



# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 11/19/2024

\*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

**\*Title:**

P24CU00004 AMERICAN LEGION MADERA POST 131 INC – S. I19 FRONTAGE ROAD

**\*Introduction/Background:**

American Legion Madera Post 131 Inc, represented by Philip Veneziano, request a Type II Conditional Use Permit for a private club in accordance with Section 18.13.030.B.16 of the Pima County Zoning Code in the RH (Rural Homestead) zone, addressed as 3122 S. I19 Frontage Road. (District 2)

**\*Discussion:**

The owner requests a Type II Conditional Use Permit to construct a private club.

**\*Conclusion:**

Approval of the conditional use permit would allow the owner to build a private club.

**\*Recommendation:**

The Hearing Administrator and staff recommend APPROVAL of the Type II Conditional Use Permit subject to standard and special conditions.

**\*Fiscal Impact:**

None

**\*Board of Supervisor District:**

1    2    3    4    5    All

Department: Development Services

Telephone: (520) 724-6675

Contact: Spencer Hickman, Senior Planner

Telephone: (520) 724-6498

Department Director Signature: \_\_\_\_\_

Date: 10/22/24

Deputy County Administrator Signature: \_\_\_\_\_

Date: 10/30/2024

County Administrator Signature: \_\_\_\_\_

Date: 30 Oct 2024



**PIMA COUNTY**  
DEVELOPMENT SERVICES

**TO:** Honorable Steve Christy, District 4

**FROM:** Chris Poirier, Deputy Director  
Public Works-Development Services Department-Planning Division



**DATE:** October 29, 2024

**SUBJECT:** P24CU00004 AMERICAN LEGION MADERA POST 131 INC – S. I19 FRONTAGE ROAD  
(Conditional Use Type II – Private Club)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, November 19, 2024** hearing.

**REQUEST:** For a **Type II Conditional Use Permit for a private club** in accordance with Section 18.13.030.B.16 of the Pima County Zoning Code in the RH (Rural Homestead) zone, addressed as 3122 S. I19 Frontage Road. (District 4)

**OWNER:** American Legion Madera Post 131 Inc  
249 W. Esperanza Bl  
Green Valley, AZ 85614

**AGENT:** Philip Veneziano  
5931 E. Pima St #141  
Tucson, AZ 85712

**DISTRICT:** 4

**STAFF CONTACT:** Spencer Hickman, Planner II

**PUBLIC COMMENT TO DATE:** As of October 29, 2024, no written public comment has been received. Eight speakers spoke at the public hearing, with all eight in opposition to the proposal.

**HEARING ADMINISTRATOR RECOMMENDATION:** APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS):** The project is outside of the Maeveen Marie Behan Conservation Lands System (CLS).

TD/SH/ds  
Attachment



**BOARD OF SUPERVISORS MEMORANDUM**

**SUBJECT: P24CU00004**

Page 1 of 3

**FOR NOVEMBER 19, 2024 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Chris Poirier, Deputy Director  
Public Works-Development Services Department-Planning Division



**DATE:** October 29, 2024

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**ADVERTISED ITEM FOR PUBLIC HEARING**

**CONDITIONAL USE PERMIT**

**P24CU00004 AMERICAN LEGION MADERA POST 131 INC – S. I19 FRONTAGE ROAD**

American Legion Madera Post 131 Inc, represented by Philip Veneziano, request a Type II Conditional Use Permit for a private club in accordance with Section 18.13.030.B.16 of the Pima County Zoning Code in the RH (Rural Homestead) zone, addressed as 3122 S. I19 Frontage Road. Staff and the Hearing Administrator recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.**  
(District 4)

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**Summary of Hearing Administrator Hearing (September 11, 2024)**

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on September 11, 2024. The hearing was held in “hybrid” fashion, with both an in-person and online/virtual option for attending. The applicant and a representative of the American Legion Post presented the case to the hearing administrator and answered his various questions.

Eight (8) members of the public attended the hearing to speak on the matter, all of whom resided in the adjacent Encanto Estates subdivision to the immediate west. Prior to the hearing, staff had received no (0) emails or letters from the public. All speakers were in opposition to the proposed private club, generally stating that it was an inappropriate use within an established residential area, as well as raising concerns regarding traffic, noise, lighting, and public safety.

After hearing all of the above, the Hearing Administrator complimented the applicant, the owner, and the members of the public who spoke, thanking all of the them for the professional and thoughtful manner in which they presented themselves and their comments.

The Hearing Administrator has given due consideration to the testimony and objections heard from the nearby property owners at public hearing. The following comments are provided in response:

- It is not uncommon for a use of the type proposed here to be viewed, by some, as an intensive intrusion of commercial activity into an otherwise quiet and low-intensity residential setting; and that, further, it is inappropriate within a residential zoning district such as Rural Homestead (RH). It must be noted that the RH zoning designation also allows for an extensive array of non-residential activities. This is precisely the case with this present conditional use application. In such situations, the primary question for the Hearing Administrator is whether or not the proposed use can co-exist peacefully with its surroundings and can generally respect the rights and lifestyle of its neighbors.
- On this point, I find affirmatively, in that a private club such as the one proposed here is a comparatively quiet and low-key use that will do little to materially or unduly hinder or undermine the lifestyle of nearby residents, the latter's expressed fears and protestations to the contrary notwithstanding. As long as appropriate Special Conditions are stipulated, the proposed facility can co-exist peacefully with its neighbors.
- Concerns vis-à-vis infrastructure, night-time lighting impacts, etc. are legitimate, but these items are more than thoroughly addressed via existing County regulations and ordinances, the full satisfaction of which must be proven by the owner during the future review and approval of the project's Development Plan/Site Construction Permit package.
- Concerns via traffic and safe access to and from the site onto the I-19 Frontage Road will be similarly addressed during the above Development Plan/Site Construction Permit process. The Department of Transportation shall determine the extent and scope of whatever traffic study might be warranted, as well as any design features at the new entrance are needed to ensure public safety.

**After visiting the subject property, considering the facts and testimony in this case, together with the materials submitted by the applicant, the Hearing Administrator recommends APPROVAL of this request for a Type II conditional use permit for a private club. 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 were promulgated by staff and further supported and amended by the Hearing Administrator.**

*Standard Conditions & Requirements pre the Pima County Zoning Code*

1. A private club is allowed in the RH zone as a conditional use per Section 18.13.030.B.16.

*Special Conditions – Hearing Administrator*

The following Special Conditions incorporate detailed input provided by the Development Services Department, the Department of Transportation, and the Regional Flood Control District.

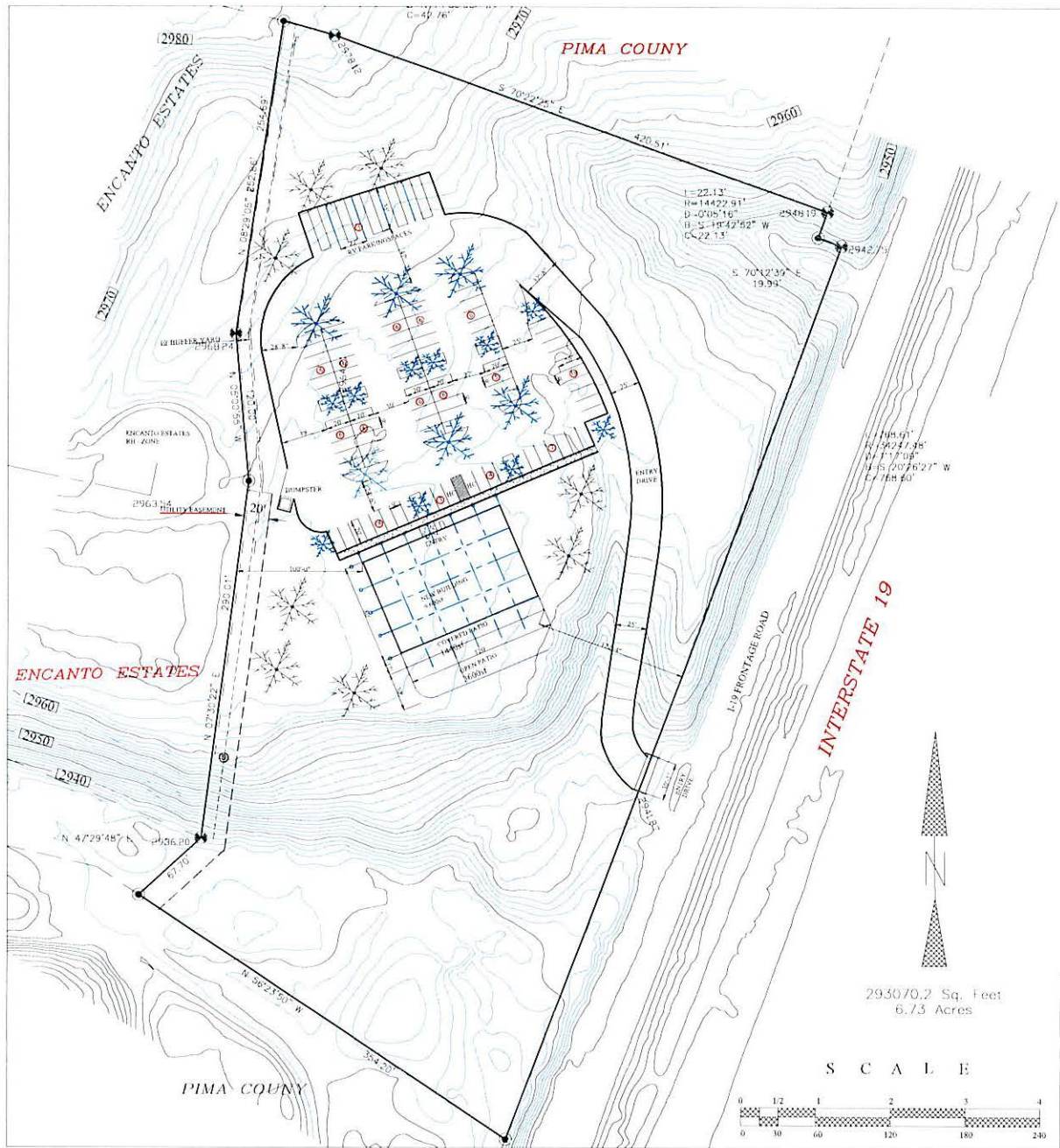
1. This approved conditional use permit is for a private club and its customary attendant uses only, including the service of food and alcohol. No other additional commercial uses are authorized.
2. Development of the site shall occur in substantial conformance with the site plan as

submitted with this conditional use permit application. Any substantial change from the submitted site plan shall be reviewed the Chief Zoning Inspector, who shall determine whether a revised conditional use permit application and process may be warranted.

3. A minimum setback of one hundred feet (100') shall be provided from the main building to the adjoining west property boundary with Encanto Estates. Vehicular access to/from the site shall occur only via the I-19 Frontage Road.
4. A full Development Plan/Site Construction Permit package is required in conjunction with this use so as to ensure that all related infrastructural, traffic, drainage, and construction-related protocols are properly addressed.
5. Regional Flood Control District review and approval is required at the time of permitting.
6. The location of the regulatory wash and the associated floodplain boundary shall be determined at the time of permitting.
7. First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
8. The location and design of the primary access point on I-19 Frontage Road, and any off-site improvements on this road is subject to approval by the Arizona Department of Transportation (ADOT). Proof of coordination with ADOT is required prior to development plan approval.

TD/SH/ds  
Attachments

C: American Legion Madera Post 131 Inc  
Philip Veneziano



PIMA COUNTY

ENCANTO ESTATES

PIMA COUNTY

INTERSTATE 19

**ARCHITECT**  
 ARCHITECT'S STUDIO INC  
 PHILIP VESZTAGO  
 5915 E PIMA ST #141  
 TUCSON, AZ 85711  
 PHONE: 520-71-9656  
 LICENSE #23493  
 EMAIL: phil@studioinc.com

**OWNER**  
 AMERICAN LEGION POST #131  
 112 S L-19 FRONTAGE RD  
 GREEN VALLEY, AZ  
 PHONE: 520-764-1234

**SHEET INDEX:**  
 SP1.0 - PRELIMINARY SITE PLAN

**GENERAL NOTES**  
 EXIST ZONE=U12 8-ZONE RURAL HOMESTEAD  
 SITE AREA 29,370.2 SQ FT = 0.67 ACRES  
 TAX CODE XXXXXX  
 EXISTING USE VACANT  
 PROPOSED USE PRIVATE CLUB  
 BUILDING SITE COVERAGE NEW BLDG 11.28%  
 SITE COVERAGE BLDG AREA = 42 SITE 299,370 SQ FT = 0.67 ACRES  
 SITE USE AREA = 40,200 SQ FT = 0.92 ACRES  
 ALLOWABLE HEIGHT MAX 2 STORIES W  
 PROPOSED BLDG MAX HEIGHT = 22'4"  
 PERMETER WALLS - 40  
 FRONT YARD - 10  
 SIDEYARD - 10  
 REAR YARD - 10

**PARKING**  
 9,400 SQ FT / 1,000 - 9,610 - 95 REQUIRED  
 4,810 SQ FT - 50 - 95 PROVIDED

**ACCESSIBLE SPACES**  
 2 PROVIDED 7 PROVIDED  
 VAN ACCESSIBLE SPACE  
 BICYCLE PARKING - 2 PROVIDED - 2  
 LOADING ZONE - 1 PROVIDED - 1 TYPE W



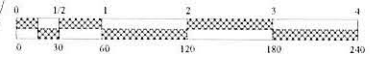
LOCATION PLAN  
 SCALE NTS

**LEGEND**

	ACCESSIBLE ROUTE, 5' W/10' MIN CONCRETE SLAB ON GRADE
	PAVED VEHICLE ACCESS, 2' AC PORT
	DOMESTIC WATER LINE
	EXIST 1" CONTOUR

29370.2 Sq. Feet  
 6.73 Acres

S C A L E



**asi**  
 ARCHITECT'S STUDIO, INC  
 PHILIP VESZTAGO  
 ARCHITECT  
 5915 E PIMA ST #141  
 TUCSON, AZ 85711  
 520-71-9656

PROJECT FOR  
 AMERICAN LEGION POST #131  
 3122 S L-19 FRONTAGE RD  
 GREEN VALLEY, ARIZONA

PROJECT NO.  
 NO. REVISIONS

DRAWN BY  
 CHECKED BY  
 DATE  
 JOB NUMBER 10824  
 SCALE AS NOTED

# OF SHEETS 10  
 SHEET NO.  
 SP1.0



**P24CU00004**

Page 1 of 6

**FOR BOARD OF SUPERVISORS NOVEMBER 19, 2024 PUBLIC HEARING**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Jim Portner, Hearing Administrator

**DATE:** September 16, 2024

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**DOCUMENT:** P24CU00004

**CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:**

American Legion Post 131, Inc., represented by Philip Veneziano, requests a Type II Conditional Use Permit for a private club in accordance with Section 18.13.030.B.16 of the Pima County Zoning Code, in the RH (Rural Homestead) zone, located on the west side of the S. I-19 Frontage Road and W. Camino Encanto, addressed as 3122 S. I-19 Frontage Road. (District 4)

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**CASE BACKGROUND AND PARTICULARS**

This is a request to approve a conditional use permit for a private club. The site will contain a single new building of approximately 9,600 SF in area. The associated parking lot will provide for the minimum number of spaces in accordance with the Zoning Code. The Legion Post's activities occur primarily during normal daytime hours and primarily indoors, with there being occasional dinner and evening events. The proposed building is sited southward on the property to best buffer the existing Encanto Estates residences to the direct west, and proposes a minimum building setback of one hundred feet (100') from their shared property line, and more than one hundred twenty-five feet (125') from the nearest adjacent residence.

**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 September 11, 2024. The hearing was held in "hybrid" fashion, with both an in-person and online/virtual option for attending. The applicant and a representative of the American Legion Post presented the case to the hearing administrator and answered his various questions.

American Legion Post 131, Inc. — S. I-19 Frontage Road  
September 16, 2024

Eight (8) members of the public attended the hearing to speak on the matter, all of whom resided in the adjacent Encanto Estates subdivision to the immediate west. Prior to the hearing, staff had received no (0) emails or letters from the public. All speakers were in opposition to the proposed private club, generally stating that it was an inappropriate use within an established residential area, as well as raising concerns regarding traffic, noise, lighting, and public safety.

After hearing all of the above, the Hearing Administrator complimented the applicant, the owner, and the members of the public who spoke, thanking all of the them for the professional and thoughtful manner in which they presented themselves and their comments.

### **HEARING ADMINISTRATOR'S COMMENTS**

The Hearing Administrator has given due consideration to the testimony and objections heard from the nearby property owners at public hearing. The following comments are provided in response:

- It is not uncommon for a use of the type proposed here to be viewed, by some, as an intensive intrusion of commercial activity into an otherwise quiet and low-intensity residential setting; and that, further, it is inappropriate within a residential zoning district such as Rural Homestead (RH). It must be noted that the RH zoning designation also allows for an extensive array of non-residential activities. This is precisely the case with this present conditional use application. In such situations, the primary question for the Hearing Administrator is whether or not the proposed use can co-exist peacefully with its surroundings and can generally respect the rights and lifestyle of its neighbors.
- On this point, I find affirmatively, in that a private club such as the one proposed here is a comparatively quiet and low-key use that will do little to materially or unduly hinder or undermine the lifestyle of nearby residents, the latter's expressed fears and protestations to the contrary notwithstanding. As long as appropriate *Special Conditions* are stipulated, the proposed facility can co-exist peacefully with its neighbors.
- Concerns vis-à-vis infrastructure, night-time lighting impacts, etc. are legitimate, but these items are more than thoroughly addressed via existing County regulations and ordinances, the full satisfaction of which must be proven by the owner during the future review and approval of the project's Development Plan/Site Construction Permit package.
- Concerns via traffic and safe access to and from the site onto the I-19 Frontage Road will be similarly addressed during the above Development Plan/Site Construction Permit process. The Department of Transportation shall determine the extent and scope of whatever traffic study might be warranted, as well as any design features at the new entrance are needed to ensure public safety.

### **HEARING ADMINISTRATOR'S RECOMMENDATION**

After visiting the subject property, considering the facts and testimony in this case, together with the materials submitted by the applicant, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a private club. 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 were promulgated by staff and further supported and amended by the Hearing Administrator.

Standard Conditions & Requirements per the Pima County Zoning Code

1. A private club is allowed in the RH zone as a conditional use per Section 18.13.030.B.16.

Special Conditions – Hearing Administrator

1. This approved conditional use permit is for a private club and its customary attendant uses only, including the service of food and alcohol. No other additional commercial uses are authorized.
2. Development of the site shall occur in substantial conformance with the site plan as submitted with this conditional use permit application. Any substantial change from the submitted site plan shall be reviewed the Chief Zoning Inspector, who shall determine whether a revised conditional use permit application and process may be warranted.
3. A minimum setback of one hundred feet (100') shall be provided from the main building to the adjoining west property boundary with Encanto Estates. Vehicular access to/from the site shall occur only via the I-19 Frontage Road.
4. A full Development Plan/Site Construction Permit package is required in conjunction with this use so as to ensure that all related infrastructural, traffic, drainage, and construction-related protocols are properly addressed.

Regional Flood Control District Conditions:

5. Regional Flood Control District review and approval is required at the time of permitting.
6. The location of the regulatory wash and the associated floodplain boundary shall be determined at the time of permitting.  
First flush retention shall be provided in Low Impact Development practices distributed throughout the site.

Department of Transportation Conditions:

7. The location and design of the primary access point on I-19 Frontage Road, and any off-site improvements on this road is subject to approval by the Arizona Department of Transportation (ADOT). Proof of coordination with ADOT is required prior to development plan approval.

**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 and the majority of its surroundings as *Low Intensity Urban (LIU)*, the essential purpose of which is to “provide for low density residential and other compatible uses ...”

With the above in mind, it must be noted that the rural zoning designations that populate all *LIU* districts permit an extensive array of non-residential activities as conditional uses. As was already expressed above in the Hearing Administrator Comments section, the HA has found in the affirmative that the proposed private club can co-exist properly with its adjacent residential neighbors, as long as the prescribed *Special Conditions* are in force.

In addition, and keeping in mind those neighbors who have expressed objections, it is noted that another and far more substantial non-residential activity center has been in place for decades just 3/5 of a mile to the west, in and around the intersection of Camino Encanto and Camino del Sol. This non-residential concentration includes the Green Valley Recreation complex, several churches, a Green Valley Fire District station, and the Canyon Valley Memory Care facility. The traffic and general intensity of these combined uses is far greater than that proposed by a single private club, yet they co-exist more than satisfactorily with their nearby residential neighborhoods, and cause no undue harm or intrusion upon same.

With all of the above being the case, the Hearing Administrator finds that this proposed conditional use permit application is not in conflict with the Comprehensive Plan and that the use can function properly with the proposed/above *Special Conditions* in force.

**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, if operated in substantial conformance with the recommended *Special Conditions* prescribed above, will satisfactorily safeguard the adjacent properties and their permitted uses.

**3. It has adequate accessibility to the County Road network.**

The property has direct access to the I-19 Frontage Road, a paved public street. Access is found to be adequate, and shall be wholly segregated and in no way intrude through or upon the adjacent residential neighborhood.

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

Parking requirements are reviewed by staff at the time of final permitting.

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 the new use poses no significant public threat in any of the above ways. Verification that the project satisfies all applicable Pima County ordinances and regulations, to occur during the review/approval of its Development Plan/Site Construction Permit package, is found to satisfactorily address these issues.

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

The Legion Post's typical hours of operation are found to not be detrimental to adjoining residents.

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

Required setbacks and landscape buffers shall be verified at the time of future Development Plan/Site Construction Permit review and approval.

## **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 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 property lies **OUTSIDE OF** the MMB-CLS, as is much of the entire surrounding region, including the occupied/developed properties as well as the vacant ones.

**Staff Commentary on Biological Impacts**

With the property lying outside of the Conservation Lands System, it is found that the normal review process of the project's Development Plan/Site Construction Permit shall satisfactorily address applicable County environmental policies.

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

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

**Pima Pineapple Cactus.** The subject property is located within the Priority Conservation Area (PCA) for this species, as is the entire region surrounding this property.

**Needle-Spined Pineapple Cactus.** The subject property is not within the Priority Conservation Area (PCA) for this species.

**RECOMMENDATIONS BY THE DEPARTMENT OF TRANSPORTATION (DOT) AND BY THE REGIONAL FLOOD CONTROL DISTRICT (RFCD):**

The Department of Transportation (DOT) and the Regional Flood Control District (RFCD) have extensively reviewed this application and provided specific comments that are detailed within the June 3, 2024 staff report accompanying the Board of Supervisors packet on this agenda item. DOT and FCD recommendations have been incorporated into the *Special Conditions* put forth above by the Hearing Administrator.




attachments

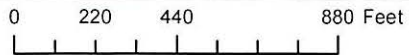
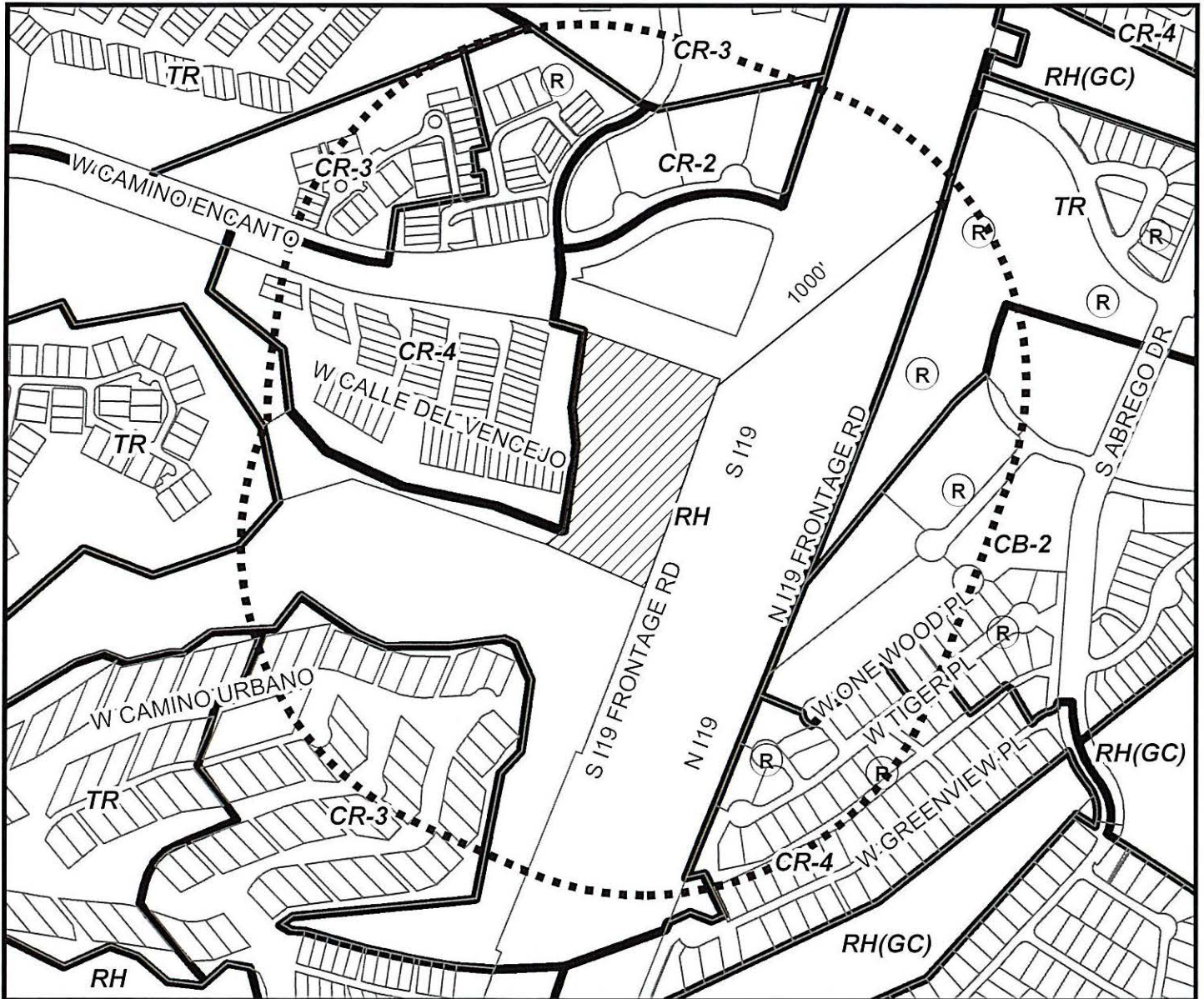
cc: Carla Blackwell, Director, Development Services  
Dan Ice, Chief Building Official  
Chris Poirier, Planning Official  
Tom Drzazgowski, Chief Zoning Inspector  
Philip Veneziano, Applicant  
American Legion Post 131, Inc., Owner

Case #: P24CU00004

Case Name: AMERICAN LEGION MADERA POST 131 INC - S. I-19 FRONTAGE ROAD

Tax Code(s): 304-18-9210

-  Subject Property
-  1000' Notification Area
-  Zoning Boundary



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

Notes: **CONDITIONAL USE PERMIT - TYPE II**



Map Scale: 1:6,000

Map Date: 8/15/2024 - ds



## Conditional Use Permit Application

Property Owner: American Legion Madera Post 131 Phone: 916-397-7507  
Owner's Mailing Address, City, State & Zip: 249 W. Esperanza Blvd. Green Valley, Az 85614  
Applicant (if different from owner): Philip Veneziano Phone: 520-400-3000  
Applicant's Mailing Address, City, State & Zip: 5931 E. Pima Street #141, Tucson Az. 85712  
Applicant's or Owner's Email Address: phil.archstudioinc@gmail.com  
Property Address or Tax Code: 3122 S. I-19 Frontage Rd., Green Valley, Az. 85614  
Type of Use Proposed for the Property: SEE ATTACHED

Discuss the proposed use and it's compatibility with the surrounding area: \_\_\_\_\_  
SEE ATTACHED

The applicant agrees to contact the [Regional Flood Control District](#) to discuss the proposal prior to application submittal.

The applicant agrees to contact United States Fish and Wildlife Service at [scott\\_richardson@fws.gov](mailto:scott_richardson@fws.gov) and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

**This application is for a (Select one):**

Type I Conditional Use  Type II Conditional Use  Type III Conditional Use

**Terms and Conditions**

I confirm the information provided is true and accurate 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. (By checking the box, I am electronically signing this application.)

Date: 8-5-24



**LETTER OF AUTHORIZATION**

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

3122 S. I-19 Frontage Rd., Green Valley, Az. 85614

Property Address

New Building

Type of Permit Applied for: (SFR/MH/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Adult Care/Secondary Dwelling/Assisted Living/Group Home)

Signature of Applicant

3-27-24

Date

**AUTHORIZED BY:**

Signature of Property Owner

3-27-24

Date

Use:

Private Veterans Club

**Proposed use and its compatibility with the surrounding area:**

The American Legion was chartered and incorporated by Congress in 1919 as a patriotic veterans' organization devoted to mutual helpfulness. It is the nation's largest wartime veterans service organization, committed to mentoring youth and sponsorship of wholesome programs in our communities, advocating patriotism and honor, promoting strong national security, and continued devotion to our fellow servicemembers and veterans.

The American Legion's four main pillars of service are:

**Veterans Affairs & Rehabilitation, National Security, Americanism, and Children and Youth.**

**Veterans Affairs & Rehabilitation pillar - Includes programs that help veterans with VA claims, health care, and homelessness.**

**National Security - Includes programs that support the troops, homeland security, and POW/MIAs.**

**Americanism - Includes programs that support the U.S. Constitution, flag protection, voter registration, and the Boy Scouts of America.**

**Children and Youth - Includes programs that help with child pornography, intellectual disabilities, and family support.**

**Some of the programs we support under the Children & Youth pillar are:**

**American Legion Baseball**

**Boys State**

**Girls State**

**A.L.L.E.C.A. (American Legion Law Enforcement Career Academy)  
Junior Shooting Sports  
Oratorical Contest  
Scouting**





DEVELOPMENT SERVICES

201 N. Stone Avenue, Tucson, AZ 85701  
(520) 724-9000  
www.pima.gov/developmentservices

## BIOLOGICAL IMPACT REPORT

*(Not applicable for rezonings that require a site analysis)*

The Biological Impact Report assists staff in assessing a proposed project’s potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project’s design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

**INSTRUCTIONS FOR SAVING FORM:** 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

**Project ID** *(case no., APN no., address, or other identifying info):*

3122 S. I-19 Frontage Rd., Green Valley, Az. 85614

### **Part I. Information Provided by Pima County Staff**

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) 
  - Important Riparian Area
  - Biological Core
  - Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? No
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
5. Is the project located within a Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl: No
  - b. Western burrowing owl: No
  - c. Pima pineapple cactus: No
  - d. Needle-spined pineapple cactus: No

**Part II. Information Provided by the Applicant**

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No   
If yes, provide a summary of those communications:
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No <input type="checkbox"/>		No <input type="checkbox"/>
Western burrowing owl	No <input type="checkbox"/>		No <input type="checkbox"/>
Pima pineapple cactus	No <input type="checkbox"/>		No <input type="checkbox"/>
Needle-spined pineapple cactus	No <input type="checkbox"/>		No <input type="checkbox"/>

Questions about this form?  
Contact the Office of Sustainability and Conservation at (520) 724-6940.