

*Section I - Site Inventory*

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not subject to any of the following overlay zones: the Buffer Overlay Zone, Gateway Overlay Zone, Hillside Development Zone, Cluster Development Option, Historic Zone, or Airport Environs Zone.

Existing Zoning to the <b>North:</b>	CR-4, CR-1, SR
Existing Zoning to the <b>South:</b>	SR
Existing Zoning to the <b>East:</b>	CR-5, CR-4, SR
Existing Zoning to the <b>West:</b>	CR-5, CB-1

In referring to the above list of surrounding zoning classifications, the abbreviations used therein respectively denote the following:

**CB-1** denotes a Business Zone  
**CR-5, CR-4 & CR-1** denote Residential Zones  
**SR** denotes the Suburban Ranch Zone

b. Existing Land Uses

The lands within ¼ mile of the subject property are a mixture of: 1) developed single-family residential subdivisions of low and medium densities; 2) professional office complexes; 3) a private charter school campus; 4) a commercial plant nursery; 5) a municipal water tank complex; and 6) vacant land. Please refer to Exhibit I-A.2a-b, 4b (Existing Land Use).

c. Stories & Heights of Existing Structures

The adjacent single-family detached residences within ¼ mile are both single-story and two-story structures and range in height from approximately 12' - 24'. The non-residential structures within ¼ mile are comprised of: 1) single-story office complexes with buildings ranging from approximately 16' - 24' in height, 2) a private charter school campus whose tallest buildings approach 28' in height; and 3) a commercial plant nursery whose single-story buildings and shade structures approach 16' in height.

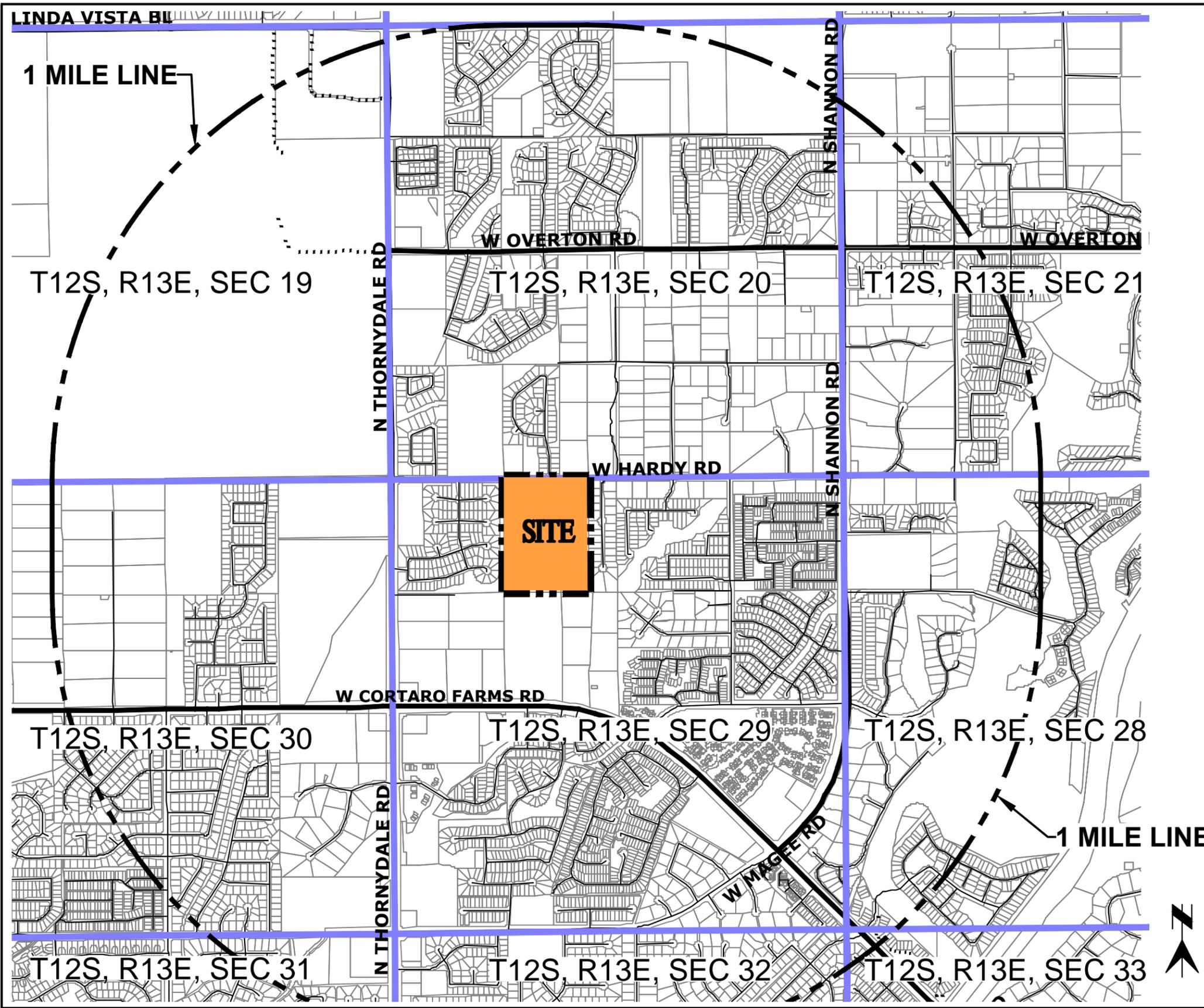
d. Pending or Conditionally Approved Rezonings, etc.

There are no (0) other pending rezonings within ¼ mile of the property.

e. Comprehensive Plan Designations

The surrounding properties are a mix of the following Pima County Comprehensive Plan designations: LIU (Low Intensity Urban) and MIU (Medium Intensity Urban). Please refer to Exhibit I-A.2c, 4e (Comprehensive Plan Designations).

To the <b>North:</b>	MHIU & LIU 0.3
To the <b>South:</b>	LIU 0.3
To the <b>East:</b>	LIU 0.3 & MIU
To the <b>West:</b>	MIU



**LEGEND**



Rezoning Site



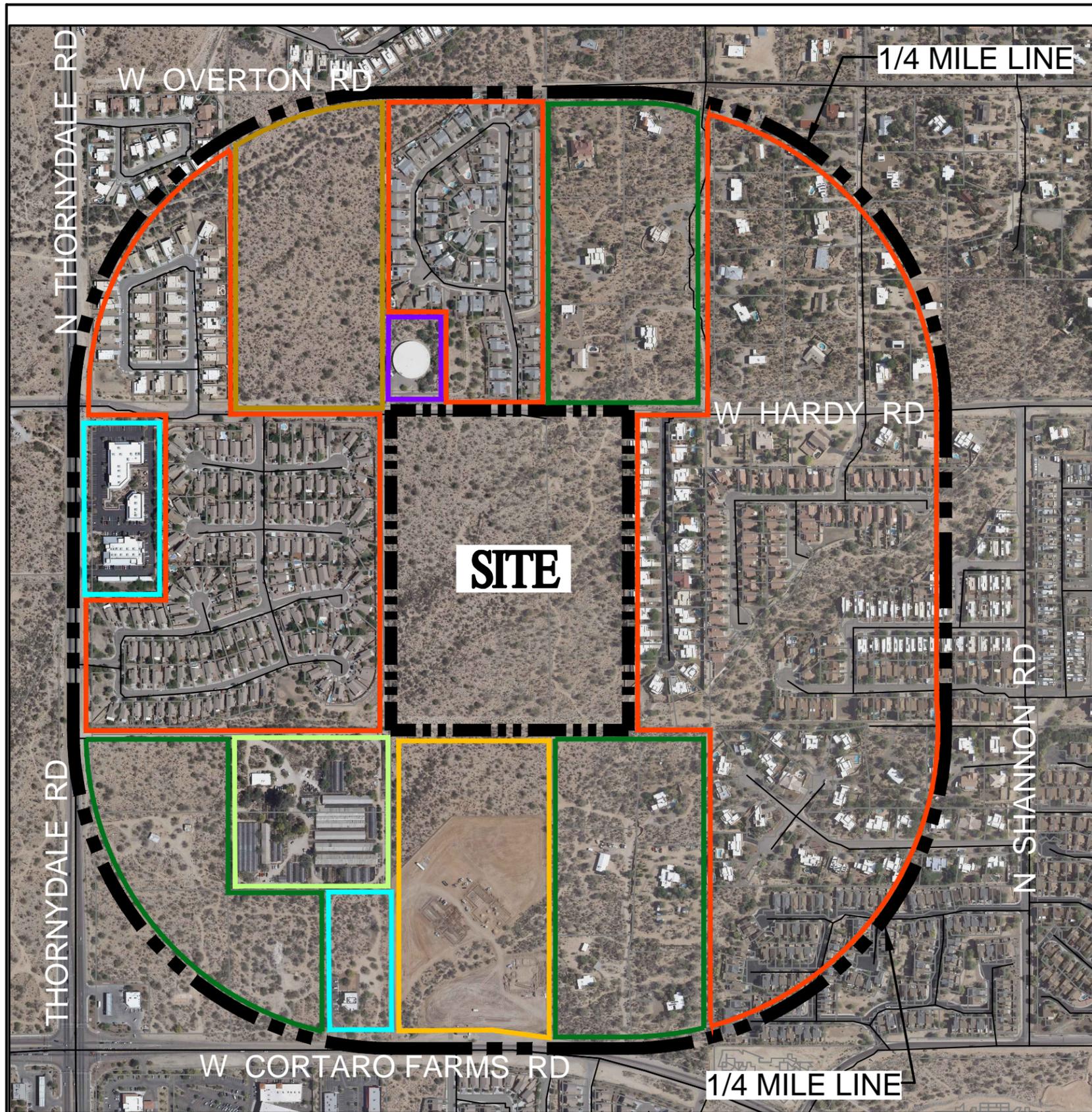
Section Boundary  
(e.g. T12S, R13E, SEC 30)

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



**Red Point Development, Inc.**  
 SOUTH SIDE HARDY RD, EAST OF THORNYDALE RD  
 (Ownership Entities: Hardy-Thornydale I Associates, Fidelity National Title Trust #10760)  
 REZONING: SR to CR-5

**EXHIBIT I-A.1**  
 LOCATION & REGIONAL  
 CONTEXT  
 PAGE 4



**LEGEND**

-  Rezoning Site
-  Residential Subdivisions
-  Unsubdivided Residential
-  Professional Offices
-  Private School
-  Commercial Plant Nursery
-  Municipal Water Tank Complex
-  Vacant Land

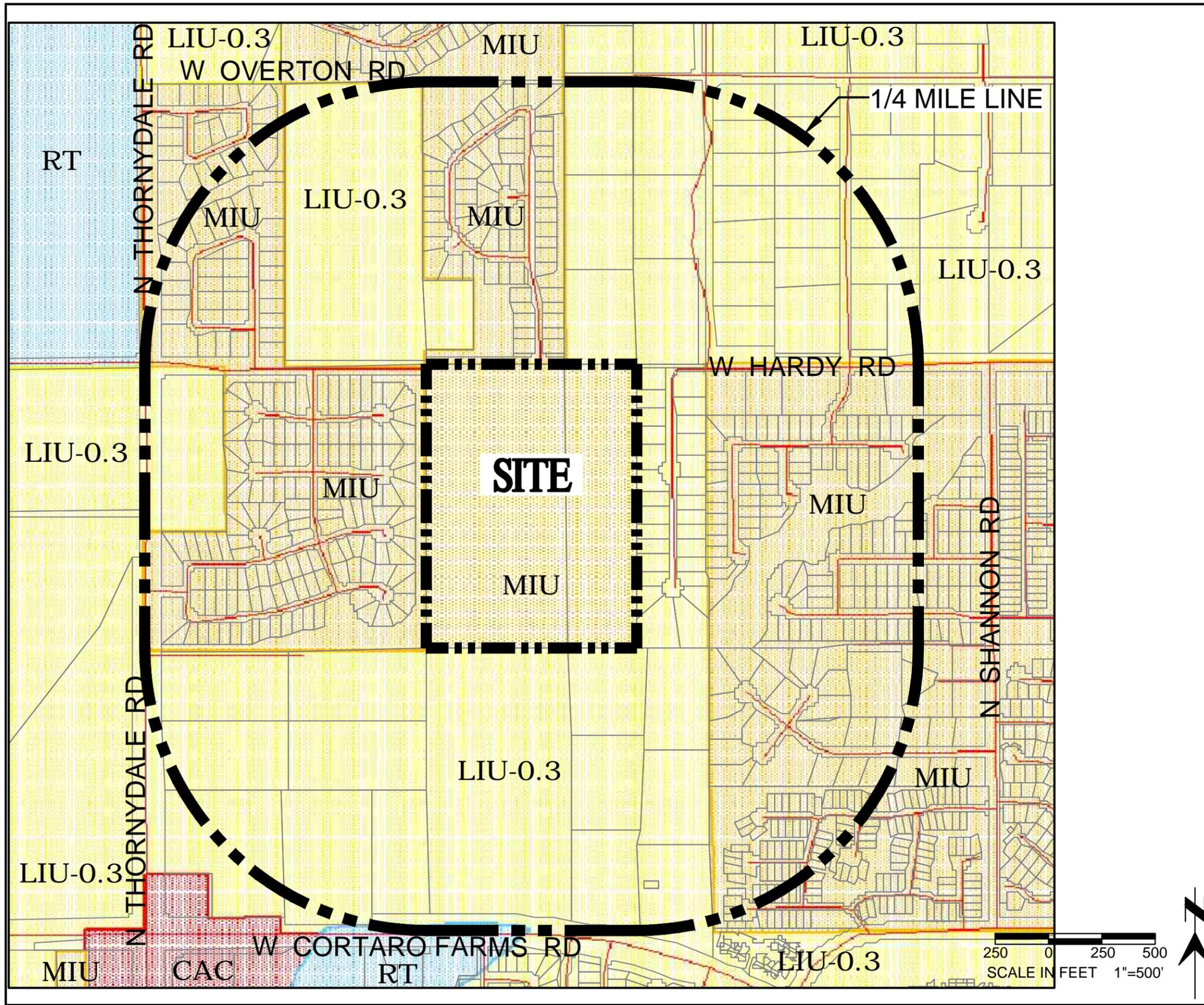


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EXHIBIT I-A.2a-2b, 4b  
 EXISTING LAND USE



**LEGEND**

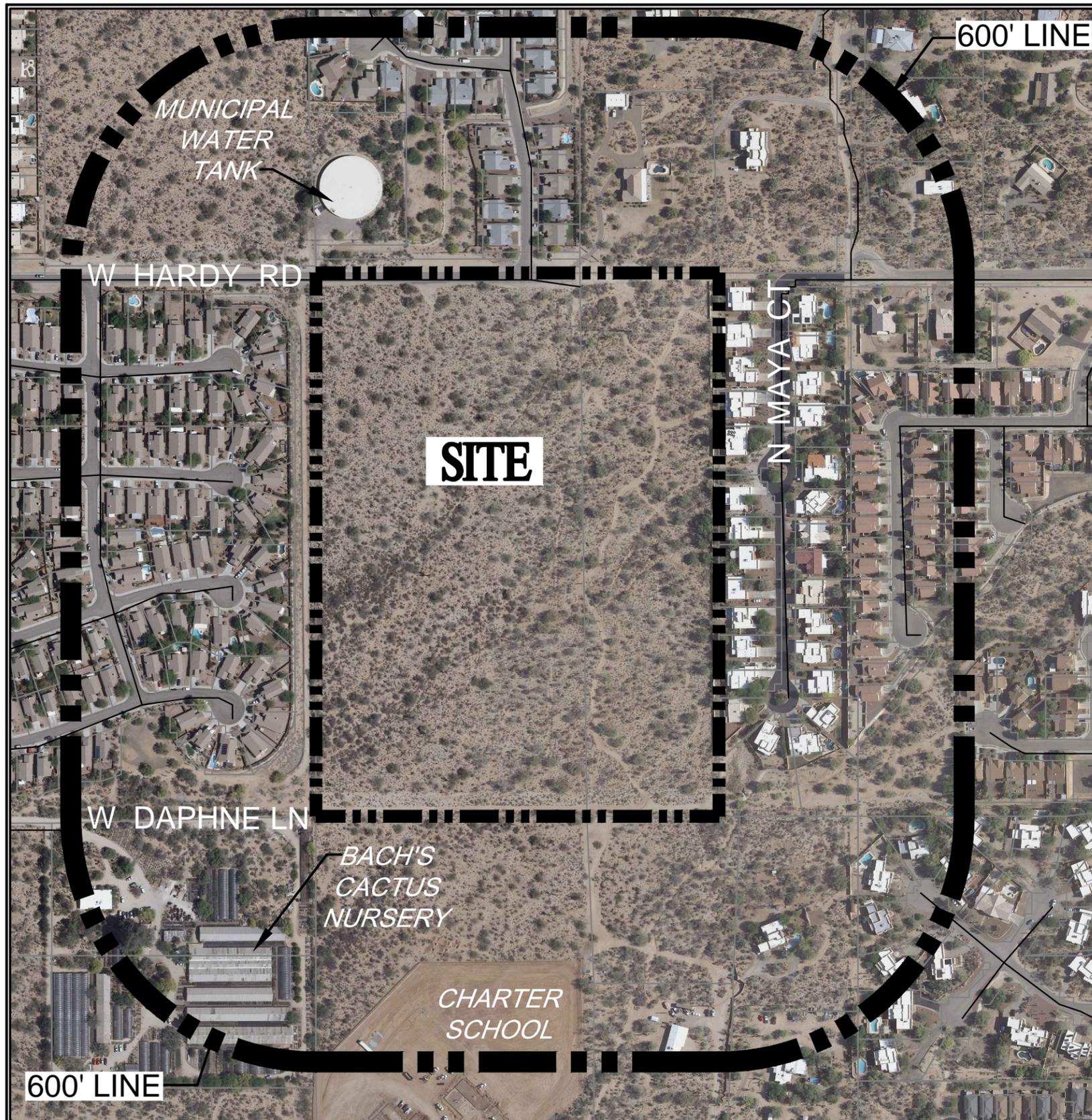
-  Rezoning Site  
Medium Intensity Urban (MIU)  
Comprehensive Plan Designation
-  CAC -- Community Activity Center
-  NAC -- Neighborhood Activity Center
-  MHIU -- Medium High Intensity Urban
-  MIU -- Medium Intensity Urban
-  LIU-1.2 -- Low Intensity Urban 1.2
-  LIU-0.3 -- Low Intensity Urban 0.3
-  RT -- Resource Transition

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EXHIBIT I-A.2c, 4e  
 COMPREHENSIVE PLAN  
 DESIGNATIONS  
 PAGE 6



Year of Aerial Photo: 2011

**LEGEND**


Rezoning Site

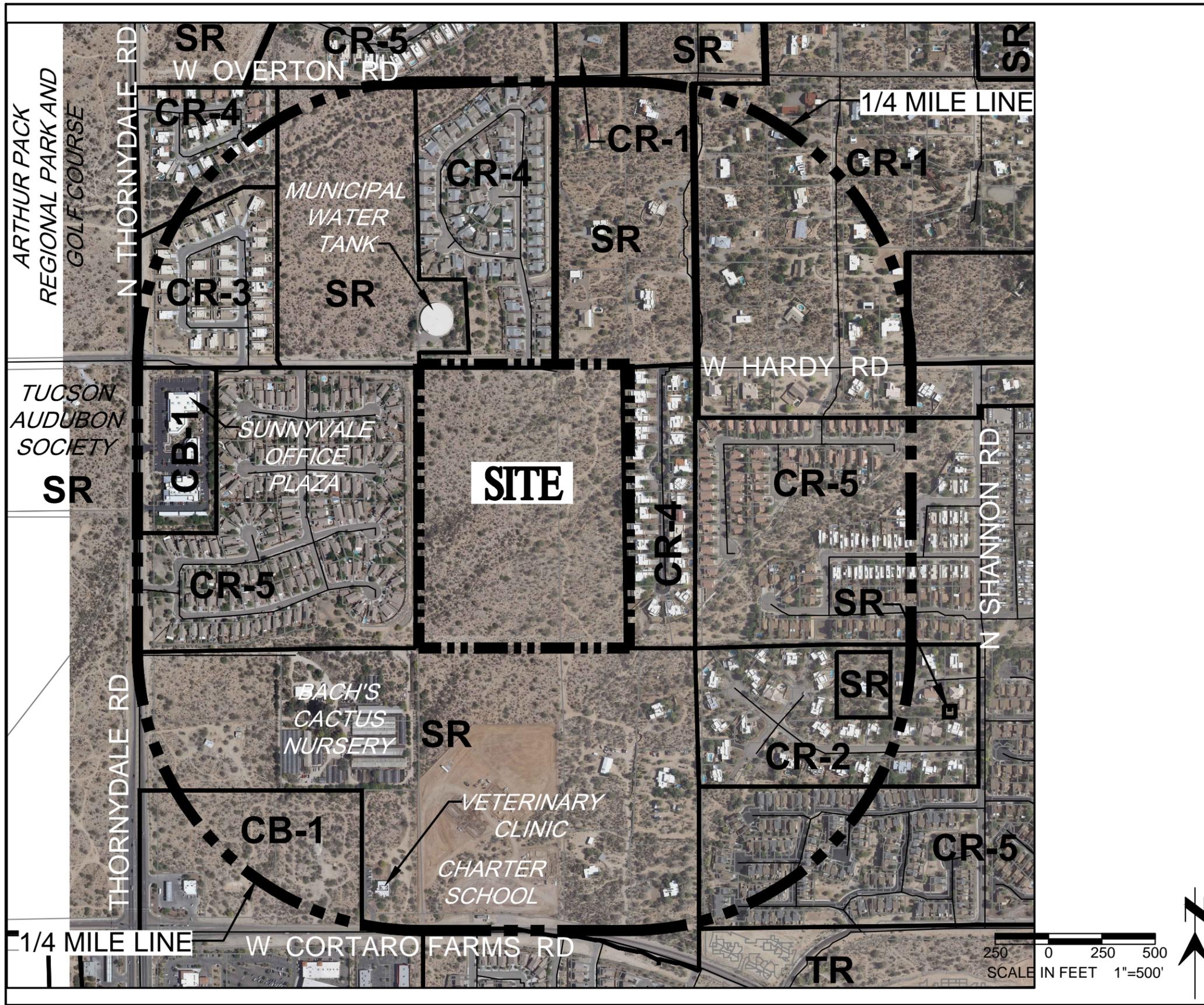
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 PROJECTS INTERNATIONAL, INC.  
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**PROJECTS INTERNATIONAL, Inc.**  
 STRATEGIC GUIDANCE  
 ENTITLEMENT PROCESSES  
 LOCAL ADVICE & COUNSEL


**GRS**  
 LANDSCAPE ARCHITECTS, LLC

**Red Point Development, Inc.**  
 SOUTH SIDE HARDY RD, EAST OF THORNYDALE RD  
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 REZONING: SR to CR-5

**EXHIBIT I-A.3**  
 AERIAL PHOTO  
 PAGE 7



**LEGEND**



Rezoning Site  
(Existing Zoning: SR)

**CR-4**

Existing Zoning, typ.

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EXHIBIT I-A.4a-d  
 EXISTING ZONING  
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