

proposal and attendant PDP by concentrating the proposed commercial development at the immediate Thornydale/Cortaro Farms Road intersection, as well as by setting aside the majority of the overall/original property as a habitat conservation area and CLS mitigation.

The rezoning applicant is committed to further working further with neighborhood representatives and leaders as necessary during the rezoning process so as to fully inform them of the proposed application and the basic particulars of the proposed commercial development. These discussions and interactions will be on-going through the rezoning process and we will insure that Pima County staff is kept abreast of their progress.

d. Impact on Existing Land Uses in the Surrounding ¼ Mile Area

The proposed *Preliminary Development Plan (PDP)* depicts a neighborhood shopping center that is generally similar in type and character to the existing commercial uses that are already in place to the east, south, and southeast. Given this consistency, the impacts on these nearby uses is negligible.

e. Contribution to Smart Growth Principles

The proposed rezoning is consistent with, or furthers, several of the Smart Growth Principles as identified by the Smart Growth Network (SGN). These are individually discussed below:

Mix of Land Uses

Given the emerging urbanization trend in the area and taking into account the property's immediate context, the site is best developed as a neighborhood shopping center. The Thornydale and Cortaro Farms Road corridors are an emerging mix of residential and non-residential uses, the variety of which is synergistic and works towards the type of intensification and densification that will ultimately make these corridors true multi-modal elements within the larger regional transportation network.

Take Advantage of Compact Building Designs

The project will promote a higher intensity of use within the Thornydale Road and Cortaro Farms Road corridors. The proposed commercial shopping center is clustered closely around the existing intersection of these two major arterials, while preserving the balance of the overall/original property in its natural state. All in all, the project represents a healthy mix of appropriate land development and significant resource preservation.

Multi-Modal Transportation Opportunities

Higher intensity of development always contributes to larger regional opportunities for multi-modal transportation. The Thornydale and Cortaro

Farms Road corridors function as important north-south and east-west transportation arteries and are suitable for a continuation and expansion of the limited bicycle routes and public transit elements that presently exist in the area. Higher intensity development is essential in creating the demand needed to support and further such multimodal opportunities.

Rational Infrastructure Expansion and Improvements

The proposed rezoning and commercial development adheres closely to this principle. Intelligent and efficient growth demands the intelligent and efficient use of established infrastructure. The proposed rezoning site represents an important infill opportunity that will utilize existing public utility and planned transportation infrastructure, while contributing its fair share of costs that might be needed to expand same to serve the proposed development.

Conservation of Natural Resources

As detailed previously, the rezoning site falls within the *Multiple Use Management Area (MUMA)* classification of the Conservation Lands System (CLS), with portions of the property classified as *Xeroriparian "C" Riparian Area*. In addition, the Special-Species Management aspect of the CLS also applies, thereby increasing the CLS's established conservation and mitigation guidelines.

As part of the aforementioned approved Comprehensive Plan Amendment (Case No. Co7-13-04), specific performance measures and expectations were established for the set-aside of significant areas of the property so as to insure full compliance with all CLS thresholds. These expectations are met with the proposed PDP. The CLS topic is discussed further below in Section 3.b (Open Space Element, Environmental Element) and Section 3.f (Compatibility with Conservation Lands System).

3. Applicability and/or Conformance with the Pima County Zoning Code

This Project does not require compliance with the Buffer Overlay Zone, Gateway Overlay Zone, Hillside Development Zone, Cluster Development Option, Historic Zone, or Airport Environs Zone. The Project will be in compliance with the Native Plant Preservation Ordinance (Chapter 18.72).

- a. Buffer Overlay Zone
Not applicable.
- b. Gateway Overlay Zone
Not applicable.

- c. Hillside Development Overlay Zone

Not applicable.

- d. Cluster Development Option

Not applicable.

- e. Native Plant Preservation

The project will comply with Pima County Zoning Code Section 18.72 (Native Plant Preservation).

- f. Historic Zone

Not applicable.

- g. Airport Environs Zone

Not applicable.

B. PRELIMINARY DEVELOPMENT PLAN (PDP)

1. PDP Map and Overlay

A Preliminary Development Plan (PDP), in accordance with Section II-B.1a-p of the Site Analysis Checklist, is provided as Exhibit II-B.1a-p (an acetate overlay of same is also included). This PDP illustrates a proposed commercial development that effectively confines the project to the immediate northwest corner of the Thornydale/Cortaro Farms Road intersection (it is labeled as the “Rezoning Parcel” on the exhibits so as to distinguish from the residual property that is being left as a natural open space set-aside).

In terms of timing and phasing, it is most desirable and intelligent that the project be developed concurrently with the RTA comprehensive street improvements planned for the segment of Thornydale Road located north of Cortaro Farms Road.

2. Support Data

The following support data is provided here and is also reflected in notes on the PDP as appropriate:

- a. Gross Floor Area of Structures.

As shown on the Preliminary Development Plan (PDP), the proposed neighborhood shopping center is envisioned as having a total gross retail floor area (GFA) of approximately 102,000 SF. Final GFA and final site

layout will ultimately be determined by: 1) future lease negotiations with specific anchor stores, junior anchors, and retail/service tenants; and 2) the overall carrying capacity of the site in terms of applicable parking and loading, etc. requirements necessary to serve those anchor stores, etc.

Final site layout and all necessary calculations required to demonstrate compliance with applicable development standards and Code requirements will be furnished at the time of the future Site Development Package as submitted to the Development Services Departments.

b. Building Heights

The will contain largely one-story buildings, with the understanding that commercial shopping centers often contain structures that approach heights greater than conventional one-story buildings. The maximum building height will not exceed that allowed under the requested CB-1 zoning, i.e. thirty-nine feet (39').

c. Dwelling Units

Not applicable; this is a commercial development.

d. Maximum Residential Densities

Not applicable; this is a commercial development

e. Total Number of Parking Spaces

Parking for this project will be in accordance with Zoning Code Section 18.75, to be verified at the time of future Site Development Package.

f. Type of Landscaping

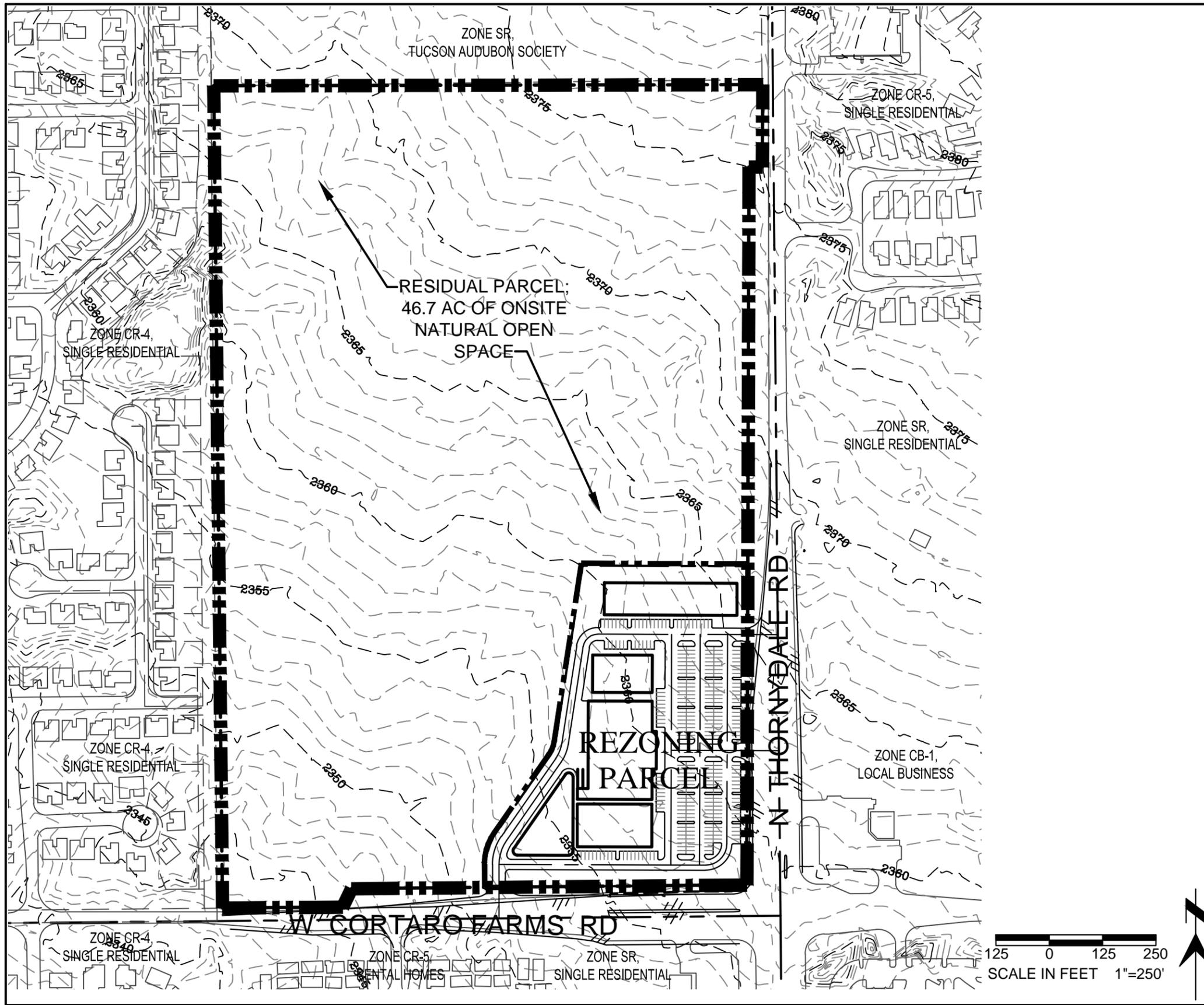
Landscaping will be a mixture of native preserved desert and xero-riparian landscape species. The proposed landscape program for the site is described more fully in Sections II.E. (Biological Resources) and II.F (Landscape & Buffer Plan).

g. Size & Description of Recreation Areas, Natural/Functional Open Space

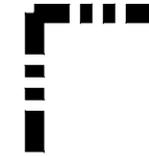
Not applicable; this is a commercial development.

h. Other Supplemental Information

There is no other written material that is applicable or that is not already shown on the PDP.



LEGEND



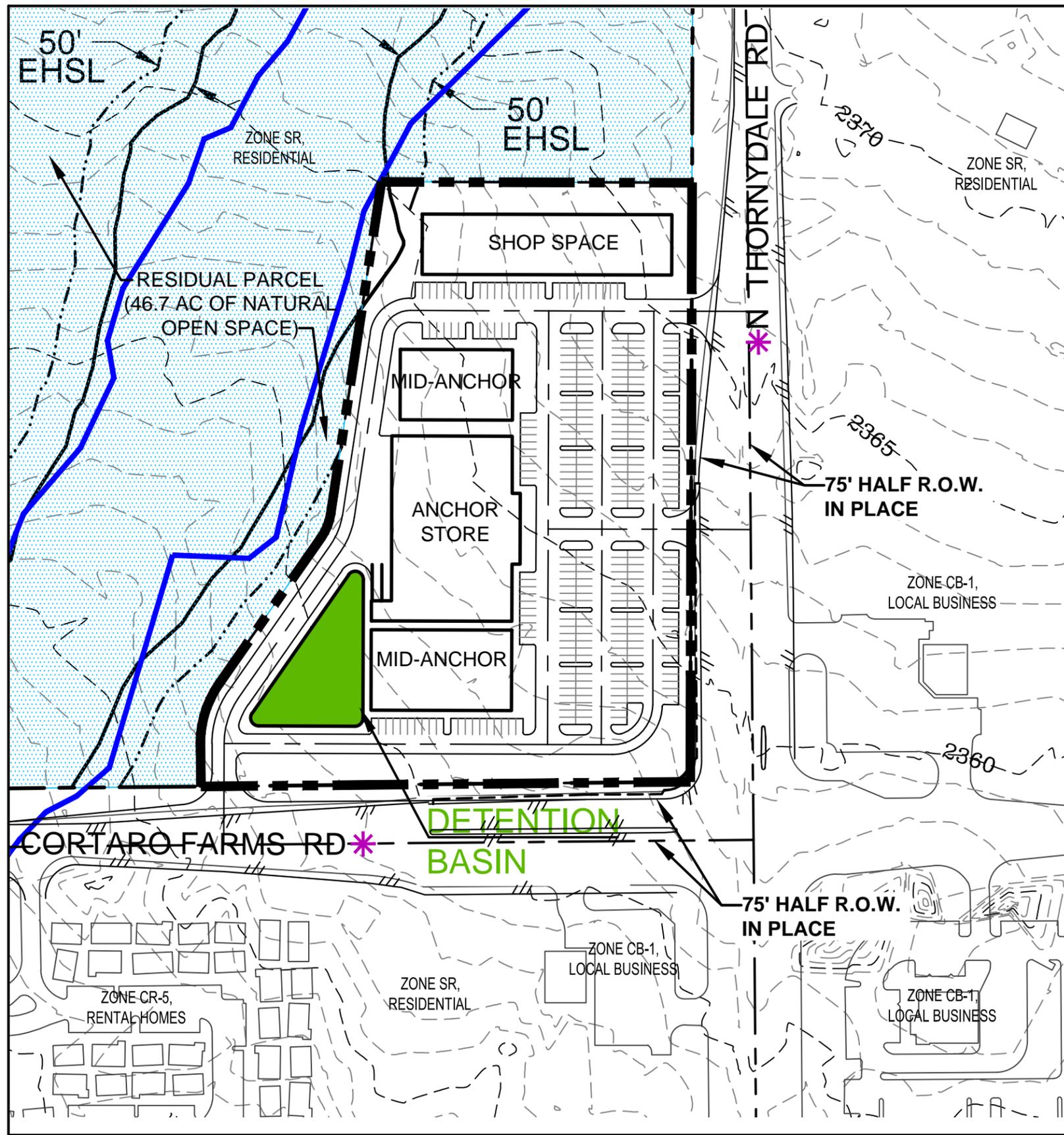
PDP Boundary &
Limit of Rezoning Parcel

Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
10836 E. ARMADA LANE
TUCSON, ARIZONA 85749
520 850-0917



Red Point Development, Inc.
NWC CORTARO & THORNYDALE ROADS
(Ownership Entity: Pacific International Properties, LLP)
REZONING: SR to CB-1

EXHIBIT II-A
KEY MAP OF REZONING SITE &
RESIDUAL AREA
PAGE 54

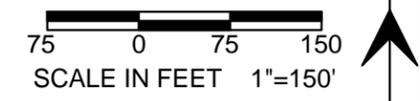


LEGEND

- PDP Boundary & Limit of Rezoning Parcel
- Existing Condition Topographic Contour (1' Interval)
- CLS Set-Aside Area (Natural Open Space)
- Approximate 100-Year Post-Development Floodplain Limit
- Erosion Hazard Setback Limit
- Detention Basin
- Edge of Existing Street Pavement
- Mapped Riparian Habitat -- Xeroriparian "C"

NOTES:
 The entire subject property is shown on RFCO Flood Hazard maps as a sheet flow zone with an average depth of 0.5 feet.

* Thornydale Road and Cortaro Farms Road are designated Major Streets and Scenic Routes.



PROJECT AREA

| | |
|------------------------------------|-----------------------|
| Overall/Original Subject Property: | 54.9 AC (Approximate) |
| Rezoning Parcel: | 8.2 AC (Approximate) |
| Residual Parcel: | 46.7 AC (Approximate) |

PROJECT PARTICULARS

| | |
|---|----------------|
| Existing Zoning: | SR |
| Proposed Zoning of Rezoning Parcel: | CB-1 |
| Proposed Zoning of Residual Parcel: | SR (No Change) |
| Comprehensive Plan Designation (Rezoning Parcel): | NAC |
| Comprehensive Plan Designation (Residual Parcel): | MIU |

PROPOSED USE (REZONING PARCEL)
 A Commercial Shopping Center containing a primary anchor, supporting mid-size/junior anchors and shop space. Total Retail Area is estimated at approximately 102,000 sf.

NOTE: The PDP layout presented here is conceptual in nature and subject to change and refinement at the time actual anchors and tenants emerge. The intent of this rezoning and PDP is to depict a conventional anchored shopping center with accompanying and supporting retail uses and complimentary neighborhood services.

PROPOSED USE (RESIDUAL/REMAINING PARCEL)
 The remaining 46.7 ac of the original subject property lying outside of the rezoning parcel shall remain as Natural Open Space.

BUILDING HEIGHT
 Maximum 39' Permitted. Proposed commercial buildings will be at or below this prescribed CB-1 height.

PARKING & LOADING
 Parking will be in accordance with Sec. 18.75, Parking & Loading Standards. Final design and compliance with same will be demonstrated at the time of Site Development Package review.

BUFFER YARDS
 Bufferyard "D" required along north and west boundaries, and along Thornydale and Cortaro frontages.

CONSERVATION LANDS SYSTEM (CLS)

| | |
|--|---------|
| On-Site Natural Open Space on Rezoning Parcel: | 0.0 AC |
| On-Site Natural Open Space on Residual Parcel: | 46.7 AC |

Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917

PROJECTS INTERNATIONAL, Inc.
 STRATEGIC GUIDANCE
 ENTITLEMENT PROCESSES
 LOCAL ADVICE & COUNSEL

GRS
 LANDSCAPE ARCHITECTS, LLC

Red Point Development, Inc.
 NWC CORTARO & THORNYDALE ROADS
 (Ownership Entity: Pacific International Properties, LLP)
 REZONING: SR to CB-1

EXHIBIT II-B.1a-p
 PRELIMINARY DEVELOPMENT
 PLAN
 PAGE 55

C. TOPOGRAPHY & GRADING

Please refer to Exhibit II.C.1-5 (Topography and Grading) for an illustration of the various grading and design features of the proposed development. In addition, the following required information is also provided:

1. Development Features on Slopes of 15% or Greater

There are no slopes greater than 15% located anywhere on the proposed development; no special measures are therefore necessary.

2. Natural Areas Used for HDZ Allowances

There are no areas being set aside as natural open space for average cross slope, HDZ calculation, or any other purposes on the 8.19-acre rezoning site.

3. Mapped Areas & Associated Site Percentages

The site is characterized by the following topography/grading facts:

a. Natural Open Space

Considering that more than 46.7 acres of the original 54.9-acre subject property will be set aside, approximately eighty percent (80%) of the original site will be natural open space.

b. Revegetated Areas

No revegetation areas are proposed for this project, other than the landscaping of the landscape buffers and parking areas associated with the planned neighborhood shopping center.

c. Graded/Disturbed

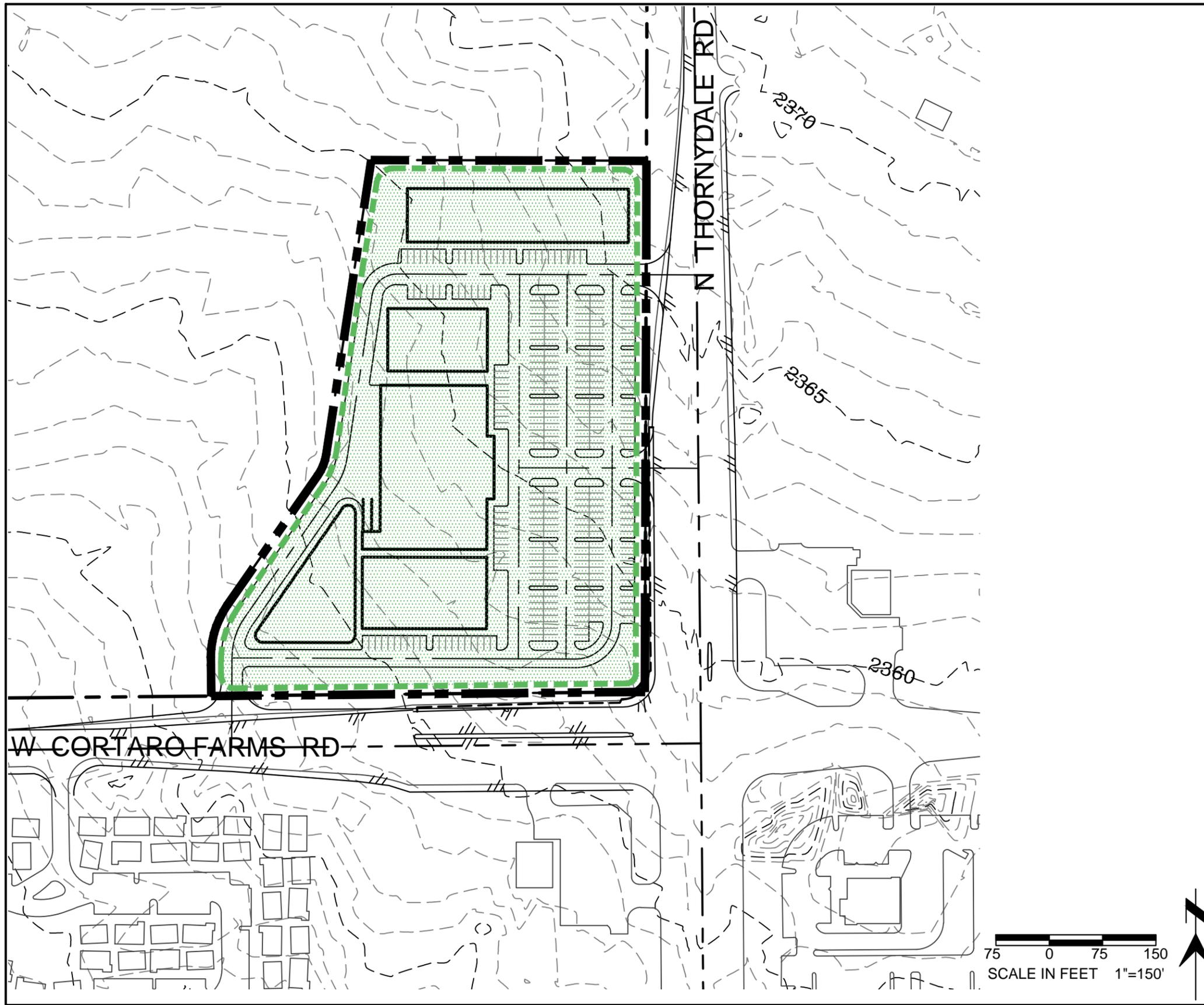
The entire 8.19-acre rezoning site will be essentially mass graded. The 46.7 acres outside of the rezoning site will remain undisturbed.

4. Maximum Grade Change; Areas By More than 5' of Cut or Fill

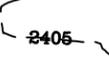
No areas of the site will be cut or filled more than 5' from existing grade.

5. Engineering & Design Features for Cluster Projects

Not applicable; this is not a Cluster Project.



LEGEND

-  PDP Boundary & Limit of Rezoning Parcel
 -  Existing Condition Topographic Contour (1' Interval)
 -  Approximate Limit of Grading
- NOTE: Entire Rezoning Parcel will be mass graded.

Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917



PROJECTS INTERNATIONAL, Inc.
 STRATEGIC GUIDANCE
 ENTITLEMENT PROCESSES
 LOCAL ADVICE & COUNSEL



GRS
 LANDSCAPE ARCHITECTS, LLC

Red Point Development, Inc.
 NWC CORTARO & THORNYDALE ROADS
 (Ownership Entity: Pacific International Properties, LLP)
 REZONING: SR to CB-1

EXHIBIT II-C.1-5
 TOPOGRAPHY AND GRADING
 PAGE 57

D. HYDROLOGY

Refer to Exhibit II-D (Proposed Hydrology) in conjunction with the following:

1. PDP Design Response to Hydrologic Constraints

A combination of natural open space and setbacks will be used to address surface drainage in facilitating the proposed commercial development. The wash passing through the property between CP-13 (189 cfs) and CP-6 (646 cfs) will remain in its natural condition. Site development encroachment into this wash will be limited or non-existent. Bank protection will be installed at any location where building pads may encroach into the 100-year floodplain or applicable erosion setbacks. This same approach will be used for the wash draining between CP-7 (548 cfs) and CP-6. Flows will be released along the downstream boundary at the location, depth and velocity of the existing condition.

The wash passing through the property between CP-15 (171 cfs) and CP-14 (225 cfs) will remain entirely in its natural condition. No site development will occur within the floodplain an erosion setback of this wash.

Onsite detention volume will comply with critical-basin requirements and is estimated to be approximately one (1) acre-foot. At least one (1) detention basin is anticipated.

2. Explanation of Encroachments (Floodplains, EHS's, etc.)

The land use plan for this property accommodates the primary wash corridors with natural, set-aside open space. Any encroachment into the existing floodplains will be extremely minor and is anticipated to be into EHS's, not the regulatory floodplain limits. Slope protection will be provided where these limited encroachments occur into the fringe areas. Mitigation measures to address the downstream impacts on wash stability will not be required.

3. Post-Development Discharges and Nature of Flows

Post-Development discharges flowing onto the overall 54.9-acre property will not change as a result of this commercial development. Post-Development discharges flowing off of the developed commercial site also will not change as a result of the project. In most cases, the existing incoming flows (from off-site, upstream areas) will essentially pass through the property within natural channels, subject to the minor impacts described above.

Post-development onsite storm water runoff generated from the proposed commercial development will be conveyed to a detention basin and metered accordingly into the existing nearby natural channel. This post-development discharge of onsite storm water runoff will be reduced to comply with critical-basin requirements.

4. Engineering & Design Features to Mitigate Drainage Impacts

The proposed commercial development will provide on-site detention in accordance with Pima County Regional Flood Control District policies and standards. Stormwater flows will be detained as necessary to comply with Critical Basin standards. It is anticipated that one primary basin will be provided, which will send metered outflow into the existing nearby natural channel.

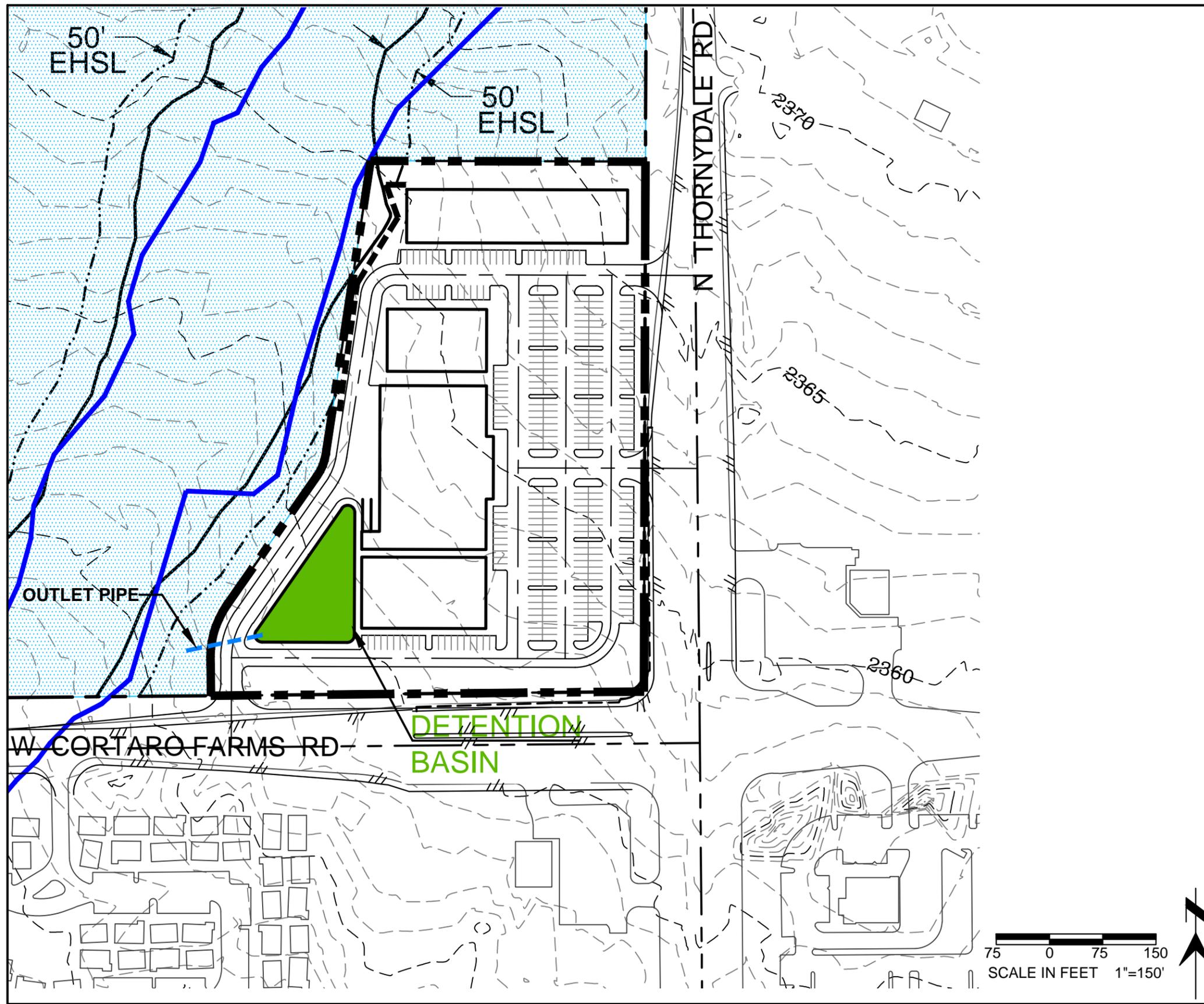
The post-development drainage plan will comply with first-flush retention requirements. This will be accomplished via the use of small water harvesting basins throughout the landscape areas, as well as within the detention basin to be located at the southwest corner of the developed area.

All building pads will be designed to be a minimum of one foot (1') above adjacent 100-year flood elevations, as determined by detailed engineering calculations to be conducted in conjunction with the final drainage report.

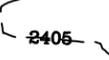
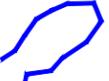
5. Conformance with Applicable Basin Management Policies

On-site generated stormwater will be conveyed to the on-site detention basin via surface drainage and by storm drains (if necessary), scuppers, curb openings, etc. On-site detention volume will be as required to comply with critical-basin policy. These features will be designed and detailed during the Site Development Package (SDP) process. Unless exceptions are agreed upon during the SDP process, on-site stormwater conveyance will adhere to current Pima County Regional Flood Control District development standards and applicable basin management plans.

Exhibit to Follow



LEGEND

-  PDP Boundary & Limit of Rezoning Parcel
-  Existing Condition Topographic Contour (1' Interval)
-  Erosion Hazard Setback Limit
-  Approximate 100-Year Post-Development Floodplain Limit
-  Detention Basin
-  Outlet Pipe for Detention Basin
-  Mapped Riparian Habitat -- Xeroriparian "C"
-  CLS Set-Aside Area
-  Necessary Protection/Fortification to allow reduction in EHSL

Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917



PROJECTS INTERNATIONAL, Inc.
 STRATEGIC GUIDANCE
 ENTITLEMENT PROCESSES
 LOCAL ADVICE & COUNSEL



GRS
 LANDSCAPE ARCHITECTS, LLC

Red Point Development, Inc.
 NWC CORTARO & THORNYDALE ROADS
 (Ownership Entity: Pacific International Properties, LLP)
 REZONING: SR to CB-1

EXHIBIT II-D
 PROPOSED HYDROLOGY
 PAGE 60

E. BIOLOGICAL RESOURCES

1. Description & Mapping of Expected Impacts

a. Conservation Lands System (CLS) Compliance

The entire (54.9-acre) subject property falls within the CLS *Multiple Use Management Area (MUMA)* category, including approximately 10.7 acres of underlying Xeroriparian Class “C” habitat. This overall subject property, as well as the entire 8.2-acre rezoning site within it, is subject to the *Special Species Management Area (SSMA)* thresholds of the CLS.

In setting aside the balance of the overall property, the proposed PDP preserves approximately 46.7 acres of the *MUMA/SSMA*. Per the conceptual framework plan approved with the site’s comprehensive plan amendment (Case No. Co7-13-04) and the rezoning policies adopted with same, this site will comply with the CLS through this program of commercial development and attendant on-site set-aside. See Exhibit II-E.1.a for a graphic depiction of the above. Final figures and calculations for the above will be detailed and finalized at the time of future Site Development Package filing.

b. Native Plant Preservation Ordinance (NPPPO) Compliance

The project will demonstrate compliance with the Native Plant Preservation Ordinance (NPPPO) at the time of future Site Development Package submittal to the Development Services Department (DSD). Compliance will be achieved through the use of both on-site and off-site natural open space areas. Final NPPPO inventories and mitigation calculations will be provided at that time.

c. Saguaros

Saguaro Cactus were field surveyed and mapped on the entire 54.9-acre property. The inventory numbers of this fieldwork were provided in Section I.D of this Site Analysis. Approximately two hundred fifty-three (253) saguaros are located with the 8.2-acre rezoning parcel (proposed disturbed area). Of these, one hundred eighty-five (185) are six feet (6’) tall or less, fifty seven (57) are greater than 6’ tall (>6’) up to eighteen feet (18’) tall, and eleven (11) are taller than eighteen feet (>18’). Refer to Exhibit II-E.1.b for saguaro mapping and other applicable resources described below.

d. Ironwood Trees

Ironwood trees were also field surveyed. There are a total of six hundred fourteen (614) Ironwood trees on the subject property, some of which are non-viable. Approximately ninety-two (92) of all the Ironwoods fall within

the proposed rezoning parcel (disturbed area) and five hundred twenty-two (522) fall within the proposed on-site preservation area (residual parcel). See Exhibit II-E.1.b.

e. Pima Pineapple Cactus

No (0) Pima Pineapple Cactus have been located on the property. The site is not a Priority Conservation Area (PCA) for this species.

f. Needle-Spined Pineapple Cactus

No (0) Needle Spined Pineapple Cactus have been located on the property. The site is not a Priority Conservation Area (PCA) for this species.

g. Other Areas of Significant or Particularly Important Vegetation

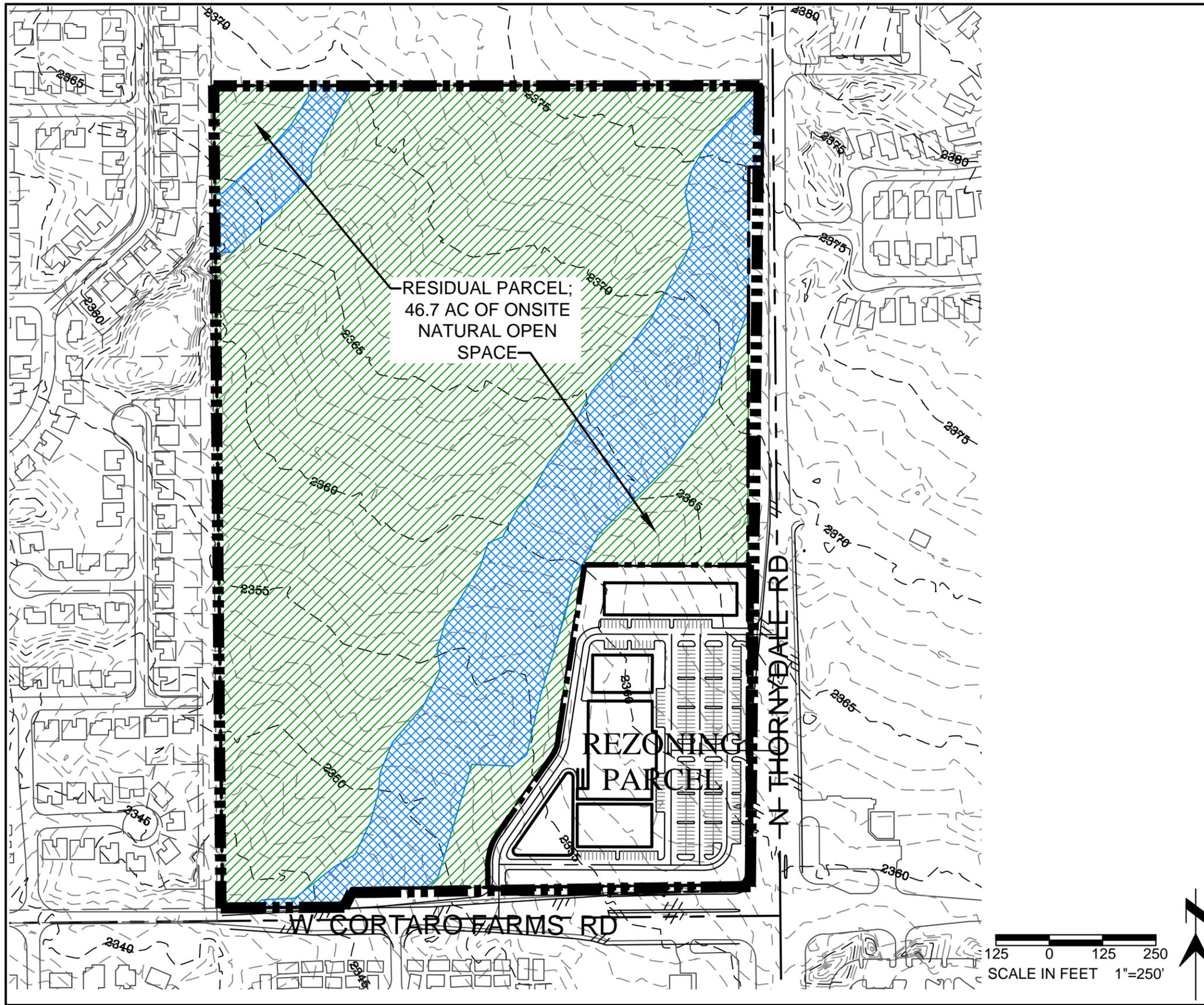
There are no other areas of significant or important vegetation on the site above and beyond the numerous specimens detailed above and the significant acreage (46.7 AC) that will be preserved as a natural area set-aside .

2. **Affect on CLS or Critical Landscape Linkages**

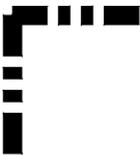
As mentioned earlier, there are no Critical Landscape Linkages in the vicinity of the rezoning site.

The project will fully comply with the applicable CLS preservation thresholds through the PDP and the set-aside of the remaining undeveloped balance of the property. Final figures and calculations for the satisfaction of these thresholds will be provided at the time of future Site Development Package filing.

Exhibits to Follow



LEGEND

-  PDP Boundary & Limit of Rezoning Parcel
-  Preserved Multiple Use Management Area (MUMA) and Special Species Management Area (SSMA) with Underlying Xeroriparian "C" Riparian Area
Approx. 10.7 AC
-  Preserved Multiple Use Management Area and Special Species Management Area
Approx. 36.0 AC

Total On-Site Preservation on Rezoning Parcel:
Approximately 0.0 AC

Total Preservation on Residual Parcel:
Approximately 46.7 AC

Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917



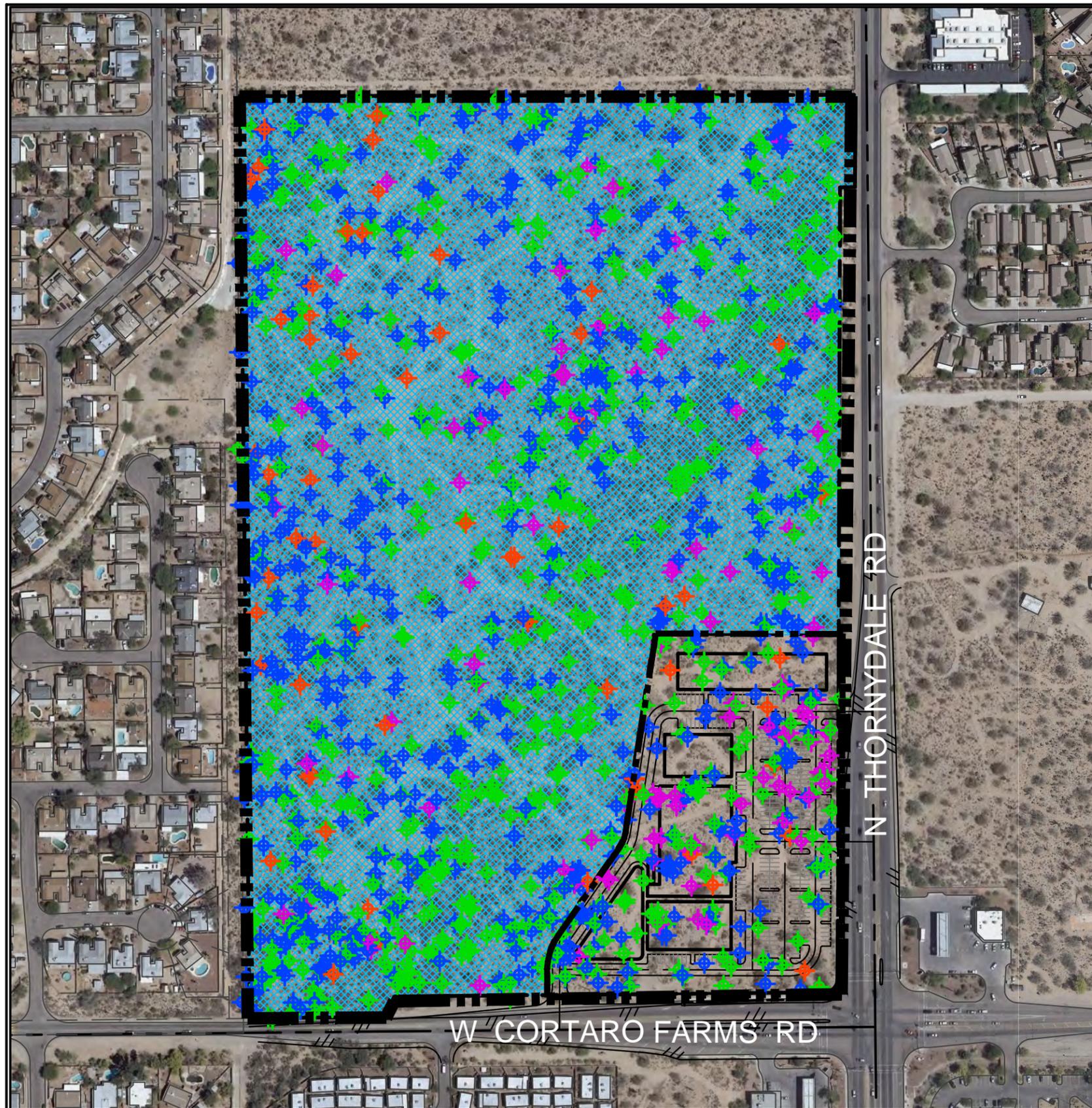
PROJECTS INTERNATIONAL, Inc.
 STRATEGIC GUIDANCE
 ENTITLEMENT PROCESSES
 LOCAL ADVICE & COUNSEL



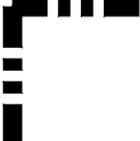
GRS
 LANDSCAPE ARCHITECTS, LLC

Red Point Development, Inc.
 NWC CORTARO & THORNYDALE ROADS
 (Ownership Entity: Pacific International Properties, LLP)
 REZONING: SR to CB-1

EXHIBIT II-E.1a
 PIMA COUNTY CONSERVATION
 LANDS SYSTEM
 PAGE 63



LEGEND

-  PDP Boundary & Limit of Rezoning Parcel
-  On-Site Areas Being Preserved as Natural Open Space (Approx. 46.7 AC)
-  Saguario ≤ 6' in height
-  Saguario >6' - 18' in height
-  Saguario >18' in height
-  Ironwood Tree

125 0 125 250
SCALE IN FEET 1"=250'



Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
10836 E. ARMADA LANE
TUCSON, ARIZONA 85749
520 850-0917

F. LANDSCAPE & BUFFER PLAN

1. Bufferyards in Accordance with Chapter 18.73

Exhibit II F.1-3 depicts the location of required landscape bufferyards in compliance with Chapter 18.73 (Landscape & Screening) of the Pima County Zoning Code. The determination of each particular bufferyard option (with the attendant width and plant-density requirements) will be made at the time of future Site Development Package filing. All bufferyard plants, densities and screening elements will be in accordance with Chapter 18.73 for the particular bufferyard type and width option ultimately selected.

Because of the substantial natural set-aside area proposed on the residual portion of the subject property, bufferyards are not required along the north or west boundaries of the original/overall 54.9-acre parcel. Bufferyards are required and provided on all sides of the anticipated 8.2-acre commercial development site.

Due to the adjacent 46.7 acres of natural area set-aside that will border the proposed rezoning parcel on its north and west boundaries, it is our intent, at the time of future Site Development Package, to seek satisfaction of the applicable Bufferyard "D" requirements (along the north and west boundary of the proposed commercial development) by utilizing forty feet (40') of the adjacent 46.7-acre natural open space set-aside.

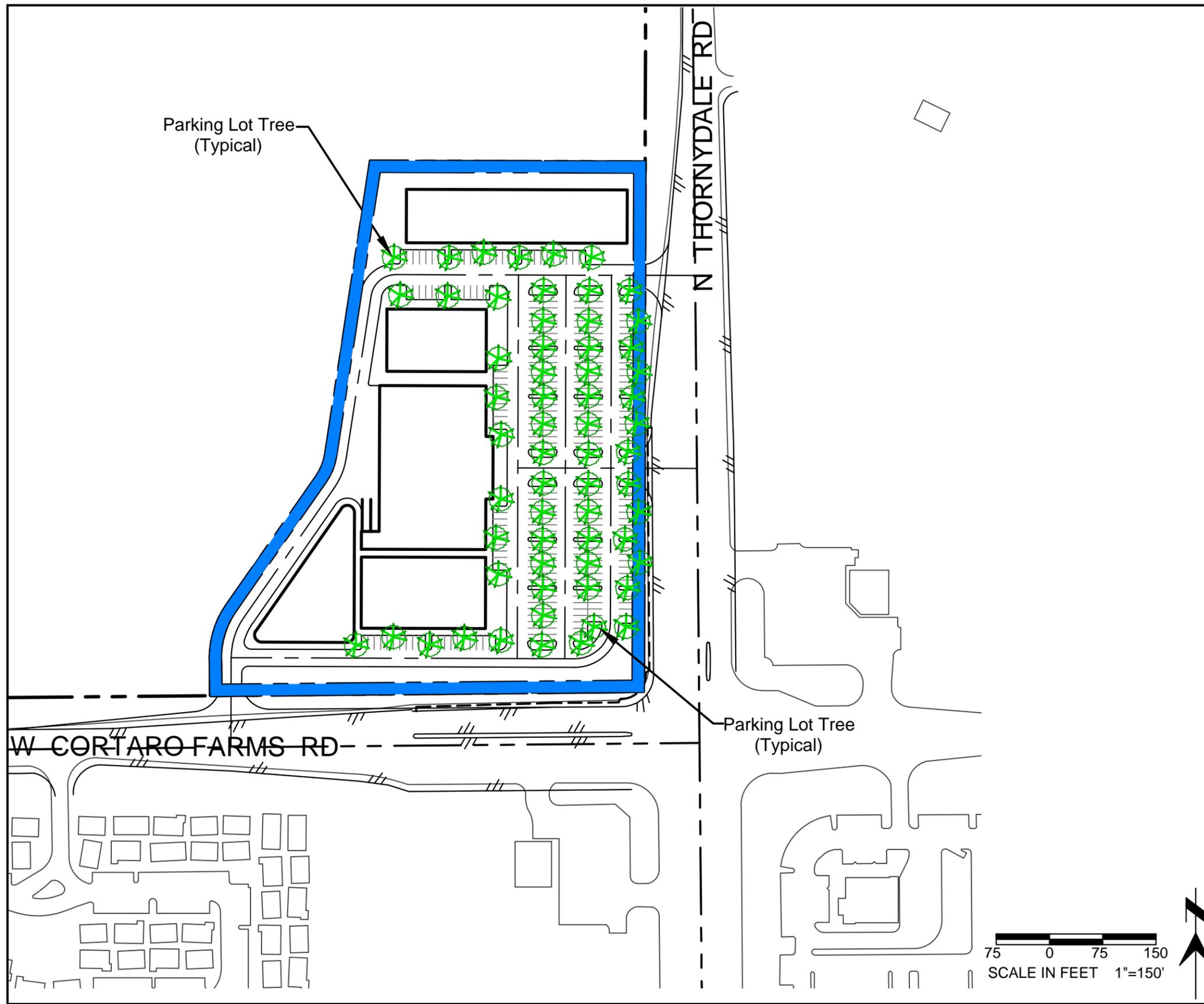
2. Conflicts with Bufferyards Due to Easements, Rights-of-Way, etc.

There are no conflicts with required bufferyards due to easements or rights-of-way.

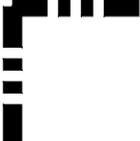
3. Use & Viability of Transplanted/Salvaged Vegetation in Bufferyards

Salvaged vegetation from on-site will be incorporated, as feasible, into bufferyards, within the proposed Code-required landscape buffers surrounding the planned commercial development.

Exhibit to Follow



LEGEND

-  PDP Boundary & Limit of Rezoning Parcel
-  Bufferyard 'D'
-  Parking Lot Shade Tree

Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917



PROJECTS INTERNATIONAL, Inc.
 STRATEGIC GUIDANCE
 ENTITLEMENT PROCESSES
 LOCAL ADVICE & COUNSEL



GRS
 LANDSCAPE ARCHITECTS, LLC

Red Point Development, Inc.
 NWC CORTARO & THORNYDALE ROADS
 (Ownership Entity: Pacific International Properties, LLP)
 REZONING: SR to CB-1

EXHIBIT II-F.1-3
 LANDSCAPE & BUFFERYARD
 PLAN
 PAGE 66

G. VIEWSHEDS

1. Off-Site Views Onto & Across Site

In reading the following discussion of anticipated view impacts, it is helpful to refer back to Exhibit I-E.2a (from the Site Inventory Section of this Site Analysis) to see the locations of the respective view locations discussed herein.

In general, however, it is important to stress that all views across and associated with this particular parcel are essentially unimpacted due to the fact that 80% of its gross acreage will be preserved in its natural condition.

Views from the East

- Foreground and mid-ground views will be marginally impacted by the removal of vegetation along Thornydale Road. The new/required landscape bufferyard will help mitigate this impact.
- The northern portion of the view from the east will not be impacted due to the preservation of the natural desert in this portion of the overall site.
- Background views are largely non-existent due to existing vegetation.

Views from the South

- Foreground and mid-ground views will be marginally impacted by the removal of vegetation along Cortaro Farms Road. The new/required landscape bufferyard will help mitigate this impact.
- The western portion of the view from the south will not be impacted due to the preservation of the natural desert in this portion of the overall site.
- Background views are largely non-existent due to existing vegetation.

Views from the West and from the North

- Views from the west and from the north will not be impacted at all due to the preservation of the entire western and northern portions of the site as natural desert.

2. Proposed Mitigation Measures for View Impacts

Again, it is helpful to refer back to Exhibit I-E.2a (from the Site Inventory Section of this Site Analysis) for the appropriate view locations. Also, see Exhibit II-G.1a-b (Viewshed Mitigation) provided further below.

a. Affected Views as Identified in Above Section II-G.1

Views from the North

- There is no impact to views due to the preservation of the entire northern portion of this parcel as natural desert area.

Views from the East

- There is no impact to the views along the northern portion of the eastern boundary due to the preservation of the entire northern portion of the parcel as natural desert. Where commercial development is proposed, a bufferyard "D", the densest of the bufferyard options, will be installed.

Views from the South

- There is no impact to the views along the western portion of the southern boundary due to the preservation of the entire western portion of the parcel as natural desert. Where commercial development is proposed, a bufferyard "D", the densest of the bufferyard options, will be installed.

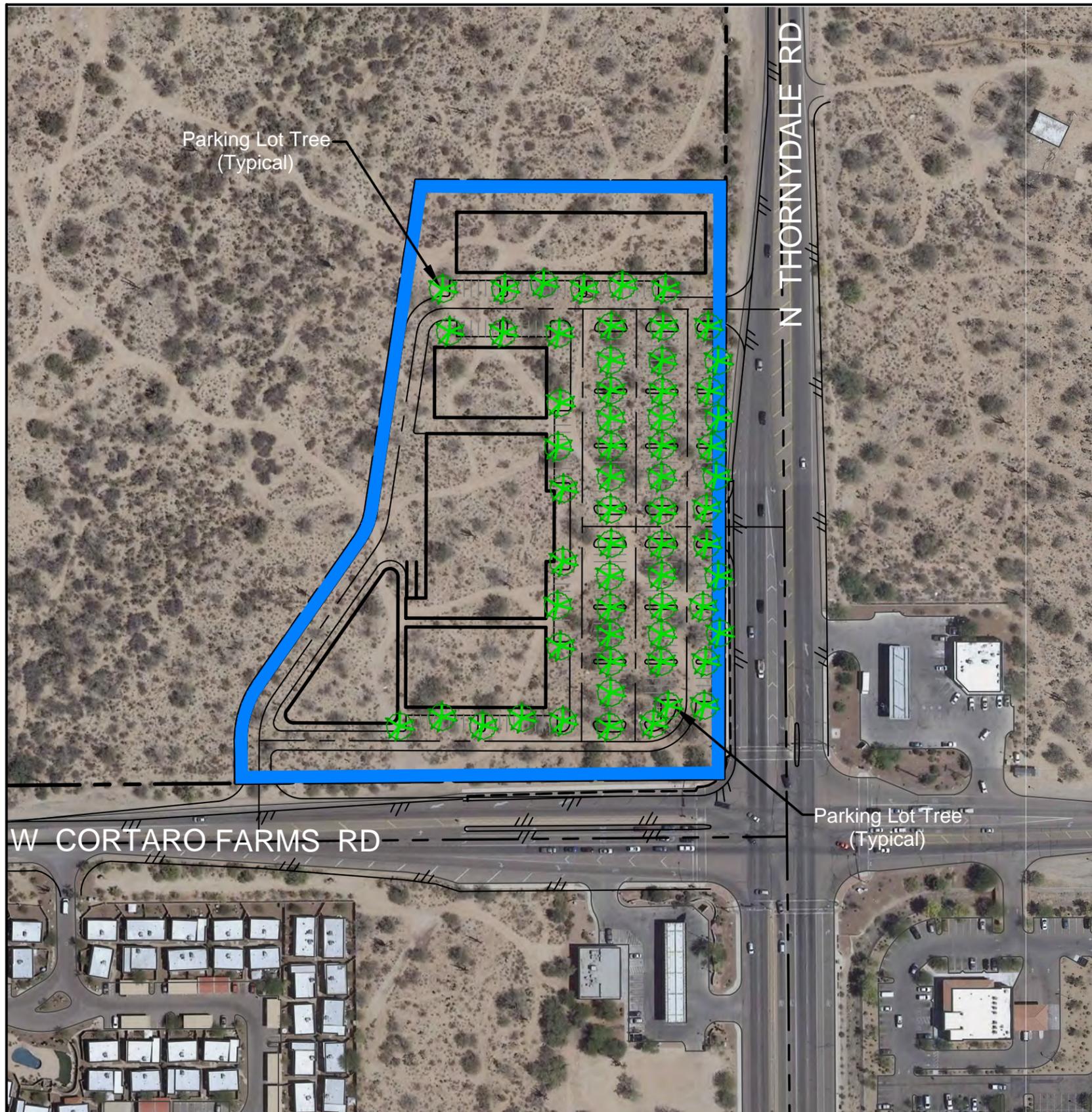
Views from the West

- There is no impact to views due to the preservation of the entire western portion of this parcel as natural desert area.

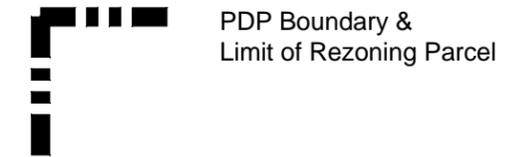
b. Cluster Development Visibility

Not applicable; this project is not being developed as a residential cluster project.

Exhibit to Follow



LEGEND



PDP Boundary &
Limit of Rezoning Parcel



Bufferyard 'D'
Provides screening as required by code.



Parking Lot Shade Tree

NOTE:

Due to the preservation of the 46.7 AC to the north and west of the rezoning site as Natural Open Space, it is our intent to satisfy the Bufferyard "D" option along these boundaries using 40' of the aforementioned Natural Open Space.

Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
10836 E. ARMADA LANE
TUCSON, ARIZONA 85749
520 850-0917