



MEMORANDUM

DATE: May 21, 2025
TO: HONORABLE BOARD OF SUPERVISORS
FROM: Thomas Drzazgowski, Deputy Planning Official
SUBJECT: P24RZ00010 RAICA – W. BOUNTIFUL LANE REZONING

On May 19th, the owner withdrew the rezoning request P24RZ00010 Raica - W. Bountiful Lane Rezoning (withdrawal attached). As such the recommended and potential additional rezoning conditions will not be applied to future development of the property. Because of the withdrawal, the property will remain zoned SR (Suburban Ranch), and development must adhere to the SR zoning regulations without additional conditions. The following SR zoning development standards apply:

1. Minimum setbacks from the property line of 50 feet from the front and 10 feet from the rear and side.
2. Maximum height 34 feet for the main residence.
3. Accessory buildings are limited to 1,500 square feet or 70% of the size of the residence, whichever is larger.
4. Accessory building height limit of 24 feet.
5. Grading limits and maximum amounts of disturbance will be determined by Sections - 18.81 Grading Standards and 18.72 Native Plant Preservation. There is the potential to have up to 70% of the property graded.

In addition to the zoning code regulations for SR, Pima County Flood Control Regulations found in Title 16 will apply since there are washes on the property. All lighting will be required to meet the Pima County Outdoor Lighting Code.

In conclusion, development may proceed in a similar fashion as other surrounding SR properties and will be required to conform to the typical SR zoning, flood control and building development standards.

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RM

May 19, 2025

To:

Donna Spicola – Planner II – PC Development Services

Thomas Drzazgowski – Chief Zoning Inspector - PC Development Services

RE: Rezoning application case P24RZ00010 Raica – 2602 W. Bountiful Ln

Pima County Development Services Team,

In the interest of preserving our rights as landowners in Pima County, we regretfully withdraw our application for rezoning consistent with,

Chapter 18.91 Rezoning Procedures, Subpart 100 Special Procedures, Subpart E.1.b Closure of Rezoning Cases which states *“The planning division shall close rezoning cases: Upon written request of the applicant made prior to adoption of a rezoning ordinance by the board of supervisors for the entire property;”*.

We hereby withdraw our application for rezoning the property on Bountiful Lane, thus closing the rezoning case.

Sincerely,

TJ Raica

Devra Raica