



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 7/1/2025

\*= Mandatory, information must be provided

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

**\*Title:**

P24CR00001 1722 INA LLC – N. SAN ANNA DRIVE PLAN AMENDMENT AND REZONING

**\*Introduction/Background:**

The applicant requests a .88-acre concurrent plan amendment and rezoning from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) land use designation and from the CR-1 (Single Residence) to the TR (Transitional) zone, located on northeast corner of the T-intersection of W. Ina Road and N. San Anna Drive to convert an existing single-family residence into professional and semi-professional offices.

**\*Discussion:**

The proposed use is compatible with the existing residential and commercial uses along the Ina Road thoroughfare. The use should have minimum impacts to the surrounding properties and is not in conflict with any of the policies of the Comprehensive Plan.

**\*Conclusion:**

The concurrent plan amendment and rezoning conform to the Comprehensive Plan and the Pima County Zoning Code.

**\*Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL subject to standard and special conditions.

**\*Fiscal Impact:**

0

**\*Board of Supervisor District:**

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services - Planning

Telephone: 520-724-6675

Contact: Donna Spicola, Planner II

Telephone: 520-724-9513

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

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_



**TO:** Honorable Supervisor Rex Scott, District 1

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

**DATE:** June 10, 2025

**SUBJECT:** P24CR00001 1722 INA LLC – N. SAN ANNA DRIVE PLAN AMENDMENT AND REZONING

The above referenced Concurrent Plan Amendment and Rezoning is within your district and scheduled for the Board of Supervisors' **TUESDAY, JULY 1, 2025** hearing.

**REQUEST:** For a **Concurrent Plan Amendment and Rezoning** to amend the Comprehensive Plan from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) and to rezone from CR-1 (Single Residence) to TR (Transitional) zone on approximately .88 acres. The site is located on the northeast corner of the T-intersection of W. Ina Road and N. San Anna Drive addressed as **7200 N. San Anna Drive**, in Section 34, Township 12 South, Range 13 East, in the Catalina Foothills Planning Area.

**OWNERS:** 1722 Ina LLC  
7200 N. San Anna Drive  
Tucson, AZ 85704-1942

**AGENT:** R. Bruce Woodruff  
4955 W. Indianhead Lane  
Tucson, AZ 85745

**DISTRICT:** 1

**STAFF CONTACT:** Donna Spicola, Planner II

**PUBLIC COMMENT TO DATE:** As of June 10, 2025, no written public comment has been received.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 5-3** (Commissioners Gungl, Maese and Tronsdal voted NAY and Commissioners Lane and Cook were absent).

**STAFF RECOMMENDATION:** **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS:** The subject property is located outside the Maeveen Marie Behan Conservation Land System (CLS).

TD  
Attachments



## BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P24CR00001

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### FOR JULY 1, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: June 10, 2025

### ADVERTISED ITEM FOR PUBLIC HEARING

### CONCURRENT PLAN AMENDMENT AND REZONING

#### P24CR00001 1722 INA LLC – N. SAN ANNA DRIVE PLAN AMENDMENT AND REZONING

1722 Ina LLC, represented by Bruce Woodruff, requests a **concurrent plan amendment and rezoning** to amend the Comprehensive Plan from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) and to rezone from CR-1 (Single Residence) to TR (Transitional) zone on approximately .88 acres. The site is located on the northeast corner of the T-intersection of W. Ina Road and N. San Anna Drive addressed as **7200 N. San Anna Drive**, in Section 34, Township 12 South, Range 13 East, in the Catalina Foothills Planning Area. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 5-3** (Commissioners Gungle, Maese and Tronsdal voted NAY and Commissioners Lane and Cook were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.

(District 1)

#### Planning and Zoning Commission Public Hearing Summary (April 30, 2025, Continued from the March 26, 2025)

The public hearing was a hybrid meeting. Some commissioners were virtual while others attended in person. Staff and the applicant attended and presented virtually.

Staff presented additional information requested by the Planning and Zoning Commission at the March 26, 2025 meeting to address the concerns the commissioners had regarding the applicant's proposed use of the property. Staff provided an email from the applicant that stated the proposed use of the property is professional and semi-professional offices.

Staff clarified that the main issue at the March meeting was the discussion regarding the current and proposed uses where the applicant had stated there would be residential and commercial uses on site. Between the March and April meeting of the Commission, staff has been in



communication with the applicant and an understanding that the residential use is allowed until the Certificate of Compliance is issued for the commercial use, if the rezoning is approved

A commissioner asked if there was the possibility of this rezoning being an expansion to the recently TR (Transitional) rezoning on the adjacent property by the same applicant. Staff replied that the parcel to the east is a vacant parcel, and the use is for professional and semi-professional office uses. If the applicant were to propose combining the lots, additional Board of Supervisors action would likely be required due to the existing entitlements.

A commissioner asked whether the two properties under the same ownership with the same use could be combined with shared ingress, egress and parking. Staff replied that they would have to consider what was previously approved, but it does not seem reasonable since this rezoning has an existing residence that will be converted to a commercial use and the parcel to the east is a vacant lot that will be developed.

A commissioner stated that due to the confusion from last month's meeting, he would like to hear from the applicant that if this request is approved, there will only be office uses and no residential uses. The applicant responded that the request is for professional and semi-professional office uses.

A commissioner questioned the difference between professional and semi-professional offices. Staff discussed that the type of office is defined in the code and are similar because they function as an office with people coming in for services without selling goods. Insurance and real-estate agents are semi-professional offices while architects, engineers, medical offices, doctors and dentists are professional offices.

The public hearing was open and there were no speakers; the public hearing was closed.

Commissioner Becker made a motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**; Commissioner Tronsdal gave second.

Commissioner Matter clarified that an additional condition was added by staff since the last meeting stating that "No residential uses are allowed."

Chair Hook stated for the record, the additional condition is part of the motion.

Commissioner Gungle commented that this is one of the strangest cases in his tenure on the commission and is not confident in the plan and will be voting against the request.

The commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL REZONING CONDITIONS** 5-3 (Commissioners Gungle, Maese and Tronsdal voted NAY, and Commissioners Lane and Cook were absent), subject to the following conditions:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
  - A. Traffic Statement shall be submitted for review and approval by the Department of Transportation within six months of rezoning approval. The traffic statement shall

- provide an analysis of the Ina Road/San Anna Drive. Offsite improvements determined necessary shall be provided by the property owner.
- B. The two existing access points on San Anna Drive shall remain, and direct access onto Ina Road is not permitted.
  - C. Access gate(s) are required to remain open during business operations.
  - D. All parking shall be provided on-site, and parking in the right-of-way is not permitted.
  - E. On-site access lanes and parking areas can be gravel, but the ADA parking space is required to be paved or concrete. ADA accessibility shall be provided through an accessible route from the parking space to the office.
- 3. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.
  - 4. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
  - 5. Adherence to the sketch plan as approved at public hearing.
  - 6. The use of the property is limited to professional or semi-professional offices.
  - 7. Less restrictive rezoning applications may not be submitted under the approved comprehensive plan designation. A separate comprehensive plan amendment and rezoning are required for less restrictive zoning.
  - 8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
  - 9. The property owner shall execute the following disclaimer regarding Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."
  - 10. No residential uses are allowed.

**Planning and Zoning Commission Public Hearing Summary (March 26, 2005 meeting)**

The initial public hearing was held in person and virtually. Some commissioners and staff attended in person while others attended virtually. The applicant attended and presented in person. Staff presented virtually.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions.

A commissioner asked how much additional traffic will be generated for the neighborhood, while noting the impact on Ina Road should be insignificant. Staff responded that transportation stated that there will be no negative traffic impacts with this request.

The applicant discussed that the three-bedroom home is used as an office with two employees and compared the current use and proposed use traffic impacts. For the proposed office uses, he stated that the plan demonstrates 14 parking spaces and assumed a two to three trips per day parking overturn and doesn't project an impact to the neighborhood. For the existing residential uses, for three bedrooms as an Air B & B that focuses on visiting professionals may produce three trips daily per bedroom. The applicant further stated that the zone change would allow demolition of the house.

The commissioners questioned the uses that the applicant stated. Staff stated that the applicant provided an application for rezoning to convert the home for office use and the rezoning process does not allow the applicant to choose other uses. There is another process called adaptive reuse which does not require a rezoning and provides for some commercial office space along with residential uses.

Due to the confusion with the applicant on how the rezoning process works along with concerns the commission had in comprehending what the applicant is trying to do, the commission discussed continuing the request for 30 days

The public hearing was opened and there was one speaker.

The speaker stated that he saw postings and wanted transparency about the project and questioned the impact to his property and taxes.

The public hearing was closed.

A commissioner stated that there is confusion on what TR (Transitional) zoning allows and how it is applied. Staff responded that the Transitional zone allows for more intense commercial uses and does not mean anything about transitioning buildings or transitioning uses and clarified that an appropriate use between residential and a more intense commercial use would be professional, or semi-professional office uses allowed in TR zoning.

Commissioner Lane made a motion to **CONTINUE** for 30 days, and Commissioner Cook gave second. The motion passed 10-0.

TD  
Attachments

c: R. Bruce Woodruff



# MEMORANDUM

**DATE:** April 4, 2025

**TO:** The Planning and Zoning Commission

**FROM:** Donna Spicola, Planner II *Donna Spicola*

**SUBJECT:** P24CR00001 1722 Ina LLC.– N. San Anna Drive Plan Amendment and Rezoning, Continued from the March 26, 2025 Planning and Zoning Commission Public Hearing

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On March 26, 2025, the Planning and Zoning Commission heard the above listed case and continued the case to the April 30, 2025 hearing in order for the applicant to address the concerns of the Planning and Zoning Commission regarding the use of the property. Since the March hearing, the applicant has confirmed in writing (attached) that the owner wishes to proceed with the zoning change as originally stated in the staff report for use of the entire structure be used for professional and semi-professional office uses.

Staff would like to add one additional condition:

10. No residential uses are allowed.

**From:** Robert Bruce Woodruff <[bruce.woodruff@deih-usa.com](mailto:bruce.woodruff@deih-usa.com)>  
**Sent:** Monday, March 31, 2025 12:57 PM  
**To:** Donna Spicola <[Donna.Spicola@pima.gov](mailto:Donna.Spicola@pima.gov)>  
**Subject:** Re: San Anna request

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

yes

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**From:** Donna Spicola <[Donna.Spicola@pima.gov](mailto:Donna.Spicola@pima.gov)>  
**Sent:** Monday, March 31, 2025 12:56 PM  
**To:** Robert Bruce Woodruff <[bruce.woodruff@deih-usa.com](mailto:bruce.woodruff@deih-usa.com)>  
**Subject:** RE: San Anna request

To clarify...Professional or Semi-professional offices.

**From:** Robert Bruce Woodruff <[bruce.woodruff@deih-usa.com](mailto:bruce.woodruff@deih-usa.com)>  
**Sent:** Monday, March 31, 2025 12:55 PM  
**To:** Donna Spicola <[Donna.Spicola@pima.gov](mailto:Donna.Spicola@pima.gov)>; Thomas Drzazgowski <[Thomas.Drzazgowski@pima.gov](mailto:Thomas.Drzazgowski@pima.gov)>  
**Cc:** Daniel Hinojos <[daniel.hinojos@deih-usa.com](mailto:daniel.hinojos@deih-usa.com)>  
**Subject:** Re: San Anna request

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Professional offices

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**From:** Donna Spicola <[Donna.Spicola@pima.gov](mailto:Donna.Spicola@pima.gov)>  
**Sent:** Monday, March 31, 2025 12:50 PM  
**To:** Robert Bruce Woodruff <[bruce.woodruff@deih-usa.com](mailto:bruce.woodruff@deih-usa.com)>; Thomas Drzazgowski <[Thomas.Drzazgowski@pima.gov](mailto:Thomas.Drzazgowski@pima.gov)>  
**Cc:** Daniel Hinojos <[daniel.hinojos@deih-usa.com](mailto:daniel.hinojos@deih-usa.com)>  
**Subject:** RE: San Anna request

So there is no confusion...please state the use for the entire structure.

**From:** Robert Bruce Woodruff <[bruce.woodruff@deih-usa.com](mailto:bruce.woodruff@deih-usa.com)>  
**Sent:** Monday, March 31, 2025 12:39 PM  
**To:** Donna Spicola <[Donna.Spicola@pima.gov](mailto:Donna.Spicola@pima.gov)>  
**Cc:** Daniel Hinojos <[daniel.hinojos@deih-usa.com](mailto:daniel.hinojos@deih-usa.com)>  
**Subject:** Re: San Anna request



**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Hi Donna,

The owner wishes to proceed with the zone change as submitted and move to the stated commercial use for the entire structure.

If you still want to have a discussion, go ahead and set it up.

Can you please send me the transcript of the meeting?

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**From:** Donna Spicola <[Donna.Spicola@pima.gov](mailto:Donna.Spicola@pima.gov)>

**Sent:** Monday, March 31, 2025 12:13 PM

**To:** Robert Bruce Woodruff <[bruce.woodruff@deih-usa.com](mailto:bruce.woodruff@deih-usa.com)>

**Subject:** RE: San Anna request

We would like to set up a Teams meeting with you regarding the San Anna Rezoning. Please let me know what time works for you: Thursday April 3 @ 11 AM or 1 PM. Let me know as soon as possible.

Thank you,

*Donna Spicola*

Donna Spicola  
Planner II  
Pima County Development Services  
Planning Department



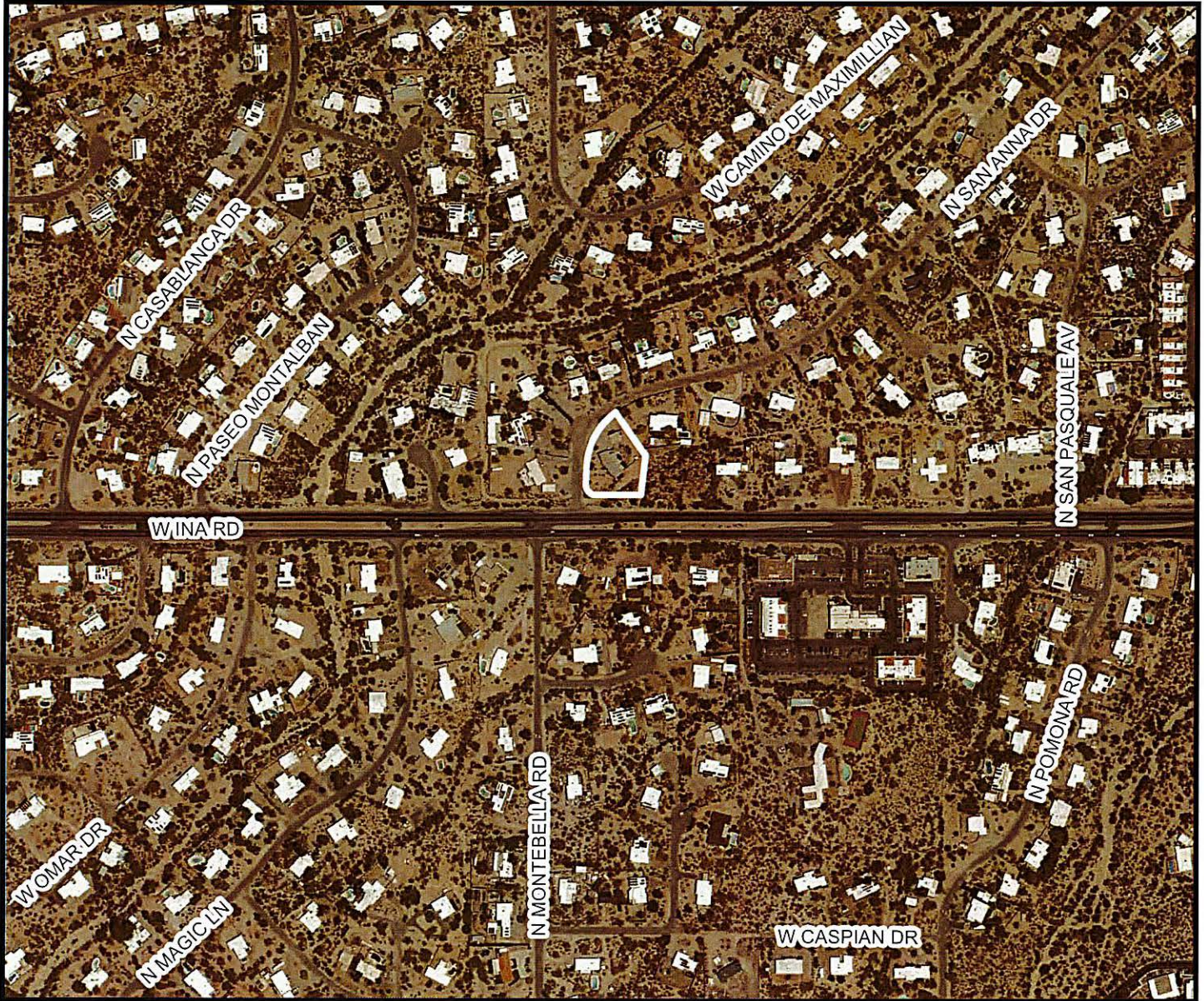


Case #: P24CR00001

Case Name: 1722 INA LLC - W. SAN ANNA DRIVE PLAN AMENDMENT AND REZONING



Tax Code(s): 225-47-0080

AERIAL EXHIBIT



0 220 440 880 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Map Scale: 1:6,000	Map Date: 3/5/2025 - ds	





**CONCURRENT PLAN AMENDMENT  
AND REZONING  
PLANNING AND ZONING COMMISSION  
STAFF REPORT**

<b>HEARING DATE</b>	March 26, 2025
<b>CASES</b>	P24CR00001 1722 Ina LLC – N. San Anna Drive Concurrent Plan Amendment and Rezoning
<b>PLANNING AREA</b>	Catalina Foothills
<b>DISTRICT</b>	1
<b>LOCATION</b>	The site is located on the northeast corner of the T-intersection of W. Ina Road and N. San Anna Drive.
<b>ACREAGE</b>	.88 acres (+/-)
<b>REQUEST</b>	To amend the Pima County Comprehensive Plan from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) and to rezone from CR-1 (Single Residence) to TR (Transitional) zone for existing home to be used for professional or semi-professional offices.
<b>OWNER</b>	1722 Ina LLC 7200 N. San Anna Dr Tucson, AZ 85704-1942
<b>AGENT</b>	R. Bruce Woodruff 4955 W. Indianhead Lane Tucson, AZ 85745

**APPLICANT'S REQUEST**

The applicant requests a concurrent comprehensive plan amendment and rezoning for .88 (+/-) acres of land located on the northeast corner of the T-intersection of W. Ina Road and N. San Anna Drive. The applicant plans to convert the existing single-family residence into professional or semi-professional offices.

**STAFF REPORT SUMMARY**

Staff recommends **APPROVAL** for a plan amendment to Medium Intensity Urban (MIU) and rezoning to TR (Transitional) zoning subject to standard and special conditions. The proposed use is equivalent to the recently rezoned adjacent property for office uses and is an efficient use of existing infrastructure. The use should have minimal impact on the surrounding properties and is not in conflict with any of the policies of the Comprehensive Plan for the area.

**PUBLIC COMMENT**

As of March 10, 2025, no public comment has been received.

Published and mailed notice of the proposal along with the website posting of staff's report will occur a minimum of fifteen days prior to public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.



### **COMPREHENSIVE PLAN**

The current land use designation is Low Intensity Urban 1.2 (LIU-1.2) which plans for low-density residential uses with maximum 1.2 residences per acre (RAC) and other compatible uses. LIU 1.2 provides density incentives for residential conservation subdivisions to provide more natural open space.

The proposed land use designation is Medium Intensity Urban (MU) which designates areas for a mix of medium density housing types as well as non-residential uses such as offices with attention given to site design to ensure the uses are compatible with adjacent lower density residential uses.

There should be minimal impact to nearby properties due to the residence and an accessory structure currently exists on this parcel and no other structures and/or additions are requested. All parking will be located on-site.

There are no Rezoning or Special Area Policies that apply to the site.

### **SURROUNDING LAND USE AND ZONING DESIGNATIONS**

North	CR-1	Developed Residential Subdivision
South	CR-1/TR	Developed Residential Subdivision/Office Park
East	TR/CR-1	Vacant Lot/Developed Residential Subdivision
West	CR-1	Developed Residential Subdivision

The area is characterized by established, low-density residential uses with some converted office type or lower intensity commercially developed properties along Ina Road. Parcel contiguous and east of the subject property was recently rezoned to TR (Board of Supervisors approved July 2, 2024). Southeast of the subject property lies a more intense commercially developed medical office complex with approximately 50,000 square feet of office area. A higher-density CR-5 (Multiple Residence) townhome subdivision is located approximately 1,500 feet to the east and east of the townhomes are several TR rezoned properties. Approximately two-thirds of a mile to the west of the subject property is the Foothills Mall.

### **PREVIOUS COMPREHENSIVE PLAN AMENDMENT AND REZONING CASES ON THE PROPERTY AND THE GENERAL AREA**

#### **Previous land use plan amendment and rezoning requests on the property:**

- The land use was amended on the subject property from Low Intensity Urban 3.0 to Low Intensity Urban 1.2 in 1993 (Co7-93-02), part of a larger amendment area.
- The subject property was rezoned by case Co9-61-82, part of a larger rezoning from SR (Suburban Ranch) to the CR-1 (Single Residence) zone. A subdivision plat was recorded for Casa Roma Estates, lots 1-29 in 1961. The subject property is legally described as Lot 8 of the Casa Roma Estates. Several other subdivisions were created as a part of the larger rezoning.

#### **Recent activity in general area:**

- P22CA00002 – W. Ina Road Plan Amendment from LIU 1.2 to the MIU land use designation to allow for a rezoning for business offices as approved by the Board of Supervisors August 2, 2022.
- P24RZ00002 – W. Ina Road Rezoning from the CR-1 to the TR zone for two office buildings as approved by the Board of Supervisors July 2, 2024, located east and contiguous.

- P21RZ00017 – W. Ina Road Rezoning from the CR-1 to the TR zone for an expansion to the existing approved adaptive re-use for a rejuvenation center as approved by the Board of Supervisors January 18, 2022, located approximately three-quarters of a mile to the east.
- P21CR00001 - W. Ina Road Concurrent Plan Amendment and Rezoning from the LIU-1.2 to the LIU-1.2 land use designation with a rezoning policy and from the CR-1 to the TR zone for expansion to the approved adaptive re-use conditional use permit for a cosmetic clinic, located approximately one-half mile east of the subject property. The plan amendment and rezoning were approved by the Board of Supervisors on September 7, 2021.

**Past activity in general area:**

Most properties to the north and south of the subject property were rezoned from the original SR to the CR-1 zoning. Some original CR-1 zoning lies approximately one-half mile east of the subject property. A 1964 rezoning to the CR-5 (Multiple Residence) zone for a townhouse development is located approximately one-quarter of a mile east of the subject property. Pockets of TR zoning lie along Ina Road and commercial CB-1 (Local Business) rezonings occurred from the 1970's to the 1990's at major intersections and contain well established developed commercial uses.

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (MMBCLS)**

The subject property lies outside the Maeveen Marie Behan Conservation Lands System.

**PLANNING REPORT**

A concurrent plan amendment and rezoning is allowed if a preliminary development plan is not required and 5% or more of the perimeter of the subject site abuts properties with a zoning district or comprehensive plan designation equal to, or less restrictive than that requested. The comprehensive plan designation adjacent to the east of the site is Medium Intensity Urban and the zoning designation is TR which comprise approximately 17% of the subject parcel's perimeter. The applicant is planning to convert the current 2,097-square-foot residence for professional or semi-professional office uses along with the 1080-square-foot existing accessory structure to be used for three parking spaces.

Staff supports the concurrent plan amendment and rezoning request because there will be minimal impacts to surrounding properties and the request is not in conflict with any special area or rezoning policies. The proposal is a suitable and compatible use with the existing residential and commercial uses along the Ina Road thoroughfare, classified as a Major Street and Scenic Route and is a high-volume arterial street. Ina Road contains a mix of lower-density residential uses and has several residential uses that were converted to commercial uses, which is reasonable given their location. The contiguous property to the east was recently rezoned to the TR zone for office uses and has a land use designation of MIU. The property to the east and the subject property are under the same ownership, which the proposed office uses could be considered an expansion of the recently approved office uses. The proposed plan amendment and rezoning provide an appropriate mix of residential and lower-intensity TR commercial uses.

Access to the site will be restricted to the two existing driveways from San Anna Drive with no direct access to Ina Road. The sketch plan demonstrates an overall building height of 18 feet, the maximum allowed within 200 feet of the Scenic Route is 24 feet. The existing accessory structure will be used for three parking spaces and has a building height of 14 feet. A 6-foot-high corrugated metal panel fencing exists along the eastern portion of the parcel. Along the western portion of the parcel is a proposal for new corrugated fencing along with sliding gate entries for the two existing driveways. A minimum 20-foot-wide bufferyard "E" is planned adjacent to W. Ina Road and N. San Anna Drive, and a 10-foot-wide bufferyard "C" is planned for the eastern boundary. A

total of 14 on-site parking spaces will be provided, which is over the required 11 spaces.

A concurrent plan amendment/rezoning would preclude future applications for a zoning district that is more intense. Any future changes would require a separate comprehensive plan amendment and rezoning.

Concurrency of infrastructure exists to serve the proposed development

Concurrency of Infrastructure

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection, subject to conditions
FLOOD CONTROL	Yes	No objection
WASTEWATER	Yes	No objection
PARKS AND RECREATION	N/A	
WATER	Yes	No objection
DEPARTMENT OF ENVIRONMENTAL QUALITY	Yes	No objection

**TRANSPORTATION REPORT**

Ina Road is a four-lane roadway with raised medians and paved shoulders maintained by the County. Ina Road has a posted speed limit of 45 miles per hour (mph). The existing right-of-way width of Ina Road is 175 feet, but the Major Streets Plan indicates a future width of 200 feet. The north half of Ina Road right-of-way has been established, therefore, dedication for Ina Road right-of-way is not required for this rezoning. The most recent traffic count on Ina Road is 27,914 average daily trips (ADT) with an approximate capacity of 35,820 ADT.

San Anna Drive is a two-lane, paved roadway maintained by the County. There are no available traffic counts for San Anna Drive, but the capacity of a two-lane road is 10,360 ADT. San Anna Drive is a residential local road, and there will be no negative traffic impacts with this request.

Two access points onto San Anna Drive exist and will remain. The site plan indicates sliding gates at each access point. The gates shall remain open during business operations. Sufficient parking is provided on-site for the proposed use, and parking in the right-of-way is not permitted.

On-site access lanes and parking areas can be gravel, but the ADA parking space is required to be paved or concrete. ADA accessibility shall be provided through an accessible route from the parking space to the proposed office.

A traffic statement will be required as a condition of rezoning approval to identify any impacts to the Ina Road/San Anna Drive intersection.

The Department of Transportation has no concurrency concerns and recommends approval subject to rezoning conditions #2A-E.

**FLOOD CONTROL REPORT**

The Regional Flood Control District has the following comments:

1. This property is not impacted by a Federal Emergency Management Agency or local floodplain.
2. Regulated Riparian Habitat is not mapped on the property.

The Flood Control District has no objection nor conditions for the plan amendment and rezoning.

**WASTEWATER RECLAMATION REPORT**

The property is connected to the public sewer system. Any increase in size or additional water meters for the new use will require a capacity assurance letter from Pima County Regional Wastewater Reclamation Department.

The Pima County Regional Wastewater Reclamation Department has no objection nor conditions for the plan amendment and rezoning.

**DEPARTMENT OF ENVIRONMENTAL QUALITY**

The Department of Environmental Quality has no comment.

**ENVIRONMENTAL PLANNING REPORT**

Environmental Planning has no objection, subject to rezoning condition #4.

**CULTURAL RESOURCES REPORT**

Cultural Resources has no objection, subject to rezoning condition #5.

**NATURAL RESOURCES, PARKS AND RECREATION REPORT**

Natural Resources, Parks and Recreation have no comment.

**US FISH & WILDLIFE SERVICE REPORT**

The US Fish & Wildlife Service have no comment.

**TUCSON ELECTRIC POWER REPORT**

The property is located within Tucson Electric Power's (TEP) service territory and will require a new service application from the owner/developer.

TEP has no objection to the plan amendment and rezoning.

**METRO WATER DISTRICT REPORT**

Water service is currently provided to the property and is within Metro Water service area. There are existing Metro Water 6-inch C.A. facilities within the 15-foot easement along the boundary between 7200 N. San Anna Drive and 1722 W. Ina Road, as well as along the north boundary of 1722 W. Ina Road in 15-foot easement.

Metro Water District has no objection to the plan amendment and rezoning.

**FIRE DISTRICT REPORT**

Golder Ranch Fire District may require a fire sprinkler system prior to the Certificate of Occupancy for the change of use. Golder Ranch has no objection to this plan amendment and rezoning.



IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
  - A. Traffic Statement shall be submitted for review and approval by the Department of Transportation within six months of rezoning approval. The traffic statement shall provide an analysis of the Ina Road/San Anna Drive. Offsite improvements determined necessary shall be provided by the property owner.
  - B. The two existing access points on San Anna Drive shall remain, and direct access onto Ina Road is not permitted.
  - C. Access gate(s) are required to remain open during business operations.
  - D. All parking shall be provided on-site, and parking in the right-of-way is not permitted.
  - E. On-site access lanes and parking areas can be gravel, but the ADA parking space is required to be paved or concrete. ADA accessibility shall be provided through an accessible route from the parking space to the office.
3. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.
4. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
5. Adherence to the sketch plan as approved at public hearing.
6. The use of the property is limited to professional or semi-professional offices.
7. Less restrictive rezoning applications may not be submitted under the approved comprehensive plan designation. A separate comprehensive plan amendment and rezoning are required for less restrictive zoning.
8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
9. The property owner shall execute the following disclaimer regarding Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

Respectfully,

*Donna Spicola*




Donna Spicola  
Planner II

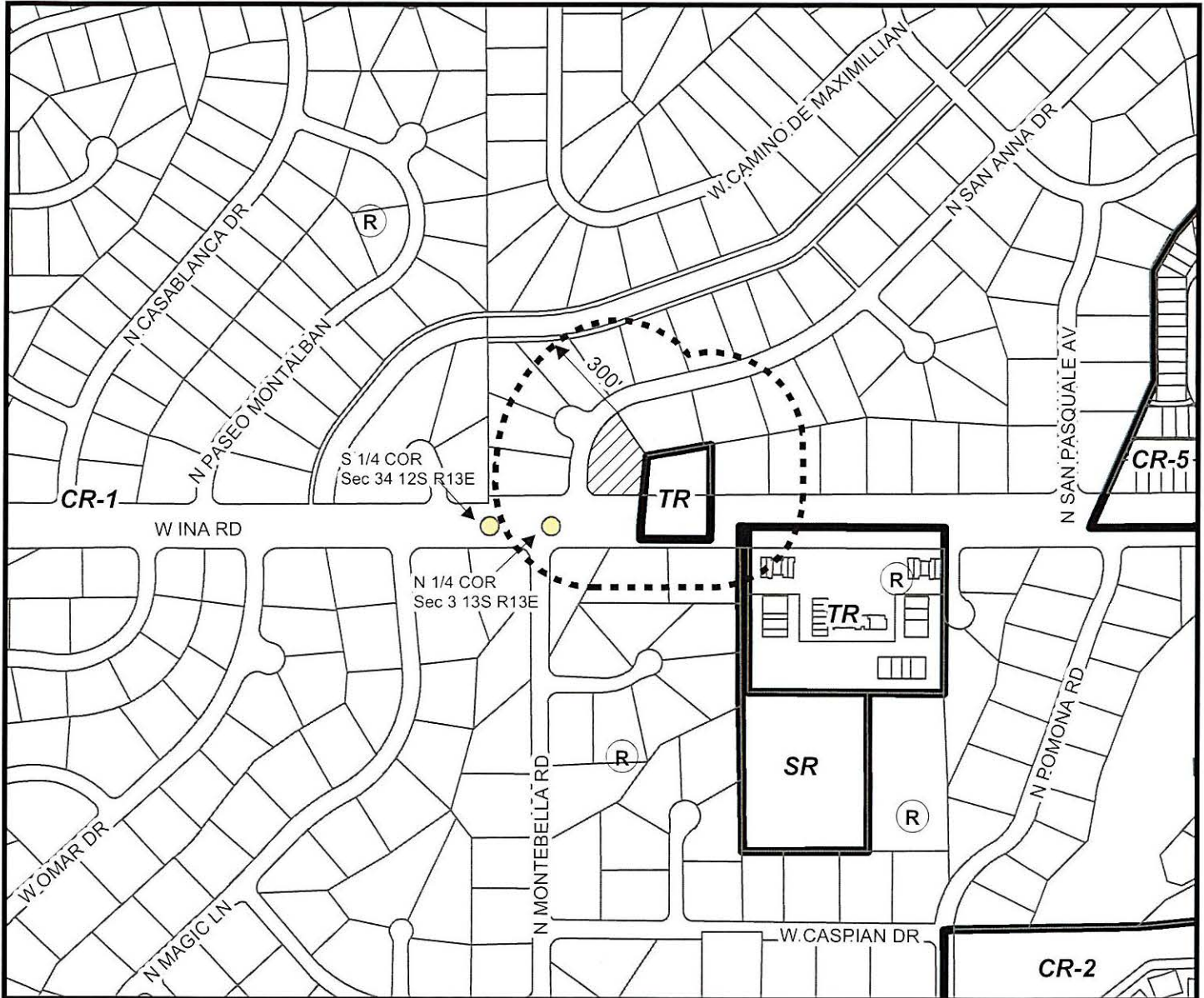
c: R. Bruce Woodruff

Case #: P24CR00001

Case Name: 1722 INA LLC - W. SAN ANNA DRIVE PLAN AMENDMENT AND REZONING

Tax Code(s): 225-47-0080

-  Subject Site
-  300' Notification Area
-  Zoning Boundary



0 220 440 880 Feet

Area of proposed rezoning from CR-1 to TR



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**



Notes:

PIMA COUNTY COMPREHENSIVE PLAN C07-13-10

Planning & Zoning Hearing: 3/26/25 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 76

Map Scale: 1:6,000

Map Date: 3/4/2025 - ds





## Land Use Legend and Map

### **Low Intensity Urban (LIU)**

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

### **Low Intensity Urban 1.2 (LIU-1.2)**

- Residential Gross Density: Minimum- none; Maximum- 1.2 RAC; 2.5 RAC with 45 percent open space; or 4 RAC with 60 percent open space
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 1.2 RAC; 2 RAC with 50 percent open space





## Land Use Legend and Map


### **Medium Intensity Urban (MIU)**

Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.

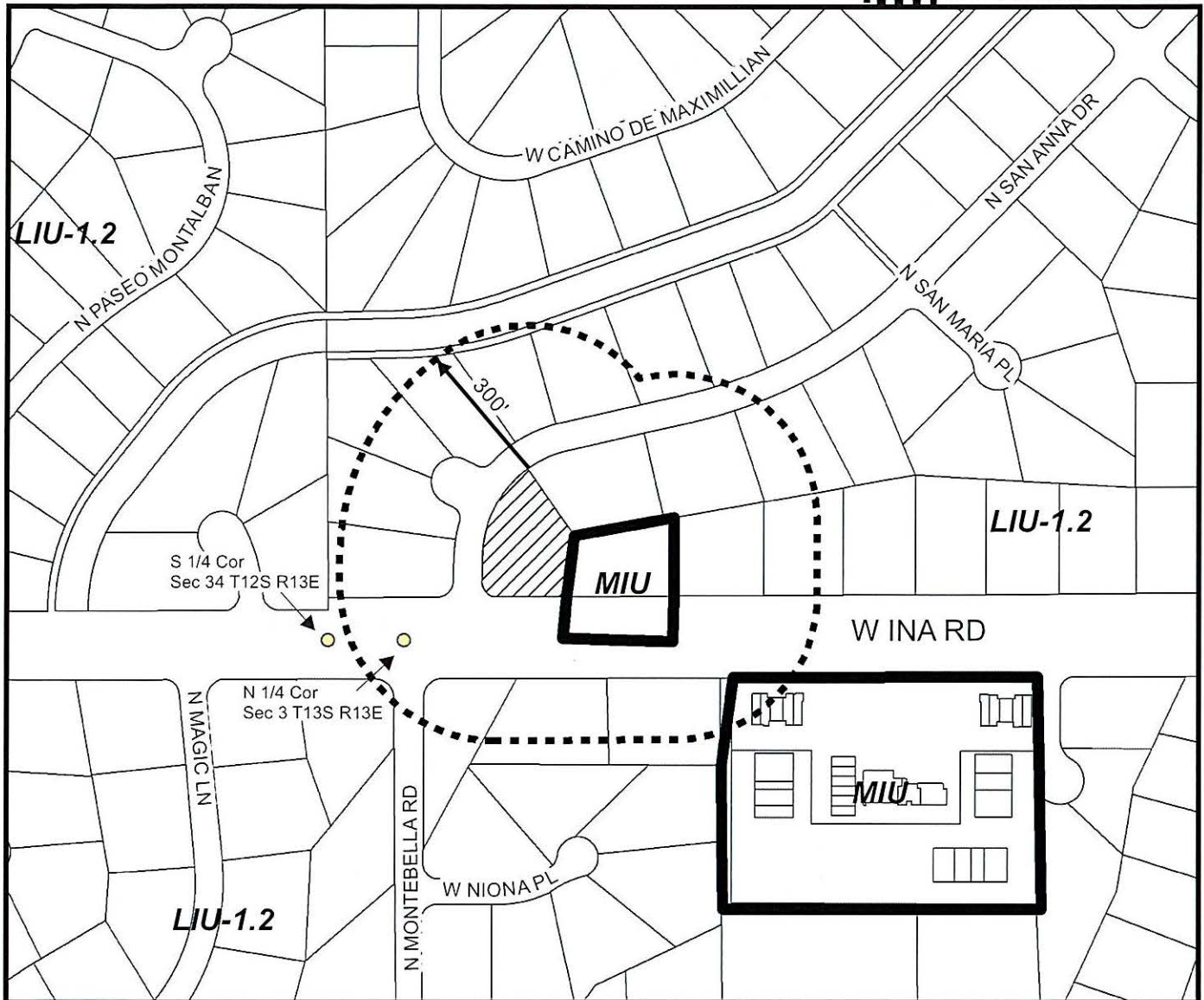
- Residential Gross Density: Minimum- 5 RAC; Maximum- 13 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 10 RAC

# COMPREHENSIVE PLAN AMENDMENT

Planned Land Use

 Subject Site

 300' Notification Area



0 145 290 580 Feet

Taxcodes:  
225-47-0080

**P24CR00001 1722 INA LLC - N. SAN ANNA DRIVE  
PLAN AMENDMENT AND REZONING**

District 1

Location:  
Northeast corner of  
the T-Intersection  
of W. Ina Road and  
N. San Anna Drive

Request: Low Intensity Urban 1.2 (LIU-1.2) to  
Medium Intensity Urban (MIU) 0.88 Acres +/-



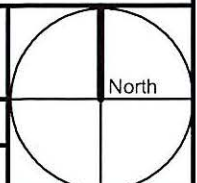
Catalina Planning Area under Pima Prospers  
Sections 34, Township 12 South, Range 13 East

Planning and Zoning Commission Hearing: March 26, 2025

Map Scale: 1:4,000

Board of Supervisors Hearing: TBD

Map Date: March 3, 2025 / dms





## YOU'RE INVITED

## NEIGHBOR MEETING / OPEN HOUSE

**WHEN:** Friday, February 28th 4:30 - 6:00 PM

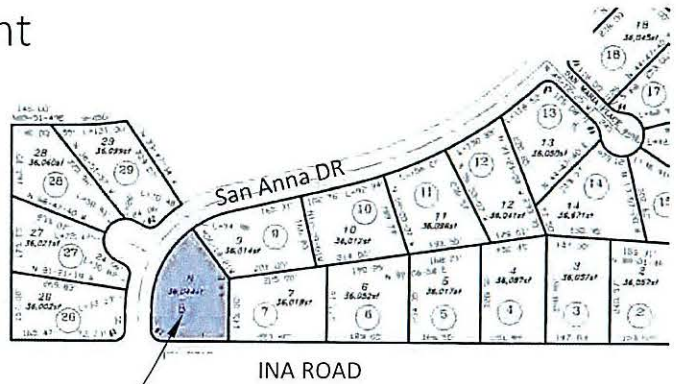
**WHERE:** 7200 N. San Anna Drive

**WHY:** Proposed Zoning Reclassification

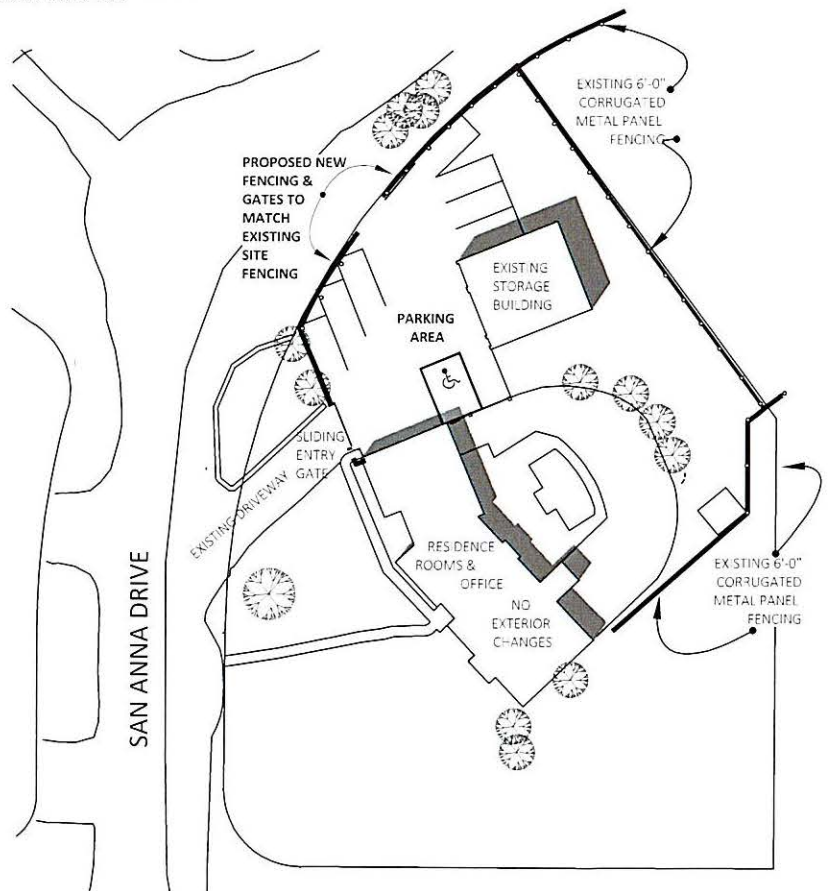
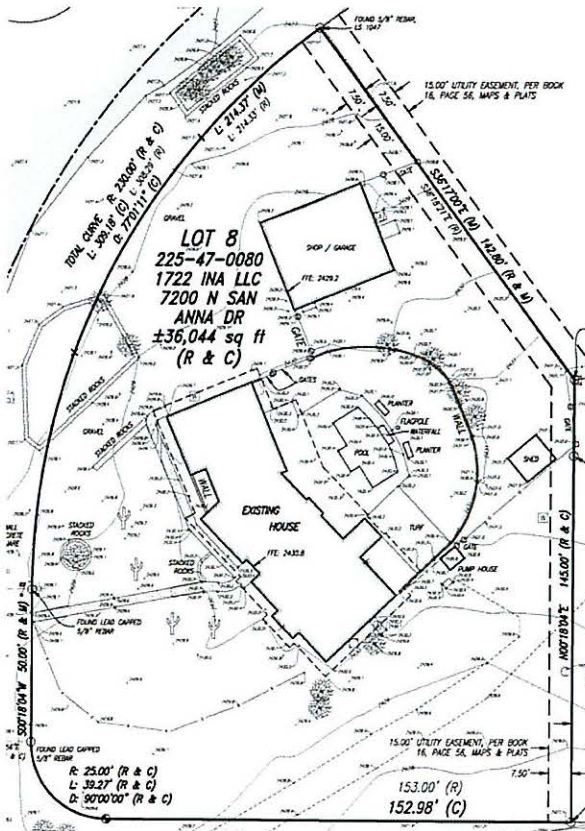
Tentative Hearing Date: March 26, 2025

**HOST:** DEIH LLC, proponent

We will be hosting this Open House to share details of an upcoming zone change hearing to revise the zoning of this property from CR-1 to TR (transitional). Please stop by and meet with us. We can discuss the proposed plan and will listen to any concerns. A buffet dinner will be served.



7200 N San Anna DR



**SURVEY**



**PROPOSED  
SITE PLAN**

**7200 SAN ANNA DR RE-ZONE**

Casa Roma Estates, Lot 8

# SIGN IN SHEET

ORGANIZATION	TIME	EVENT DATE	LOCATION
DEIH LLC	4:30-6:00pm	2/28/25	7200 N San Anna Dr Tucson 85741

NO	NAME	ADDRESS	EMAIL
1	R. Woodruff	4755 W. Indianhead 85745	volzertbrucewoodruff@gmail.com
2	Daniel Hingos	6341 N Pinnacle Ridge Dr. 85718	drhingos@gmail.com
3	Lydia Hingos	6341 N Pinnacle Ridge Dr 85718	lypes@hotmail.com
4	Ed Mandal	7936 N. Capella Ct 85711	emandal@comcast.net
5	Jenna Babler	7215 N. San Anna 85704	babler5@mac.com
6	Chris Babler	"	"
7	Judy DiScenza	7219 N. San Anna 85704	jdiscenza@hotmail.com
8	Doug DiScenza	7219 N. SAN ANNA	discenza@outlook
9			
10			
11			
12			
13			



**From:** Ed Mandal <ed.mandal@deih-usa.com>

**Sent:** Monday, March 3, 2025 10:22 AM

**To:** Robert Bruce Woodruff <bruce.woodruff@deih-usa.com>; Daniel Hinojos <daniel.hinojos@deih-usa.com>; Ray Carpio <ray.carpio@deih-usa.com>; Jessica De la Ossa <jessica.delaossa@deih-usa.com>

**Cc:** Donna Spicola <Donna.Spicola@pima.gov>

**Subject:** RE: required public meeting notice

You don't often get email from [ed.mandal@deih-usa.com](mailto:ed.mandal@deih-usa.com). [Learn why this is important](#)

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Donna,

Here is our sign in sheet for our open house on 2/28/25 from 4:30 to 6 pm.

All interested parties were either handed an invitation or letter mailed a week prior to open house.  
3 replies suggested possible attendance.

We had a productive meeting with tenants that attended.

We discussed the plans for the property and the fence that is proposed.

Feedback was positive.

Questions were asked about future changes or goals.

Toured the house and ate some food.

Ed Mandal

DEIH LLC

# CASA ROMA ESTATES (1-29)

MP 16056

RECORDED: NOVEMBER 21, 1962

\*\*\*THE FOLLOWING PLAT IS AN ANNOTATED  
VERSION OF THE ORIGINAL DOCUMENT. IT HAS  
BEEN ALTERED BY PIMA COUNTY  
DEVELOPMENT SERVICES TO SHOW  
ADDITIONAL INFORMATION. ORIGINAL COPIES  
MAY BE OBTAINED FROM THE PIMA COUNTY  
RECORDER\*\*\*





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

### **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) **NA**  
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: Yes
  - 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? Yes  
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		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

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



January 15, 2025

Mark S. Holden, AICP  
Principal Planner,  
Planning Division  
Pima County Development Services Dept.

Subject: Proposed Property address is 7200 N San Anna Dr., Tucson, AZ 85704 (Parcel ID. 225470080, 0.87 AC)

Dear Mr. Holden:

I am writing to request an amendment to the Pima County Comprehensive Plan and a concurrent rezoning, in accordance with Section 18.89.041(C)(4) – Plan Amendment Program and Rezoning Procedures of the Pima County Zoning Code. This request seeks to change the current land use designation from Low Intensity Urban 1.2 to Medium Intensity Urban (MIU) and from CR-1 zoning to TR. The proposed amendment is intended to allow the existing home to be used as professional or semi-professional offices.

The property is fully serviced by essential utilities, including power, water, sewer, and communication lines.

This corner property is well-suited for professional offices. In today's market, many small business owners seek simple office space close to home or remote work opportunities. The property presents a compelling rental opportunity for an underserved market while providing flexibility in response to the market.

The location also offers significant advantages for business use, being adjacent to Ina Road with an Annual Average Daily Traffic (AADT) of 27,900 vehicles and close to the new Foothills Mall development, which is currently under construction.

Thank you for considering this application. Should you have any questions or require further information, please do not hesitate to contact me.

Sincerely

  
Daniel Hinojos

Daniel Hinojos  
7200 N San Anna Dr  
Tucson, AZ 85704  
daniel.hinojos@deih-usa.com  
602.509.6721  
08/26/2024

Terrill L. Tillman, AICP  
Planner III  
Pima County Development Services  
201 N. Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

Subject: Letter of Authorization for Rezoning Agent

Dear Terrill,

I, Daniel Hinojos, hereby authorize R. Bruce Woodruff to act as my representative in all matters concerning the rezoning of 7200 N San Anna Dr., Tucson, AZ 85704, Assessor Parcel Number: 225-47-0080.

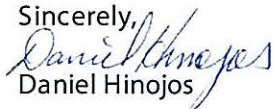
R. Bruce Woodruff is authorized to:

1. Represent me in all communications and discussions with relevant authorities regarding the rezoning process.
2. Submit all necessary documentation and applications on my behalf.
3. Attend meetings, hearings, or any other related events concerning the rezoning process.

This authorization is effective immediately and remains valid until the rezoning process is completed or until I revoke it in writing.

Thank you for your attention to this matter.

Sincerely,

  
Daniel Hinojos

# Arizona Corporation Commission Corporations Division

## Website Entity Detail. <http://ecorp.azcc.gov/>

### Entity Details

Entity Name:	1722 INA, LLC	Entity ID:	23617355
Entity Type:	Domestic LLC	Entity Status:	Active
Formation Date:	12/13/2023	Reason for Status:	<a href="#">In Good Standing</a>
Approval Date:	12/22/2023	Status Date:	
Original Incorporation Date:	12/13/2023	Life Period:	Perpetual
Business Type:	Any legal purpose	Last Annual Report Filed:	
Domicile State:	Arizona	Annual Report Due Date:	
Years Due:			

### Statutory Agent Information

Name:	FRANKLIN AGENCY, LLC	Appointed Status:	Active 12/22/2023
Attention:	KENNETH R. MOELLER		
Address:	3060 N. SWAN ROAD, TUCSON, AZ 85712, USA	Agent Last Updated:	12/22/2023
Attention:	KENNETH R. MOELLER	Mailing Address:	3060 N. SWAN ROAD, TUCSON, AZ 85712, USA
E-mail:	conwayla@mcazlaw.com	County:	Pima

### Principal Information

Title	Name	Address	Date of Taking Office	Last Updated
Manager	DANIEL R. HINOJOS	6341 N. PINNACLE RIDGE DRIVE, TUCSON, AZ, 85718, Pima County, USA	12/13/2023	12/22/2023
Manager	LYDIA P. HINOJOS	6341 N. PINNACLE RIDGE DRIVE, TUCSON, AZ, 85718, Pima County, USA	12/13/2023	12/22/2023
Member	HINOJOS FAMILY TRUST	6341 N. PINNACLE RIDGE DRIVE, TUCSON, AZ, 85718, Pima County, USA	12/13/2023	12/22/2023

### Entity Known Place of Business

# Arizona Corporation Commission Corporations Division

## Website Entity Detail. <http://ecorp.azcc.gov/>

Address:	7200 N. SAN ANNA DRIVE, TUCSON, AZ, 85704, USA	County:	Pima	Last Updated:	12/22/2023
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### Entity Principal Office Address

Address:	County:	Last Updated:
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**Parcel Number:** 225-47-0080

### Property Address

Street Number	Street Direction	Street Name	Location
7200	N	SAN ANNA DR	Pima County

### Contact Information

#### Property Owner Information:

1722 INA LLC  
7200 N SAN ANNA DR  
TUCSON AZ

85704-1942

#### Property Description:

CASA ROMA ESTATES LOT 8

### Valuation Data

**Property Appraiser:** Anna Marcum **Phone:** (520) 724-7439

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2024	PRIM RESIDENCE (3)	10.0	\$478,278	\$278,662	\$27,866
2025	RES OTHER (4)	10.0	\$470,841	\$292,595	\$29,259

### Property Information

Township:	12.0	Section:	34	Range:	13.0E
Map:	16	Plat:	56	Block:	0
Tract:		Land Measure:	1.00S	Lot:	00008
Census Tract:	4603	File Id:	1	Group Code:	000
Use Code:	0141 (SFR GRADE 010-4 URBAN SUBDIVIDED )			Date of Last Change:	1/17/2024

### Sales Information (2)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20141760525	1	5/2014	Single Family	\$240,000	\$240,000	N	X Aut
20100830729	1	3/2010	Single Family	\$212,000	\$212,000	N	W1 Aut

### Valuation Area

**District Supervisor:** REX SCOTT **District No:** 1

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
15	1101009 DEL	20461410	16056 DEL	5



### Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20233610405	0	0	12/27/2023	WTDEED
20232430321	0	0	8/31/2023	WTDEED
20172630282	0	0	9/20/2017	WTDEED
20152040419	0	0	7/23/2015	WTDEED
20141760525	0	0	6/25/2014	WTDEED
20100830729	13799	3767	4/30/2010	WTDEED
20092210473	13686	1753	11/17/2009	DEEDTR
20050410355	12500	1334	3/2/2005	AFFTJT
0	7655	543	11/6/1985	

## Residential Characteristics

### Main Structure:

Appraisal Date:	1/2/2018	Property Type:	Single Family Residence	Area ID:	Ed 5-204614-10-4
Processed:	12/31/1969	Building Class:	4	Physical Condition:	Good
Total Living Area:	2,076	Garage Type:	Garage	Effective Construction Year:	1962
Garage Capacity:	2	Stories:	1	Patio Type:	Covered
Rooms:	7	Patio Number:	1	Quality:	Good
Pool Area:	450	Exterior Walls:	Brick	Valuation Type:	00
Roof Type:	Built Up	Total Main:	\$470,841	Heating:	Forced
Total Control:	\$470,841	Cooling:	Refrigeration	Total Actual:	\$470,841
Bath Fixtures:	8	FCV Adjustment Factor:	1.000	Enhancement:	\$26,093
Last Calc:	0122				

**Enhancement:**

Description	Quality	Construction	Value
Workshop	Average	Fr Metal/Vinyl Siding	\$26,093

### Permits (3)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
P15BP08068	PRES ~ FINAL	12/16/2015	02/29/2016	ACC	\$12,319	311	*/*			11/28/2017	100
Description: SOTH: New In Ground Swimming Pool											
P15CP02782	SALT ~ FINAL	05/05/2015	04/11/2016	ACC	\$8,972	88	*/*	01/02/2018	01/02/2018	01/02/2018	100
Description: SALT: ADDITION OF WALK IN CLOSET IN MASTER BEDROOM											
P15CP02632	SADD ~ FINAL	05/01/2015	03/31/2016	ACC	\$42,779	1,080	*/*	01/02/2018	01/02/2018	01/02/2018	100
Description: SADD: DETACHED SHOP/ STORAGE SHED											

## Notes (7)

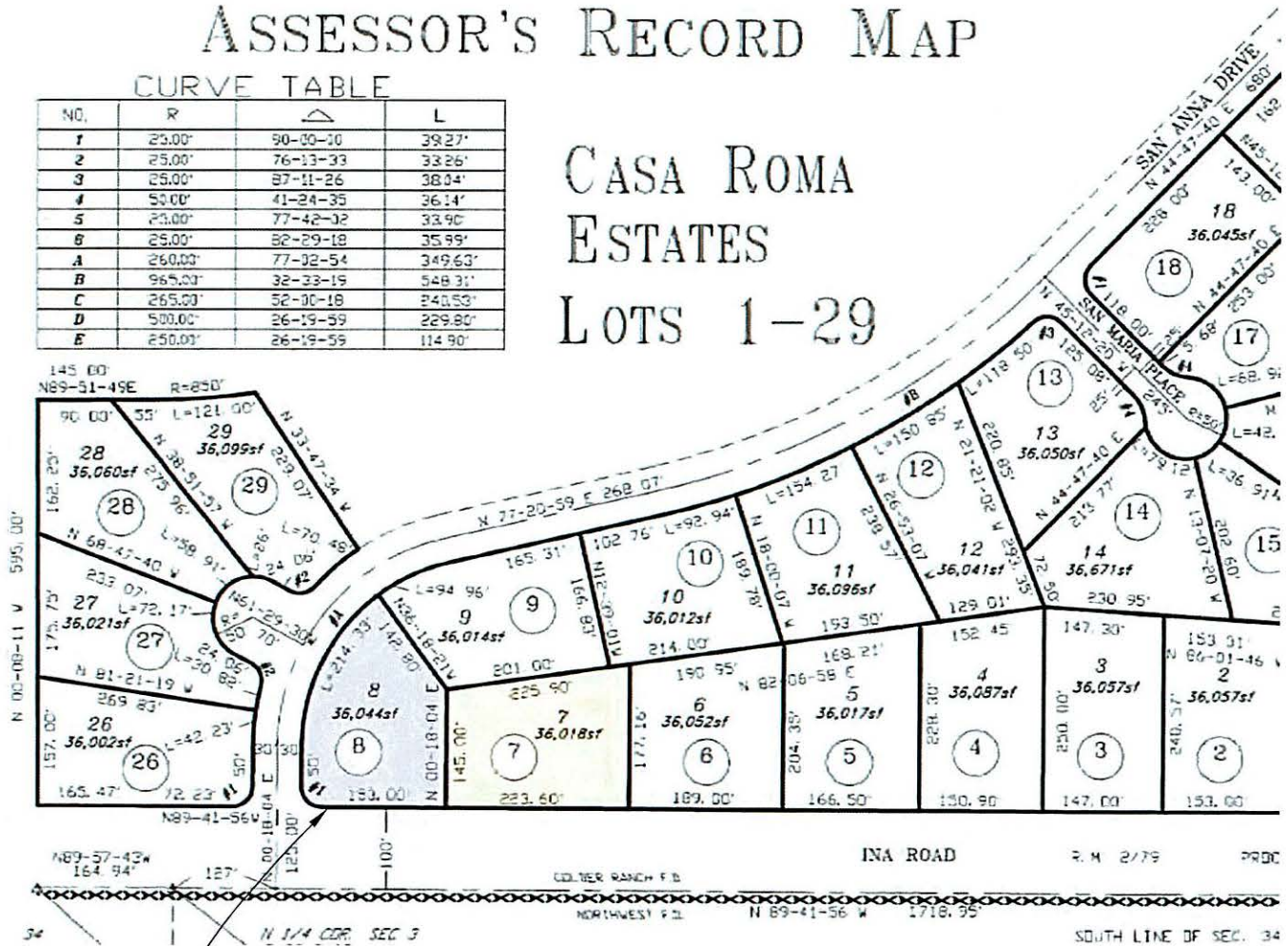
<b>Created:</b> 11/13/2023 <b>Modified:</b> 11/13/2023	2025N Update legal class from 3.01 to 4.02 rental per sales affidavit Seq#20232430324
<b>Created:</b> 1/2/2018 <b>Modified:</b> 1/2/2018	Residential update per #383: Per review of permit P15CP02632, update porch count none > CO1, add 1080SF Auto Workshop as enh value. All changes 2019N Rule A.
<b>Created:</b> 11/2/2017 <b>Modified:</b> 11/2/2017	Per permit #P15BP08068 and pictometry, listing pool on property.
<b>Created:</b> 9/5/2017 <b>Modified:</b> 9/5/2017	Golder Ranch Merger Per Res#2017-0007 STATE DOCKET #10-9475-18 change taxarea from 1061 to 1064 for 2018 tax year.
<b>Created:</b> 1/11/2016 <b>Modified:</b> 1/11/2016	2017 Tax Area Update 1053 -> 1061 Casas Adobes Incorporation Cost District Dissolved 2007
<b>Created:</b> 12/2/2011 <b>Modified:</b> 12/2/2011	Remove slab,terrace,deck from listing and update porch count.
<b>Created:</b> 3/11/2010 <b>Modified:</b> 3/11/2010	2010: TIC CL 5(3) 10% OWNER OCCUPIED RULE "B" & 2011 PER RESPONSE TO STATUS LTR MAILED ON 2/9/10

# ASSESSOR'S RECORD MAP

CURVE TABLE

NO.	R	Δ	L
1	25.00'	90-00-20	39.27'
2	25.00'	76-13-33	33.26'
3	25.00'	87-11-26	38.04'
4	50.00'	41-24-35	36.14'
5	25.00'	77-42-02	33.90'
6	25.00'	52-29-18	35.89'
A	260.00'	77-02-54	349.63'
B	965.00'	32-33-19	548.31'
C	265.00'	52-00-18	240.53'
D	500.00'	26-19-59	229.80'
E	250.00'	26-19-59	114.90'

## CASA ROMA ESTATES LOTS 1-29



Not To Scale <sup>1</sup>

7200 N SanAnna DR

### Concurrent Comprehensive Plan Amendment and Rezoning

Casa Roma Estates, Lot 8

