



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Sharon Bronson, Supervisor, District # 3

FROM: Arlan M. Colton, Planning Director

DATE: April 1, 2015

SUBJECT: P21-15-004 ARROYO COLORADO LLC – W. AJO HY.

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, APRIL 14, 2015** hearing.

REQUEST: Conditional Use – Retail & Personal Services – Hair Salon

OWNER: Arroyo Colorado LLC
2251 E. Grant Rd
Tucson, AZ 85719

AGENT: None

DISTRICT: 3

STAFF CONTACT: Tom Drzazgowski

PUBLIC COMMENT TO DATE: No written correspondence has been received on this case.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The subject property is located within the Maeveen Marie Behan Conservation Land System. The property is located within the Multiple Use Management Area.

CP/TD/ar
Attachments



PIMA COUNTY
DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P21-15-004

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FOR APRIL 14, 2015 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director
Public Works-Development Services Department-Planning Division

DATE: April 1, 2015

ADVERTISED ITEM FOR PUBLIC HEARING
CONDITIONAL USE PERMIT
RETAIL AND PERSONAL SERVICES – HAIR SALON

P21-15-004 ARROYO COLORADO LLC – W. AJO HY

Request of Arroyo Colorado LLC, on property located at 15390 W. Ajo Hy., in the GR-1 Zone, for a conditional use permit for Retail and Personal Services (Hair Salon) in accordance with Sections 18.97 & 18.14.030B of the Pima County Zoning Code as a Type II conditional use permit. The Hearing Administrator recommends **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.** (District 3)

HEARING ADMINISTRATOR RECOMMENDATION

Hearing Administrator recommends **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS** of the proposed conditional use permit for Retail and Personal Services – Hair Salon.

HEARING ADMINISTRATOR HEARING SUMMARY

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on March 24, 2015. The applicant presented the case to the satisfaction of the hearing administrator and answered his questions as necessary.

No (0) members of the public attended the hearing to speak on the matter. Staff indicated that, prior to the hearing, it had received no public comment or phone calls on the case.

After hearing all of the above, the Hearing Administrator closed the public hearing.

CP/DP/ar
Attachments

c: Arroyo Colorado, Applicant
Jim Portner, Pima County Hearing Administrator
P21-15-004 File



Board of Supervisors Memorandum

P21-15-004

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FOR BOARD OF SUPERVISORS APRIL 14, 2015 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: March 30, 2015

DOCUMENT: P21-15-004

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Request of Arroyo Colorado, LLC, on property located at 15390 W. Ajo Highway, in the **GR-1 Zone**, for a conditional use permit for retail uses and personal services (hair salon) in accordance with Section 18.97 & 18.14.030.B of the Pima County Zoning Code, as a Type II conditional use under other conditional uses. (District 3)

CASE BACKGROUND AND PARTICULARS

This particular request is to add retail and personal service uses within an existing building that possesses prior conditional use approvals for a restaurant and an office. The property has been purchased by a new owner who is actively working to establish a full complement of services in the area. This multi-use approach is viewed as an appropriate one due the general lack of services conveniently available to the surrounding residents. No expansion of the existing building is necessary to accommodate the proposed retail and/or personal service uses.

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 March 24, 2015. The applicant presented the case to the satisfaction of the hearing administrator and answered his questions as necessary.

No (0) members of the public attended the hearing to speak on the matter. Staff indicated that, prior to the hearing, it had received no public comment or phone calls on the case.

After hearing all of the above, the Hearing Administrator closed the public hearing.

HEARING ADMINISTRATOR’S RECOMMENDATION

After visiting the subject property, and after considering the facts and the testimony presented at the 24 March, 2015 public hearing, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for retail and personal service uses. 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, which are the same in substance and content as the conditions attached to the prior office use approved on the same property:

Standard Conditions & Zoning Code Requirements

1. The retail and personal-service uses shall each be limited to no more than two thousand (2,000) square feet in area.

Special Conditions

1. This conditional use permit approval is for retail and personal service uses. Any restaurant and/or office uses of the existing structure are covered by the previously issued CUP’s for this property.
2. At the time of building permits associated with the retail or personal-service uses, the applicant must provide a parking table or calculation that demonstrates the site meets applicable parking requirements of the Pima County Zoning Code.
3. No amendment to the existing approved Development Plan (Case No. P1298-142) is required.

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 Comprehensive Plan presently places the subject property within an area designated as *Low Intensity Rural (LIR)*, which is a district intended to, “provide areas for low density rural residential and other compatible uses.”

The proposed retail and personal-service uses will occur within a building that housed a restaurant for many years and which co-existed well with its surroundings. The additional new uses, together with the previously approved restaurant and office uses, are not intrusive upon their surroundings. The Hearing Administrator finds the proposed retail and personal-service uses to be appropriate in this location and in full conformance with the Comprehensive Plan *LIR* district.

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.

The proposed retail and personal-service uses will be located within a structure that was used for many years as a restaurant, which is a use of greater intensity, and which also has approval for professional offices. No safeguards are warranted beyond the minor special conditions crafted by the hearing administrator and attached to CUP approval.

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

The site has direct access to Ajo Highway, which is a designated “major street” on the Pima County Major Streets & Routes Plan (MSRP). Access is found to be adequate.

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

On-site parking, loading, etc. is already in place; its sufficiency will be verified by staff during the permitting process. See Special Condition No. 2.

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.

The proposed use is found to not threaten the surrounding properties in any of the above ways. The office use being located within the existing structure is sufficient to address these matters.

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

Hours of operation are found to not be an issue due to the primarily day-time operation of the office use.

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

All required landscaping is already in place on the property.

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 subject site is located within an area that is **OUTSIDE OF** the SDCP's Biologically-Preferred Reserve System and is therefore outside of the Maeveen Marie Behan Conservation Lands System (MMB-CLS).

Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update.

The subject property is a completely developed site with an existing building and attendant improvements for parking, drainage, landscaping, etc.

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 not located within the Priority Conservation Area (PCA) for this species.

Western Burrowing Owl. The subject property is located within a general area designated as having low quality habitat potential for the Western Burrowing Owl. It is not 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 an area that is designated as having low potential 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 review the project, if necessary, during the permitting process.

attachments

cc: Carmine DeBonis, Director, Development Services
Yves Khawam, Chief Building Official
Arlan Colton, Planning Official
Carmine DeBonis, Chief Zoning Inspector
Arroyo Colorado, LLC, c/o David Modisett, Owner & Applicant

NOTICE

PIMA COUNTY BOARD OF SUPERVISORS

PUBLIC HEARING

PUBLIC HEARING WILL BE HELD by the Pima County Board of Supervisors on **Tuesday, April 14, 2015** 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

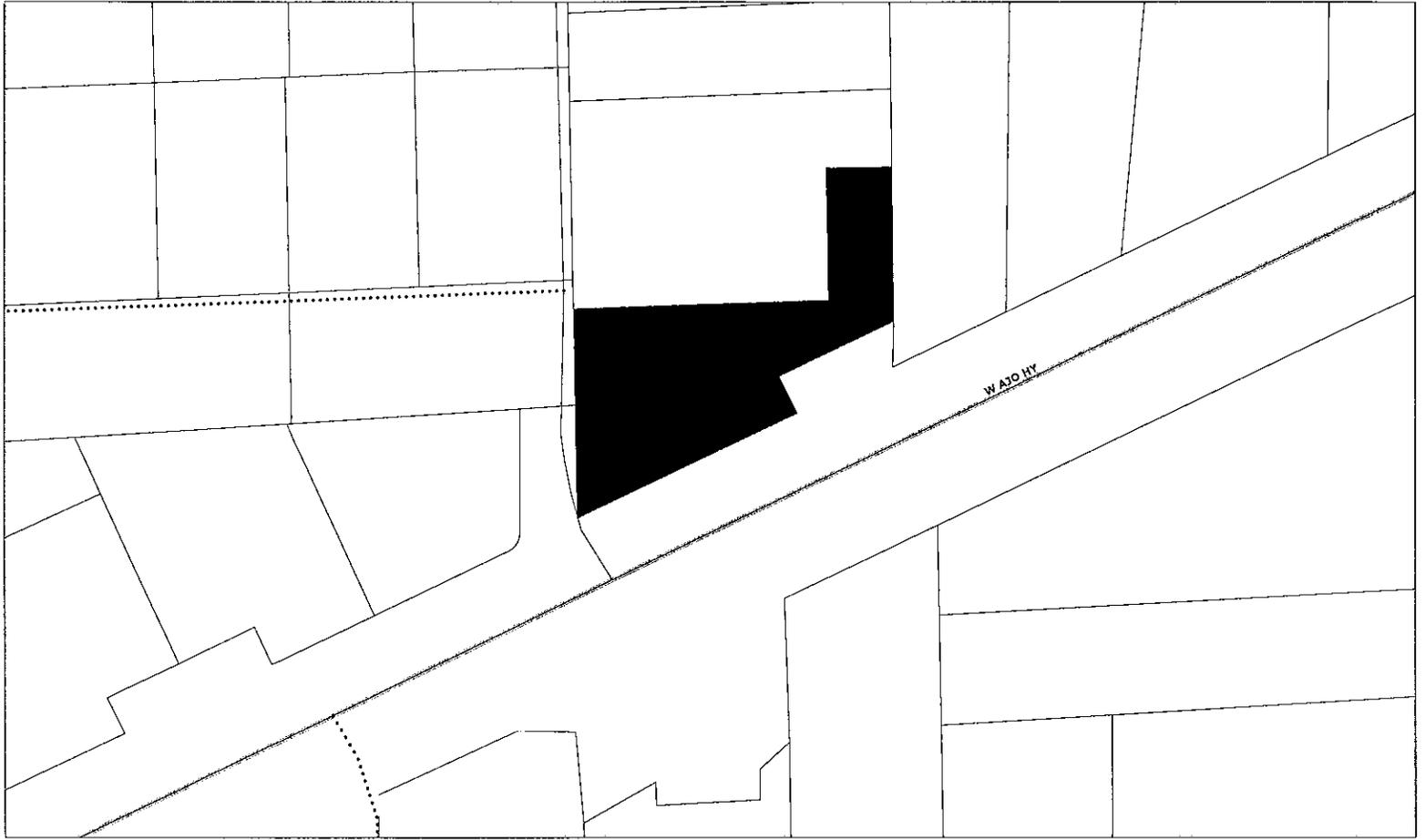
P21-15-004 ARROYO COLORADO LLC – W. AJO HY

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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 3rd DAY OF March, 2015.

TELEPHONE: DEVELOPMENT SERVICES / ZONING ENFORCEMENT 724-6675







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

APPLICATION FOR CONDITIONAL USE PERMIT

OWNER: ARROYO COLORADO, LLC PHONE: 520 547-0000

ADDRESS: 2251 E GRANT ROAD CITY: TUCSON, AZ ZIP: 85719

APPLICANT (if not owner) _____ PHONE: _____

APPLICANT EMAIL ADDRESS: DAVID@MODISETTS.COM

ADDRESS: _____ CITY: _____ ZIP: _____

PROPERTY ADDRESS: 15390 W AJO HIGHWAY, TUCSON, AZ 85735 ZONE: GR-1

TAX CODE(S): 208-55-032C

_____ TOWNSHIP, RANGE SEC.: 35-15-10

LOT DIMENSIONS: IRREGULAR LOT AREA: 1.67AC

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC): - PROFESSIONAL OFFICES -

PROPERTY CURRENTLY HOLDS CONDITIONAL USE PERMIT FOR RESTAURANT, WE REQUEST THE ADDITION OF
PROFESSIONAL OFFICES AS AN ALLOWED USE. THERE WILL BE NO CHANGES TO THE SITE / SITE PLAN,
ONLY TO INTERIOR LAYOUT (INTERIOR DOORS/HALLWAY) AND WEST ELEVATION (STOREFRONT GLASS/DOORS).

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

NO CHANGES FOR SURROUNDING AREA, RESTAURANT HAS BEEN THERE SINCE 1999 AND PROPOSED
USE CHANGE IS TO A LOWER INTENSITY DESIGNATION.

ESTIMATED STARTING DATE: 1/15/2015 ESTIMATED COMPLETION DATE: 3/25/2015

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 _____ Date 12/12/14
 Print Name David Modisett for _____ Applicant Phone Number 520 547 0000
President, Arroyo Colorado LLC

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: ✓

OFFICE USE ONLY

Case #: P21-15-001 Case Title: Arroyo Colorado Inc w. Ajo Hy
 Type: II Fee: _____ Receipt Number: _____ Hearing Date: _____
 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.

Attached to: ***APPLICATION FOR CONDITIONAL USE PERMIT***

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC) :

We ask for conditional use as Professional Office. While there is no immediate plan for Retail we ask for its' allowed use and Hairdresser as well. Since different uses are different timelines, we request you allow the Type I to be authorized directly after the Hearing Officers decision so that we may start work on the offices, and that the Type II follow.

15390 W Ajo Highway is zoned GR-1 and holds an existing conditional use permit for a restaurant. The building was already partitioned into rooms (a converted residence) and will have a minimum of Tenant Improvements required (plan attached). There will be no changes to the exterior site / site plan, only to the interior layout (interior doors/hallway) and west elevation (storefront glass/doors). The restaurant will cover 975sf and the offices 1980sf.

The required parking is 10spaces /1000sf for restaurant and 3.5spaces /1000sf for retail. That then would require 17 spaces total with 1 handicap. There are an existing 14 standard paved and 1 handicap paved spaces; there are another 7 marked spaces on the south side, which is fine gravel. We ask that the additional graveled spaces be allowed. Please see the attached Google satellite view which shows the existing parking well.

Requested Conditional Uses: (none to exceed 2000sf)

Professional Offices (Type 1)

Retail (Type II)

Hairdresser (Type II)

Additional Information if your Interested

15390 W Ajo Highway was know as Fennel's Fine Italian Food and there was a quaint red double-decker bus that marked it along that stretch of highway. It operated for many years and was successful through middle 2000's when he sold it. The new owner converted to Mexican and the place closed in about a year. Now I'm no restaurateur and the building (a converted residence) does not lend itself well to a single use restaurant. I have not been able to rent it or sell it.

The Three Points (Robles Junction) community suffers many economic and resource challenges. There is a high poverty rate and a lack of community resources. We have been approached by the Pasadera Behavioral Health Network works with the Clinic in Tucson is in need of additional office space. We have also been approached by Caron Lutz of Community Resources who currently uses space at a community center and is writing grants for Three Points. We believe the change of use will allow these two providers to greatly help the community at-large.

I will be glad to see an old building like this have a new life. It has been incredibly hard to support commercial real estate, with high taxes, in a community like this. If the county has any programs that might an effort like this it would be a win-win situation for all. Please feel free to contact me: David Modisett (520) 906-1160.

PLANT LIST SIZE. QTY QTY

		(PARKING)	(WEST BUFFER)
CHILEAN MESQUITE (PROSOPIS CHILENSIS)	5 GAL.	3	3
MEXICAN BIRD OF PARADISE (CAESALPINA MEXICANA)	1 GAL.	8	3
TRAILING LANTANA (LANTANA MONTEVIDENSIS)	1 GAL.	10	10

LANDSCAPE MAINTENANCE NOTES.

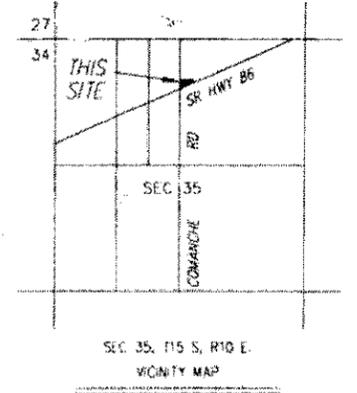
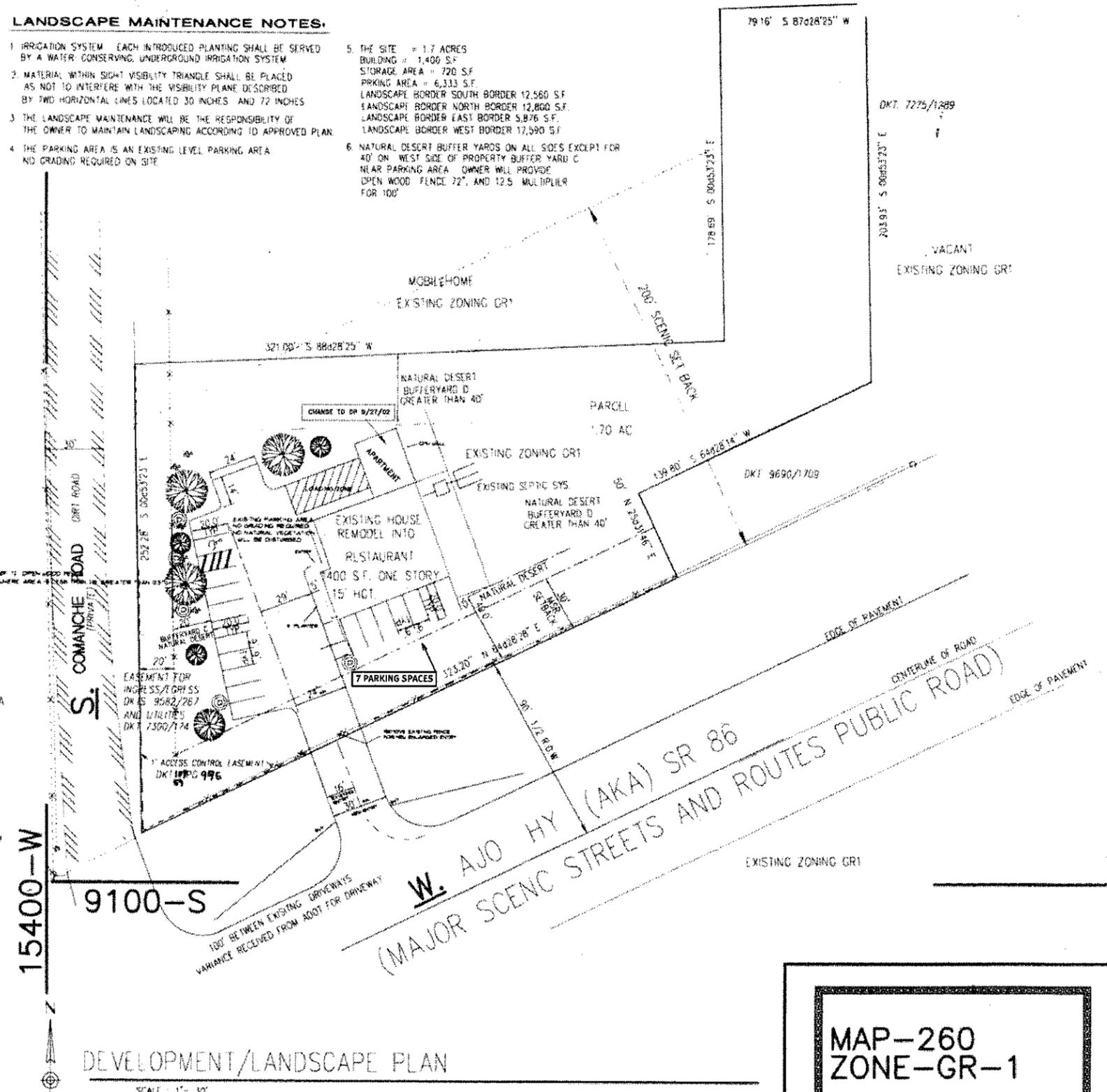
- IRRIGATION SYSTEM - EACH INTRODUCED PLANTING SHALL BE SERVED BY A WATER CONSERVING UNDERGROUND IRRIGATION SYSTEM
- MATERIAL WITHIN SIGHT VISIBILITY TRIANGLE SHALL BE PLACED AS NOT TO INTERFERE WITH THE VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES
- THE LANDSCAPE MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER TO MAINTAIN LANDSCAPING ACCORDING TO APPROVED PLAN.
- THE PARKING AREA IS AN EXISTING LEVEL PARKING AREA NO GRADING REQUIRED ON SITE
- THE SITE = 1.7 ACRES
BUILDING = 1,400 S.F.
STORAGE AREA = 720 S.F.
PARKING AREA = 6,333 S.F.
LANDSCAPE BORDER SOUTH BORDER 12,560 S.F.
LANDSCAPE BORDER NORTH BORDER 12,800 S.F.
LANDSCAPE BORDER EAST BORDER 5,876 S.F.
LANDSCAPE BORDER WEST BORDER 12,590 S.F.
- NATURAL DESERT BUFFER YARDS ON ALL SIDES EXCEPT FOR 40' ON WEST SIDE OF PROPERTY BUFFER YARD C NEAR PARKING AREA OWNER WILL PROVIDE OPEN WOOD FENCE 72", AND 12.5 MULTIPLIER FOR 100'

PERMITTING NOTES

- EXISTING ZONING IS GR-1
- THIS PROJECT IS SUBJECT TO CHAPTER 18.040 SCENIC ROUTE.
- AREAS AND SPACES DESIGNATED FOR REQUIRED PARKING WILL NOT BE CONVERTED TO OTHER USES UNLESS IT CAN BE DEMONSTRATED THAT SUFFICIENT ON SITE PARKING EXISTS
- THE USE OF THIS PROJECT IS A RESTAURANT AND IS PERMITTED IN ACCORDANCE WITH SECTION 18.14.30 OF THE PIMA COUNTY ZONING CODE
- A TYPE II CONDITIONAL USE PERMIT WAS APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 15, 1998.
- NO FREESTANDING SIGNS IN THIS PROJECT.
- THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
- PRIOR TO THE REQUEST FOR FINAL INSPECTION, AN ENGINEER MUST CERTIFY AS TO THE COMPLETION, FORM, LINE, AND SUBSTANTIAL CONFORMANCE TO APPROVED PLANS OF ALL PUBLIC AND PRIVATE ROADWAYS, DRAINAGE STRUCTURES, AND APPURTENANCE AS SHOWN ON THE DEVELOPMENT PLAN. (NOTE WHERE IMPROVEMENT PLANS HAVE BEEN REQUIRED, THIS NOTE SHALL INCLUDE SAID PLANS BY REFERENCE.)
- OWNER WILL NEED FLOOD USE PERMIT FOR ANY EXPANSION BECAUSE OF EXISTING EXISTING FLOOD PLAN AND EROSION HAZARD SETBACK
- SCENIC ROUTE COLORS THE EXISTING BUILDING IS BURNT ADobe IN COLOR
- NATIVE PLANT PRESERVATION - NO PLANTS TO BE DISTURBED ON PROPERTY SITE BUILDING AREA AND BUILDING EXISTING
- VARIANCE CO10(3)98-43 WAS APPROVED THE VARIANCE ALLOWED
1 THE DISTANT BETWEEN DRIVEWAYS LESS 100' ALLOWED
2 DOUBLE CHIP-SEAL SURFACE FOR PARKING AREA AND DRIVEWAY ALLOWED

GENERAL NOTES

- CROSS AREA OF THIS DEVELOPMENT IS 1.7 ACRES.
- THE WATER PROVIDER FOR THIS PROJECT IS THE THUMM WATER IMPROVEMENT DISTRICT LESS THAN 2000 GALLONS USAGE.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- THE NUMBER OF FIXTURE UNITS IS 38
- THIS DEVELOPMENT WILL BE SERVED BY A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM
- ANY RELOCATION AND OR MODIFICATIONS OF ANY EXISTING UTILITIES SHALL BE ACCOMPLISHED AT NO EXPENSE TO THE PUBLIC.
- EXISTING RESIDENCE TO BE REMODEL
- EXISTING FINISH FLOOR ELEVATION
- BUILDING SITE COVERAGE
RESTAURANT 1,400 SQ. FT.
- REQUIRED PARKING
RESTAURANT
1 PER TABLE 10 TABLES = 10 SPACES
1 PLR EACH 2 EMPLOYEES = 1 REQUIRED SPACES
TOTAL = 11 REQUIRED AND 11 PROVIDED
1 HANDICAPPED REQUIRED AND PROVIDED
- ALL UTILITIES EXISTING TO BUILDING



LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXIST OVERHEAD POWER LINES
- EXIST BARB WIRE FENCE
- EXIST POWER POLE
- NEW OPEN WOOD 72" FENCE

DATE	9/18/98	REVISED	10/13/98
DESIGNED BY	V.C.		
DRAWN BY	G.M.		
CHECKED BY	V.C.		
REVISED BY	V.C.		
SCALE	1" = 30'		
DWG NUMBER			
PROJECT NUMBER			
DATE	6/10/98		

DEVELOPMENT PLAN

NEW FENNELLS RESTAURANT
15390 W. AJO WAY

LEGAL DESCRIPTION
SEC 35, T15 S, R10 E, Q & S49
& W PIMA COUNTY ARIZONA

OWNER
BOB FENNELLS
8002 BOX 8877-80
TUCSON, AZ 85735

P1298-142
Co10(3)98-43

SHEET 1 OF 1

MAP-260
ZONE-GR-1
15390 W. Ajo Way
P1298-142

VVC DESIGN
ARCHITECT
1810 W. GARDEN LN
TUCSON AZ 85719-7040

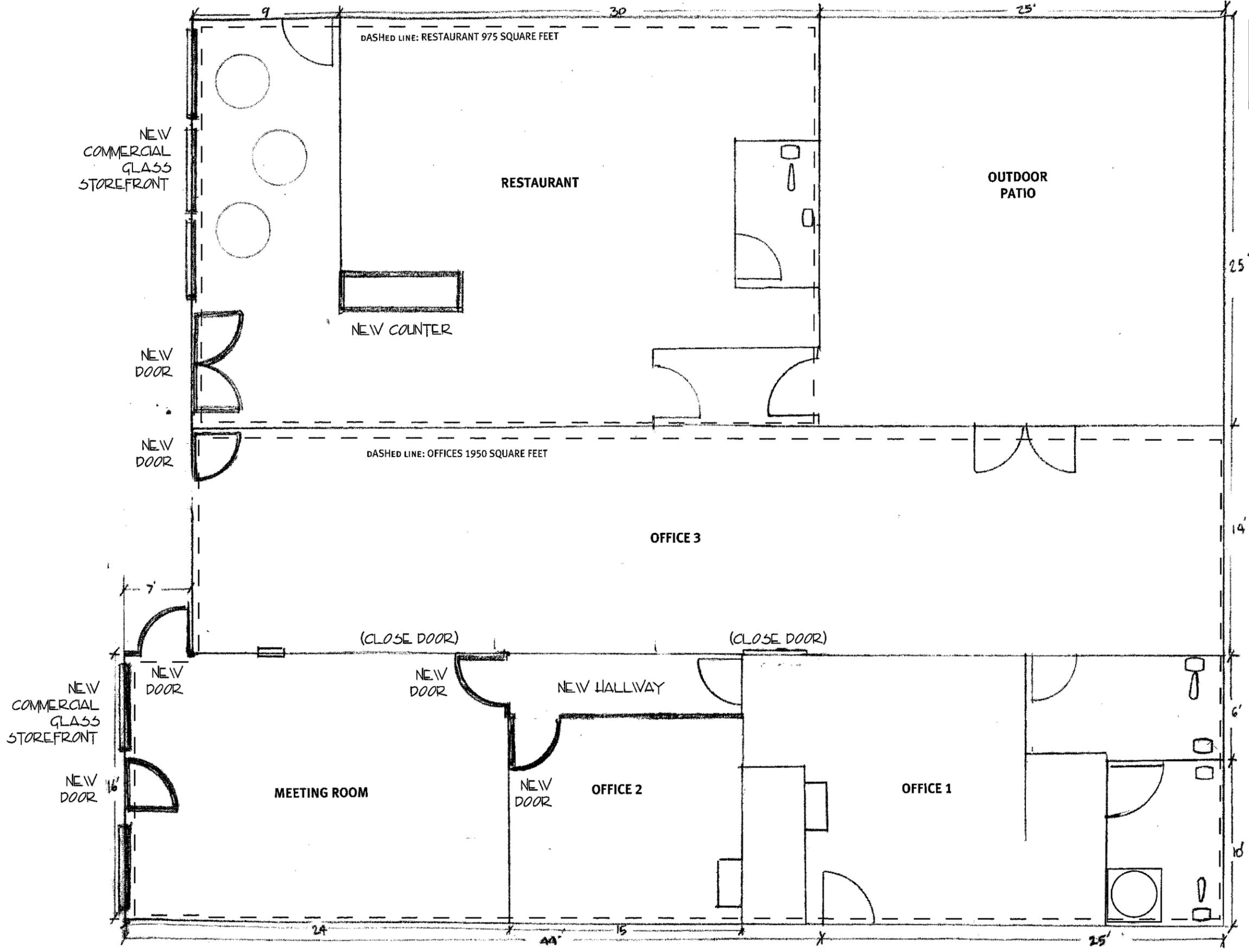
RESTAURANT

APPROVED BY THE SUBDIVISION AND DEVELOPMENT REVIEW COMMITTEE

Ma Gowin 5-10-99
SUBDIVISION COORDINATOR

TO BE SUBMITTED WITH CONDITIONAL USE PERMIT APPLICATION REQUESTING USE A AS PROFESSIONAL OFFICE - MODIFYING INTERIOR FLOORPLAN ONLY - NO CHANGE TO P1298-142 SITE PLAN.

BOLD LINES ARE NEW CONSTRUCTION



FLOORPLAN
15390 W AJO HIGHWAY TUCSON, AZ 85735
APN: 208 55 032C PTN W400' NW4 NE4 LYG HWY 1.69 AC SEC 35-15-10 DP: P1298-142 ZONING: GR-1
OWNER: ARROYO COLORADO, LLC 2251 E GRANT ROAD TUCSON, AZ 85719
SCALE 1' = 1/6" SHEET 1 OF 1
12-Dec-14



15390 W Ajo Hwy

Google earth

Google earth

feet
meters

