ARIZONN

BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 17, 2017

Title: P17CU00001 Arizona Ironwood LLC - E. Tanque Verde Rd. - Type II Conditional Use Permit

Introduction/Background:

The proposal is to covert an existing commercial building into a restaurant. The building will be remodeled with some additional space added. The design will resemble a historic barn.

Discussion:

The existing uses on the property has not be used as a commercial site for a few years. The current owner requests to use it as a restaurant and provide a service to the Tanque Verde Valley that does not exist in the area at this time.

Conclusion:

The Pima County Zoning Code requires a Type II Conditional Use Permit for a restaurant in the RVC zone.

Recommendation:

The Pima County Hearing Administrator recommends approval of the conditional use permit. Staff also recommends approval of the conditional use permit.

Fiscal Imp N/A	act:				
Board of S	Supervisor Distric	et:			
□ 1	□ 2	□ 3	⊠ 4	□ 5	□ All
Departmen	nt: Development S	ervices Departmen	t - Planning	Telephone: 520-724-9	9000
Contact:	Thomas Drzazg	owski		Telephone: 520-724-6	6675
Departmen	nt Director Signatu	re/Date:		9-26-17	
Deputy County Administrator Signature/Date: 9/29/17					
County Ad	ministrator Signatu	ure/Date:	.pu	lutour	19/12/17



TO:

Honorable Steve Christy, Supervisor, District #4

FROM:

Chris Poirier, Planning Official

DATE:

September 22, 2017

SUBJECT:

P17CU00001 ARIZONA IRONWOOD LLC - E. TANQUE VERDE ROAD.

Tom Drazgowski

(Conditional Use - Type II - Restaurant)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' TUESDAY, OCTOBER 17, 2017 hearing.

REQUEST:

Conditional Use - Restaurant

OWNER:

Arizona Ironwood LLC

7450 S. Avenida De Belleza

Tucson, AZ 85747

AGENT:

TK Family LLC

9701 E. Martin Dr.

Tucson, AZ 85749

DISTRICT:

4

STAFF CONTACT: Tom Drzazgowski

PUBLIC COMMENT TO DATE: Staff has received one letter of opposition on this case.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.

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

CP/TD

Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: P17CU00001 Page 1 of 2

FOR OCTOBER 17, 2017 MEETING OF THE BOARD OF SUPERVISORS

TO:

HONORABLE BOARD OF SUPERVISORS

FROM:

Chris Poirier, Planning Official

Public Works-Development Services Department-Planning Division

DATE:

September 22, 2017

ADVERTISED ITEM FOR PUBLIC HEARING TYPE II CONDITIONAL USE PERMIT RESTAURANT

P17CU00001 ARIZONA IRONWOOD LLC - E. TANQUE VERDE ROAD

Request of TK Family LLC, representing Arizona Ironwood LLC, on property located at 11011 E. Tanque Verde Rd., in the RVC Zone, for a conditional use permit for a restaurant, in accordance with Section 18.41.040A 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 4)

<u>Hearing Administrator Hearings (May 24, July 12, July 19, August 9 and August 16, 2017)</u>

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on May 24, 2017. The applicant presented the case to the hearing administrator and answered his questions.

Five (5) members of the public attended the hearing, three (3) of whom elected to speak on the matter. Each of the speakers expressed their opposition to the request, with the following being the primary themes, concerns, and issues mentioned: 1) flooding of adjacent properties; 2) maintenance and degradation of the unpaved private access easement that borders the property's east boundary and which provides access to the residential properties further north; 3) the introduction of night-time business activity into the area and the noise that would be associated with it; 4) the serving of alcoholic beverages and the belief that many customers would frequent the restaurant solely to imbibe; and 5) traffic impacts on Tanque Verde Road and the potential for safety hazards from additional vehicles.

P17CU00001 Page 2 of 2

After hearing all of the public testimony, the Hearing Administrator indicated to the applicant that there were also certain deficiencies with the submitted site plan. All things considered, he indicated that he would continue the public hearing until 12 July to allow the applicant to rectify the enumerated deficiencies, provide him the opportunity to meet with the neighbors and further discuss their concerns, and allow staff the opportunity to review the resultant new site plan.

Prior to the 12 July continued public hearing, the applicant met with staff representatives from the departments of Development Services (DSD), Transportation (DOT), and Flood Control (RFCD) to discuss all pertinent issues. The applicants also held a neighborhood meeting on Saturday, June 10, 2017 at the Bear Canyon Library, to which all property owners within the County's formal public-notice area were invited.

The public hearing resumed on 12 July. Immediately prior to same, the applicant had requested a one-week continuance to finish addressing some on-going issues with staff. No (0) members of the public attended the hearing. The Hearing Administrator granted the one-week continuance.

The public hearing then resumed on 19 July, wherein the applicant presented an updated site plan and provided an overall status report on his interactions with County staff and a summary of the 10 June neighborhood meeting (a copy of the meeting summary is included in the Board of Supervisors packet on this item). Once again, no (0) neighbors attended the hearing. At this point, many of the project's design issues had been addressed, however there were still certain questions as to traffic impacts and the manner in which DOT and the applicant could best work together to address them. The Hearing Administrator and the applicant discussed these at length, and the former instructed the applicant as to the specific work that still needed to be done by them to fully address the remaining matters. As such, he continued the public hearing to August 9, 2017 to allow them time to complete this necessary work.

The public hearing resumed on 9 August. Prior to same, the applicant had requested a one-week continuance to finish addressing the remaining traffic issues with DOT. No (0) members of the public attended the hearing. The Hearing Administrator granted the one-week continuance.

The public hearing resumed one last time on 16 August, at which the final site plan was presented and the applicant's resolution of matters with DOT was detailed for the Hearing Administrator. DOT had also submitted a separate memorandum concurring with the applicant's explanation and requesting that a series of special conditions be stipulated if the conditional use permit was approved. Once again, no (0) members of the public attended the hearing, which was finally closed by the Hearing Administrator.



Board of Supervisors Memorandum

<u>P17CU00001</u> Page 1 of 7

FOR BOARD OF SUPERVISORS OCTOBER 17, 2017 PUBLIC HEARING

TO:

HONORABLE BOARD OF SUPERVISORS

FROM:

Jim Portner, Hearing Administrator

DATE:

August 28, 2017

DOCUMENT:

P17CU00001

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Request of TK Family, LLC, representing Arizona Ironwood, LLC, on property located at 11011 E. Tanque Verde Road, in the **RVC (Rural Village Center) Zone**, for a conditional use permit for a restaurant, in accordance with Section 18.41.040.A of the Pima County Zoning Code as a Type II conditional use. (District 4)

CASE BACKGROUND AND PARTICULARS

The applicant's request is to establish a neighborhood family restaurant on the property in a rustic "barnyard" setting with seating for 125 to 150 customers. The restaurant will be housed in an existing main structure already on the property, which will be slightly enlarged and improved. The restaurant will utilize the existing parking area on the site and its current point of vehicular access onto Tanque Verde Road. Complementary to serving food, the proposed restaurant will also seek a liquor license to provide alcoholic beverages (this constitutes a separate application to the State of Arizona).

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 May 24, 2017. The applicant presented the case to the hearing administrator and answered his questions.

Five (5) members of the public attended the hearing, three (3) of whom elected to speak on the matter. Each of the speakers expressed their opposition to the request, with the following being the primary themes, concerns, and issues mentioned: 1) flooding of adjacent properties; 2) maintenance and degradation of the unpaved private access easement that borders the property's

east boundary and which provides access to the residential properties further north; 3) the introduction of night-time business activity into the area and the noise that would be associated with it; 4) the serving of alcoholic beverages and the belief that many customers would frequent the restaurant solely to imbibe; and 5) traffic impacts on Tanque Verde Road and the potential for safety hazards from additional vehicles.

After hearing all of the public testimony, the Hearing Administrator indicated to the applicant that there were also certain deficiencies with the submitted site plan. All things considered, he indicated that he would continue the public hearing until 12 July to allow the applicant to rectify the enumerated deficiencies, provide him the opportunity to meet with the neighbors and further discuss their concerns, and allow staff the opportunity to review the resultant new site plan.

Prior to the 12 July continued public hearing, the applicant met with staff representatives from the departments of Development Services (DSD), Transportation (DOT), and Flood Control (RFCD) to discuss all pertinent issues. The applicants also held a neighborhood meeting on Saturday, June 10, 2017 at the Bear Canyon Library, to which all property owners within the County's formal public-notice area were invited.

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HEARING ADMINISTRATOR'S COMMENTS

The following comments are offered by the Hearing Administrator so that all concerned have an understanding as to the rationale and basis of the formal recommendation presented below. The following observations are offered in response to the various concerns and objections asserted by members of the public at the initial May 24, 2017 public hearing:

Flooding. The Pima County Regional Flood Control District (RFCD) has been consulted on this application and has no objection to its approval. The proposed improvements on the subject property do not materially expand the impervious surface on the site and will not worsen or otherwise exacerbate the drainage conditions on any adjacent property.

Degradation of the Existing Private Access Easement. Customer access for the proposed restaurant does not utilize the private access easement. The Department of Transportation (DOT) does not object to use of the easement by employees and maintenance vehicles. The Hearing Administrator concurs with this position and believes that appropriately limiting the restaurant's use of the easement will not hinder or harm the residents who rely upon it.

Night-time Business Activity and Associated Noise. A family restaurant along the major east-west thoroughfare of the entire Tanque Verde Valley constitutes an appropriate use. It is the Hearing Administrator's position that the evening noise generated by a family restaurant will not materially alter the setting nor unreasonably disrupt the lives and property rights of the nearby residents. Limits on the restaurant's hours of operation are appropriate to ensure this outcome.

Service of Alcoholic Beverages. The Hearing Administrator does not concur with the notion that offering alcoholic beverages in conjunction with food service inevitably leads to overindulgence and unruly behavior and/or promotes a clientele who only frequent the establishment for drinking purposes.

Traffic Congestions and Safety. The Department of Transportation (DOT) was consulted extensively on this application. DOT is already in the process of planning and executing significant improvements to Tanque Verde Road in this vicinity and has suggested several stipulations which should be attached to any approval of this conditional use permit. The applicant and DOT have also come to an understanding as to the applicant's appropriate financial contribution to the planned roadway improvements.

With respect to all of the above, the applicant is commended for his various efforts to interact with the surrounding neighbors in good faith to discuss and resolve these concerns. The fact that no (0) members of the public attended any of the subsequent public hearings on this matter testifies the efficacy of these efforts.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and after considering the facts and the testimony presented at the lengthy public hearing process on this request, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a restaurant. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, 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. A restaurant, including a cocktail lounge or a bar, is allowed in the RVC zone subject to: 1) the provisions of Section 18.43.030.F (CB-1 Local Business Zone); and 2) no drive-in restaurants are permitted.

Special Conditions

- 1. This conditional use permit is for the operation of a restaurant only, together with those ancillary activities that normally and routinely accompany a restaurant. No other or more intensive commercial uses are approved for the site. Any request to expand the proposed restaurant more than twenty percent (20%) beyond the gross floor area shown on the submitted application materials shall require a new Type II conditional use permit application, public notice, and public hearing process.
- 2. The proposed use shall substantially conform with the location and particulars as shown on the final conceptual site plan that was provided by the applicant in conjunction with this conditional use permit application.
- 3. No formal Development Plan process is required in conjunction with this conditional use permit application. The Chief Zoning Inspector (CZI) shall review the final site plan to determine its sufficiency for permitting purposes and/or to effectuate any modifications necessary to fully comply with all applicable codes. The CZI will also coordinate with the Department of Transportation and the Regional Flood Control District as appropriate.
- 4. Hours of operation are limited as follows: Sunday through Thursday, 8:00 AM to 9:00 PM; Friday and Saturday, 8:00 AM to 10:00 PM.
- 5. Customer access shall be limited to the existing driveway location onto Tanque Verde as shown on the submitted site plan.
- 6. This public driveway access and the public parking area shall be minimally surfaced with gravel or an acceptable alternative so as to control the generation of dust.
- 7. Use of the private access easement along the property's eastern boundary is limited to employees, deliveries, and maintenance vehicles only. No customer access is allowed.
- 8. The owner/applicant shall contribute \$14,000.00 to PCDOT Project No. 4TVTVL to fulfill their fair-share cost of DOT's planned street/intersection improvements and the extension of the center left-turn lane to accommodate this restaurant development.

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 and the surrounding private properties as *Neighborhood Activity Center (NAC)*, the purpose of which is to provide designated areas for the provision of neighborhood-level goods and services for the convenience of surrounding residents.

It is the Hearing Administrator's finding that the proposed family restaurant is a highly appropriate use for this particular property and that it will provide a needed service for the surrounding residents. If operated in accordance with the *Special Conditions* prescribed above, it will be effectuated with minimal impact upon the surrounding property owners and is hereby found to not be in conflict with the objectives of 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 use, if conducted in conformance with the submitted site plan and the *Special Conditions* prescribed above, will satisfactorily safeguard the adjacent properties and their permitted uses of same.

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

The site has direct access to E. Tanque Verde Road, which is a paved, public street and is a designated "major street" on the Pima County Major Streets & Routes Plan. Access is found to be adequate, as long as it is controlled in accordance with the *Special Conditions* attached to this approval.

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

Required parking shall be reviewed accordingly by staff at the time of final permitting.

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 use poses no significant public threat in any of the above ways, including noise and odors. *Special Conditions* have been crafted to address the proper operation of this restaurant use.

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

Hours of operation are addressed in the proposed *Special Conditions*.

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

Designated landscape buffers, if any, shall be delineated on the required site plan and reviewed by staff at the time of final permitting.

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 westernmost portion of the subject property (approximately 40% of the total site area) is located within the BIOLOGICAL CORE MANAGEMENT AREA of the SDCP's Biologically-Preferred Reserve System. The remainder of the property is OUTSIDE OF the MMB-CLS.

Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that, as long as it is placed on the site in conformance with the submitted conceptual site plan: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. The property has already been developed under past uses and no additional material impacts will result from the approval and operation of this conditional use permit.

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 was designated as former critical habitat and is part of draft recovery area. It is within Survey Zone 2. This site is located within the Priority Conservation Area (PCA) for this species.

Western Burrowing Owl. The subject property is not located within the Priority Conservation Area 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.

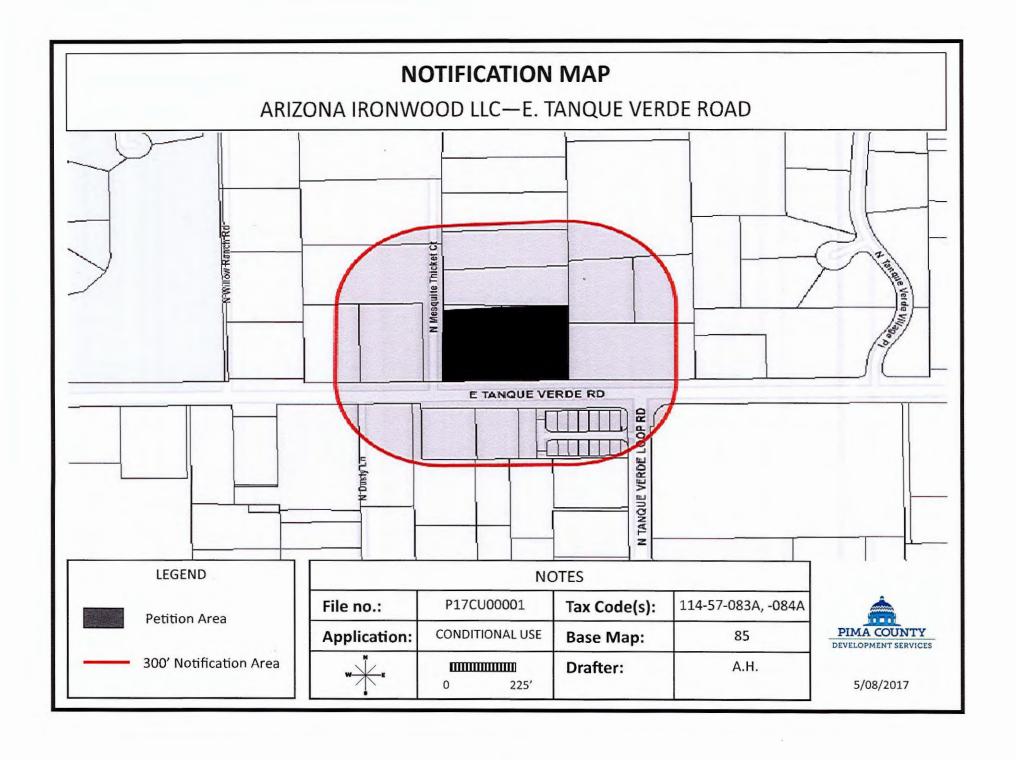
Needle-Spined Pineapple Cactus. The subject property is located within a general area that is outside of the known range for the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

DEPT. OF TRANSPORTATION & FLOOD CONTROL RECOMMENDATION:

The Department of Transportation and the Regional Flood Control District will further review the project as needed during the final permitting process.

attachments

cc: Carla Blackwell, Director, Development Services Yves Khawam, Chief Building Official Chris Poirier, Planning Official Tom Drzazgowski, Chief Zoning Inspector Arizona Ironwood, LLC, Owner TK Family, LLC, Applicant <u>P17CU00001 ARIZONA IRONWOOD LLC – E. TANQUE VERDE RD</u> Request of TK Family LLC, representing Arizona Ironwood LLC, on property located at 11011 E. Tanque Verde Rd., in the RVC Zone, for a conditional use permit for a restaurant, in accordance with Section 18.41.040A of the Pima County Zoning Code as a Type II conditional use permit. (District 4)





MEMORANDUM

PUBLIC HEARING - July 19, 2017

DATE:

July 13, 2017

TO:

Jim Portner, AICP, Hearing Administrator

FROM:

Janet Emel, Senior Planner

SUBJECT:

P17CU00001 - ARIZONA IRONWOOD LLC - E. TANQUE VERDE ROAD

Type II Conditional Use – Restaurant in the RVC zone

LOCATION:

The subject site is located on the north side of E. Tanque Verde Road, west of the Tanque Verde Loop and Tanque Verde Road intersection.

SURROUNDING LAND USE OR CONTEXT:

To the west of the property is CR-1 zoned residential, to the north is SR and CR-1 zoned residential, to the east is Rural Village Center (RVC) zoned undeveloped, and across E. Tanque Verde Road to the south are CB-1 and CB-2 zoned properties — one property has a hay/feed store and the other remains undeveloped.

PUBLIC COMMENT:

To date, staff have received two telephone calls on the case. The callers voiced their concerns for the proposed use such as increased traffic and noise. The calls were received prior to the applicants' meeting with the neighbors. Two persons attending the May 24, 2017 Hearing Administrator meeting (which was continued to 7/12/17 and then 7/19/17) expressed concerns about the proposed use including drainage, traffic, children's safety, and noise. One letter of opposition from the tenant living directly north of the site has been received and is attached. The author cited concerns such as dust, noise, loss of privacy, the potential for incidents related to drinking, and protection of wildlife.

BACKGROUND INFORMATION

The request is for a Type II Conditional Use Permit to allow a restaurant in the Rural Village Center (RVC) zone.

The applicants propose a restaurant seating approximately 125-150 persons and serving liquor. The applicant's concept is a rustic barnyard/local gathering place setting. The applicant intends to remodel the existing main building and to add additional square footage. The structures (approximately 4,000 sq. ft.) and parking would be focused on the southeast portion of the property. Ten parking spaces per 1,000 sq. ft. of gross floor area would be required. Access would be from the front of the site. The property slopes down off of Tanque Verde Road.

The applicant has agreed with staff that it is preferable to limit the east access to emergency only so that customers, employees, and deliveries use the front access. Additionally, the area between the existing structures and the north property line would not entail activities and would have additional noise buffering in the form of landscaping or other methods. Additionally, any live music would be limited to acoustic.

The existing vegetation would remain. Most of the western parcel is designated "Biological Core Management" according to the Maeveen Marie Behan Conservation Lands System.

The RVC zone in this area covers approximately 40 acres around Tanque Verde Road and Tanque Verde Loop Road. The area, including the subject property, was rezoned to the RVC zone (Co9-62-97) in 1963 at the initiation of the Tanque Verde Valley Neighborhood Association. The rezoning conditions are that an acceptable development plan be submitted and that the developers comply with drainage requirements. A Certificate of Compliance (an administrative step) showing compliance with the rezoning conditions is required to obtain building permits.

The purpose of the RVC zone is to provide a mixed-use (commercial and residential) village center for the convenience and necessity of a suburban or rural area. The RVC regulations are designed to maintain a suburban character of commercial areas along a scenic route (Tanque Verde Road is a designated scenic and major route) and provide safe access to and from the village center. To ensure compatibility and mitigate any potential impacts of uses, all RVC uses, except single-family residential, are Type II conditional uses requiring notice of surrounding property owners. The property had previously been approved, in 2012, for a Conditional Use Permit and used as a plant nursery and retail store.

This case was originally scheduled for the May 24, 2017 Hearing Administrator meeting, however, the site plan was deemed inadequate and the case was continued to July. The applicant subsequently submitted an acceptable site plan. The continuance provided staff time to review the new site plan, to meet to discuss outstanding issues, and for the applicants to schedule and hold a meeting with interested neighbors. Planning, transportation, and flood control staff subsequently met with the applicants and their representatives to go over issues with the project. The Hearing Administrator (at the 5/24/17 hearing) noted that he wanted the status of drainage and traffic issues to be addressed at the July hearing. The applicants held a neighborhood meeting on Saturday, June 10, 2017 at the Bear Canyon Library. The applicants submitted a summary of the neighborhood meeting (see attached).

DEPARTMENT OF TRANSPORTATION AND REGIONAL FLOOD CONTROL DISTRICT

The Department of Transportation and the District have met with the applicants and discussed potential requirements and will review this project as needed during the permit process.

CULTURAL RESOURCES

Please be aware that Pima County cultural resources requirements could apply to Pima County Conditional Use Permits. If cultural or historic sites will be impacted by the proposed use, mitigation of impacts on sites eligible to the National Register of Historic Places could be required before the County issues the building permit. A first step in identifying the cultural resources status of your property is to request an archaeological records review from the Arizona State Museum (ASM), at 621–2096, and submit it with the permit application. The County Office of Cultural Resources and Historic Preservation will review the ASM report and determine whether additional cultural resources actions are necessary.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the conditional use request subject to the following recommended conditions:

- 1. The property shall be developed as presented in the application and on the site plan;
- 2. Additional noise buffering measures be provided along the north boundary and the north area remain a "no-activity buffer" for the adjacent neighbors;
- 3. The northeast "access" (from easement) to be limited to emergency access; and,
- 4. Site improvements shall be implemented with a Type I grading permit.

Staff suggests that a condition limiting hours of operation such as 10 pm on weekends and 9 pm on weekinghts could also be considered, if necessary. Such hours would seem consistent with the concept of a 'local or neighborhood restaurant' focused mainly on dining. And, consider a condition requiring a wall along the west side of the property to mitigate the residents from the potential noise and light from parking cars.

The applicant should be prepared at the hearing to provide an update on circulation and flood control measures for the property along with additional noise buffering measures.

The property has previously been used for commercial purposes - albeit much less intense uses. The structures and activities will be focused on the southeastern portion of the parcel thereby providing a buffer to the residence to the west by a road (Mesquite Thicket Ct), by distance, and by existing vegetation. The property that may be the most effected is the property to the north where a 'no-activity' area, fencing, and additional noise buffering are proposed.



ZONING ENFORCEMENT DIVISION 201 N. Stone Avenue, 1st Floor Tucson, Arizona 85701-1207 (520) 724-6675

APPLICATION FOR CONDITIONAL USE PERMIT

OWNER: Arizona Ironwood LLC		РНОNE: 520-444-5401
ADDRESS: 7450 S. Aveinda De Belleza	CITY: Tucson	ZIP: 85747
APPLICANT (if not owner) TK Family LLC	(Don Eugene)	PHONE: 520-991-7313
APPLICANT EMAIL ADDRESS: jonalbow@gmai	1.com	
ADDRESS: 9701 E. Martin Dr.		ZIP: 85749
PROPERTY ADDRESS: 11011 E. Tanque Ver		ZONE: RVC
TAX CODE(S): Parcel A: 114-57-0830 Parc		·
	TOWNSHIP, J	RANGE SEC.:13S/15E/36
Parcel A: 188.80x269.79x187.04x264.8 LOT DIMENSIONS: LO Parcel B: 164.27x266.48x170.51x250.0	3 OTAREA: Parcel A: 1.5 Pa	
TYPE OF USE PROPOSED FOR PROPERTY (BE	Preserving the b	uilding's existing charm &
character with a family/neighborhood r	estaurant. We also seek to	preserve the natural vegetatio
as it exemplifies the beauty of the Tand	que Verde Valley.	
STATE THE REASONS WHY THE USE IS PROP THE SURROUNDING AREA: We look to establish a place for the ne		
experiencing Tucson's Tanque Verde Vall	ey & enjoying the great b	reakfast, lunch & dinner.
We believe this area needs a family fri	endly dining experience t	hat will bring the community
together.		
ESTIMATED STARTING DATE:4/14/2017	ESTIMATED COMP	LETION DATE:
THE FOLLOWING DOCUMENTS ARE R	EQUIRED:	

THE FOLLOWING DOCUMENTS ARE REQUIRED

Revised 08-25-14

1.	Preliminary Developm	nent Plan							
			ance with Pima County Fee Schedule)						
			ance with Pima County Fee Schedule)						
	c. 10 copies ar	e needed for Type III (In accord	ance with Pima County Fee Schedule)						
		' X 36" and 5 – 11" X 17"	•						
	(Make check paya	able to Pima County Treasurer)							
2.	Assessor's Map show	ing location and boundaries of the	e property.						
3.		iformation showing ownership of	the property.						
4.	4. Letter of Authorization if applicant is not the owner								
5.		s to interior access or use if requi							
6. N/A	∤ Bio logical Imp act Rep	ert ** - For Type 2 or 3 permit re	equests						
I, the unders	igned represent that a	ll the facts in this application a	re true to the best of my knowledge.						
	JAMO	~							
1/	7/11/0/1/5		V 4/12/17 Date						
Signature of	Applicant		Date						
W Jon) ALUBOW	103	X 520-991-73/						
Print Name		0	X 520 - 99/-73/ Applicant Phone Number						
			nited States Fish and Wildlife Service of						
			public hearing. Failure to do so may						
			icant or authorized representative must						
appear in pry	son at the phone nearth	ig to present the request, otherwi	se the case may be aismissea.						
Please initial I	hara. V								
Piease muiai i	nere:								
CONTRACT VIOLE	2011								
OFFICE USE C	JNLY .								
Case #:	Case Title	e:							
Туре:	Fee:	Receipt Number:	Hearing Date;						
Notification Area	a:	Sections:							
Zoning Approva	1:								

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

Special Conditions:

** 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.

Revised 08-25-14

April 13, 2017

Premises: 11011 E Tanque Verde Tucson, AZ 85749

RE:

Authorization for Conditional Use Permit Application

Arizona Ironwood LLC (owner)(President Robert Bradley) hereby grants authorization to TK Family LLC (buyer)(Principals Jerry and Lisa Kertesz, Jon Alubowicz, Tom Kruszewski) to make application for a Conditional Use Permit for the premises.

The buyer is currently in escrow on the premises and intends to obtain a Conditional Use Permit to operate a restaurant.

ROBERTA. BRADLEY dottoop verified of 13/17 4099M EDT LX2K-FEQU-HAFE-JRWJ

Arizona Ironwood LLC. (Robert Bradley)



ParcelA

LOCATION

Property Address

11011 E Tanque Verde Rd Tucson, AZ 85749-8491

Subdivision

Carrier Route

R093

County

Pima County, AZ

PROPERTY SUMMARY

Property Type

Commercial

Land Use

1060: Plant Nursery Retail/Wholesale Only

Improvement Type

Retail Store

Square Feet

1800

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID

114-57-0839

Township

138

Range

15E

Section

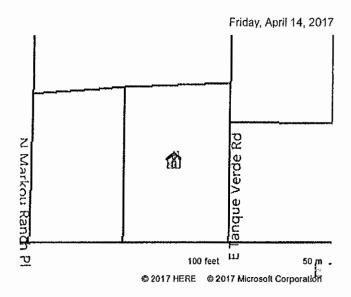
36

2010 Census Trct/Blk

40.51/1

Assessor Roll Year

2017



CURRENT OWNER

Name

Arizona Ironwood LLC

Mailing Address

7450 S Avenida De Belleza Tucson, AZ 85747-9706

SALES HISTORY THROUGH 03/30/2017

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
5/12/2015	\$287,500	Arizona Ironwood LLC		Warranty Deed	2	20151320195
10/1/2014	\$235,000	Mesquite Sunset Properties LLC		Warranty Deed	2	20142740322
1/31/2000		Balcer Richard & Lisa Cp/Rs			2	11224/2875

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2017	Assessment Year	2017
Appraised Land	\$102,910	Assessed Land	
Appraised improvements	\$28,630	Assessed Improvements	
Total Tax Appraisal	\$131,540	Total Assessment	\$23,677
Tax Area	1300	%Improvement	22%
		Exempt Amount	

TAXES

IANEO			
Tax Year	City Taxes	County Taxes	Total Taxes
2016			\$3,121.22
2015			\$4,153.65
2014			\$4,164.75
2013			\$4,000.49

MORTGAGE HISTORY

.		_			
Date	Loan Amount	Borrower	Lender	Book/Page or Docume	ent#
05/01/2015	186,875	Arizona Ironwood Llc	Bank Of The West	0001320196	
09/30/2014	164,400	Mesquite Sunset Properties Lic	Bmo Harris Bank	0002740323	
01/31/2000	120,000	Balcer Richard & Lisa	Seller	11224/2878 11224-2878	
PROPERTY Building #1	CHARACTERIST	TICS: BUILDING			
Туре	Retail Store	Condition		Units	
Year Built	1980	Effective Year Built	1980	Stories 1	
BRs	1000	Baths	1000	Rooms	
Total Sq. Ft.	1,800				
•	are Feet (Living Space)	Bullding Square Feet (Other)	
- CONSTRUC		•			
Quality			Roof Framing	Wood Joists - Wood Deck	
Shape			Roof Cover Deck	Composition Shingle	
Partitions			Cabinet Millwork		
Construction			Floor Finish		
Foundation	Concrete - 5	Siding Or Stucco - Heavy	Interior Finish	Interior - Framed Wood Or Me	etal Studs
Floor System	Concrete O	n Ground	Air Conditioning	Evaporative Cooling With Duc	ting
Exterior Wall	Siding - Har	dboard	Heat Type		
Structural Fra	ming		Bathroom Tile		
Fireplace			Plumbing Fixtures		
- OTHER					
Occupancy			Building Data Source		
PROPERTY	CHARACTERIST	ICS: EXTRA FEATURES			
Feature		Size or Des	cription Year I	Built Condition	Building
Gate - Chain Li	in k	600			2-1
Chain Link Fen	се	6000			2-1
Site Preparatio	n	1800			1-1
Electrical - Fini	shed	1800			1-1
Insulation For V	Wood Or Steel Stud	1800			1-1
PROPERTY	CHARACTERIST	ICS: LOT			
Land Use		1060: Plant Nursery Retail/Wholesale Only	Lot Dimensions		
Block/Lot			Lot Square Feet	45,738	
Letitude/Long	itude	32.251481°/-110.756516°	Acreage	1.05	
PROPERTY	CHARACTERIST	ICS: UTILITIES/AREA			
Gas Source			Road Type		
Electric Source	ce		Topography		
Water Source			District Trend		
Sewer Source	•		School District	Tanque Verde District	Unified School
Zoning Code		RVC- Rural Village Center Zone			
Owner Type					
LEGAL DEG	COUNTION				

LEGAL DESCRIPTION

Subdivision

Plat Book/Page

Block/Lot

Tax Area

1300

Description

From Parcel:001010010 /E2 N279' S329' W2 E2 Se4 Se4 1.05 Ac Sec 36-13-15

FLOOD ZONE INFORMATION

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
AE	High		Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	04019C1720M	09/28/2012
х	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	04019C1720M	09/28/2012

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Map for Parcel Address: 11011 E Tanque Verde Rd Tucson, AZ 85749-8491 Parcel ID: 114-57-0830



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Expert &

LOCATION

Property Address

No Address Available Tucson, AZ 85749

Subdivision

Carrier Route

County

Pima County, AZ

PROPERTY SUMMARY

Property Type

Commercial

Land Use

1060: Plant Nursery Retail/Wholesale Only

Improvement Type

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID

114-57-0847

Township

13\$

Range

15E

Section

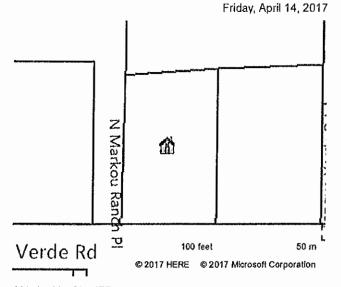
36

2010 Census Trct/Blk

40.51/1

Assessor Roll Year

2017



CURRENT OWNER

Name

Mailing Address

Arizona Ironwood LLC

7450 S Avenida De Belleza Tucson, AZ 85747-9706

SALES HISTORY THROUGH 03/30/2017

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
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10/1/2014	\$235,000	Mesquite Sunset Properties LLC		Warranty Deed	2	20142740322
1/31/2000		Balcer Richard & Lisa Cp/Rs			2	11224/2875

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2017	Assessment Year	2017
Appraised Land	\$102,910	Assessed Land	
Appraised Improvements	\$550	Assessed Improvements	
Total Tax Appraisal	\$103,460	Total Assessment	\$18,622
Tax Area	1300	%Improvement	1%
		Exempt Amount	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2016			\$2,454.95
2015			\$2,552.25
2014			\$2,522.03
2013			\$2,446.77

MORTGAGE HISTORY

1.05

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
05/11/2015	186,875	Arizona Ironwood Llc	Bank Of The West	0001320196
02/05/2008	130,000	Balcer Richard Balcer Lisa	Dycus Robert & Lynne	13236-1113

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature Size or Description Year Built Condition Building Associated Parcel 100 1-1

PROPERTY CHARACTERISTICS: LOT

Land Use 1060: Plant Nursery Retail/Wholesale Only Lot Dimensions

Block/Lot Lot Square Feet 45,738

32,251465°/-110.757090° Latitude/Longitude Acreage

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Road Type Gas Source Electric Source Topography District Trend Water Source

Tanque Verde Unified School District **School District** Sewer Source

RVC- Rural Village Center Zone Zoning Code

Owner Type

LEGAL DESCRIPTION Plat Book/Page Subdivision

Tax Area 1300 Block/Lot

From Parcel:001010010 M/2 N279' S329' W2 E2 Se4 Se4 1.05 Ac Sec 36-13-15 Description

FLOOD ZONE INFORMATION

FIRM Panel Eff. Date FIRM Panel ID Zone Code Flood Risk **BFE** Description Areas subject to inundation by the 1-percent-annual-chance 04019C1720M flood event determined by detailed methods. Base Flood 09/28/2012 ΑE High Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

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Map for Parcel Address: No Address Available Tucson, AZ 85749 Parcel ID: 114-57-0840



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4/14/2017 11:30 AM



FOOD SERVICE EQUIPMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

10.	L_			l	
_	OTY Z	EQUIPMENT CATEGORY AN CURTAIN	CONFLICTURER	MODER, MANUER CLODE-1942A	PROVIDED BY
$\overline{}$		DAG-N-BOX	YERRY W/ OWNER		OWNER / VENDOR
	•	LATP SAME	KROWNE	145-2424	AS INCUSTRIES
	į٠	SERVICE FALKET	KHEPATAN.	MERFY W/ OWNER MS-2424 18, 127	AS INDUSTRIES
Γ	-	CHEMICAL SHELF / MOP HOLDER	EAGLE .	W50#24-16/3	ATS INDUSTRIES
	3	ORT STORAGE WIRE SHELVING ORSH MACKING SHELF	ALL MOUSTRES	CHILPRICK CUSTOM FABRICATION	AIS INDUSTRIES
-	÷	WASTE RECEPTABLE	MADDEDANO AR MOUSINEZ	CUSTOM FARRICATION	AS INDUSTRIES
_	1	PHO-PRINSE ASSEMBLY	RIKOwest.	17-10mm	AS ACUSINES
0	1	SOUTO DESIGNAT	AS BURGERES	CUSTOM CABRICATION	AT HOUSENING ZIA
Ţ.,	7	YOM X/PD DRININGHING	AUTO-CHLOR	CUSTON FARRCATION	OWNER / VENDOR
2		CLEM BOTHBUT	AIS MOUSTRES	CUSTON FAMILIATION	ATS INCUSTRIES
3	,	MORE SHELF	ALS MOUSTRES	CUSTOM FARRICATION	AS INDUSTRIES AS INDUSTRIES
5	÷	WIT ZHED.	ANS INDUSTRIES	CUSTOM FABRICATION	AS INDUSTRIES
6		THREE COMPARTMENT SINK	ALS INDUSTRIES	CHETCAL FASACATION	ATS INDUSTRIES
7	3	HAND SHIK	MACHINE	HS-244	AS HOUSINGS
	.1	PREP TABLE	ALS INCADETRALS	CUSTOM FARRICATION	AS MOUSTRES
•	1	PREP SUK	ALS HICKLETANCS	CUSTOM FABRICATION	AIS MOUSTRES
۱٥	1	WALL SHELF FOOD PHOCKSSOR	ACS INDUSTRIES	CUSTOM PARRICATION	AS AVOUSTRUES
2	2	FOOD PHOLESSOR PROBLEM W/ MEAT CHARGES	NERSON W/ CHANGES CLOSE	SPIO / MACA SS	OWNER ALS BIOUSTRIES
3		WASTE RECEPTACLE	RUBSCHWO	SUMM	AS MOUSTRES
*_	1	HAND SOK	AS INDUSTRIES	CHISTON FARMICATION	AS MOUSTRES
Į,		ICE MACHINE	HOSHEZAK:	M-POORY	AS INDUSTRIES
6		ICE ON	IICSI IZAK	0-6005	ALS INDUSTRIES
13	4	WATER FILTER	MPCRIAL BROWN	FOR FARRICATION	AS HOUSTRES
•		CVAPORATOR COL	CLHATC CONTROL	SCIONEONCOK-ED	AL MOUSINGS
•		COMPONENC INST	HEALCHAP1	040H015K62-LIA	ALS INDUSTRICS
	LOT	COOLER STORAGE MIRE SHELVING	THUNGER	CMEDIKKX	W. MORRIEZ
2		KÉO RACK	CHWAEL	KANDOX	45 HOUSTRES
3	1	CLYEGE POWTH PACK - ORBIT RAK	CHIT-BUE	ICE-75	AS DEVSTRES
	LDT	GLYCOL POWER PACK - BIER ORANGAT BEER SYSTEM	MICRO-MATC	PROPPASOT-PRE	AS MOUSTRES AS MOUSTRES
4		MEACH-IN FREEZER	EVEREST	EBU2	AC INDUSTRIES
7		PHIC SUPPRISHED SYSTEM	CAPTIME AIRE	MBUL 30/30	AS ADUSTRES
6	F	TYPE I EXHAUST HOOD	CAPTINE MIRE	6030H0-2-PSP-7	AS INDUSTRIES
.		EDBALL/ST FAM	CAPTER AIRE	DU 140HFA	AVS INGUSTRIES
ID.		MAKE-UP AR FAN	CAPINE AIRE	A1- C10	AS HOUSINGS
2		FRYER DUMP STATION	ROYAL RANCE	MFT-05	AS MOUSINGS AS MOUSINGS
,	2	RESPECTACION PROP LANCE	EVEREST.	CPCHR2	ALC BREAKFORCE
1	-	(+) BURNER RANCE W/ OVEN	MOYAL RANGE	AR-4	AS INDUSTRICS.
•		CHARROLER	MOYAL RANGE	RR3-24	ATS INDUSTRIES
•_		REFPIGERATED EQUIPMENT STAND	CYCRESI	ECB4802	AIS MOUSTRIES
7	- -	SALAGONDER	ROYAL RANGE	RSD 36	AIS MOUSTRIES
9		STEAN TABLE	EAGLE	R510-24 SHI2-120	ACS PROUSTRES
-		SHOKEK	ew.	ICH-4-EK-LV-03 ·	AS HOUSTRES
1	LOT	STANKESS STITL WALL LINER	AS NOUSTRES	CUSTOM FABRICATION	AS HOUSINGS
4	-	MACROMANT DATEN	PAHASONIC	HC~1034F	ANS INCASTRIES
3		TICKET PRINTER	MERKY W/ DWINER	WIREY W/ CHAFE	Desira / VENDOS
	2 2	EXPRO / PUNIC STORAGE COUNTRY	AND MOUSTRIES	CUSTOM FARRICATION	ALS INCUSTRIES
3		HEAT LAMP DOUBLE PASS SHELF	AS INDUSTRIES	CRAN-45 CUSTOM FABRICATION	AS INDUSTRIES AN INDUSTRIES
7	÷	TEA BREWER	AT MINOUNES	RTCD-DV-DBC	DAMES / AENDOS
		COFFEE BREWER	VICEFY W/ OWNER	VERBY W/ CHINCR	OWNER / YENDOK
9		COFFEE GRADER	Basel	CD-77 DBG 351	OWNER / VENOUR
9		ICE & WATER STATION	BK RESOURCE	EK-0mS84-2116U-P-	ZOMBRUDM ZIAD
1	1	BEVERACE / SERVICE STATION WALL SHELF	AS INDUSTRIES	CUSTOM FAMORATION CUSTOM FAMORATION	AIX INDUSTRICE
3	,	DMOFROAT TRACKS SHAFT	AIS INDUSTRIES	CUSTOM FAGRICATION	AS INDUSTRIES
4	7	UNIVERSALE SHARES RACK DINES	KROWNE	KRIN CS83	AS INDUSTRICE
3	3	BAR GLONOCR	AMAZINE	6x20007	OWNER / VENDOR
6_	2	UNDERBAR DUMP SHIK UNIT	ICHOWNE	IOR18-1280	AS ROUSTING
7	7	SOME DAM UNDERSAR SOME DUN UNIT	WANGER-HAR KROWNE	HZ8-BKRK	CHINER / VENDOR
		JOCHEY BOX	KROHNE	MR38-360P-16	AS HOUSTRES
·-	÷	SMEED NAL	KADANE	R5-42	AS HOUSINGS
-		CIONOR STIPS	/CROWNE	XR48~1850	NZ MOUSTRA?
2		CARBONATOR	LANCER	85-1923-90	OWNER / VENDOR
3		DRAMODARD CORNER FILLER	KHOWNE	IONE-DRC45	AS MOUSTRES
•		LOW TEMP GLASS WASHER UNDERHAN HANDERS ING!	ADS INSTRUME	KRUE-120ST	OWNER / YENDOR
-		FROSTED BRANK RAL	CHIT-BUE CHOWNE	CUSTOM FABRICATION	AS MOUSTRES
	3	PROBITED DRAWK RAIL DLASS ROASER	ESPRESSO PARTS	CUSION FABRICATION	AS MOUSTRES
		BACK HAY COOLER	SORDBALL	95106R	AS MOUSIRES
,	•	ORIP TRAY	AS MOUSTINGS	CUSTOM FARRICATION	AS PIOUSTRICS
, ,		MES DISPENSES TOWER	DMNER	CUSTOM FAMINGARION	OWNER
•	÷				
• •	1 2	WINE DEPENSING TONER	OMER	CUSTOM FATARCAZION	OWNER
0 1	2 2	WHE DEPENDING TOWER	OWNER AS INDUSTRIES	CUSTOM FABRICATION	AS INCUSTRICS
• •	2 2	WINE DEPENSING TONER	OMER	CUSTOM FATARCAZION	

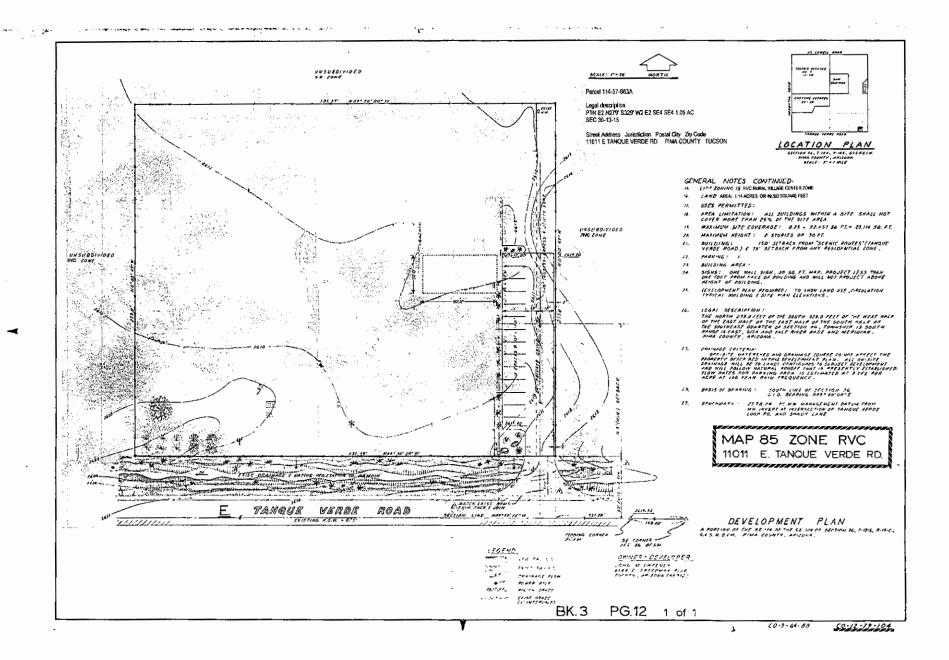
GENERAL NOTES:

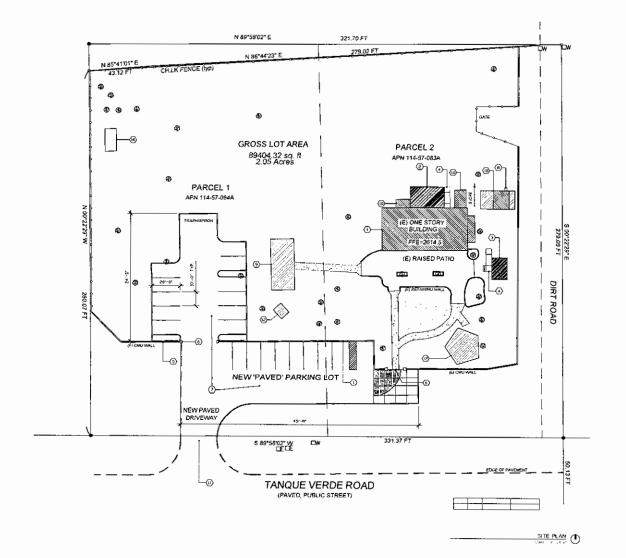
- THESE PANES AND PROPOSOTION THE PROPOSE OF PROJECTION OF THE PROPOSE OF PROJECTION OF THE PROPOSE OF THE PROPOS
- If BHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR HIS ASSIGNED COCRONATOR TO INSURE THAT THE POODSERVICE EQUIPMENT CONTRACTOR RECEIVES COPIES OF ALL POODSIGNIN AND GRAVIES OF MICHIETETRIAL DOCUMENTS WINCH ARE MADE PRIDE TO MAP DURING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL PROVIDE THE MEDESSARY WALL BACKING FOR ALL WALL MOUNTED ECLIPMENT (SHELVING, POT RADICS, ETC.), AS SELECATED ON PODDSERVICE BOUPMENT DRAWING.
- 4. WHERE REQUIRED BY LOCAL CODES, FLOORS SHALL BE SLOPED TO FLOOR DRAINS TO COMPLY WITH SAID CODES.
- PLIMBING, ELECTRICAL MECHANICAL, AND THE WORK OF ALL OTHER TRADES INVOLVED SHALL CONFORM TO PRESENT DAY CODES.
- 4. ALL EQUIPMENT TO BE NS.F. APPROVED OR EQUIVALENT.
- 7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND COORDINATE WITH THE PRODUCTION EXCUSIONATE OF DISCREPANCY OR CHASSIGN BICLIDING, BIT IN THAT HE TO THE SECONDAL LAVOUR ON THESE PLANS PRODE TO STARY OF CONSTRUCTION, ALL TRANSACTIONS SHALL BE IN METHING.
- FLOOR DEPRESSIONS & INSULATED FLOORS FOR WALE-DIS ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR AND AS DETAILED.
- B. GÉNERAL CONTRACTOR TO PROVIDE FINISHED CURBS FOR WALK-IN IS GREWAL CONTRACTOR TO PROVIDE PRISHED CURSS FOR WALLEN REPRESENT COMPRESENCE COMPRESSORCE/COMPRISED CURS SYSTEM LICENTARY, SELECTES SIRVULD BE PROVIDED THROUGH CURSS AND PRISHED CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONSULT WITH A LIST BOUSTRIES, BIG. DET THE CRIMENT CONTRACTOR, CONSULT WITH A LIST BOUSTRIES, BIG. CONTRACTOR CONSULT WITH A LIST BOUSTRIES, BIG. CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR.

HEALTH DEPARTMENT NOTES:

- 1. FOOD PREPARATION, DISHWASHING, STORAGE, AND RESTROOM AREAS TO
- HAVE: DURABLE, EASILY CLEANABLE, AND PROPER COVED BASE FLOORS. B) SMOOTH, NON-ASSORBENT, AND EASILY CLEANABLE LICHT-COLORED WALLS AND CEILINGS.
- ICE MACHINE BINS, CONDENSATE LINES, FOOD PREPARATION SIMES, DISHMASHERB, AND WATEVARDVERAGE DISHEMBING SYSTEMS SHALL DRAIN INDRECTLY INTO A FLOOR SWILL
- 3. CPERATOR TO OBTAIN FOOD CERTIFICATE PRIOR TO OPENING.
- 4. A HAND WASHING SINK SHALL BC PROVIDED IN THE FOOD PREPARATION AREA.
- 5. ENTIRE FACILITY TO BE INCLUMENT COMPLIANCE WITH ALL COUNTY HEALTH CODES.

EQUIPMENT LEGEND					
	ZLA YE THEMPSUCE				
	PROMIDED BY CONCRS				
	EXISTING EQUAPMENT				
	Puture Equipment				





KEY NOTES:

- EY NOTES:

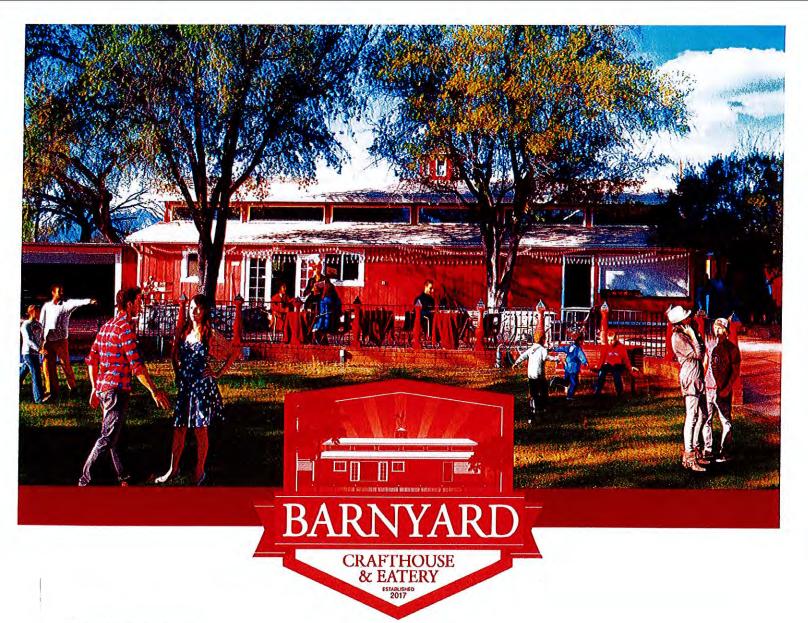
 EXISTING SINGLE STORY BAILDING TO REMAIN
 MENN IT DEPICE ADDITION, F.F.E. (§ 2615 I INAVIDAD)
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 MENN IT DEPICE ADDITION, F.F.E. (§ 2615 I
 MANUFACTURE AND ADDITION OF MENN IN THE ADDITION

- RESTAURANT CONDITIONAL USE

ARIZONA IRONWOOD LLC 11011 E. TANOUE VERDE LOOP TUCSON, AZ 85749



PRELIMINARY: NOT FOR CONSTRUCTION



Mission Statement:

Barnyard Crafthouse and Eatery offers a wide variety of food all freshly prepared in house using passion and love for the palate. Our handcrafted cocktails, wide selection of craft beers, and carefully picked wine list will entice you to drink under the stars. We will be serving breakfast on the weekends, lunch and dinner daily all in a fun, comfortable and welcoming environment.

Vision Statement:

Our vision is to become more than a business - we truly want to be a local gathering place for our neighbors.

Barnyard Crafthouse centers around its landmark barn, honoring its history and rustic appearance while embracing modern upgrades. Our hope is to bring the community together over great food and drinks while enjoying the company of friends, neighbors and family under the majestic mesquites.

Whether you're meeting a friend to catch up and have a cocktail, dining with the family, or holding an event, we promise fresh, handcrafted, local fare in a fun environment unmatched anywhere in Tucson.



crafthouse & eatery

STARTERS

Baked Spinach and Crab Dip \$12.00 Lettuce Wraps Chicken \$10.00 Mushroom \$10.00 Guacamole Board \$12.00 **Hummus Board** \$10.00 **Brussels Sprouts** \$8.00 Pretzels with Smoked Gouda Fondue \$10.00 Charcuterie Board \$14.00 Chorizo Mussels \$12.00 **Buffalo Cauliflower** \$8.00 Wings \$12.00 Cowboy Sushi \$10.00 Sashimi Ahi \$15.00

SALADS

The Wedge	\$9.00
Grilled Romaine	
Ahi	\$14.00
Chicken	\$12.00
Mango	\$10.00
Grilled Flank Steak	\$14.00
Cobb	
Italian	\$14.00
American	\$12.00
Santa Fe	\$13.00
Red Quinoa Greek	\$12.00
Seared Seallop	\$16.00
Poke Bowls	
Ahi	\$14.00
Salmon	\$13.00
Veggie	\$12.00

SANDWICHES

Smoked Brisket	\$14.00
Smoked Pulled pork	\$12.00
BLT	\$10.00
Soft-Shell Crab BLT	. \$14.00
Cuban	\$12.00
Turkey club	\$12.00
Thanksgiving	\$13.00
Reuben	\$13.00
Seared Ahi	\$15.00
Grinder	\$12.00
Po' Boy	\$14.00

BURGERS

Black Bean	\$12.00
Gruyere, caramelized onion, truffle aioli	
Bacon & White Cheddar	\$14.00
Juicy Lucy	\$11.00
Bourbon Bacon	\$14.00
Black & Blue	\$14.00
Smoked Salmon	\$14.00

Barnyard Meeting

Meeting Held: 06/10/17

Location: Bear Canyon Library

Start Time: 12:00pm End Time: 1:10pm

Attendance: 16 (11 homeowners) / (5 barnyard representatives)

Homeowners in attendance:

Rob/John
Linda Waddell
Mike Freeman
Glenn & Karen Cutlip
Courtney Roberts
Angelica
Chris Volkman
Gerald & Jody Beiner

Homeowners not in attendance:

Tanque Verde Hay Feed & Supply LLC
George Markou & Ann Hill
Josh & Mari Tatge
Rhaus Holdings LLC
Ada Maureen Rojas
Donald & Richard Vedron
Scott & Rebecca Cordier
Mohammed & Sibonney Doost
Allison Bovell
Chad Dorris
Tanque Verde Loop Plaza LLC
Marilou Searles

All of the homeowners on both of the lists above were given/mailed a packet which included a Mission & Vision statement, a sample of the menu, and a site plan.

The meeting started with Jerry Kertesz from The Barnyard introducing himself, his wife Lisa and the other representatives that were present. He discussed the topics that were brought to his attention from various phone calls prior to the meeting. The issues at hand are flood control, traffic control, and possible noise pollution. These concerns were addressed as follows:

Flood Control

- -the use of rain harvesting tanks
- -water retention basins
- -possible county involvement pertaining to a culvert to help control the flow of water

Traffic Control

- -the entrance & exit will be off of Tanque Verde Rd. to help minimize the use of the dirt road leading to the homeowner's properties
- -a future signal light will be installed at Tanque Verde Rd & Tanque Verde Loop Rd.
- -obtaining the traffic memorandum that was done to help address the issue of traffic control

Noise Pollution

- -the hours of operation will be at a reasonable time
- -the planting of trees on the North side of the property to help buffer any noise
- -a decorative wire fence will be constructed with vines to contain guests to the dining area
- -all dining will occur in the South East portion of the property that borders Tanque Verde Rd.
- -live music (if used) will be scheduled early and only held in the far South East corner.

The homeowners had valid questions and concerns in the beginning of the meeting, most of them are mentioned above. Towards the end they seemed very much in favor of the project and wished us the best of luck!

Part of the meeting was spent talking about the menu and the kind of food we would be serving. They seemed very pleased; some even asked when we would be hiring. We let them know that we have been in the restaurant business for over 35 years. We insured them that we are not opening a bar--it is a restaurant and it is about food. We expressed how we want them to be proud of this restaurant. We told them that it will be well manicured and great looking. We let them know that we felt it was important to be good neighbors and have open communication with them. Part of our success comes from them and their support!

There were many comments about how great it will be to have a restaurant in the neighborhood. Some even joked about wanting a discount. We have a better understanding of what their concerns are so that we are able to address them as the project progresses. At the end of the meeting all of us were shaking hands and very comfortable with one another. We all felt that it was a productive meeting.

Thank you, the Barn Yard Crew

Dear Neighbors,

Please allow me to introduce myself.

My name is Jerry Kertesz and my wife is Lisa. I am in the insurance business and I lead a national account sales organization for a BlueCross company named Anthem based in Indianapolis. Lisa has worked in the restaurant business for the better part of 25 years and we own a home just off of Tanque Verde.

Our daughters grew up in Tucson and we enjoyed lovely afternoons at the Desert Bloom nursery (now Ironwood) with the backdrop of the Santa Catalinas in the shade from the mature trees on this property. When Lisa and I saw the property was for sale, we thought this would be a beautiful environment for a family restaurant in a country setting.

Our desire is to preserve the natural setting of the property and maintain the current structures with the restaurant called the **Barnyard**.

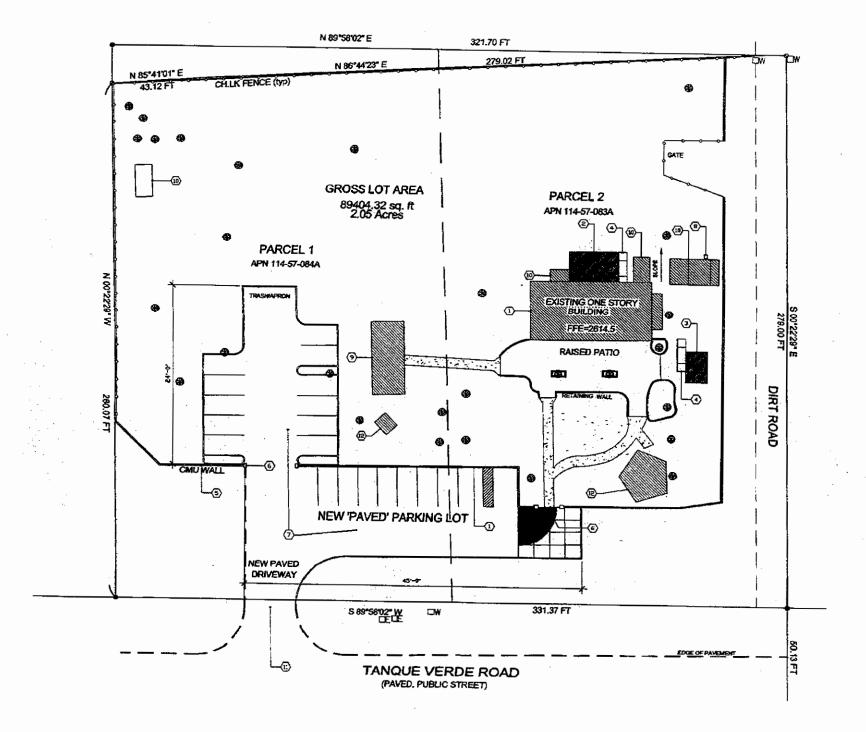
We are meeting with folks from the County, the department of transportation and flood control this week to determine if we can accomplish our vision in a way that preserves the natural setting, mitigates noise and flood impact at a reasonable expense to our family.

To make this work, we really need your help and active support. We would like to invite you to a conversation with us regarding your thoughts on how we might create a community asset for us all to enjoy while preserving the natural beauty of this land and the community.

Would you be kind enough to join us at the Bear Canyon Library on Saturday, June 10th from 12-1:00pm for a conversation on how we can best approach our vision? We will provide drinks and light lunch for our time together.

We will share a proposed menu, a visual depiction of the property's layout, traffic flow, parking and sound barriers we intend to design. We will also include an image of the experience and environment we are striving to create.

In the case the timing of the meeting is not convenient for you to attend, please feel free to call me on my cell (520 275 5929), and I will send these documents to your home.



SITE PLAN

ABOVE E NEW RAI EXISTING

EXISTIN

7. NEW PA'
STALLS/
8. EXISTING
9. EXISTING
10. EXISTING
11. NEW 25'
12. EXISTING

4. 5. 8. 7. Jerry and Lisa Kertesz.....

This is from the one neighbor that will be most impacted by this proposed restaurant.

I live Directly to the north of this proposed Barnyard right on the fence line.. I have laid out some reasons why I definitely oppose this and how it will negatively impact my life.

I moved here because it is peaceful and mostly quiet, away from the noise created by many people in one place.

Here are my worries.

1. Dust pollution

We live in the country with dirt roads. Even one car going down our road creates a dust storm.

I can't imagine what many cars will do to the health of us who live here all the time? Your customers just leave, we live here all the time. I sing and I am worried that this will effect my vocal chords immensely.

What are you going to do to prevent this pollution?

2. Privacy

I see myself losing any privacy I have due to the public nature of this establishment. How can I keep my life on the same path with knowing that there will be strangers who will be right over the fence? How safe am I going to be? This is a stressor for me.

What are you planing to do about making sure I keep my life private?

3. Drainage issues

I have been informed by my landlord that there is no drainage holes in the wall that was constructed around this property. This can cause my home to become flooded especially during monsoon.

What are your plans to prevent run-off to keep your neighbors safe from water damage?

4. Alcohol being served

I am very concerned about alcohol being served in this location. What boundaries do you propose to keep drinkers in check? And what will you do if there are alcohol related incidents? Am I going to be afraid in my home in case some customers get out of hand? This is very scary especially since guns can be involved. I am a survivor of a murder attempt where there was a gun involved, so this has caused me a lot of stress just thinking about it.

I am not only worried about on site issues, but what happens when they leave the premises and things go bad? There is a Junior High right across the road. Will this impact our children and their safety?

5. Noise Pollution

This is one of my Top concerns. First.... Just the noise from the customers. If this were to be an inside place, that would be enough to create noise issues. But with outside diners, I can't even imagine the noise. Do you realize that where we live, sound really travels through the neighborhood. I hear things from across the road on a Quiet night. I can't imagine how this is going to impact my "quiet" space. Second... Since my parents were in the restaurant business for 17 years, I also know that after the customers leave, the noise does not stop. The employee clean up with trash, dishes, cleaning up outside, talking, etc.... this will go on longer than a person who wants peace and quiet would prefer. I have a job during the day. I need my sleep in order to get up and go to work, to properly and safely perform my job. And how about those days I get to sleep in? I can't imagine.

In addition to the restaurant noise what about the traffic noise? Cars driving in, doors slamming, car alarms going off, and if anyone has had a bit to drink, I am sure peeling out of the parking lot will happen Tanque Verde Rd is already a very busy road. With Tanque Verde Loop just to the east, this is already a congested intersection. Add your customers coming and going.... How can I get in and out of my dirt road when I am leaving and coming home from errands or work? And how will this impact the safety of our students from Emily Gray Jr High? Lots of children walk on Tanque Verde, especially after school. The Circle K is a big local draw for walking people. I worry about the safety of them.

6. Wildlife in the Neighborhood

This may not be at all important to you with this venture, but this is one joy I have in my life here in the country. I take pleasure in watching all the varied birds who come to my bird feeder, make nests, the bunnies, squirrels, the lizards, and even the javelina who come to ravage my struggling garden. This is their niche that they call home. What is going to happen to them?

I am sure there are more reasons that disturb me over this "beautiful environment for a family restaurant" Most of all, my desire to live in a quiet and peaceful place. I will be sending this to the planning department also as I am very opposed to this venture to disrupt the neighborhood.

Sharon Loper

[Recvd by DSD 6/26/17]