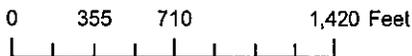
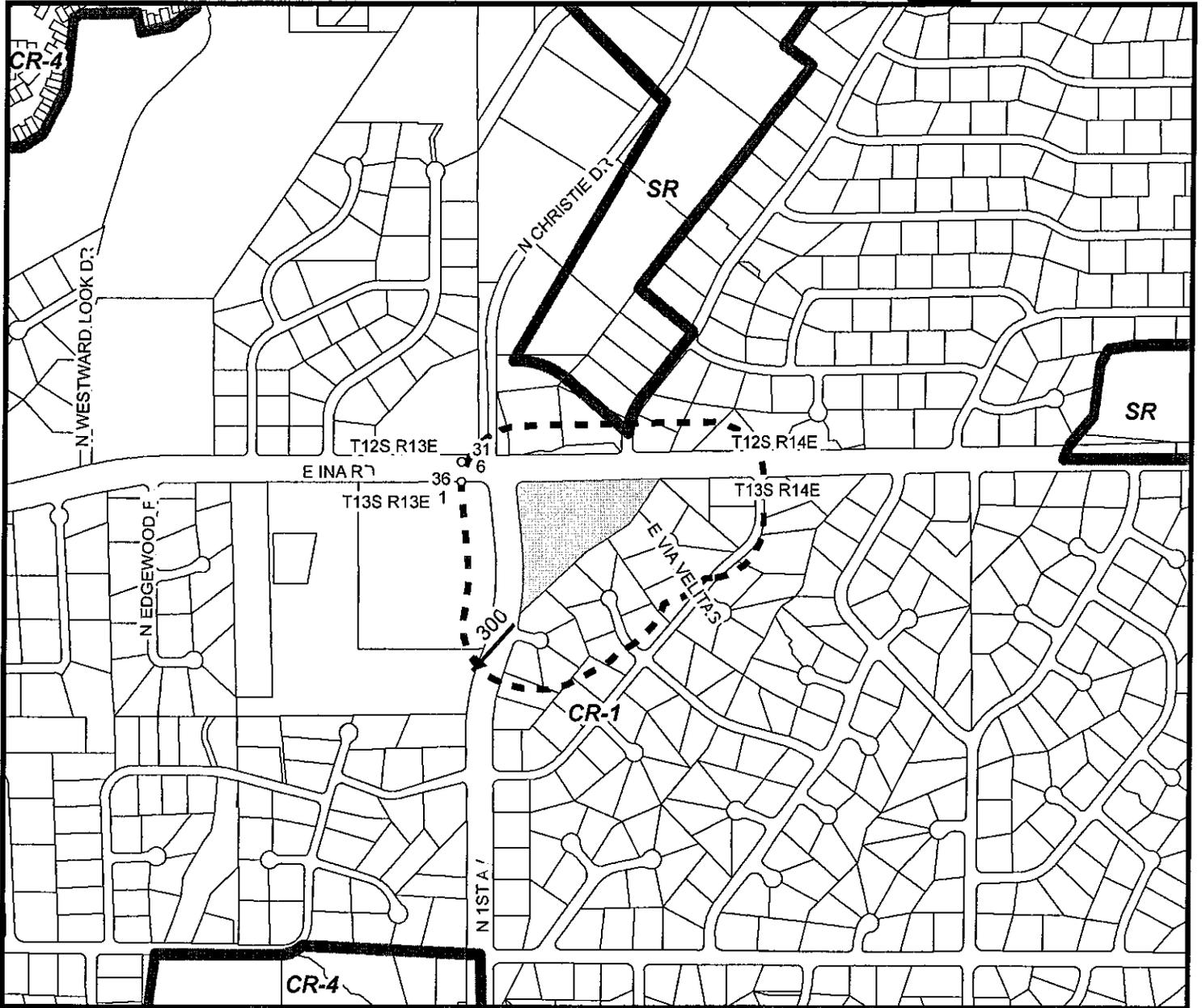


Case #: P15RZ00006
 Case Name: SCHOCKET - E. INA ROAD REZONING #2
 Tax Code(s): 108-05-1380

 300' Notification Area
 Zoning Boundary



Area of proposed rezoning from CR-1 to TR 

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**

Notes: Ref: CO9-84-84

PIMA COUNTY COMPREHENSIVE PLAN C07-13-10

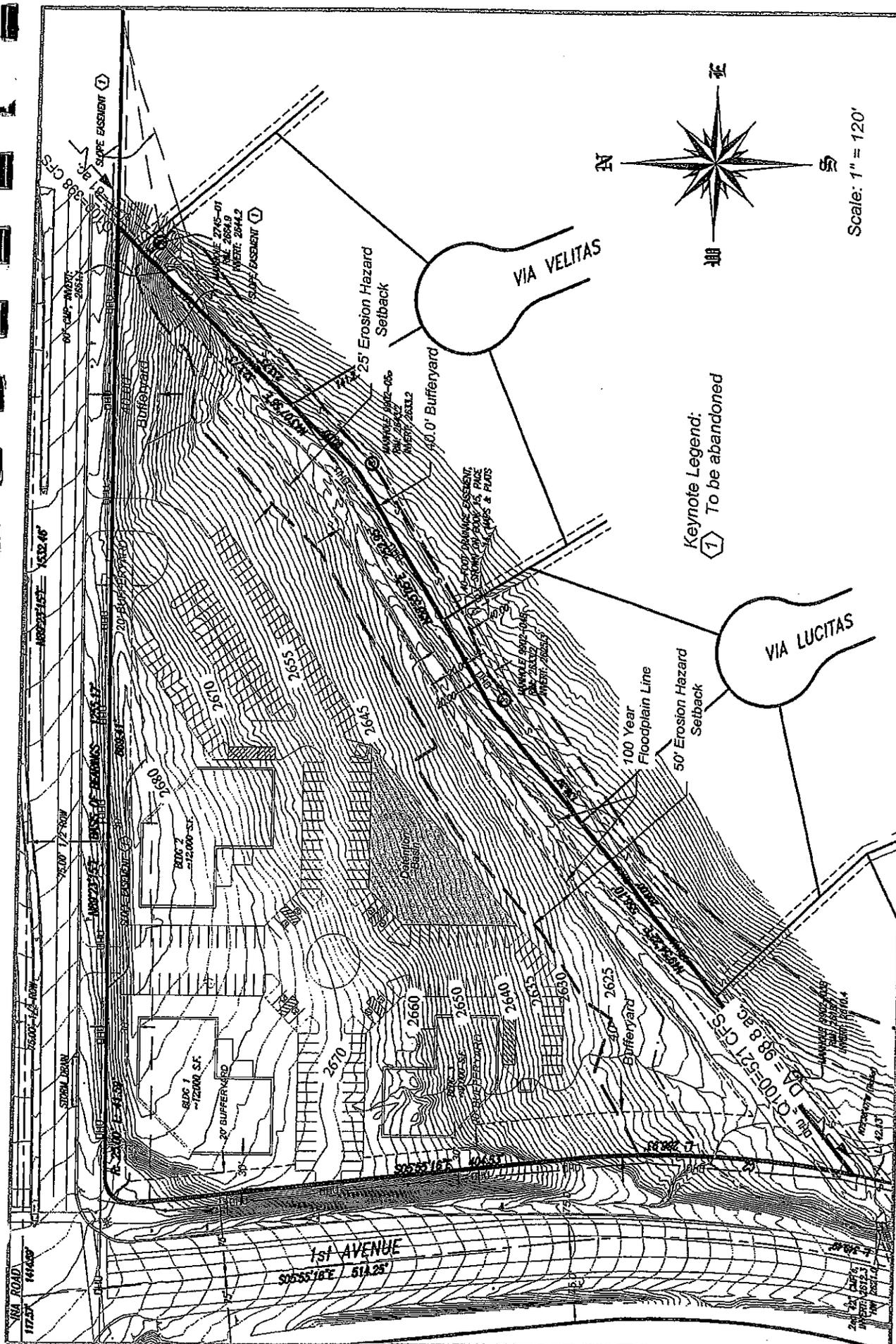
Planning & Zoning Hearing: 08/28/15 (scheduled)

Base Map(s): 77

Map Scale: 1:10,000

Map Date: 10/07/2015

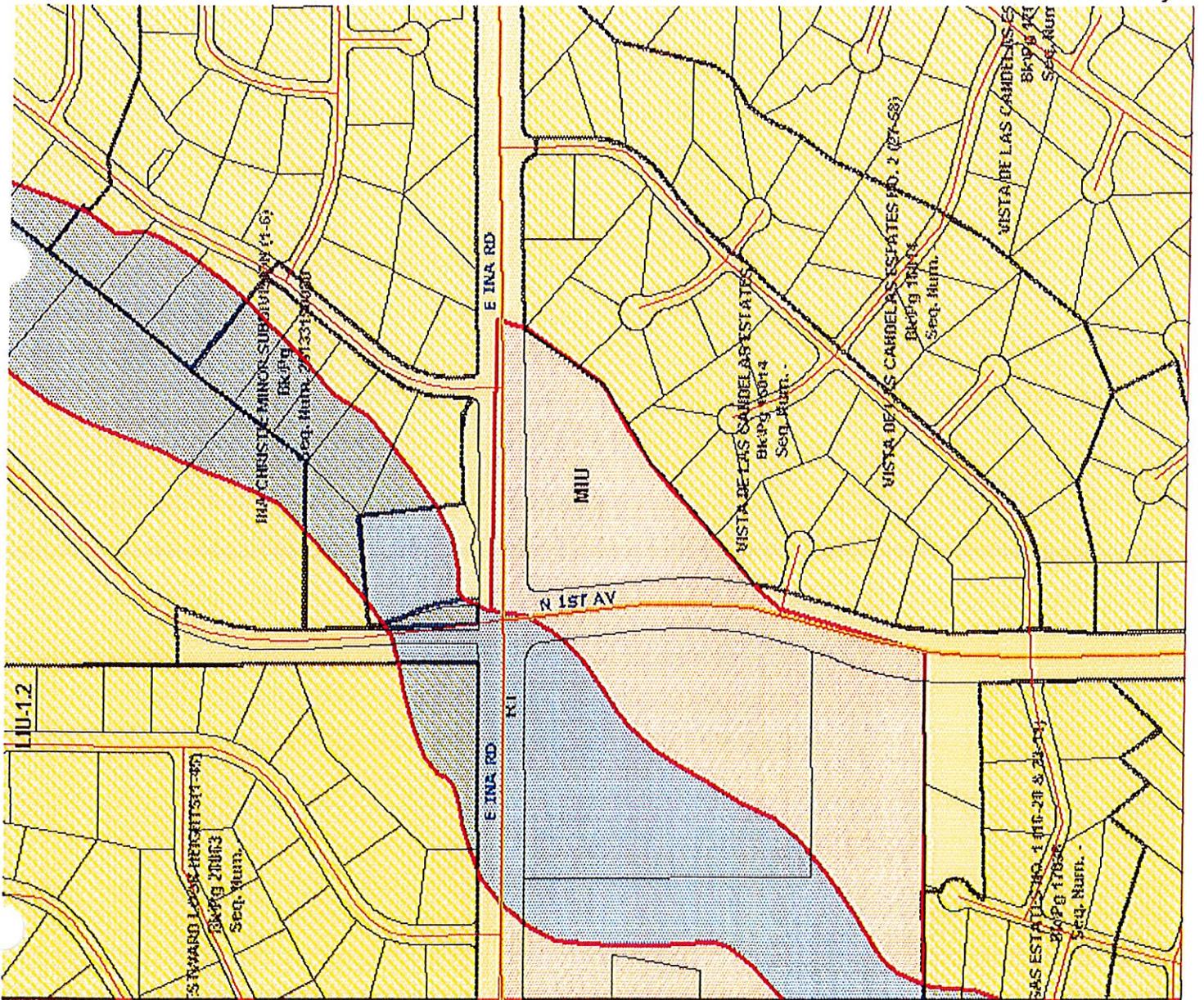




MJMJ CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street, Tucson, Arizona 85710 Phone: 520-885-5021

Schocket - Ina Road
 APN: 108-05-1380
 Section 6, Township 13 South, Range 14 S,
 Pima County, Arizona

Exhibit II-B.1a
 Preliminary Development Plan



Medium Intensity Urban (MIU)

a. 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.

b. Residential Gross Density: Residential gross density shall conform to the following:

- 1) Minimum – 5 RAC
- 2) Maximum – 13 RAC.

c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:

- 1) Minimum – 5 RAC
 - 2) Maximum – 10 RAC.
-

S-2 Catalina Foothills (CF)

General location

North of E. River Road, west of Sabino Creek, south of Coronado National Forest, and east of N. Oracle Road and N. Northern Avenue.

Policy

No construction of building exceeding 24 feet in height shall be permitted without specific authorization from the Board of Supervisors. The Board of Supervisors reserves the right to limit construction to one story.

RP-12 Transition / Ina (CF)

General location

On the south side of E. Ina Road and on both sides of N. First Avenue, in Section 1 of Township 13 South, Range 13 East and Section 6 of Township 13 South, Range 14 East.

Description

To allow higher-intensity development opportunities while at the same time protecting existing neighborhood character.

Policies

- A. Landscaping buffers are promoted between the higher-intensity development area and the existing neighborhoods.
- B. Building height shall be limited to one story, not to exceed 24 feet.
- C. Development will be limited to office uses.
- D. Architectural design, materials, signage and colors shall be such that they blend with the natural desert landscape and topography of the area.

TRANSMITTAL

To: Chris Poirier, Assistant Planning Director
Pima County Planning Division
From: Michael Marks, AICP
Re: Property at the Southeast Corner of Ina Rd & 1st Ave
Date: July 31, 2015

Submitted herewith is a **Rezoning Application** and attachments for property in the Section 6, Township 13 South, Range 14 East.

Included with this submittal is the following:

- A document entitled 'Attachment A' which supports the Application,
- The Assessor Ownership Printout
- The Assessor's Map
- An Authorization Letter
- A Location Map
- 2 copies of the Site Analysis Report
- A DVD of the Site Analysis Report
- A Rezoning Fee Calculation Printout from the Planning Department
- The Fee of \$7,428.00

Please call me if you have any questions or comments. Thank you.

**PIMA COUNTY PLANNING DIVISION
APPLICATION FOR REZONING**

<u>Evis Schocket</u>	<u>See Attachment A *</u>	
Owner	Mailing Address	Email Address/Phone daytime / (FAX)
<u>Michael Marks, AKP</u>	<u>*</u>	
Applicant (if other than owner)	Mailing Address	Email Address/Phone daytime / (FAX)
<u>* / Unassigned</u>		<u>108-05-1380</u>
Legal description / property address		Tax Parcel Number
<u>1.37 ac CR-1</u>	<u>TR</u>	<u>*</u>
Acreage	Present Zone	Proposed Zone
Comprehensive Plan Subregion / Category / Policies		

The following documentation must be attached:

1. **Assessor's map** showing boundaries of subject parcel and **Assessor's Property Inquiry (APIQ) printout** showing **current ownership** of subject parcel. **DEEDS AND/OR TITLE REPORTS WILL NOT BE ACCEPTED.** If the applicant is not shown as the owner of the subject parcel a letter of authorization with an **original signature** matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, an **original signature** of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, an **original signature** from an officer with his/her title is required along with a disclosure of the officers of the entity.
2. Submit the site analysis fee and eight (8) copies of the site analysis document. If the proposed project will use an on-site wastewater treatment and disposal system (such as a septic system), nine (9) copies of the site analysis document must be submitted. Also submit one CD of the site analysis document.
3. For all rezonings, submit the **entire** rezoning fee.

This application is true and correct to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application.

July 31, 2015
Date

Michael Marks
Signature of Applicant

FOR OFFICIAL USE ONLY

Co9-				
Case name				
Rezoning from	Rezoning to	Official Zoning Base Map Number	Fee	Supervisor District
Conservation Land System category				
Cross reference: Co9-, Co7-, other			Comprehensive Plan Subregion / Category /Policies	
Received by _____	Date _____	Checked by _____	Date _____	

ATTACHMENT A

To The Rezoning Application for the Property at the Southeast Corner of Ina Rd & 1st Ave

OWNER'S MAILING ADDRESS, EMAIL ADDRESS/PHONE DAYTIME/FAX

Owner: Evis Schocket
c/o Marc G. Simon, Esq.
Mailing Address: On South Church Avenue, Suite 1500, Tucson Arizona 85701
Email Address: msimon@swlaw.com
Daytime Phone: 882-1233
Fax: 884-1294

APPLICANT'S EMAIL ADDRESS/PHONE DAYTIME/FAX

Company: MJM Consulting, Inc
Contact: Michael Marks, AICP
Address: 7002 E. 4th Street, Tucson Arizona 85710
Email Address: mjmconsulting@cox.net
Daytime Phone: 241-8876

LEGAL DESCRIPTION

An irregular parcel in the NW4 of the NW4 of Section 6 of Township 13 South, Range 14 East.

COMPREHENSIVE PLAN SUBREGION/CATEGORY/POLICIES

Comp Plan Subregion: Catalina Foothills
Category: MIU (in both the Comp Plan and in Pima Prosper)
Policies: There are two: Rezoning Policy 12 and Special Area Policy S-2
RP-12: A. Landscaping buffers are promoted between the higher intensity development area and the existing neighborhoods.
B. Building Height shall be limited to one story, not to exceed 24 feet.
C. Development will be limited to office uses, and
D. Architectural design, materials, signage and colors shall be such that they blend with the natural desert landscape and topography of the area.
S-2: No construction of building exceeding 24 feet in height shall be permitted without specific authorization from the Board of Supervisors. The Board of Supervisors reserves the right to limit construction to one story.

Book-Map-Parcel 108-05-1380

Oblique Image

Tax Year:

Tax Area: 1600

Property Address:

Taxpayer Information:

SCHOCKET EVIS
2815 E CERRADA LOS PALITOS
TUCSON AZ

Property Description:

JRR PAR IN NW COR OF L 4 H 6.99 AC P 4-6-13-14

85718- 4219

Valuation Data:

	LEGAL CLASS	2015		ASSESSED VALUE	LEGAL CLASS	2016		ASSESSED VALUE
		VALUE	ASMT RATIO			VALUE	ASMT RATIO	
LAND FCV	Vacant/Ag/Golf (2)	\$157,282	16.0	\$25,165	Vacant/Ag/Golf (2)	\$157,282	15.0	\$23,592
IMPR FCV		\$0				\$0		
TOTAL FCV	Vacant/Ag/Golf (2)	\$157,282	16.0	\$25,165	Vacant/Ag/Golf (2)	\$157,282	15.0	\$23,592
LIMITED VALUE	Vacant/Ag/Golf (2)	\$157,282	16.0	\$25,165	Vacant/Ag/Golf (2)	\$157,282	15.0	\$23,592

Property Information:

Section: 6
Town: 13.0
Range: 14.0E
Map & Plat: /
Block:
Tract:
Rule B District: 6
Land Measure: 6.99A
Group Code:
Census Tract: 4706
Use Code: 0012 (VACANT RESIDENTIAL URBAN NON-SUBDMDED)
File Id: 1
Date of Last Change: 10/26/2009

Valuation Area:

Condo Market: 12
DOR Market: 12
MFR Neighborhood: NC_LA_MADERA
SFR Neighborhood: 01007016
SFR District: 6

Supervisor District:

(1) ALLY MILLER

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20091820599	13647	2560	9/21/2009	BENEFICIARY DEED
0	6775	809	5/6/1982	
0	5850	533	8/29/1978	

Petition Information:

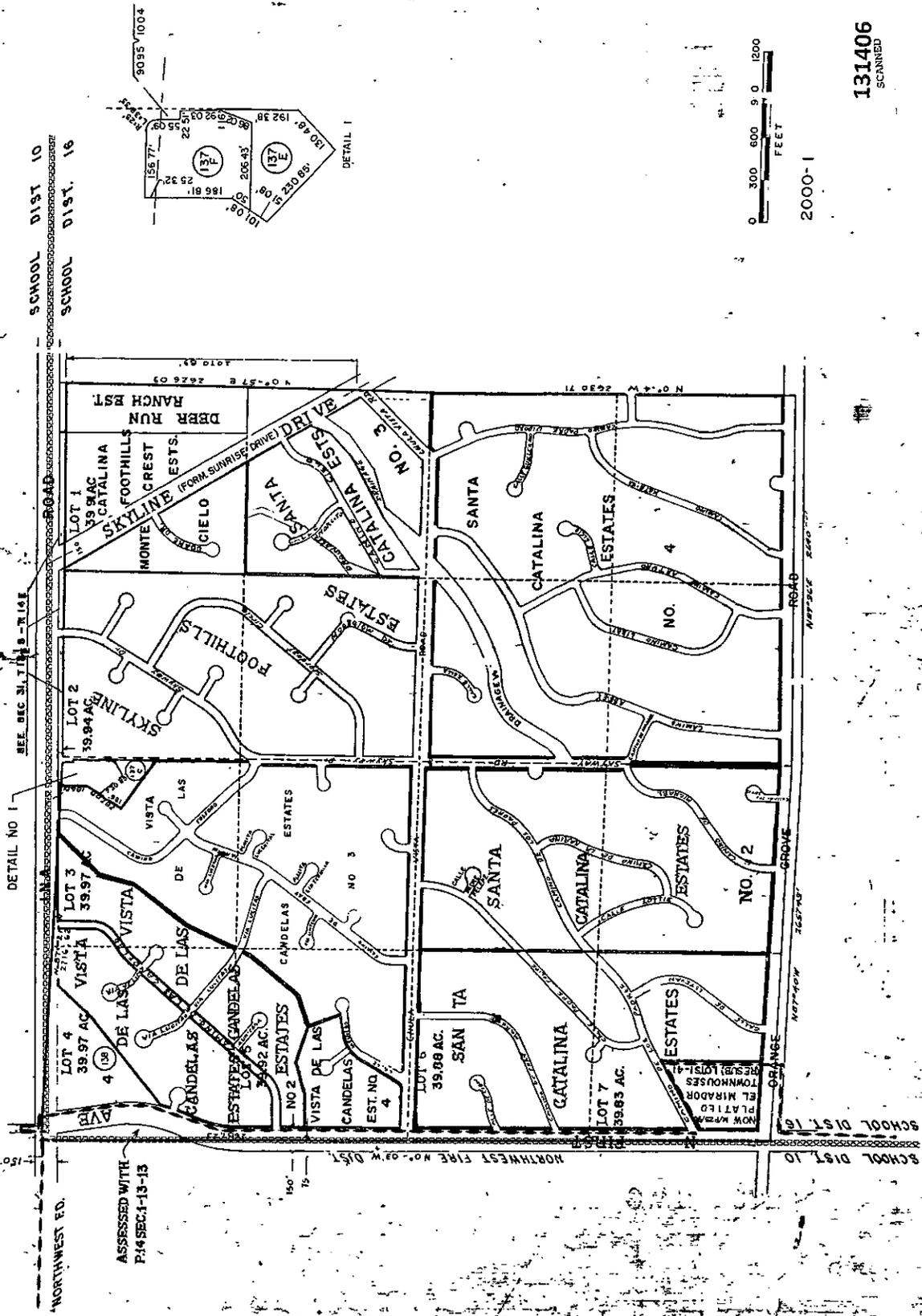
Tax Year	Owner's Estimate	Petition
2007	\$130,000	

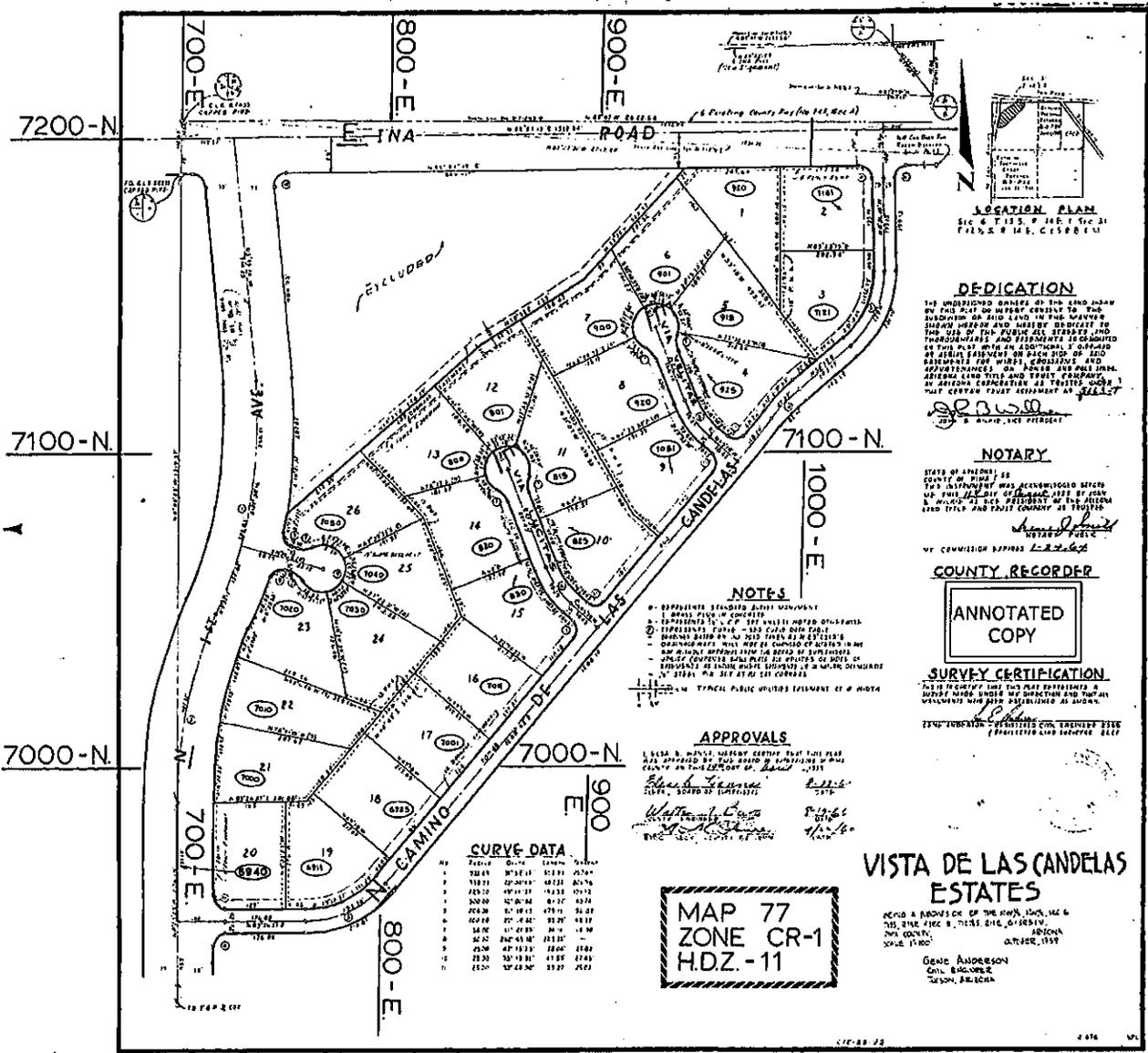
Parcel Note: Click to see/expand 3 note(s)

ASSESSOR'S RECORD MAP

108-02
108-04
108-05
108-06
108-07

SECTION 6, TOWNSHIP 13 SOUTH, RANGE 14 EAST





LOCATION PLAN
 Sec 6 T15S R14E T30N
 P15 S 14 E C15 P15 S

DEDICATION
 The undersigned hereby dedicates to the jurisdiction of said land in the waters of said zone and subject to the use of the public all streets and easements and easements hereinafter described to the use of the public, to be known as the Vista de las Candelas Estates and easements hereinafter described. The undersigned hereby dedicates to the public all streets and easements hereinafter described and easements hereinafter described. The undersigned hereby dedicates to the public all streets and easements hereinafter described and easements hereinafter described. The undersigned hereby dedicates to the public all streets and easements hereinafter described and easements hereinafter described.

NOTARY
 STATE OF ARIZONA
 COUNTY OF PIMA
 I, JAMES J. [Signature]
 Notary Public
 My Commission Expires [Date]

COUNTY RECORDER
 ANNOTATED COPY

SURVEY CERTIFICATION
 This is a true and correct copy of the original survey as shown to me by the surveyor and as the same appears in the records of the County Recorder of Pima County, Arizona.

NOTES
 1. REPRESENTATIVE STANDING [unclear]
 2. REPRESENTATIVE [unclear]
 3. REPRESENTATIVE [unclear]
 4. REPRESENTATIVE [unclear]
 5. REPRESENTATIVE [unclear]
 6. REPRESENTATIVE [unclear]
 7. REPRESENTATIVE [unclear]
 8. REPRESENTATIVE [unclear]
 9. REPRESENTATIVE [unclear]
 10. REPRESENTATIVE [unclear]
 11. REPRESENTATIVE [unclear]
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 13. REPRESENTATIVE [unclear]
 14. REPRESENTATIVE [unclear]
 15. REPRESENTATIVE [unclear]
 16. REPRESENTATIVE [unclear]
 17. REPRESENTATIVE [unclear]
 18. REPRESENTATIVE [unclear]
 19. REPRESENTATIVE [unclear]
 20. REPRESENTATIVE [unclear]
 21. REPRESENTATIVE [unclear]
 22. REPRESENTATIVE [unclear]
 23. REPRESENTATIVE [unclear]
 24. REPRESENTATIVE [unclear]
 25. REPRESENTATIVE [unclear]
 26. REPRESENTATIVE [unclear]

APPROVALS
 I, [Name], County Recorder of Pima County, Arizona, do hereby certify that this map was approved by the Board of Supervisors of Pima County, Arizona, on this [Date], 1957.

CURVE DATA

No.	Radius	Chord	Angle	Station
1	732.41	873.15	53.31	267.4
2	112.71	220.27	102.21	267.4
3	220.27	401.11	113.32	267.4
4	320.27	520.27	121.37	267.4
5	420.27	620.27	127.37	267.4
6	520.27	720.27	131.37	267.4
7	620.27	820.27	134.37	267.4
8	720.27	920.27	136.37	267.4
9	820.27	1020.27	137.37	267.4
10	920.27	1120.27	137.37	267.4
11	1020.27	1220.27	136.37	267.4
12	1120.27	1320.27	134.37	267.4
13	1220.27	1420.27	131.37	267.4
14	1320.27	1520.27	127.37	267.4
15	1420.27	1620.27	121.37	267.4
16	1520.27	1720.27	113.37	267.4
17	1620.27	1820.27	102.21	267.4
18	1720.27	1920.27	87.31	267.4
19	1820.27	2020.27	73.15	267.4
20	1920.27	2120.27	60.15	267.4
21	2020.27	2220.27	48.15	267.4
22	2120.27	2320.27	37.15	267.4
23	2220.27	2420.27	27.15	267.4
24	2320.27	2520.27	18.15	267.4
25	2420.27	2620.27	9.15	267.4
26	2520.27	2720.27	0.15	267.4

**MAP 77
 ZONE CR-1
 H.D.Z. - 11**

VISTA DE LAS CANDELAS ESTATES
 SEND A PROOF OF THE MAP, 100% SCALE 6 INCHES TO THE SIDE, TO THE COUNTY RECORDER, PIMA COUNTY, ARIZONA, TUCSON, ARIZONA, 1957.

June 26, 2015

Mr. Chris Poirier
Assistant Planning Director
Pima County Department of Development Services - Planning Division
201 N. Stone Ave, 2nd Floor
Tucson, Arizona 85701

Re: Rezoning of Parcel 108-05-1380 located at the southeast corner
of Ina Road and 1st Ave.

Dear Mr. Poirier:

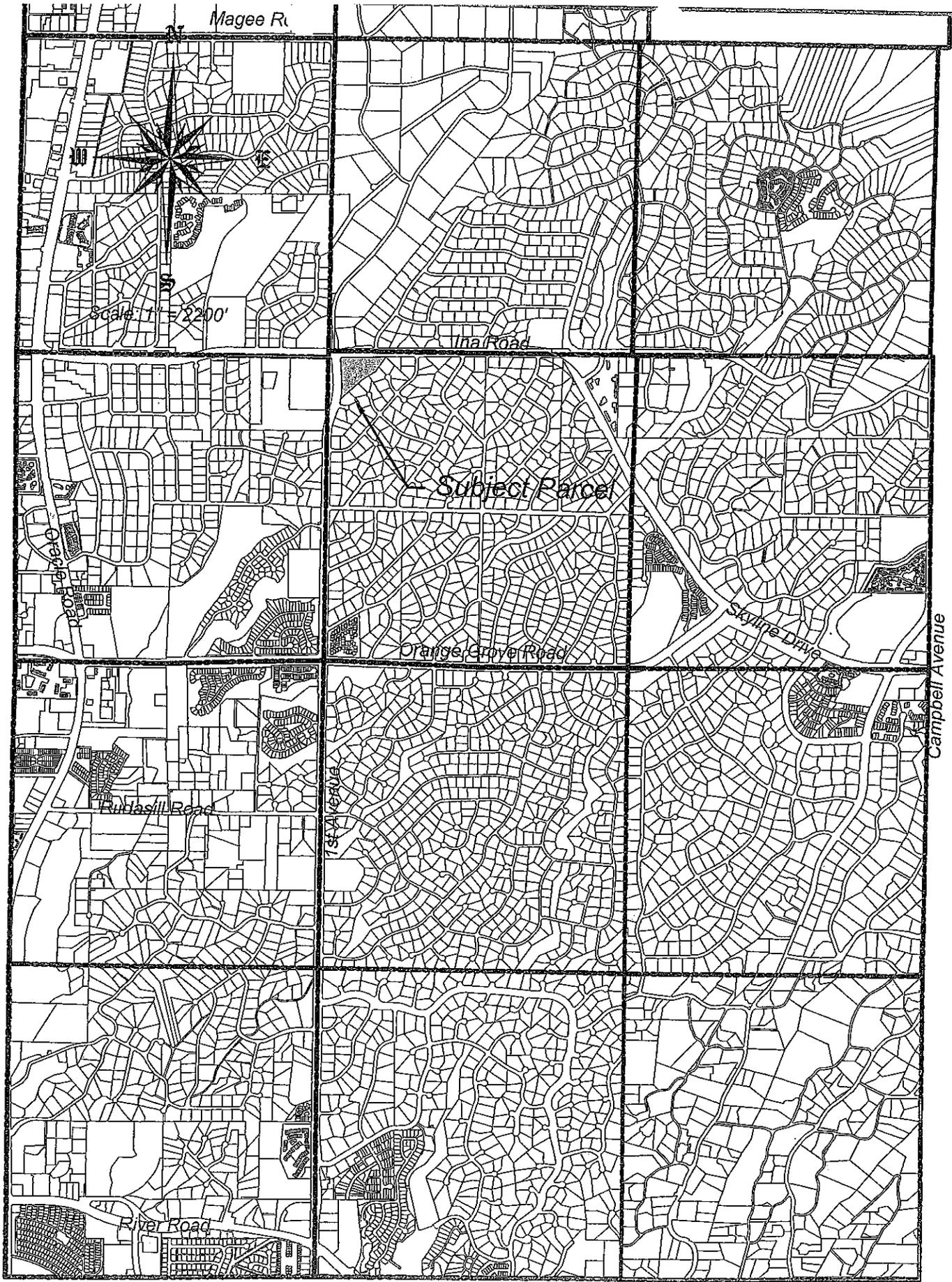
Please consider Michael Marks, AICP of MJM Consulting, Inc. as duly authorized to act on my behalf in processing a rezoning for the above referenced property. If you have any questions, please contact my attorney, Marc G. Simon, Esq.

Thanks.

Sincerely,

A handwritten signature in black ink that reads "Eve Schocket". The signature is written in a cursive style with a long horizontal flourish extending to the right.

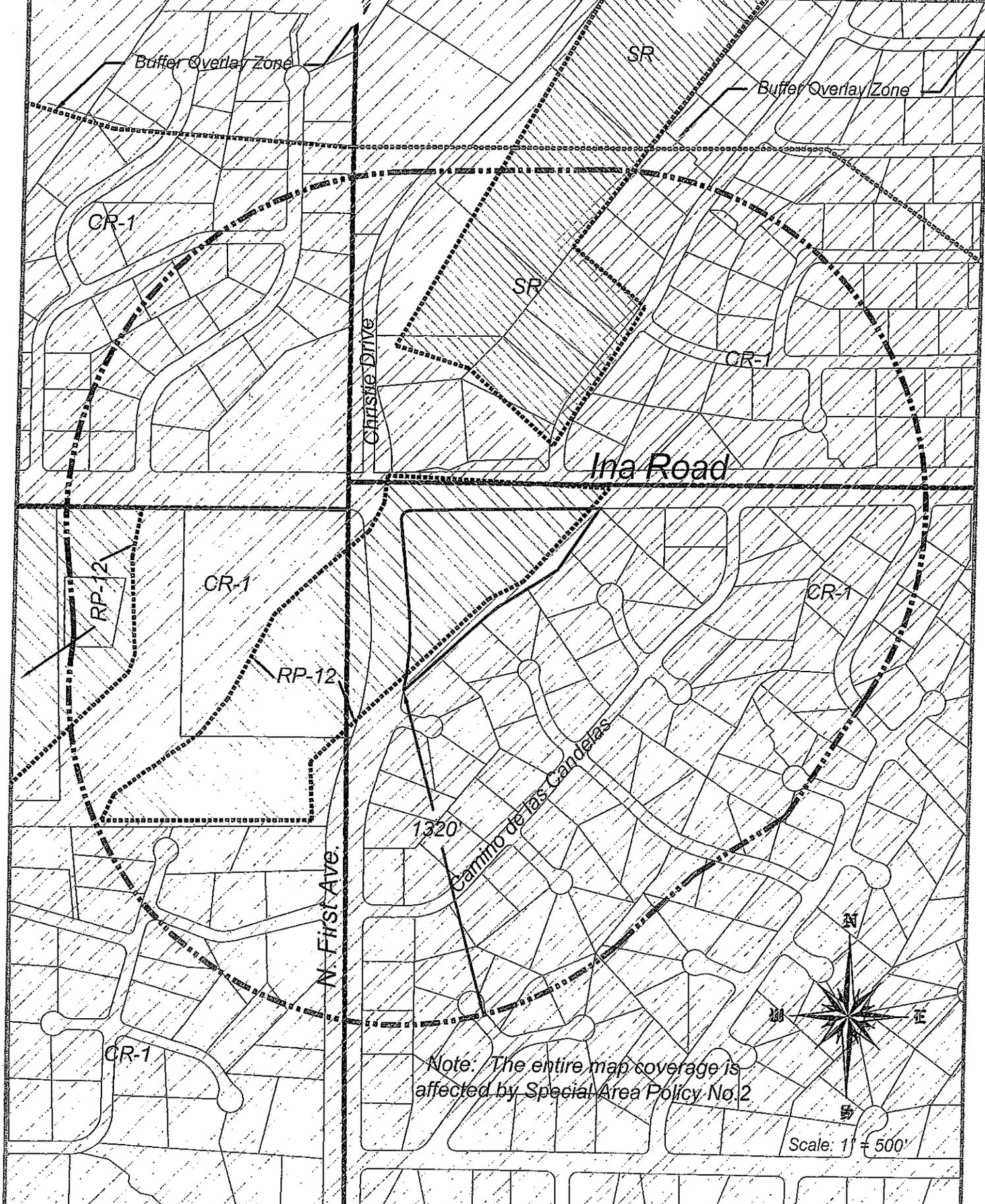
Eve Schocket



MJM CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

Schocket - Ina Road
 APN: 108-05-1380
 Section 6, Township 13 South, Range 14 S,
 Pima County, Arizona

Exhibit I-A.1
 Regional Location Map



MJM CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

Schocket - Ina Road
 APN: 108-05-1380
 Section 6, Township 13 South, Range 14 S,
 Pima County, Arizona

Exhibit I-A.4a
 Vicinity Map with Zoning