



MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Honorable Ray Carroll, Supervisor, District #4

FROM: Arlan M. Colton, Planning Director *AMC*

DATE: October 31, 2014

SUBJECT: P21-14-003 EL CORTIJO LLC – S. OLD SPANISH TR.
(Conditional Use Permit – Type II – Minor Resort)

The above referenced Conditional Use is within your district and is scheduled for the Board of Supervisors' **TUESDAY, November 18, 2014** hearing.

REQUEST: Conditional Use Permit – Minor Resort

OWNER El Cortijo LLC
1400 N. Smokey Springs
Tucson, AZ 85749

APPLICANT El Cortijo LLC
1400 N. Smokey Springs
Tucson, AZ 85749

DISTRICT: 4

STAFF CONTACT: Tom Drzazgowski

PUBLIC COMMENT TO DATE: A substantial amount of written correspondence has been received on this case. Most of the correspondence has been in opposition to the project.

HEARING ADMINISTRATOR RECOMMENDATION: DENIAL

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The site is inside of the Maeveen Marie Behan Conservation Lands System (MMBCLS). There is a small portion of the property that is Important Riparian Area.

TD/ar
Attachments



Board of Supervisors Memorandum

Subject: P21-14-003

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FOR NOVEMBER 18, 2014 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director *AMC*

DATE: October 31, 2014

ADVERTISED ITEM FOR PUBLIC HEARING
TYPE II CONDITIONAL USE
MINOR RESORT

P21-14-003 EL CORTIJO LLC – S. OLD SPANISH TR.

Request of El Cortijo LLC, on property located at 3700 S. Old Spanish TR., in the SR zone, for a conditional use permit for a Minor Resort. Chapter 18.97 in accordance with Sections 18.17.030C5 & 18.07.030F of the Pima County Zoning Code allows a Minor Resort as a Type II conditional use in the SR zone. The Hearing Administrator recommends **DENIAL**.
(District 4)

Hearing Administrator Hearing (May 21, 2014)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on May 21, 2014. The owner presented the case to the satisfaction of the hearing administrator and answered his questions.

Approximately one hundred fifty (150) people attended the hearing, thirty-two (32) of which chose to speak on the matter, with five (5) being in support of the request and the remainder expressing opposition in one form or another. The hearing lasted approximately three hours.

Several speakers expressed outright opposition to the request, while most in objection indicated their belief that the use itself could be a good one for Tucson, but that the particular location proposed was simply inappropriate. The primary objections cited in this latter regard were: 1) a perceived negative impact upon Saguaro National Park and the potential for a diminishment of park visitor's experience; 2) the belief that the introduction

of a new commercial use into the existing low-density residential and national park context would set a dangerous precedent for future land-use decisions and undermine the purposes of the Buffer Overlay Zone Ordinance; 3) concerns regarding safety on the adjacent roadways due to the mixing of existing high-speed vehicular traffic with an increased volume of bicyclists; and 4) a negative impact on wildlife movement.

Speakers in support stressed the fact that Tucson has established itself as an international cycling destination and that the proposed facility would further build this reputation and provide expanded cycling opportunities for both visitors and local enthusiasts. There was recognition that the City of Tucson and Pima County had expanded our bicycling infrastructure significantly in the past several decades and that this investment merited the further support of the cycling community by approving a facility, like the one proposed, which intended to further serve it.

After hearing all of the above and thanking all in attendance for their testimony, the Hearing Administrator closed the public hearing.

Subsequent to the hearing, staff forwarded to the Hearing Administrator copies of all letters and documents that were entered into the record at the public hearing. Same were duly contemplated in the decision rendered below.



Board of Supervisors Memorandum

P21-14-003

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FOR BOARD OF SUPERVISORS JULY 1, 2014 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: May 27, 2014

DOCUMENT: P21-14-003

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Request of El Cortijo, LLC, on property located at 3700 S. Old Spanish Trail, in the **SR (Suburban Ranch) Zone**, for a conditional use permit for a minor resort. Chapter 18.97 in accordance with Sections 18.17.030.C.5 and 18.07.030.F of the Pima County Zoning Code allows a minor resort as Type II conditional uses in the SR zone. (District 4)

CASE BACKGROUND AND PARTICULARS

The applicant proposes to construct and operate a minor resort, which they have tentatively named "Bike Ranch Resort", on 21.21 acres located near the northwest corner of the intersection of S. Old Spanish Trail and E. Escalante Road. The Resort would contain forty-nine (49) one and two-story lodging units for visitors, together with a complement of related uses, including a bicycle rental and repair shop, an exercise facility and performance lab, and a small restaurant. The applicants indicate an intention to obtain LEED certification for the project. They have also indicated a willingness to covenant that the balance of the property holdings (23.98 acres to the adjacent west of the Resort site) would be left undeveloped.

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 21, 2014. The owner presented the case to the satisfaction of the hearing administrator and answered his questions.

Approximately one hundred fifty (150) people attended the hearing, thirty-two (32) of which chose to speak on the matter, with five (5) being in support of the request and the remainder expressing opposition in one form or another. The hearing lasted approximately three hours.

Several speakers expressed outright opposition to the request, while most in objection indicated their belief that the use itself could be a good one for Tucson, but that the particular location proposed was simply inappropriate. The primary objections cited in this latter regard were: 1) a perceived negative impact upon Saguaro National Park and the potential for a diminishment of park visitor's experience; 2) the belief that the introduction of a new commercial use into the existing low-density residential and national park context would set a dangerous precedent for future land-use decisions and undermine the purposes of the *Buffer Overlay Zone Ordinance*; 3) concerns regarding safety on the adjacent roadways due to the mixing of existing high-speed vehicular traffic with an increased volume of bicyclists; and 4) a negative impact on wildlife movement.

Speakers in support stressed the fact that Tucson has established itself as an international cycling destination and that the proposed facility would further build this reputation and provide expanded cycling opportunities for both visitors and local enthusiasts. There was a recognition that the City of Tucson and Pima County had expanded our bicycling infrastructure significantly in the past several decades and that this investment merited the further support of the cycling community by approving a facility, like the one proposed, which intended to further serve it.

After hearing all of the above and thanking all in attendance for their testimony, the Hearing Administrator closed the public hearing.

Subsequent to the hearing, staff forwarded to the Hearing Administrator copies of all letters and documents that were entered into the record at the public hearing. Same were duly contemplated in the decision rendered below.

HEARING ADMINISTRATOR'S RECOMMENDATION

After having visited the subject property prior to the 21 May, 2014 public hearing, after contemplating all of the facts and the testimony presented at same, and after having subsequently reviewed all of the written correspondence and documents that were entered into the record at the hearing, the Hearing Administrator recommends **DENIAL** of this request for a Type II conditional use permit to operate a minor resort. The request is considered premature at this point, with significant further work being necessary by the applicant before any type of approval recommendation is warranted.

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. The above recommendation is rendered to the Board with the following attendant comments being made on the matter:

1. The vision behind the proposed use is, inherently, found to have significant potential merit. The creation of a facility that specifically serves the local and worldwide cycling community has obvious potential benefits to our city's international reputation, while also creating desirable opportunities for appropriate economic development.
2. If well designed, both architecturally and environmentally, the proposed resort could be a compatible and complementary use to nearby Saguaro National Park East. The illustrative and design materials submitted to date in this regard are insufficient in their detail to determine whether this level of sensitivity and architectural quality is achieved.
3. It is the position of this Hearing Administrator that none of the issues raised in opposition to this request are inherently unresolvable if all parties involved would engage each other in meaningful, dedicated, and good-faith discussions to dutifully hammer out their concerns and explore acceptable solutions and alternatives, including potential design and scope modifications to the project.
4. It is also the position of this Hearing Administrator that the duty and responsibility to initiate, coordinate, and engage such dedicated and on-going discussions is one that falls squarely on the shoulders of the applicant. It is apparent that insufficient due diligence has occurred in this regard to date, or at least none to the degree necessary to begin delving beneath the proverbial surface of things to resolve the myriad questions and concerns that exist amongst the stakeholders and nearby neighborhood interests.
5. This Hearing Administrator has, numerous times in the past, approved conditional use permit requests where there was a manageable array of remaining unresolved neighborhood and stakeholder issues. In these past cases, sufficient prior dialogue had occurred between the parties such that it was possible to craft a set of reasonable special conditions and requirements which addressed and mitigated the remaining issues and which held the applicant responsible for doing so.
6. In the present case, the magnitude and breadth of concerns remaining is beyond the scope of some set of special conditions and requirements that could be intelligently crafted by an independent third party. Any such set promulgated by this Hearing Administrator would be presumptuous, in that it would be crafted without the benefit of any meaningful input derived from prior applicant, stakeholder, and neighborhood representative cooperative interactions.
7. While it is not uncommon for projects in this community to engender controversy, the path to successfully bringing them to fruition and approval has always involved a dedicated process wherein the applicant/developer works together with local stakeholders and neighborhood interests, and all parties conduct themselves in a good-faith manner toward this end. The present application still has substantial labor lying ahead of it in this regard.

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 as *Resource Transition (RT)*, the purpose of which is to, “preserve the open space characteristics of development sensitive lands in the vicinity of public resource management units, to promote development that blends with the natural landscape, to extend visually the public land boundaries, and to protect wildlife habitat.” The entire one-mile area between S. Old Spanish Trail and the Melpomene Road alignment carries this same designation as a buffer to Saguaro National Park East.

It is the Hearing Administrator’s finding that the proposed minor resort is not automatically or inherently in conflict with the Resource Transition (RT) designation. However, this is definitely a matter wherein the proverbial devil lies in the details, and where manifold stakeholder and neighborhood interests remain unaddressed. An accurate and reliable assessment as to whether this proposed use is consistent with the objectives of the *Resource Transition (RT)* category -- and whether it is compatible, in the long-term, with its existing context – can only be made once the applicant has formulated substantially more design detail and has duly completed a full exploration and vetting of all surrounding stakeholder and neighborhood issues, and only after a good-faith effort has been exerted to discuss potential modifications and refinements and to generally seek some measure of common ground amongst all parties. Nothing approaching this level of outreach and good-faith effort has been made to date.

With all of the above in mind, it is found that a finding cannot yet be made that the proposed request is consistent with the objectives of the *Resource Transition* designation.

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 application has, to date, left unaddressed an array of neighborhood issues and stakeholder interests that directly relate to the type of measures that would be necessary to appropriately safeguard adjacent properties.

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

The site has direct access to Old Spanish Trail and Escalante Road, both of which are paved, major streets on the Pima County *Major Streets & Routes Plan (MSRP)*. The Pima County Department of Transportation (PCDOT) memorandum accompanying this recommendation indicates that these streets have adequate capacity to accommodate the proposed project and has no objection to the request, subject to the dedication of appropriate additional rights-of-way.

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

Required parking is matter that is verified at the time of formal *Development Plan* review and processing.

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 none of the above issues, with the possible exception of noise, would pose a problem for the surrounding context.

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

Hours of operation is a relevant issue, one which is best resolved through meaningful dialogue and negotiation with nearby stakeholders and neighborhood interests.

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

Conformance with Code-required landscaping/buffering regulations is matter that is verified at the time of formal *Development Plan* review and processing. The applicant's submitted site plan would appear to show buffers in excess of Code requirements.

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

A portion of the subject site along Escalante Road is designated as ***Important Riparian Area (IRA)*** by the SDCP's Biologically-Preferred Reserve System. The balance (and majority) of the site is **OUTSIDE OF** the Maeveen Marie Behan Conservation Lands System (MMB-CLS). It appears that the *IRA* portions of the property can be treated in accordance with the CLS's 95% preservation threshold.

Staff Commentary on Biological Impacts

As mentioned above, a portion of the subject property is designated as *Important Riparian Area (IRA)* by the Conservation Lands System. In the event that this designated *IRA* is treated in accordance with CLS threshold preservation requirements, this application is not expected to negatively affect any resources essential to Pima County's biological conservation priorities and it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update.

This application proposes new construction on property that has been partially disturbed by the prior construction of eight residences and associated improvements. Additional areas would be disturbed and be subject to normal regulatory requirements of the Pima County *Native Plant Preservation Ordinance (NPPO)*.

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 is not designated as former critical habitat or draft recovery area. It is within Survey Zone 2. This site is within the Priority Conservation Area (PCA 1) for this species.

Western Burrowing Owl. The subject property is not located within the Priority Conservation Area (PCA) for this species.

Pima Pineapple Cactus. The subject property is located within a general area that is 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.

**DEPARTMENT OF TRANSPORTATION, REGIONAL FLOOD CONTROL DISTRICT
RECOMMENDATIONS:**

The Department of Transportation and the Regional Flood Control District have reviewed this project and offered their comments; neither objects to the request. Their respective memoranda are included in the Board of Supervisors packet on this item.

attachments

cc: Carmine DeBonis, Director, Development Services
Yves Khawam, Chief Building Official
Arlan Colton, Planning Official
Carmine DeBonis, Chief Zoning Inspector
El Cortijo, LLC, Property Owner and Applicant

Biological Impact Report

Bike Ranch Resort, 3700 South Old Spanish Trail at E Escalante (parcel # 205-62-159G)

Type 2 Conditional Use Permit request: Minor Resort (<50 guest rooms)

Parcel area: approx. 45 acres (proposed development site: 21.21 acres) with the remainder of the site (about 24 acres) shown as undeveloped

Comprehensive Plan Land Use Intensity: Resource Transition

Zoning: SR-Suburban Ranch

Buffer Overlay Zone: within, with Class II Habitats (Major Segments of Riparian Habitat, Palo Verde - Saguaro Sonoran Desert Community)

SDCP Planning Sub-Area: Middle Santa Cruz River Basin

MMBCLS: Important Riparian Area on S side of site (approx. 2.8 acres total) immediately adjacent to Escalante Road; adjacent to Multiple Use Management Area at Saguaro National Park (SNP)

Critical Landscape Linkage: outside

Habitat Protection / Community Open Space Priority: none

Cactus ferruginous pygmy-owl: Zone 1 Priority Conservation Area (PCA), high habitat potential

Western burrowing owl: outside PCA, low to medium habitat potential

Pima pineapple cactus: outside PCA & no habitat potential

Needle-spine cactus: outside PCA & no habitat potential

The vegetation on the parcel is typical Sonoran Upland flora – there is a very high density of creosote bush, prickly pear cactus and foothill palo verde trees, intermixed with ocotillo, mesquite, condalia, various cactus (barrel, chain cholla, buckhorn cholla, hedgehog) and smaller shrubs (rough menodora, brittlebush, desert zinnia, paper flower). Besides many of the above species, the riparian area on the south side of the parcel also includes some larger shrub species (catclaw and white-thorn acacia, gray-

thorn, hackberry). Of note, there were very few mature saguaro cacti on site (except for those probably planted and maintained as landscape around the casitas on-site), with no new saguaro seedlings seen.

The vegetation is of moderate to high density, and may contribute to wildlife dispersal through the region in general, and between SNP and Pantano Wash (about 2 miles to the west). The preliminary development plan shows nearly contiguous development (buildings and parking lots) from the south to north boundaries of the site – this is not in keeping with the surrounding development density (SR zoning) and could impede movement of wildlife across the site.



DEPARTMENT OF TRANSPORTATION
201 NORTH STONE AVENUE, FOURTH FLOOR
TUCSON, ARIZONA 85701-1207

PRISCILLA S. CORNELIO, P. E.
DIRECTOR

(520) 724-6410
FAX (520) 724-6439

Memorandum

Date: May 1, 2014

To: Tom Drzazgowski – Deputy Chief Zoning Inspector

From: Jeanette DeRenne, AICP – Principal Planner, Pima County Department of Transportation

Subject: P21-14-003 El Cortijo LLC – S. Old Spanish Tr.

The Pima County Department of Transportation has no objection to the proposed Bike Ranch on the northwest corner of Escalante Road and Old Spanish Trail. The potential trip generation for this project is difficult to calculate because the Institute of Transportation Engineers, Trip Generation Manual, 9th edition, conducted very few studies on resort hotels. Because this use is bicycle oriented, many automobile trips associated with a typical resort will actually be via bicycle. One estimate would be around 13.5 daily trips per occupied room, which would equate to 662 ADT if the resort were at 100% occupancy; however, this estimate is probably high since many trips will be via bicycle.

Old Spanish Trail is designated as a Scenic Major Route on the Pima County Major Streets and Scenic Routes Plan with a planned width of 150 feet. It is currently a paved, two-lane, urban collector road, with 60 feet of existing right-of-way. The current traffic count for Old Spanish Trail is 4,015 ADT and the capacity is 15,930 ADT.

Escalante Road is a paved, two-lane, county maintained urban collector road. It is designated as a major route on the Pima County Major Streets and Routes Plan with a planned width of 150 feet. The existing right-of-way for Escalante Road varies between Houghton Road and Old Spanish Trail, but is generally around 60 feet. The current traffic count for Escalante is 3,040 ADT and the capacity is 15,930.

The Department of Transportation recommends the following conditions for this Conditional Use Permit request.

The property owner/developer shall dedicate 45 feet of right-of-way for Old Spanish Trail, and 45 feet of right-of-way for Escalante Road.

DATE: May 16, 2014



TO: Thomas Drzazgowski, DSD
Deputy Chief Zoning Inspector

FROM: Greg Saxe, Ph.D.
Env. Plg. Mgr

SUBJECT: Bike Ranch Conditional Use Permit

I have reviewed the subject request and have the following comments:

1. One mapped regulatory wash impacts the parcel along Escalante Road with a regulatory 100-year peak discharge just downstream of over 500 cfs.
2. In addition to floodplains and erosion hazard setbacks, this wash has Pima County Regulated Riparian Habitat designated as Important Riparian Area associated with it. While the floodplains and setbacks have not been shown the habitat and topography have. The site has been designed to avoid encroachment of these and other non-regulatory washes on the site.
3. A Development Plan is required and these resources will be further identified. Requirements including floodplain delineation, setbacks, habitat avoidance and retention detention will be determined at that time.

Therefore, the District has no objection or special conditions to recommend.

If you have any questions or need additional information, please contact me at 724-4600.

GS/sm

cc: File

NOTICE

PIMA COUNTY BOARD OF SUPERVISORS

PUBLIC HEARING

PUBLIC HEARING WILL BE HELD by the Pima County Board of Supervisors on **Tuesday, November 18, 2014** at the time noted, in the Board of Supervisors' Hearing Room, first floor, 130 W. Congress Street, Tucson, Arizona.

This is not a complete agenda and does not reflect the order in which cases will be heard.

AT OR AFTER 9:00 A.M.

REQUESTS A CONDITIONAL USE PERMIT

P21-14-003 – EL CORTIJO LLC – S. OLD SPANISH TR.

Request of El Cortijo LLC, on property located at 3700 S. Old Spanish TR., in the SR zone, for a conditional use permit for a Minor Resort. Chapter 18.97 in accordance with Sections 18.17.030C5 & 18.07.030F of the Pima County Zoning Code allows a Minor Resort as a Type II conditional use in the SR zone. (District 4)

The Board Hearing Room is wheelchair accessible, Assistive Listening Devices are available, and closed captioning is available on cable television. The following services are available upon prior request (ten working days) at the Clerk of the Board: Agenda materials printed in Braille or large print; a signer for the hearing impaired.

DONE BY ORDER OF THE PIMA COUNTY BOARD OF SUPERVISORS THIS 30th DAY OF October , 2014.

TELEPHONE: DEVELOPMENT SERVICES / ZONING ENFORCEMENT 724-6675

NOTICE OF HEARING PIMA COUNTY HEARING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that the Pima County Hearing Administrator will hold a public hearing on Wednesday, May 21, 2014 at 8:30 a.m. in the Public Works Building, 201 N. Stone Avenue, Basement, Conference Room C, Tucson, Arizona on the following:

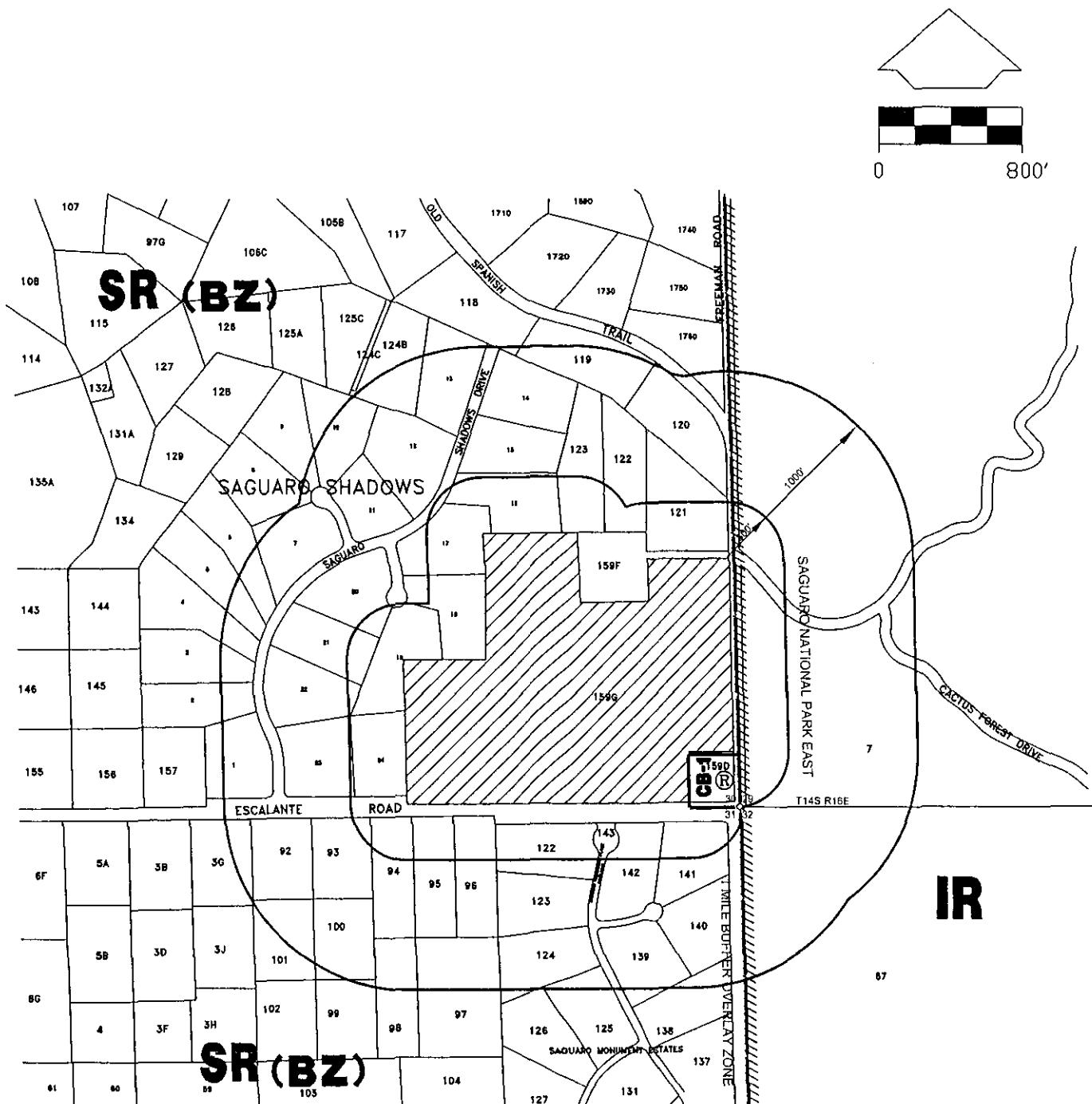
P21-14-003 – EL CORTIJO LLC – S. OLD SPANISH TR.

Request of El Cortijo LLC, on property located at 3700 S. Old Spanish TR., in the SR zone, for a conditional use permit for a Minor Resort. Chapter 18.97 in accordance with Sections 18.17.03OC5 & 18.07.03OF of the Pima County Zoning Code allows a Minor Resort as a Type II conditional use in the SR zone. (District 4)

Individuals with disabilities who require accommodations, including auxiliary aids or services, for effective participation and communication in the meeting may call the Planning Division at (520) 740-6675 at least one week prior to the meeting. Our meeting site is wheelchair accessible.

If you have any questions regarding this hearing, you may come to the Zoning Enforcement Division, Public Works Building, 201 N. Stone Avenue, First Floor, Tucson, Arizona, or telephone 724-6675.

Thomas Drzazgowski – Deputy Chief Zoning Inspector
Pima County Development Services Department



Petition area

Notification area

BASE MAP 88

Notes TYPE II CONDITIONAL USE PERMIT

Tax codes 205-62-159G

Date 04/29/14

File no. P21-14-003

Drafter DS

EL CORTIJO LLC
SOUTH OLD SPANISH TRAIL

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



ZONING ENFORCEMENT DIVISION

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

APPLICATION FOR CONDITIONAL USE PERMIT

OWNER: EL CORTIJO, LLC (S. PETER LASHER, MGR) PHONE: 520.298.0390

ADDRESS: 1400 N. SMOKEY SPRINGS CITY: TUCSON ZIP: 85749

APPLICANT (if not owner) _____ PHONE: _____

APPLICANT EMAIL ADDRESS: BIKERANCH@OUTLOOK.COM

ADDRESS: _____ CITY: _____ ZIP: _____

PROPERTY ADDRESS: 3700 S. OLD SPANISH TRAIL ZONE: SR

TAX CODE(S): 205-62-1596

TOWNSHIP, RANGE SEC.: _____

LOT DIMENSIONS: _____ ^{TOTAL}
LOT AREA: 45 ACRES *

* ZONING CHANGE APPLICABLE TO THE EASTERN 817' OF THE TOTAL AREA.

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC): _____

BOUTIQUE RESORT ON 21.08 ACRES (APPROXIMATELY)

PLEASE SEE ATTACHED SUMMARY DATED APRIL 10, 2014

STATE THE REASONS WHY THE USE IS PROPOSED AND WHY YOU THINK IT WOULD BE COMPATIBLE WITH THE SURROUNDING AREA:

PLEASE SEE ATTACHED "WHY THIS USE IS PROPOSED"

ESTIMATED STARTING DATE: SPRING 2015 ESTIMATED COMPLETION DATE: SUMMER 2016

THE FOLLOWING DOCUMENTS ARE REQUIRED:

1. Preliminary Development Plan

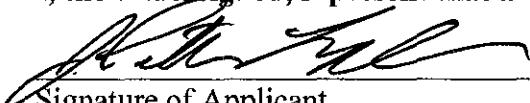
- a. 5 copies are needed for Type I (In accordance with Pima County Fee Schedule)
- b. 10 copies are needed for Type II (In accordance with Pima County Fee Schedule)
- c. 10 copies are needed for Type III (In accordance with Pima County Fee Schedule)

5 - 24" X 36" and 5 - 11" X 17"

(Make check payable to Pima County Treasurer)

2. Assessor's Map showing location and boundaries of the property.
3. Assessor's Property Information showing ownership of the property.
4. Letter of Authorization if applicant is not the owner
5. Floor Plan that pertains to interior access or use if required
6. Biological Impact Report ** - For Type 2 or 3 permit requests

I, the undersigned, represent that all the facts in this application are true to the best of my knowledge.



Signature of Applicant

10 APRIL 2014

Date

I PETER LASHER

Print Name

520-298-0390

Applicant Phone Number

Applicant agrees to provide staff with written proof of notice to the United States Fish and Wildlife Service of this conditional use request at least 15 days prior to the date of the public hearing. Failure to do so may result in cancellation of the public hearing. In addition, the applicant or authorized representative must appear in person at the public hearing to present the request, otherwise the case may be dismissed.

Please initial here: SPL

OFFICE USE ONLY

Case #: PAI-14-1003

Case Title: EL CORTIJO LLC - South Old Spanish Tr

Type: II

Fee: _____

Receipt Number: _____

Hearing Date: 5/21/14

Notification Area: 1000

Sections: _____

Zoning Approval: _____

Special Conditions: _____

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

** 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.