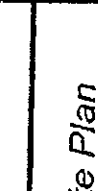


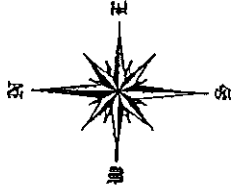
MJM CONSULTING, INC.
 Land Planning and Development Services
 7022 E. 4th Street, Tucson, Arizona 85710 Phone: 520-885-5021

El Portal De Oeste
 Assessor's Parcel #119-45-013A 34.80 Acres Located in the
 NW¼ of Section 31, T 14S, R 13E, G&SRM, Pima County, AZ

Commercial/Office Site Plan



CAMINO DE OESTE



Scale: 1" = 150'

UNSUBDIVIDED

Open Space
118' x 40'

Detention Basin

EXISTING
RETENTION/
DETENTION
BASIN

S88°59'21"W 931.90'

706'

CALLE DON MIGUEL

AVENIDA DON PERE

AVENIDA DON GERARDO

AVENIDA DON ENRICO

WESTVIEW POINTE
BK 61, Pg 51
CA 87

MOUNTAIN VILLAGE ESTATES II
BK 97, Pg 65

MOUNTAIN VILLAGE ESTATES II
BK 97, Pg 65

MOUNTAIN VILLAGE ESTATES II
BK 97, Pg 65

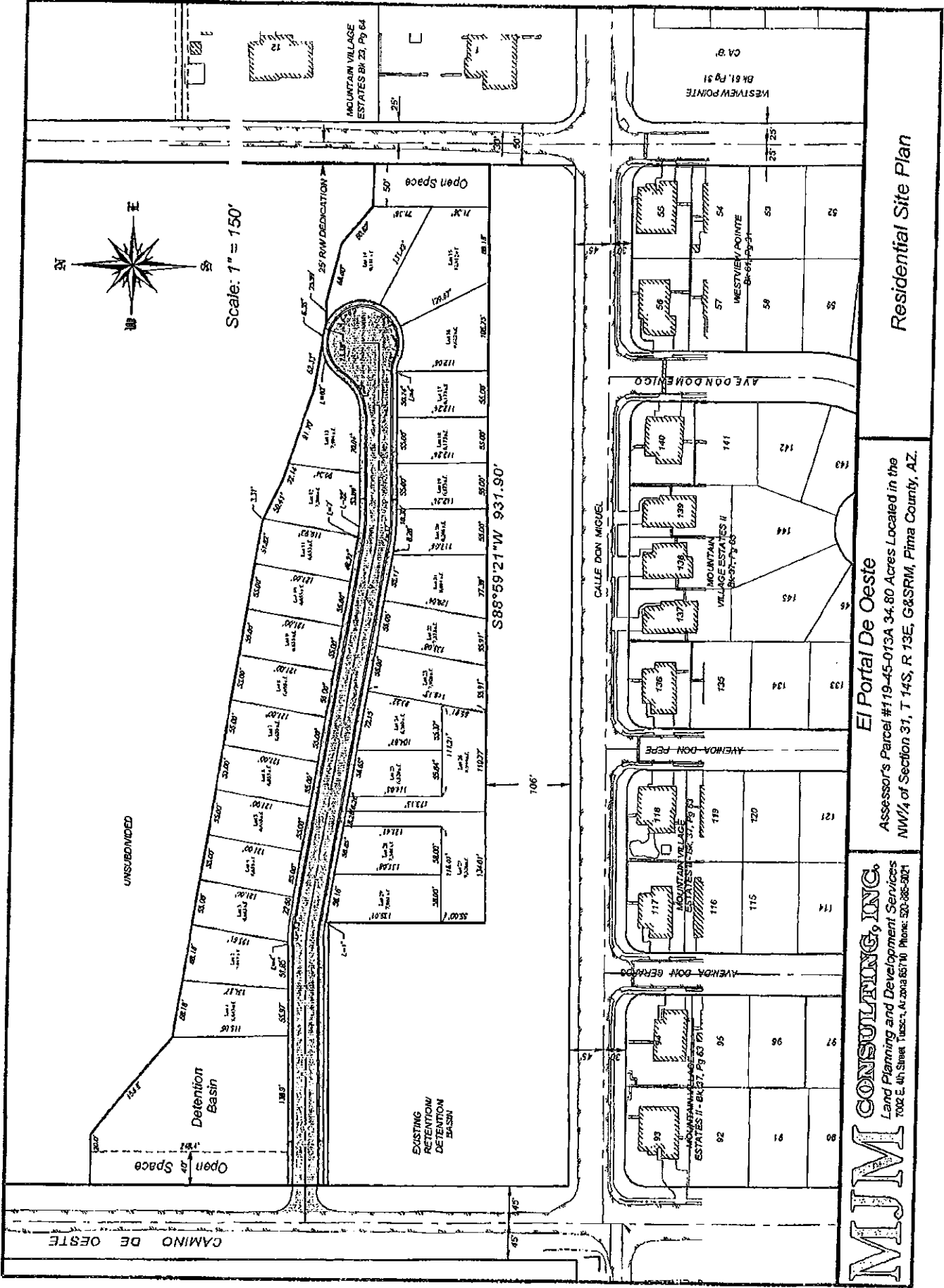
MOUNTAIN VILLAGE ESTATES II
BK 97, Pg 65

MOUNTAIN VILLAGE ESTATES II
BK 97, Pg 65

MJM CONSULTING, INC.
Land Planning and Development Services
7002 E. 4th Street, Tucson, AZ 85710 Phone: 520-885-2071

El Portal De Oeste
Assessor's Parcel #119-45-013A 34.80 Acres Located in the
NW 1/4 of Section 31, T 14S, R 13E, G&SRM, Pima County, AZ.

Residential Site Plan



*See Attachment A

PIMA COUNTY PLANNING DIVISION
APPLICATION FOR REZONING

Ajo Camino de Oeste LLC	*	*
Owner	Mailing Address	Email Address/Phone daytime / (FAX)
MTM Consulting Inc	*	*
Applicant (if other than owner)	Mailing Address	Email Address/Phone daytime / (FAX)
*	4545 W. Ajo Hwy.	119-45-013A
Legal description / property address		Tax Parcel Number
34.13 ac SR	*	*
Acres	Proposed Zone	Comprehensive Plan Subregion / Category / Policies

The following documentation must be attached:

1. Assessor's map showing boundaries of subject parcel and Assessor's Property Inquiry (APIQ) printout showing current ownership of subject parcel. **DEEDS AND/OR TITLE REPORTS WILL NOT BE ACCEPTED.** If the applicant is not shown as the owner of the subject parcel a letter of authorization with an **original signature** matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, an **original signature** of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, an **original signature** from an officer with his/her title is required along with a disclosure of the officers of the entity.
2. Submit the site analysis fee and eight (8) copies of the site analysis document. If the proposed project will use an on-site wastewater treatment and disposal system (such as a septic system), nine (9) copies of the site analysis document must be submitted. Also submit one CD of the site analysis document.
3. For all rezonings, submit the entire rezoning fee.

This application is true and correct to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application.

Sept. 28, 2016
Date

Michael Mark
Signature of Applicant

FOR OFFICIAL USE ONLY

Co9-

Case name				
Rezoning from	Rezoning to	Official Zoning Base Map Number	Fee	Supervisor District
Conservation Land System category				
Cross reference: Co9-, Co7-, other		Comprehensive Plan Subregion / Category / Policies		
Received by	Date	Checked by	Date	

ATTACHMENT A

To The Rezoning Application for the Property at
the Southeast Corner of Ajo Hwy & Camino de Oeste

OWNER'S MAILING ADDRESS, EMAIL ADDRESS/PHONE DAYTIME/FAX

Owner: Ajo Camino de Oeste LLC
Att: Lou Christensen, Jr.
Mailing Address: 2850 E. Skyline Drive, Suite 200, Tucson Arizona 85718
Email Address: landmanlou@gmail.com
Daytime Phone: 544-4000
Fax: 797-9434

APPLICANT'S EMAIL ADDRESS/PHONE DAYTIME/FAX

Company: MJM Consulting, Inc
Contact: Michael Marks, AICP
Address: 7002 E. 4th Street, Tucson Arizona 85710
Email Address: mjmconsulting@cox.net
Daytime Phone: 241-8876

LEGAL DESCRIPTION

A portion of the SW4 of the NW4 of Section 31 of Township 14 South, Range 13 East.

PROPOSED ZONES

CB-1----- 9.02 ac
TR----- 1.86 ac
SR @----- 16.01 ac
CR-4----- 7.24 ac

COMPREHENSIVE PLAN SUBREGION/CATEGORY/POLICIES

Comp Plan Subregion-----Southwest
Category----- CAC (21.69 ac) & MLIU (12.44 ac)
Policies-----Rezoning Policy 21 and Special Area Policy S-29 *

- See Site Analysis Report Page 1 & Appendix #1

Book-Map-Parcel: **119-45-013A** [Oblique Image](#) Tax Year: Tax Area: **0100**

Property Address:
 Street No: 4545 Street Direction: W AJO HY Street Name: Location: Pima County

Taxpayer Information: AJO CAMINO DE OESTE LLC
 2850 E SKYLINE DR STE 100
 TUCSON AZ
 Property Description: LOT 2 EXC PTN S345' & EXC RDS & LOT 28
 33.68 AC SEC 31-14-13

85718-8013

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2016	Vacant/Ag/GoF (2)	15.0	\$572,560	\$0	\$572,560	\$572,560	\$85,884
2017	Vacant/Ag/GoF (2)	15.0	\$572,560	\$0	\$572,560	\$572,560	\$85,884

Property Information:

Section: 31
 Town: 14.0
 Range: 13.0E
 Map & Plat: /
 Block:
 Tract:
 Rufe B District: 5
 Land Measure: 33.68A
 Group Code: 000
 Census Tract: 4301
Use Code: 0012 (VACANT RESIDENTIAL URBAN NON-SUBDIVIDED)
 File Id: 1
 Date of Last Change: 6/11/2014

Valuation Area:

Condo Market: 111
 DOR Market: 51
 MFR Neighborhood: ST_EL_PUEBLO_PARK
 SFR Neighborhood: 20431001
 SFR District: 17

Sales Information:

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20071870432	1	05/2007	Vacant Land	\$2,436,800	\$2,436,800	Y	X SB

Supervisor District:

(5) RICHARD ELIAS

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20123330632	0	0	11/28/2012	TRUSTEES DEED
20071870432	13148	1884	9/26/2007	WARRANTY DEED
97125833	10805	131	8/8/1997	
0	5816	843	7/12/1978	

Petition Information:

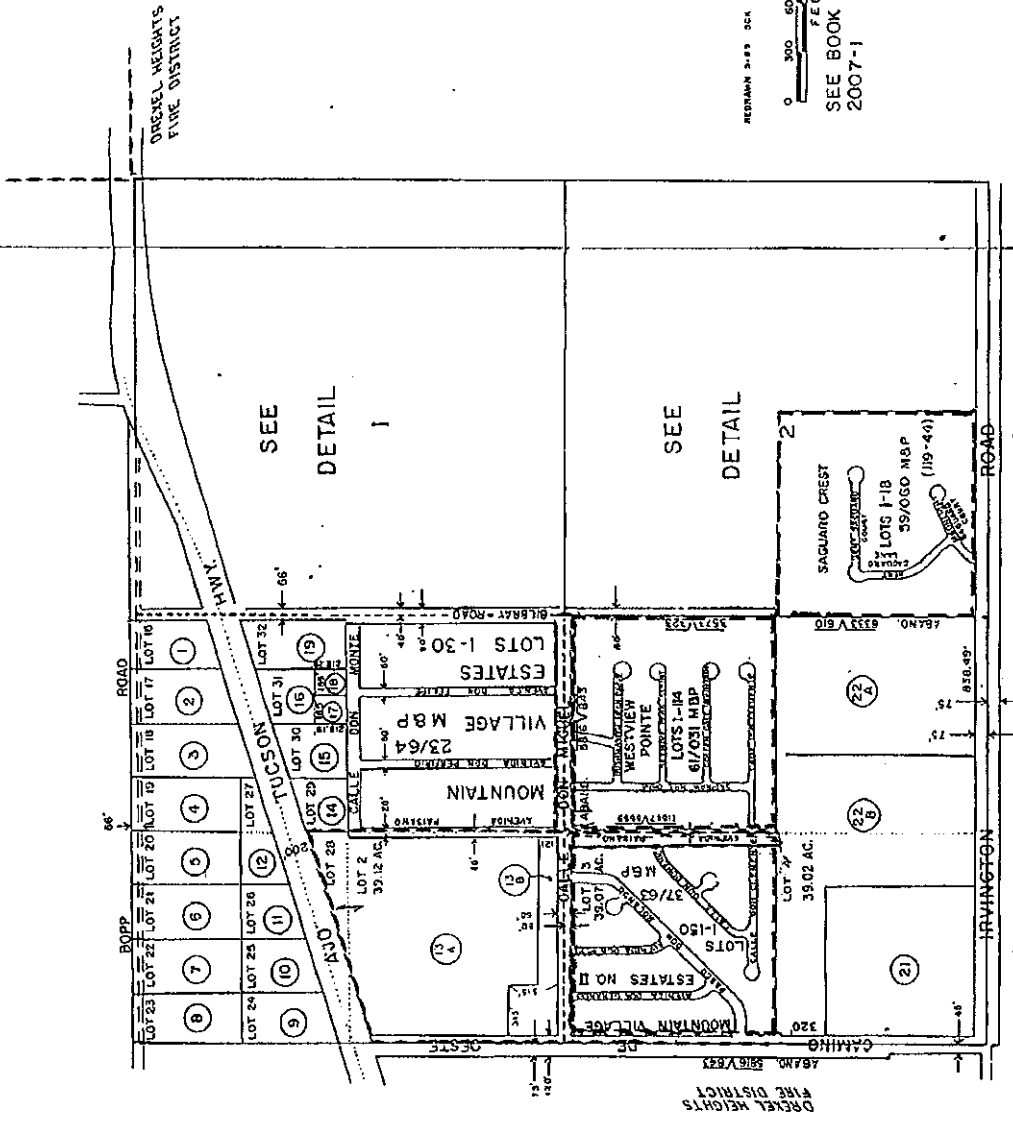
Tax Year	Owner's Estimate	Petition SBOE
2015	\$500,000	
2014	\$500	

Parcel Note: Click to see/expand 5 note(s)

ASSESSOR'S RECORD MAP

SECTION 31, TOWNSHIP 14 SOUTH, RANGE 13 EAST

119-33
-44
-45



REDMAN 2-83 3CA



SEE BOOK 3 PAGE 44 R. S.
2007-1

141331
SCANNED

4578-22

September 28, 2016

Mr. Tom Drzazgowski, Principal Planner
Pima County Department of Development Services -
Planning Division
201 N. Stone Ave, 2nd Floor
Tucson, Arizona 85701

Re: Rezoning of Parcel 119-45-013A, located at the southeast corner of Ajo Hwy &
Camino de Oeste

Dear Mr. Drzazgowski:

Please consider Michael Marks, AICP of MJM Consulting, Inc. as duly authorized to
act on my behalf in processing a rezoning for the above referenced property. Thank
you.

Sincerely,



Louis B. Christensen
~~Lou Christensen, Jr.~~, Vice President
Western Land Investment LLC
Manager of Ajo Camino de Oeste LLC

**ARTICLES OF ORGANIZATION
OF
AJO CAMINO DE OESTE, LLC**

**RECEIVED
SEP 12 2007
ARIZONA CORP COMMISSION
CORPORATIONS DIVISION**

1. The name of this limited liability company is:

AJO CAMINO DE OESTE, LLC

2. This limited liability company is organized to transact any and all lawful business for which a limited liability company may be organized under Arizona law.

3. The address of the registered office is:

2850 E. Skyline Dr., Suite 100
Tucson, AZ 85718

4. The name and business address of the agent for service of process is:

Munger Chadwick, P.L.C.
333 North Wilmot Road, Suite 300
Tucson, Arizona 85711

5. Management of this limited liability company is vested in the Manager, whose name and address is:

Western Land Investment, Inc.
2850 E. Skyline Dr., Suite 100
Tucson, AZ 85718

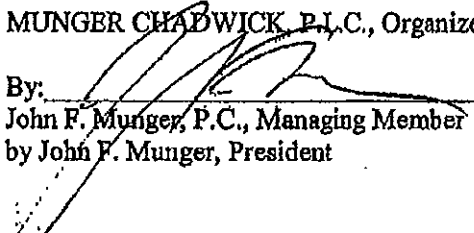
6. The name and address of the member who owns a twenty percent or greater interest in the capital or profits of the limited liability company is:

Western Land Investment, Inc.
2850 E. Skyline Dr., Suite 100
Tucson, AZ 85718

7. This limited liability company shall be perpetual.

DATED: September 12, 2007.

MUNGER CHADWICK, P.L.C., Organizer

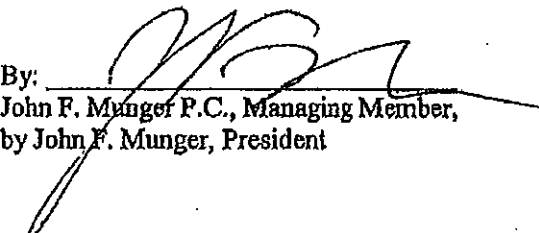
By: 
John F. Munger, P.C., Managing Member
by John F. Munger, President

STATUTORY AGENT ACCEPTANCE

Munger Chadwick, P.L.C., having been designated to act as statutory agent, hereby consents to act in that capacity until removed or resignation is submitted in accordance with the Arizona Revised Statutes.

DATED: September 12, 2007.

MUNGER CHADWICK, P.L.C.,

By: 
John F. Munger P.C., Managing Member,
by John F. Munger, President

SITE ANALYSIS REPORT
FOR 34.13 ACRES AT THE SOUTHEAST CORNER
OF AJO HIGHWAY & CAMINO DE OESTE

MJM

CONSULTING, INC.

Land Planning and Development Services
7002 E. 4th Street Tucson, Arizona 85710 Phone & Fax: 520-885-5021

SITE ANALYSIS REPORT
FOR 34.13 ACRES AT THE SOUTHEAST CORNER
OF AJO HIGHWAY & CAMINO DE OESTE

Prepared for:
Ajo Camino de Oeste LLC
Attention: Lou Christiansen, Jr.
2850 E. Skyline Drive, Suite 200
Tucson, Arizona 85718

Prepared by:
Michael Marks, AICP
MJM Consulting, Inc.
7002 E. 4th Street
Tucson, Arizona 85710

November 21, 2016

PREFACE

This report is submitted in connection with a rezoning application proposing a change from SR to CB-1 & TR & CR-4 & SR-R on the property at the southeast corner of Ajo Highway and Camino de Oeste. The report was prepared in accordance with the official Pima County Site Analysis Report Checklist, as it was amended in March, 2010.

This Site Analysis Report was prepared by Michael Marks, AICP of MJM Consulting, Inc. Assistance in the preparation of specific sections of the report was provided by other consultants. CMG Drainage Engineering performed the hydrologic/drainage analysis. Baker & Associates Engineering performed the preliminary grading and drainage analysis. GRS Landscape Architect, Inc. performed the vegetative inventory and landscape planning work, with Novak Environment, Inc. preparing one related letter. PAST performed the archaeological survey.

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PART II - LAND USE PROPOSAL

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BIBLIOGRAPHY

Existing Land Use Information Sources: Boundary Survey by EEC, Inc. Land Survey, Pima County Mapguide, Pima County Assessor's Office, Site Visit, Aerial Photography, Pima County Planning Division records

Topography Sources: Topographic Survey by EEC, Inc and Site Visit

Hydrology Sources: Hydrology Report by CMG Drainage Engineering, Inc.

Vegetation Sources: Survey and assessment by GRS Landscape Architects

Wildlife Sources: Letter by Arizona Game and Fish Department, Memo by GRS Landscape Architects

Viewshed Sources: Site visit

Traffic Sources: Report by Mathieu Engineering, Inc.

Recreation and Trails Sources: Eastern Pima County Trails Master Plan, Pima County Mapguide

Cultural/Archaeological/Historic Resources Sources: Archaeology Report by PAST

Public Utilities Sources: Records of Pima County Wastewater Management Department, City of Tucson Water, Tucson Electric Company, Southwest Gas, Quest, and site observation.

PART I SITE INVENTORY

I-A. EXISTING LAND USES

1. Exhibit I-A.1, i.e. the Regional Location Map, depicts the site in a regional context. The property is Assessor Parcel 119-45-013A, which is located within Section 31 of Township 14 South, Range 13 East.
2. The subject property is addressed below.
 - a. Exhibit 1-A.2.a is the Boundary Map. It indicates the acreage to be 34.13 acres. It also shows that there are no easements on the property.
 - b. Exhibit 1-A.2.b, the Land Use Map, shows the site is vacant.
 - c. Exhibit 1-A.2c shows the Pima Prosper Plan, Southwest Sub-Region, Plan Designations for the property, those being part CAC (21.69 ac) and part MLIU (12.44 ac). The property is affected by two Rezoning and Special Area Policies which are shown in their original forms in Appendix #1. Below is a summary.
 - i. One is Rezoning Policy 21, entitled 'Kinney and Ajo Regional Activity Center'. Policy RP-21 contains three lettered sub-policies but only the one labeled 'A' applies to the subject property. It reads "Areas within this Community Activity Center (CAC), not currently zoned commercial, shall be developed for office and other nonretail uses, including apartments. No additional commercial zoning shall be granted". Appendix #2 provides a discussion on this policy and an argument that it not be applied in the strict sense in this case.
 - ii. The second is Special Area Policy 29 which addresses the Southwest Infrastructure Plan (SWIP). The policy addresses Comprehensive Planning, Environmental Planning, Flood Control, Wastewater Management, and Transportation improvement funding. The SWIP identifies roadway improvements in the southwest, including those to Ajo Highway and to Camino de Oeste.
3. Exhibit I-A.3, the Surrounding Properties Map, is an aerial photo of the subject property and surrounding area within 600 feet in all directions.
4. Properties within ¼ mile and addresses below:
 - a. Exhibit I-A.4.a1 shows the existing zoning. Exhibit I-A.4.a2 shows two Overlay Zones, the Ajo-Kinney Gateway Overlay Zone and the Buffer Overlay Zone.
 - b. Exhibit I-A.4b shows the land use within ¼ mile, which consists of residential on large lots & at 1 RAC & at 3 RAC, isolated commercial, and vacant properties.
 - c. The residential consists of one and two story homes, the latter is to the south and southeast.
 - d. There is no conditionally approved rezoning within ¼ mile. None of these properties are the subject of a current plat or development plan.
 - e. Exhibit I-A.2c shows the Comprehensive Plan designation for properties within ¼ mile to be LIU 1.2, MLIU, MIU, RS, and CAC.

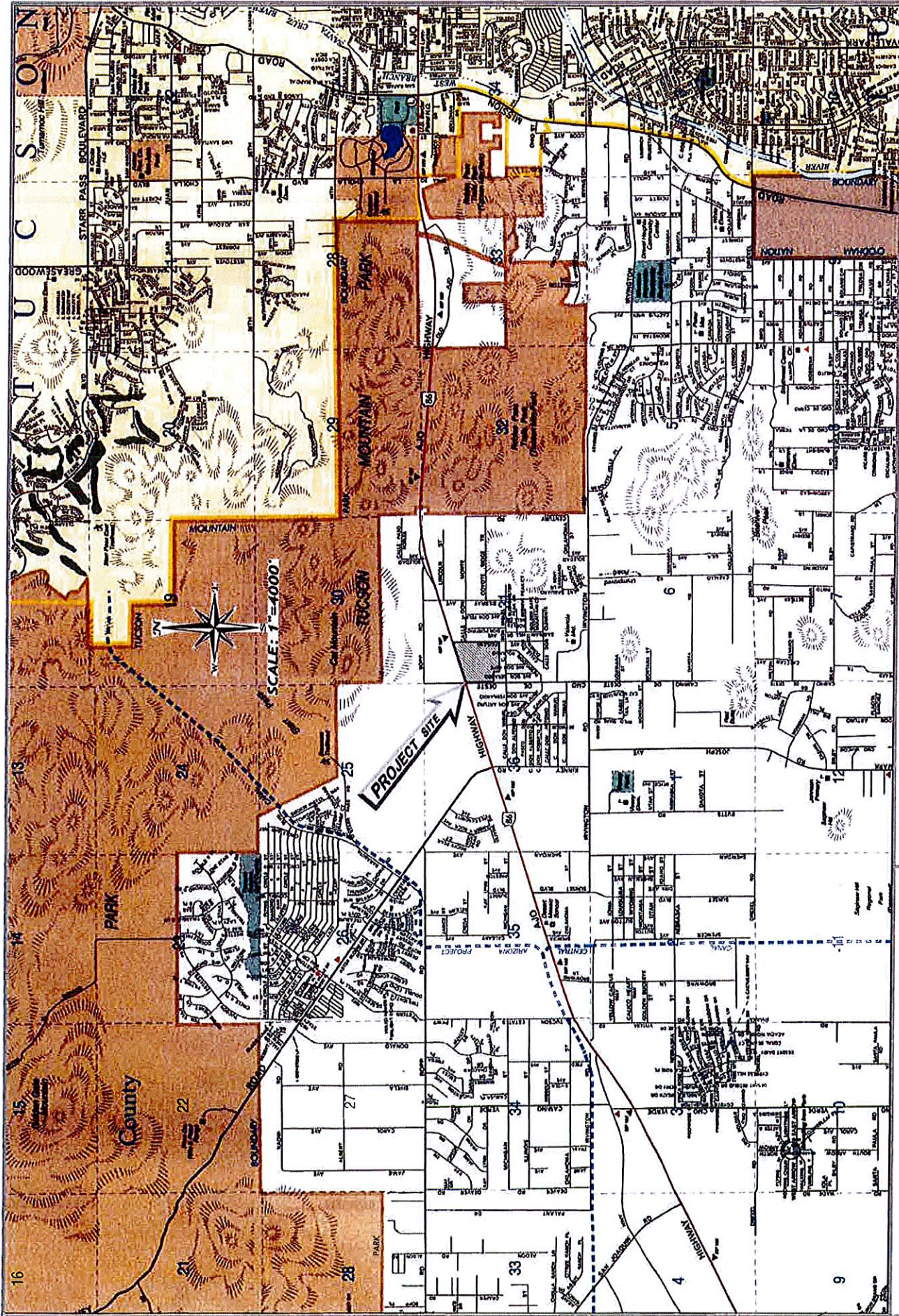


Exhibit No. I-A.1
Regional Location Map

El Portal De Oeste
 Assessor's Parcel #119-45-013A 34.80 Acres Located in the
 NW 1/4 of Section 31, T 14S, R 13E, G&SRM, Pima County, AZ.

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 Land Planning and Development Services
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021



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 Land Planning and Development Services
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

El Portal De Oeste
 Assessor's Parcel #119-45-013A, 34.80
 Acres located in the NW 1/4 of Section 31,
 T-14-S, R-13E, G&SRM, Pima County, AZ.

Exhibit No. I-A.2b
Land Use Map

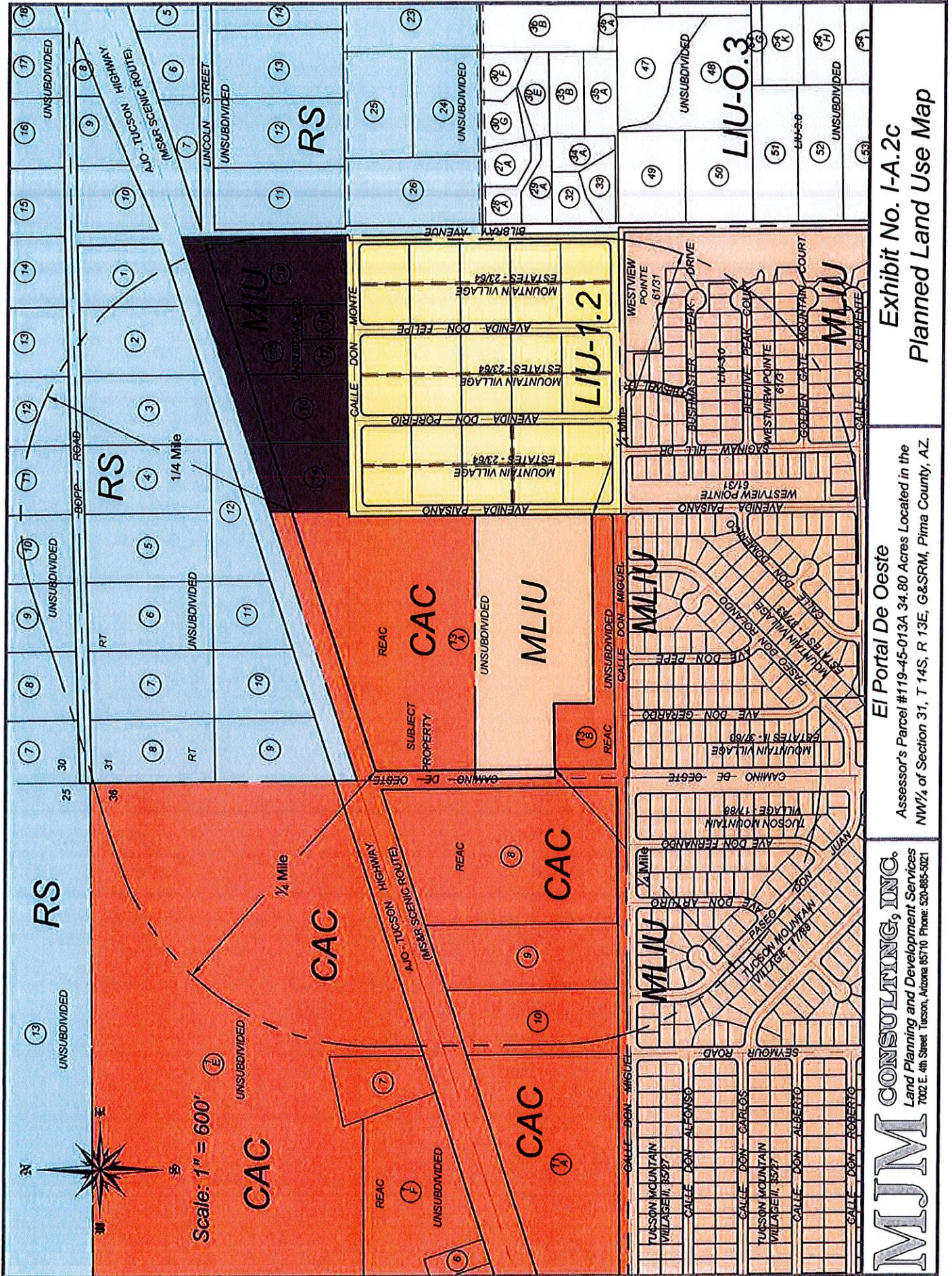
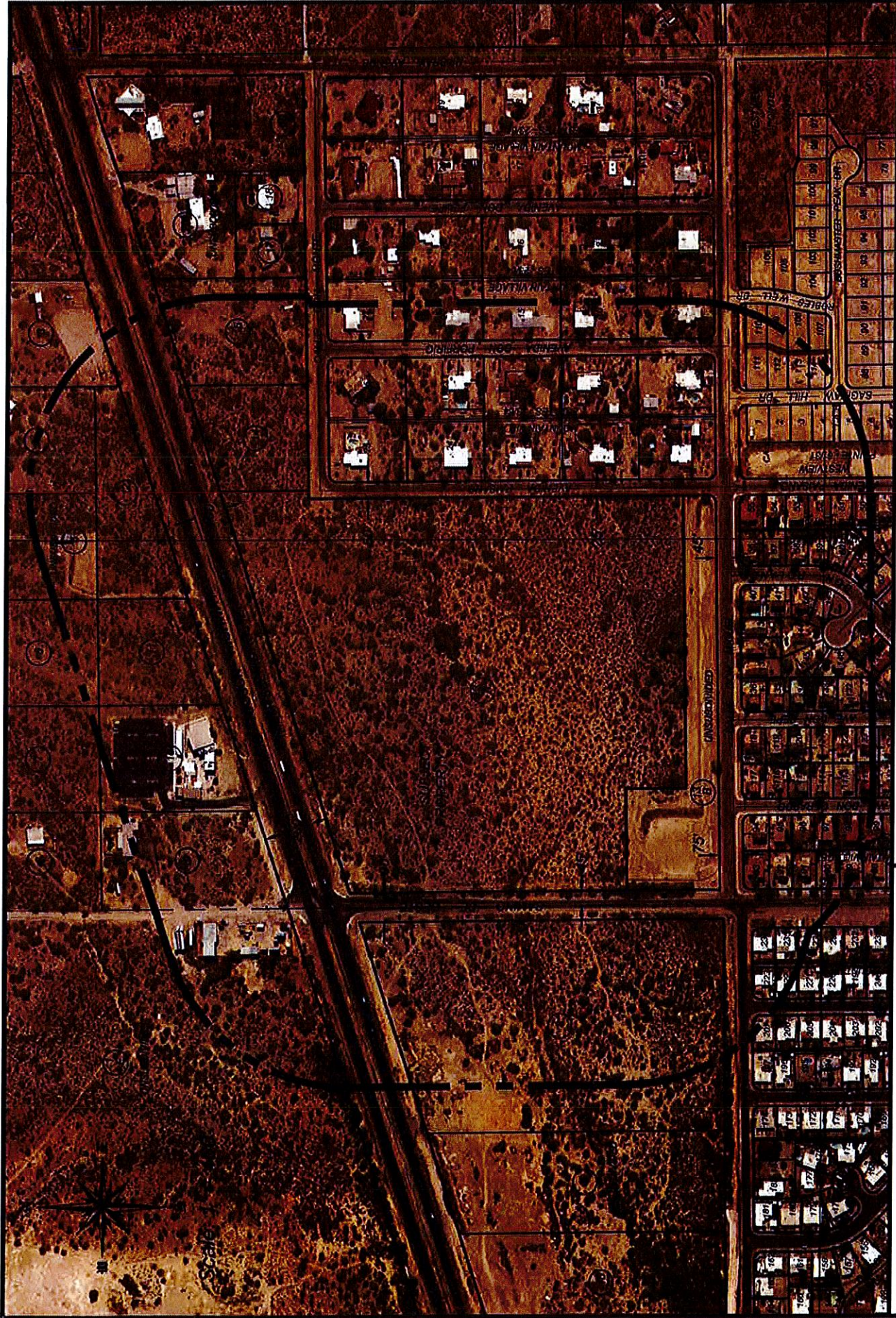


Exhibit No. I-A.2c
Planned Land Use Map

El Portal De Oeste
 Assessor's Parcel #119-45-013A 34.80 Acres Located in the
 NW 1/4 of Section 31, T 14S, R 13E, G&SRM, Pima County, AZ.

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Land Planning and Development Services
7002 E. 4th Street, Tucson, Arizona 85710 Phone: 520-885-9021

El Portal De Oeste
Assessor's Parcel #119-45-013A 34.80 Acres Located in the
NW¹/₄ of Section 31, T 14S, R 13E, G&SRM, Pima County, AZ.

Exhibit No. I-A.3
Surrounding Properties Map