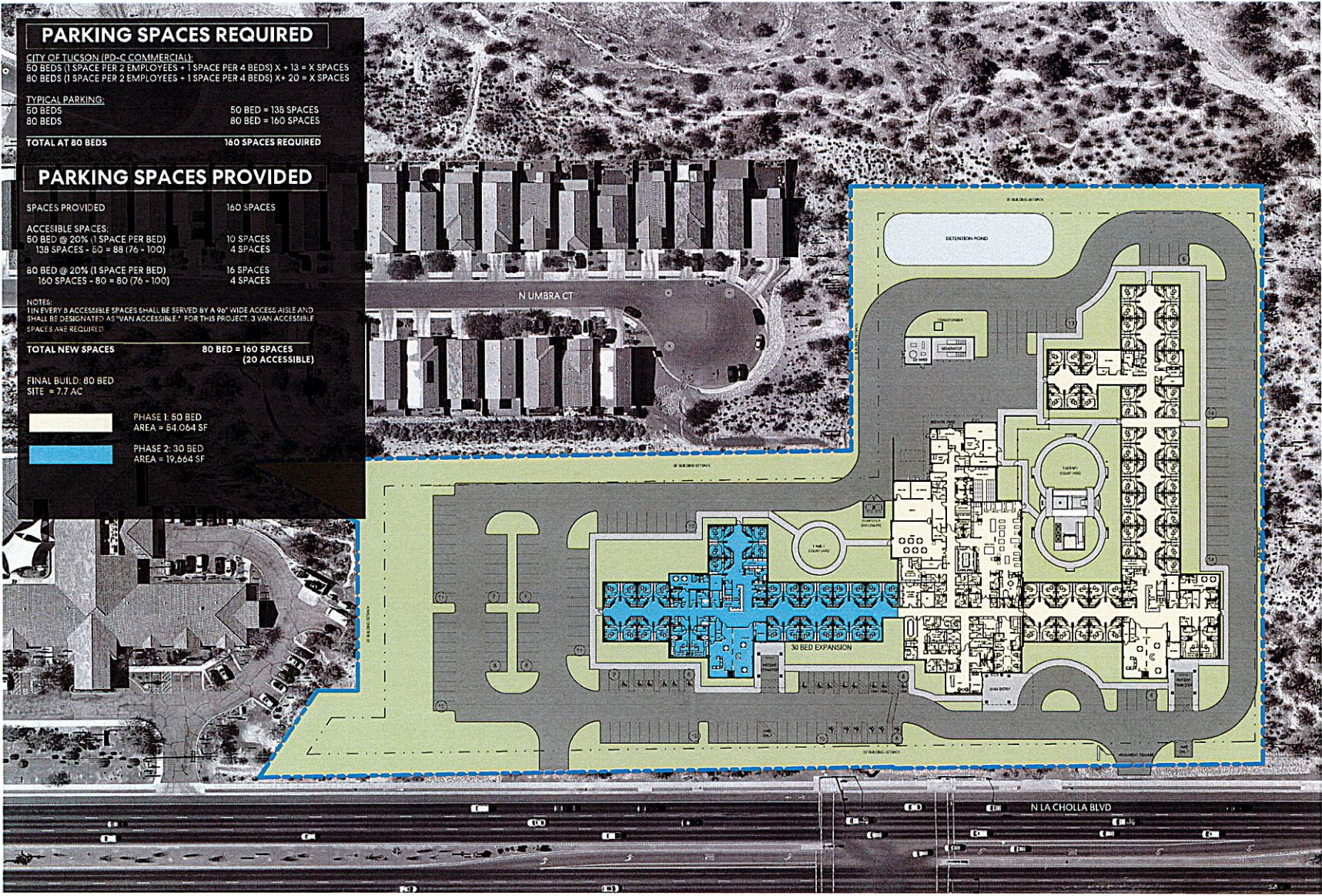


DD

SNELL & WILMER

Pima County Development Services
April 1, 2026
Page 6

Exhibit C
Conceptual Site Plan



ENCOMPASS HEALTH REHABILITATION HOSPITAL OF TUCSON
 PROTOTYPE TEST FIT: 80 BEDS - 73,728 SF
 23 JULY 2025
 1" = 40'-0"



Perkins&Will



PIMA COUNTY
DEVELOPMENT SERVICES

Building & Site Development
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701-1207

LETTER OF AUTHORIZATION

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

Not Assigned - Pima County APN 101-12-8920

Property Address

Zoning Time Extension - Case P16RZ00016 (Ordinance No. 2016-65)

Type of Permit Applied for: *(SFR/MF/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Secondary Dwelling/Assisted Living Home/Group Home)*

Michael Maerowitz

2/19/26

Signature of Applicant / Printed Name

Date

AUTHORIZED BY:

MARK WEINBERG

2-20-2026

Signature of Property Owner / Printed Name

Date

On behalf of OJS, LLC, an Arizona limited liability company.

Per Board of Technical Registration and Registrar of Contractors regulation, Registrants and Licensed Contractors may apply for building permits without use of this form.



PIMA COUNTY
DEVELOPMENT SERVICES

Building & Site Development
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701-1207

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Michael Maerowitz

2/19/26

Signature of Applicant / Printed Name

Date

AUTHORIZED BY:

David Schubert

2/24/26

Signature of Property Owner / Printed Name

Date

ON BEHALF OF DAVID SANDRA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

Per Board of Technical Registration and Registrar of Contractors regulation, Registrants and Licensed Contractors may apply for building permits without use of this form.