



Subject: Co7-13-04

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**FOR DECEMBER 2, 2014 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS  
**FROM:** Arlan M. Colton, Planning Director *me*  
Public Works-Development Services Department-Planning Division  
**DATE:** November 19, 2014

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**COMPREHENSIVE PLAN AMENDMENT RESOLUTION FOR ADOPTION**

**Co7-13-04 PACIFIC INTERNATIONAL PROPERTIES, LLP – N. THORNYDALE ROAD PLAN AMENDMENT**

Owner: Pacific International Properties, LLC  
(District 1)

**If approved, adopt RESOLUTION NO. 2014 - \_\_\_\_\_**

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**OWNERS:** Pacific International Properties, LLC  
c/o Larry Kreis, General Mgr., Red Pointe Development, Inc.  
8710 N. Thornydale Road, Suite 120  
Tucson, AZ 85742

**AGENT:** Projects International, Inc.  
Attn: Jim Portner  
10836 E. Armada Lane  
Tucson, AZ 85749-9460

**DISTRICT:** 1

**STAFF CONTACT:** David Petersen

CP/DP/ar  
Attachments

cc: Chris Poirier, Assistant Planning Director  
Co7-13-04 File

**RESOLUTION 2014-\_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 54.95 ACRES LOCATED AT THE NORTHWEST CORNER OF N. THORNYDALE ROAD AND W. CORTARO FARMS ROAD, IN SECTION 30 OF TOWNSHIP 12 SOUTH, RANGE 13 EAST, IN THE NORTHWEST SUBREGION.**

IT IS RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map, Northwest Subregion, is hereby amended to change the planned land use intensity category for approximately 54.95 acres, as referenced in Co7-13-04 Pacific International Properties, L.L.P. – N. Thornydale Road Plan Amendment, located at the northwest corner of N. Thornydale Road and W. Cortaro Farms Road, in Section 30, Township 12 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from Low Intensity Urban 0.3 (LIU 0.3) to Neighborhood Activity Center (NAC) for approximately 8.0 acres and Medium Intensity Urban (MIU) for approximately 46.95 acres.

Section 2. The Pima County Comprehensive Plan Regional, Rezoning and Special Area Policies are hereby amended to include the subject site with the following Rezoning Policies:

- A. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan, subdivision plat, and development plan. This open space shall be protected by covenant and management responsibility shall be identified on the subdivision plat or development plan.
- B. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:
  1. Natural open space set-asides will be provided entirely within the amendment area;
  2. The site areas of plan amendment cases Co7-13-03, 05, and 06 are not eligible to serve as off-site set-asides;
  3. The approximate minimum total natural open space (NOS) set-aside is 46 acres; the approximate minimum off-site NOS set-aside is 0 acres.

Section 3. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

Section 4. This Resolution shall become effective on the date of adoption.

Passed and adopted, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Chair, Pima County Board of Supervisors

ATTEST:

\_\_\_\_\_  
Clerk of the Board

APPROVED:

  
\_\_\_\_\_  
Executive Secretary  
Planning and Zoning Commission

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Deputy County Attorney

