

CIRCLE K

RVC

CHURCH

RESIDENTIAL

SCALE: 1"=60'
C.I.=1'



REBECCA AVENUE

SR

PERIMETER WALL

ACCESS FOR TEP SUBSTATION

SEPTIC AREA

10' BUFFERYARD 'D'

N00°21'27"W 404.6'

10' BUFFERYARD 'D'

COVERED RV/BOAT STORAGE WITH SOLAR CANOPY
8285 SF H= 15'

OFFICE BLDG
1288 SF
H=12'

COVERED RV STORAGE WITH SOLAR CANOPY
8680 SF H= 15'

SELF STORAGE
6100 SF
H= 10'

GRADING LIMITS

PERIMETER WALL

BEL AIR RANCH ESTATES BK 19 PG 68

LOT 4

LOT 5

LOT 6

LOT 13

LOT 14

TANQUE VERDE ROAD

30' ENTRANCE

75' 1/2 ROW

11 c/s

S89°07'20"W 170.6'

20' BUFFERYARD 'D'

24'

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ENGINEERING
 PO BOX 1888
 TUCSON, ARIZONA 85702
 (520) 390-7920
 stanley19263@man.com

**EXHIBIT II-C
 TOPOGRAPHY
 AND GRADING
 PLAN**

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

LEGEND

- PROPERTY LINE
- - - CENTER LINE
- - - ROW LINE
- - - BUFFERYARD LINE
- 2250 CONTOUR ELEVATIONS
- WH WATER HARVESTING AREA
- PAVEMENT
- CONCRETE
- GRADING LIMITS
- FLOW ARROWS

II-D. HYDROLOGY

1. There is no existing riparian or floodplain areas onsite. Existing drainage patterns will not be affected. Drainage upstream of the site will not be affected. Drainage downstream of the site will slightly increase because of the impervious cover but will not adversely affect downstream properties. Water harvesting areas will be used in the front bufferyard and all landscape islands.
2. There will not be any encroachment into a regulatory floodplain.
3. There are not any offsite areas that drain onto the site.
4. Rip rap will be used at all curb openings to mitigate drainage and potential erosion problems. Engineering design features that will be used are the water harvesting areas in the front bufferyard.
5. The PDP conforms to applicable basin management policies by providing water harvesting at all landscape islands and within the front and south bufferyards.

CIRCLE K

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SCALE: 1"=60'
C.I.=1'

REBECCA AVENUE

SEPTIC AREA

10' BUFFERYARD 'D'

N00°21'27"W 404.6'

PERIMETER WALL

ACCESS FOR TEP SUBSTATION

COVERED RV/BOAT STORAGE WITH SOLAR CANOPY
8285 SF H=15'

OFFICE BLDG
1288 SF
H=12'

COVERED RV STORAGE WITH SOLAR CANOPY
8680 SF H=15'

SELF STORAGE
6100 SF H=10'

PERIMETER WALL

BEL AIR RANCH ESTATES BK 19 PG 68

LOT 4

LOT 5

LOT 6

LOT 13

LOT 14

LEGEND

- PROPERTY LINE
- - - CENTER LINE
- - - ROW LINE
- - - BUFFERYARD LINE
- 2250 CONTOUR ELEVATIONS
- WH WATER HARVESTING AREA
- PAVEMENT
- CONCRETE

ENGINEERING
 PO BOX 1888
 TUCSON, ARIZONA 85702
 (520) 390-7920
 stanley19263@men.com

**EXHIBIT II-D
HYDROLOGY MAP**

TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

II E. BIOLOGICAL RESOURCES

1. Exhibit II-E is a Biological Resources Map that shows that there is one impacts to the resources identified in Section I-D. The following is a summary of that impact.
 - a. There is no Conservation Lands System designator onsite.
 - b. There is one small saguaro onsite that will be salvaged or transplanted onsite.
 - c. There are not any Ironwood trees onsite.
 - d. There is not any Pima pineapple cactus.
 - e. Needle-spined pineapple cactus does not exist on the site.
 - f. There are no other areas of significant or important vegetation onsite.

2. There is no Conservation Lands System designator onsite.

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RESIDENTIAL

SCALE: 1"=60'
C.I.=1'

REBECCA AVENUE

SR

PERIMETER WALL

ACCESS FOR TEP SUBSTATION

3' SAGUARO

10' BUFFERYARD 'D'

N00°21'27"W 404.6'

10' BUFFERYARD 'D'

COVERED RV/BOAT STORAGE WITH SOLAR CANOPY
8285 SF H= 15'

OFFICE BLDG
1288 SF
H=12'

COVERED RV STORAGE WITH SOLAR
CANOPY 8680 SF H= 15'

SELF STORAGE 6100 SF H= 10'

N00°17'46"W 404.6'

PERIMETER WALL

BEL AIR RANCH ESTATES BK 19 PG 68

CR-1

LOT 4

LOT 5

LOT 6

LOT 13

LOT 14

TANQUE VERDE ROAD

30' ENTRANCE

75' 1/2 ROW

WH

WH

10.7'

20'

10.8'

10.9'

2630

2635

2645



ENGINEERING
 PO BOX 1888
 TUCSON, ARIZONA 85702
 (520) 390-7920
 stanley19263@stan.com

**EXHIBIT II-E
 BIOLOGICAL
 RESOURCES MAP**

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

LEGEND

- PROPERTY LINE
- CENTER LINE
- ROW LINE
- BUFFERYARD LINE
- 2250 CONTOUR ELEVATIONS
- WH WATER HARVESTING AREA
- PAVEMENT
- CONCRETE
- SAGUARO LOCATION

II-F. LANDSCAPE AND BUFFER PLAN

1. Exhibit II-F is the Landscape and Buffer Plan. A 10 foot wide bufferyard will be used on the west, north, and east sides of the site. A 20 foot wide bufferyard with split rail fencing will be used on the south adjacent to the right-of-way.
2. The exhibit includes all existing easements and setbacks that affect the site.
3. Some onsite vegetation will be transplanted and moved into the bufferyards.

CIRCLE K

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RESIDENTIAL

SCALE: 1"=60'
C.I.=1'

REBECCA AVENUE

SEPTIC AREA

10' BUFFERYARD 'D'

SR

PERIMETER WALL

ACCESS FOR TEP SUBSTATION

N00°21'27"W 404.6'

COVERED RV/BOAT STORAGE WITH SOLAR CANOPY
8285 SF H= 15'

OFFICE BLDG
1288 SF
H=12'

COVERED RV STORAGE WITH SOLAR CANOPY
8680 SF H= 15'

SELF STORAGE 6100 SF H= 10'

S89°07'20"W 170.6'

S89°07'20"W 171.0'

30' ENTRANCE

75' 1/2 ROW

WH

WH

N00°17'46"W 404.6'

PERIMETER WALL

BEL AIR RANCH ESTATES BK 19 PG 68

CR-1

LOT 4

LOT 5

LOT 6

LOT 13

LOT 14

2630

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2645






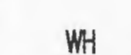
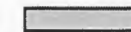


ENGINEERING
 PO BOX 1888
 TUCSON, ARIZONA 85702
 (520) 390-7920
 stanley19263@men.com



**EXHIBIT II-F
 LANDSCAPE AND
 BUFFER PLAN**

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

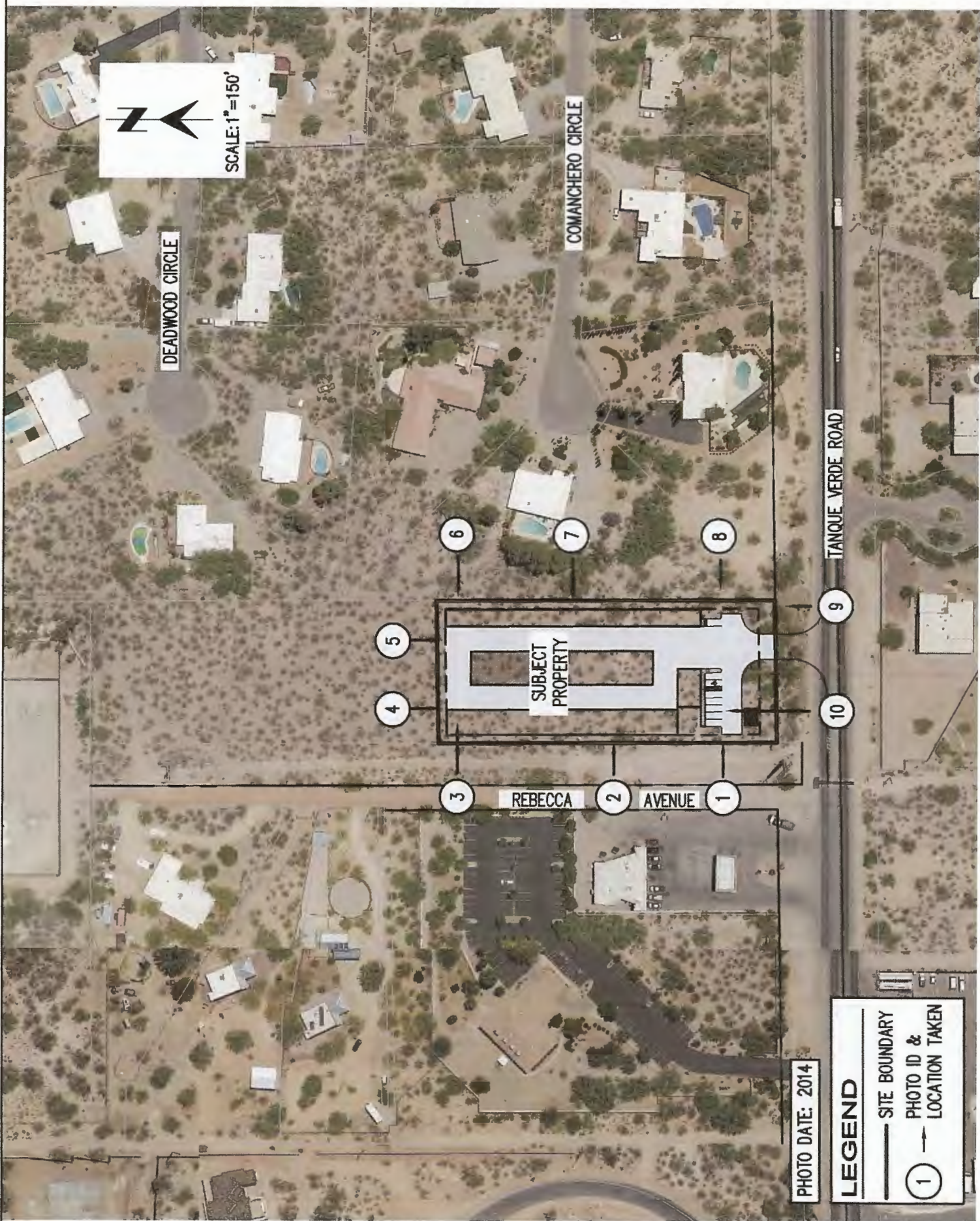
LEGEND

-  PROPERTY LINE
-  CENTER LINE
-  ROW LINE
-  BUFFERYARD LINE
-  2250 CONTOUR ELEVATIONS
-  WH WATER HARVESTING AREA
-  PAVEMENT
-  CONCRETE
-  LANDSCAPE BUFFERYARD AREA

II-G. VIEWSHEDS

1. Exhibit II-G shows the locations of 10 different view points across the project site. Of the various view points only a few are impacted. The impact is minimal because of what can be seen in the existing condition. Photos #2 and #3 will be looking at the side of one of the self storage buildings. In the existing view, photos #3 and #4 are partially screened by homes and vegetation east of the project site and show the Rincon Mountains off in the distance. Because the TEP substation is located to the north there is not a view toward that south that is impacted. Views across the site from the east are potentially impacted; however there is already a Circle K store that blocks some of the view. In addition the house to the east are either slightly higher in elevation or have their views blocked by vegetation. In general the views from the site are to the north toward the Catalina Mountains or to the east toward the Rincon Mountains. The mountain views are not impacted by the site.
Views from Tanque Verde Road are toward the Catalina Mountains to the north. Because of the height of the mountains any impacts to the view will be minimal.
2. The main viewshed mitigation that will be used to minimize impacts of the buildings will be vegetation particularly within each bufferyard. All building lighting will be directed downward.

The project is not being developed under the Cluster Development Option.




 SCALE: 1" = 150'

DEADWOOD CIRCLE

COMANCHERO CIRCLE

TANQUE VERDE ROAD

SUBJECT PROPERTY

REBECCA AVENUE

PHOTO DATE: 2014

LEGEND
 — SITE BOUNDARY
 (1) — PHOTO ID & LOCATION TAKEN

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT II-G
 VIEWSHED MAP**



ENGINEERING
 PO BOX 1888
 TUCSON, ARIZONA 85702
 (520) 390-7920
 stanley19263@msn.com



Photo 1 – Looking East Toward 3’ Saguaro (in Foreground). VIEW WILL BE ACROSS THE PARKING AREA.



Photo 2 – Looking East. VIEW WILL BE AT THE LANDSCAPE BUFFER AND A STORAGE BUILDING.



Photo 3 – Looking East. VIEW WILL BE AT THE LANDSCAPE BUFFER AND A STORAGE BUILDING



Photo 4 – Looking South. VIEW WILL BE DOWN THE ACCESS DRIVE.



Photo 5 – Looking South VIEW WILL BE WEST OF A STORAGE BUILDING AND DOWN THE ACCESS DRIVE.



Photo 6 – Looking West. VIEW WILL BE AT THE LANDSCAPE BUFFER AND A STORAGE BUILDING



Photo 7 – Looking West. VIEW WILL BE AT THE LANDSCAPE BUFFER AND A STORAGE BUILDING



Photo 8 – Looking West. VIEW WILL BE ACROSS THE PARKING AREA.



Photo 9 – Looking North VIEW WILL BE ACROSS THE PARKING AREA



Photo 10 – Looking North VIEW WILL BE ACROSS THE PARKING AREA TOWARD THE OFFICE BUILDING.

II-H. TRANSPORTATION

1. Exhibit II-H is the developed condition Transportation Map. The ingress/egress point was chosen because it will be in the center of the site frontage. The new ingress/egress location promotes safer entering and exiting of vehicles from the site onto Tanque Verde Road.

Efforts were made to obtain access across the TEP property west of the site. However, that access was not granted.

Exhibit II-H includes distances to existing driveways and access easements.

2. The PDP does not depend on future off-site roadway improvements.
3. The development is anticipated to have an ADT of less than 500 vehicles a day. The proposed development will not adversely affect the capacity of Tanque Verde Road.
4. Since direct access is to Tanque Verde Road only, there will not be traffic impacts to other local streets.
5. There are not any bicycle or pedestrian pathways within the proposed development.
6. There are no proposed on-site rights-of-way.
7. Major streets and routes were evaluated within a 2 mile radius of the project site as part of the Transportation Concurrency Analysis. The project is not projected to significantly contribute directly to any roadways. Each of the nearby minor local roads is operating at a far less rate than the current available capacity. The proposed project meets the concurrency requirements.
8. The expected peak hour traffic is less than 100. The anticipated ADT is less than 500 vehicles per day. A left turn lane is not warranted and a right turn lane is not required. .
9. The project has the potential to reduce automobile dependency. This improvement will provide bicycle connectivity adjacent to the project site.



SCALE: 1" = 150'

DEADWOOD CIRCLE

COMANCHERO CIRCLE

TANQUE VERDE ROAD

SUBJECT PROPERTY

REBECCA AVENUE

PHOTO DATE: 2014

TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

EXHIBIT II-H TRANSPORTATION MAP

JAS ENGINEERING
 PO BOX 1888
 TUCSON, ARIZONA 85702
 (520) 390-7920
 stanley19263@msn.com

II-I. ON-SITE WASTEWATER TREATMENT AND DISPOSAL

1. A conventional septic system will be proposed for this project because there is not a public sanitary sewer system located within the right-of-way of Tanque Verde Road.

II-J. SEWERS

This section does not apply to this commercial project.

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C.I.=1'

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SEPTIC AREA

10' BUFFERYARD 'D'

SR

PERIMETER WALL

ACCESS FOR TEP SUBSTATION

N00°21'27"W 404.6'

10' BUFFERYARD 'D'

COVERED RV/BOAT STORAGE WITH SOLAR CANOPY
8285 SF H= 15'

OFFICE BLDG
1288 SF
H=12'

COVERED RV STORAGE WITH SOLAR CANOPY
8680 SF H= 15'

SELF STORAGE 6100 SF H= 10'

N00°17'46"W 404.6'

PERIMETER WALL

BEL AIR RANCH ESTATES BK 19 PG 68

CR-1

LOT 4

LOT 5

LOT 6

LOT 13

LOT 14

TANQUE VERDE ROAD

30' ENTRANCE

75' 1/2 ROW

S89°07'20"W 170.6'

20' BUFFERYARD 'D'

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20'

10.7'

10.8'

10.9'

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THERE IS NO PUBLIC SEWER IN THE AREA. A SEPTIC SYSTEM WILL BE UTILIZED

LEGEND

- PROPERTY LINE
- - - CENTER LINE
- - - ROW LINE
- - - BUFFERYARD LINE
- 2250 CONTOUR ELEVATIONS
- WH WATER HARVESTING AREA
- PAVEMENT
- CONCRETE

JAS ENGINEERING
 PO BOX 1888
 TUCSON, ARIZONA 85702
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 stanley19263@man.com

**EXHIBIT II-J
SEWER MAP**

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

II-K. WATER

A Preliminary Integrated Water Management Plan is included in the Appendix.

II-L. SCHOOLS

This section does not apply to this commercial project.

II-M. RECREATION AND TRAILS

1. This commercial project will not provide for recreation and trails.
2. There are no areas onsite that will be preserved as natural open space.

II-N. CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

Based on a letter from the Arizona State Museum for a record search of the project area there are no documented archeological and historic properties. See Appendix

II-O. ENVIRONMENTAL QUALITY

1. For this project dust control will be accomplished by the use of water during grading operations. Other Stormwater Pollution Prevention Plan (SWPPP) measures will be used as needed to prevent sediment from leaving the site. Upon completion of the grading operations all graded areas will be stabilized by pavement, concrete, or ground cover per landscape requirements.
2. a. Air Quality does not pertain to this project. There will not be any air pollutants emitted from the project.

b. There will not be any hazardous materials within the project site.

II-P. AGREEMENTS

No agreements have been made as a part of this project.

APPENDIX

1. Preliminary Integrated Water Management Plan (PIWMP)
2. Memo on Water Service
3. Arizona Game & Fish Heritage Data Management System Printout
4. Arizona State Museum Records Check

JAS ENGINEERING

Jeffrey A. Stanley, P.E.
P.O. Box 1888
Tucson, Arizona 85702
Telephone (520) 390-7920
stanley19263@msn.com

Preliminary Integrated Water Management Plan (PIWMP) For 11311 East Tanque Verde Road

This Preliminary Integrated Water Management Plan (PIWMP) was prepared for a proposed 3.2-acre parcel (205-37-017V and 205-37-017W) located at 11311 East Tanque Verde Road (Section 31 T13S R16E, Pima County, Arizona) in accordance with Pima County comprehensive plan requirements in support of a rezoning proposal from CR-1 to CB-2.

1. Water Context Map

The project is within the Tucson Water service area. There is an 8" water main within the Tanque Verde Road right-of-way. Two service area displays are included in this report. One of the displays is a Regional Water Context Map and the other is a Local Water Context Map. Both maps show the location of the site including sectional breakout and roadways. The Local Map shows zoning designations and uses adjacent to the site.

2. Property's Existing and Historic Water Use

The site is currently vacant. Consequently, there is no existing water use.

3. Property's Proposed Water Use

The proposed water use will be associated with the new office 1288 sf office and irrigation for landscaping.

4. Description of Water Supply Options and Proposed Method of Delivery

The proposed water supply is from Tucson Water. The Proposed Water Supply Map shows the new proposed 1" water meter at the site and the existing 8" waterline that it connects to.

Tucson Water has access to a renewable and potable water supply (CAP in Avra Valley).

5. Water Demand Projection

The demand is related to the proposed office building. The projected water use will be for two employees (without public restroom), a drinking fountain, and irrigation for landscaping. Based on flow usage from Arizona Administrative Code Title 18, Chapter 9 Table 1, Unit Daily Design Flows, the expectation is that less than 100 gpd will be used. This equates to 0.11 acre-feet per year.

To help reduce the demand the project is incorporating water harvesting. This will help reduce the irrigation demand. It will also aid in the percolation of rainwater rather than allowing for direct runoff.

The following page is a Water Conservation Measures Table that indicates what Indoor and Outdoor Options will be used to help conserve water.

6. Proximity to Renewable and Potable Water Supplies

The project will not have a demand that exceeds 50 acre-feet per year.

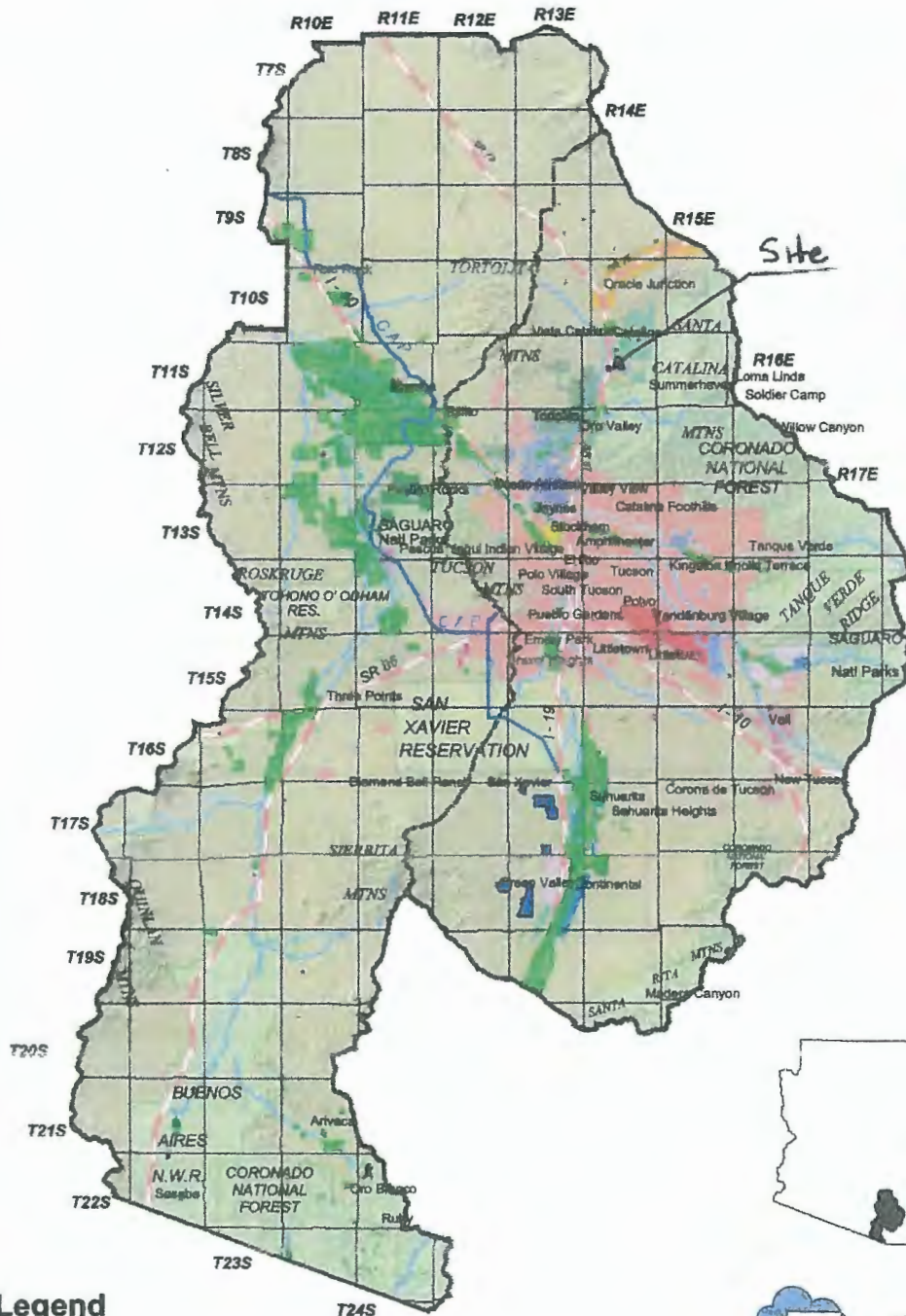
Items 7 through 12 are not required for this project.

(15-point Minimum; Must include at least one Outdoor Conservation Measure)

Indoor Options		Possible Points	Points Achieved
I-1	Install grey water plumbing lines, labeled and stubbed out to exterior of residence	1	
I-2	Install a "central-core" plumbing system with all water-using fixture fittings ≤5 ft. from HW heater	1	1
I-3	Install a manifold "home run" structured plumbing system; with fixtures ≤ 10 ft. of circulation loop & branch lines ≤ 1/2" in diameter	2	
I-4	Install a manual or motion activated on-demand hot water circulation pumping system	2	
I-5	Install a point-of-use tankless hot water heater that uses only cold water supply or solar-assisted preheating for any fixture > 20 pipe run feet from water heater	3	
I-6	Install lavatory faucets that meet the proposed EPA's WaterSense™ criteria or have a maximum flow rate of 1.5 gpm @ 80 psi of pressure	3	3
I-7	Install showerheads that meet the proposed EPA's WaterSense™ criteria or have a maximum flow rate of 1.5 gpm @ 80 psi of pressure	3	
I-8	Install toilets that meet the EPA's WaterSense™ rating (1.28 gpf) OR	3	3
I-9	Install dual flush toilets with 1.6 gpf/1.8 gpf or less water use	3	
I-10	Install a washing machine with a water factor of 8.0 or less	2	
I-11	Install composting toilet(s), 2 per fixture; no maximum	2	
I-12	Install a refrigerator with an in-door filtered water system	0.5	
I-13	Install excess flow check valves or excess water shutoff connectors at fixtures	3	3
I-14	No garbage disposal	1	
Outdoor Options			
O-1	Install a rainwater harvesting system capable of retaining and storing 50% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	6	
O-2	Install a rainwater harvesting system capable of retaining and storing 25% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	4	
O-3	Install a rainwater harvesting system capable of retaining and storing 10% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	2	
O-4	Install a gutter and downspout system or canals that tie to storm water infiltration trenches, bioswales, or rain gardens	2	2
O-5	Install grey water plumbing lines, labeled and stubbed out to exterior of residence, but with connection to an onsite landscaping drip irrigation system	2	
O-6	No swimming pool	2	
O-7	No decorative water features or mister systems that use potable water.	1	1
O-8	Impervious driveway & walkway surfaces shall be <5% of total site area (≤ 5 acres); OR 1% of the site area (over 5 acres)	2	
O-9	Construct no impervious surfaces outside the building footprint	2	
O-10	Install a vegetative roof system (min 50% of roof area) to reduce impervious surfaces	3	
O-11	Install drought-tolerant, non-irrigated landscaping design by a licensed landscape professional	3	
O-12	Install drought-tolerant, non-irrigated landscaping design by a licensed landscape professional. Plant species limited to native plants only.	4	
O-13	Irrigation system designed and installed by an EPA WaterSense™ certified professional	1	
O-14	Provide recharge/retention plan for rainwater	1	1
O-15	Install a high efficiency irrigation system that uses: <ul style="list-style-type: none"> a. "Smart Controllers" (w/ moisture sensor and rain delay controllers) & high efficiency nozzles; b. Check valves in heads and heads matched to the beds distinct watering needs; c. Separate sprinkler zones for beds, with plants grouped based on watering needs (hydrozoning); d. A timer/controller that irrigates during the hours of 1- pm-8am to minimize evaporation; e. Drip irrigation for all planting beds; 	0.5	0.5
		0.5	0.5
		0.5	0.5
		0.5	0.5

TOTAL = 16.5

TUCSON ACTIVE MANAGEMENT AREA



- Tucson Service Providers**
- ARIZONA STATE PRISON
 - AVRA
 - AZ WATER CO ORACLE
 - COAHU WATER CO OF GREEN VALLEY
 - DESPOBLADO WATER CO
 - DANLO WATER COMPANY
 - DIABLO WATER SYSTEM
 - E AND T WATER CO
 - FARMERS WATER CO
 - FLOWING WELLS ID
 - FORETHORPE WATER CO
 - GREEN VALLEY WATER CO
 - HOMEDWENERS COOP
 - LAO DEL ORO WATER CO
 - LAS QUINTAS SERENAS W.C.
 - LADY C WATER SERVICE
 - LESTER BRGS
 - LOGAN HILLS WATER CO
 - LOS CERROS WATER CO
 - LYNN LEE
 - MARICOPA WATER CO
 - METROPOLITAN
 - MIRABELL WATER CO
 - ORCHID VALLEY MWP
 - PANTANO PROPERTIES HOA
 - RANCHO DEL CONEJO
 - RANCHO RESORT
 - RANCHO SAHUARITA WATER COMPANY
 - RAY WATER COMPANY
 - RANCON CREEK WATER CO.
 - RANCON RANCH ESTATES
 - SAGUARO WATER COMPANY
 - SANJUANITA VILLAGE WATER CO
 - SANDARNO
 - SPANISH TRAIL WATER COMPANY
 - TRIM UTILITY
 - TRIM WATER CORP.
 - TOWN OF MARANA
 - TOWN OF ORO VALLEY
 - TUCSON
 - U of A
 - VAL WATER COMPANY
 - VOYAGER WATER COMPANY
 - WIN FERNANDEZ WATER AND CO
 - WORDEN

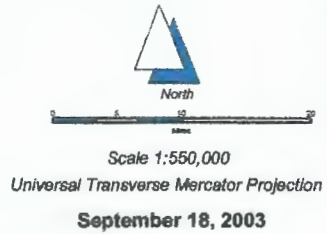
Legend

- Tucson AMA Boundary
- GFRs
- Lakes
- National Forest
- Indian Reservations
- Rivers and Streams
- Subbasins
- Major Roads
- Townships

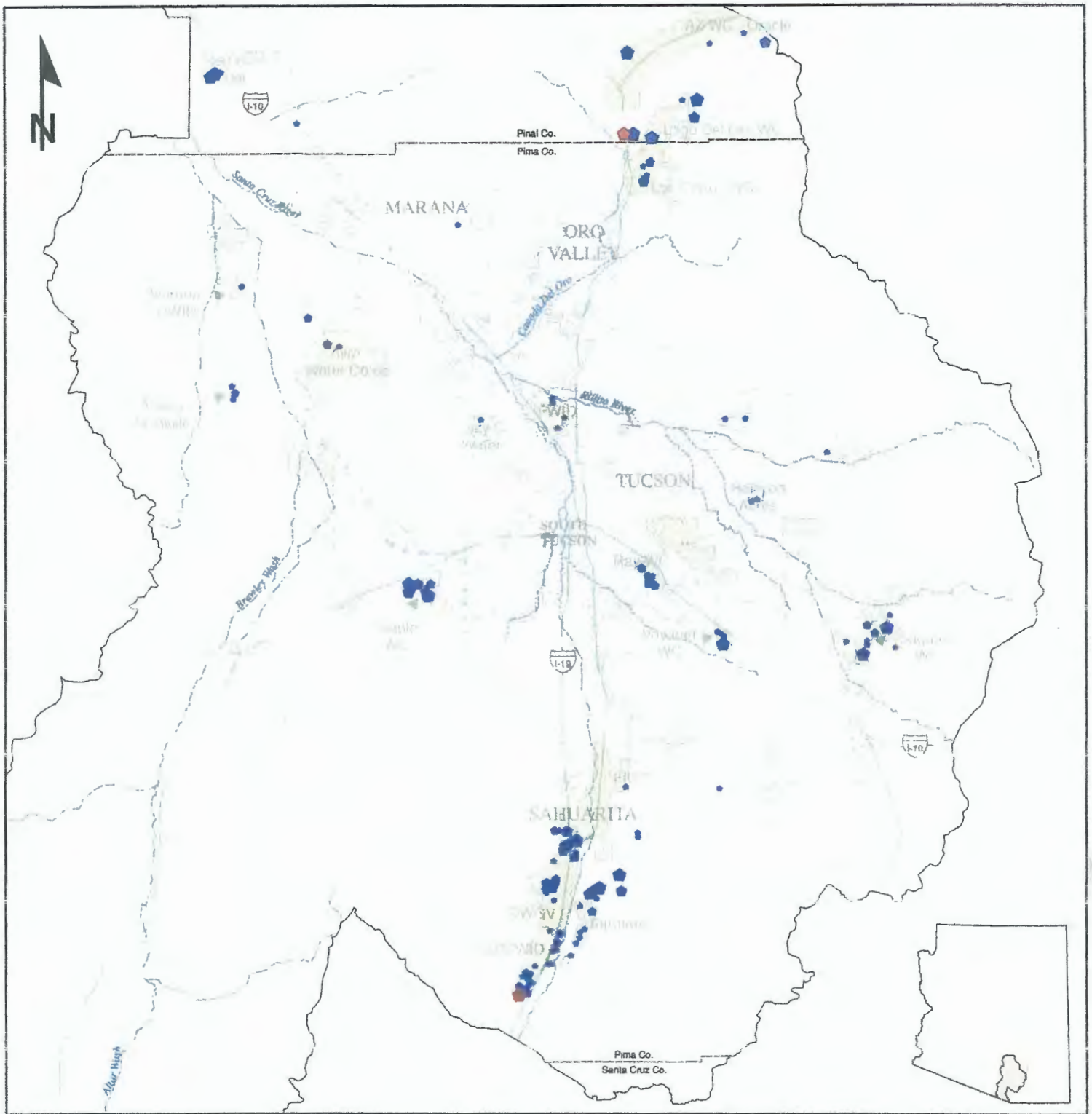


Geographic Information System

©2003 State of Arizona, Department of Water Resources
 For more information about this map contact:
 Arizona Department of Water Resources
 Water Resources Information Central
 500 North Third Street
 Phoenix, AZ 85004



Phone: (602) 417 - 2485
 Fax: (602) 417 - 2488
 E-Mail: ecstephan@adwr.state.az.us



Location of Subdivision Lands within the Tucson Active Management Area with a Certificate(s) of Assured Water Supply (CAWS) (February 7, 1995 to December 31, 2007)

0 5 10 Miles
approx. 1 inch = 8 miles

Subdivision Lands with CAWS Issued

- 0 - 99 lots
- 100 - 199 lots
- 200 - 299 lots
- 300+ lots

Pending

- 0 - 99 lots
- 100 - 199 lots
- 200 - 299 lots
- 300+ lots

□ Tucson AMA

Water Provider Service Areas Designated
Undesignated

Major Roads & Highways

Counties

Rivers & Streams

CAP Canal



Note: Map presents the location of subdivision lands with an issued or pending CAWS under the Assured Water Supply Rules. Data Sources: 1) Arizona Dept. of Water Resources GIS Library; 2) Pima County Dept. of Transportation - Technical Services Geographic Data Library

March 9, 2016



JAS Engineering
PO Box 1888
Tucson, AZ 85702

Attn: Jeffrey A. Stanley, P.E.

CITY OF
TUCSON
TUCSON WATER
DEPARTMENT

SUBJECT: Water Availability for project: 11311 E. Tanque Verde Road, APN: 20537017V, 20537017W, Case #: WA1915, T-13, R-16, SEC-31, Lots: 99999999, Location Code: UNI, Total Area: 3.2ac Zoning: CR-1

WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designation from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply – it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.*

This letter shall be null and void two years from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

If you have any questions, please call New Development at 791-4718.

Sincerely,

Richard A. Sarti, P.E.
Engineering Manager
Tucson Water Department

RS:ka
CC:File





PHOTO DATE: 2014


LEGEND

TUCSON WATER SERVICE AREA

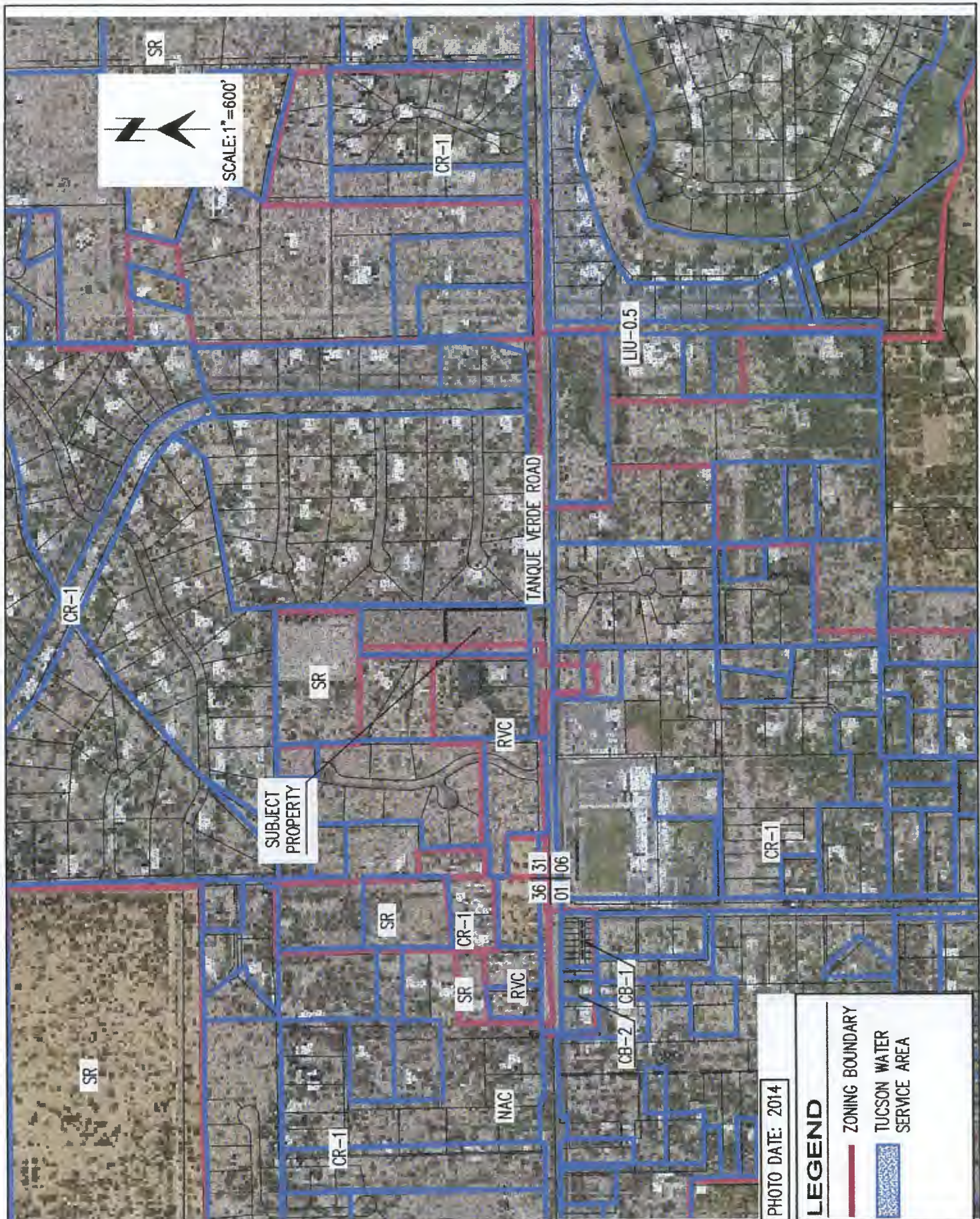


TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

**EXHIBIT 1
REGIONAL WATER
CONTEXT MAP**



ENGINEERING
PO BOX 1888
TUCSON, ARIZONA 85702
(520) 390-7920
stanley19263@msn.com



TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

EXHIBIT 2 LOCAL WATER CONTEXT MAP

PHOTO DATE: 2014

LEGEND

- ZONING BOUNDARY
- TUCSON WATER SERVICE AREA

STANLEY ENGINEERING
 PO BOX 1888
 TUCSON, ARIZONA 85702
 (520) 390-7920
 stanley19263@msn.com



SCALE: 1" = 150'

DEADWOOD CIRCLE

COMANCHERO CIRCLE

12" W

8" W

TANQUE VERDE ROAD

SUBJECT PROPERTY

NEW 1" WATER SERVICE

REBECCA AVENUE

4" W

8" W

TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

PROPOSED WATER SUPPLY MAP



ENGINEERING
PO BOX 1888
TUCSON, ARIZONA 85702
(520) 390-7920
stanley19263@msn.com

Arizona Environmental Online Review Tool Report



Arizona Game and Fish Department Mission

To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:

Tanque Verde Rezoning

Project Description:

Self Storage

Project Type:

Development Outside Municipalities (Rural Development), Commercial/industrial (mall) and associated infrastructure, New construction

Contact Person:

Region5 Habitat Program

Organization:

Arizona Game and Fish Department

On Behalf Of:

PIMA

Project ID:

HGIS-03851

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

Locations Accuracy Disclaimer:



Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
Project Evaluation Program, Habitat Branch
Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086-5000
Phone Number: (623) 236-7600
Fax Number: (623) 236-7366
Or
PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

Tanque Verde Rezoning Aerial Image Basemap With Locator Map



-  Project Boundary
-  Buffered Project Boundary

Project Size (acres): 5.36

Lat/Long (DD): 32.2519 / -110.7509

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T13S, R16E; T14S, R16E

USGS Quad(s): AGUA CALIENTE HILL; SABINO CANYON



Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),



Tanque Verde Rezoning

Web Map As Submitted By User



-  Project Boundary
-  Buffered Project Boundary

Project Size (acres): 5.36

Lat/Long (DD): 32.2519 / -110.7509

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T13S, R16E; T14S, R16E

USGS Quad(s): AGUA CALIENTE HILL; SABINO CANYON

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Tanque Verde Rezoning

Topo Basemap With Township/Ranges and Land Ownership



- | | |
|---------------------------|--------------------------|
| Project Boundary | Mixed/Other |
| Buffered Project Boundary | National Park/Mon. |
| Township/Ranges | Private |
| AZ Game and Fish Dept. | State and Regional Parks |
| BLM | State Trust |
| BOR | US Forest Service |
| Indian Res. | Wildlife Area/Refuge |
| Military | |

Project Size (acres): 5.36
 Lat/Long (DD): 32.2519 / -110.7509
 County(s): Pima
 AGFD Region(s): Tucson
 Township/Range(s): T13S, R16E; T14S, R16E
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Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapnyIndia, © OpenStreetMap contributors, and the GIS User Community

Special Status Species and Special Areas Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
CH for Strix occidentalis lucida	Mexican Spotted Owl Designated Critical Habitat					
Camptostoma imberbe	Northern Beardless-Tyrannulet		S			1B
Choeronycteris mexicana	Mexican Long-tongued Bat	SC	S	S		1C
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S			1A
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leptonycteris curasoae yerbabuenae	Lesser Long-nosed Bat	LE				1A
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S		1A
Tumamoca macdougallii	Tumamoc Globeberry		S	S	SR	

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/>

**Species of Greatest Conservation Need
 Predicted within Project Vicinity based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Amazilia violiceps	Violet-crowned Hummingbird		S			1B
Ammodramus savannarum perpallidus	Western Grasshopper Sparrow					1B
Ammospermophilus harrisi	Harris' Antelope Squirrel					1B
Anthus spragueii	Sprague's Pipit	C*				1A
Antrostomus ridgwayi	Buff-collared Nightjar		S			1B
Aquila chrysaetos	Golden Eagle	BGA		S		1B
Aspidoscelis flagellicauda	Gila Spotted Whiptail					1B
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					1B
Buteo regalis	Ferruginous Hawk	SC		S		1B
Chilomeniscus stramineus	Variable Sandsnake					1B
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus cerberus	Arizona Black Rattlesnake					1B
Crotalus tigris	Tiger Rattlesnake					1B
Cynanthus latirostris	Broad-billed Hummingbird		S			1B
Cyprinodon eremus	Quitobaquito Pupfish	LE				1A

**Species of Greatest Conservation Need
 Predicted within Project Vicinity based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Cyprinodon macularius	Desert Pupfish	LE				1A
Dipodomys spectabilis	Banner-tailed Kangaroo Rat			S		1B
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Gila intermedia	Gila Chub	LE				1A
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Glaucidium gnoma gnoma	Northern Pygmy-owl					1B
Gopherus morafkai	Sonoran Desert Tortoise	C*	S			1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Hypsiglena sp. nov.	Hooded Nightsnake					1B
Incilius alvarius	Sonoran Desert Toad					1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Lasiurus blossevillii	Western Red Bat		S			1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leopardus pardalis	Ocelot	LE				1A
Leptonycteris curasoae yerbabuenae	Lesser Long-nosed Bat	LE				1A
Lepus alleni	Antelope Jackrabbit					1B
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S		1A
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Megascops trichopsis	Whiskered Screech-owl		S			1B
Melanerpes uropygialis	Gila Woodpecker					1B
Meleagris gallopavo mexicana	Gould's Turkey		S			1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melospiza aberti	Abert's Towhee		S			1B
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Odocoileus virginianus	White-tailed Deer					1B
Ovis canadensis nelsoni	Desert Bighorn Sheep					1B
Panthera onca	Jaguar	LE				1A
Passerculus sandwichensis	Savannah Sparrow					1B
Perognathus amplus	Arizona Pocket Mouse					1B
Peucaea carpalis	Rufous-winged Sparrow					1B

**Species of Greatest Conservation Need
 Predicted within Project Vicinity based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Phrynosoma solare	Regal Horned Lizard					1B
Picoides arizonae	Arizona Woodpecker		S			1B
Poeciliopsis occidentalis occidentalis	Gila Topminnow	LE				1A
Progne subis hesperia	Desert Purple Martin			S		1B
Setophaga petechia	Yellow Warbler					1B
Strix occidentalis lucida	Mexican Spotted Owl	LT				1A
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Terrapene ornata	Ornate Box Turtle					1A
Thomomys umbrinus intermedius	Southern Pocket Gopher					1B
Troglodytes pacificus	Pacific Wren					1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox					1B

Species of Economic and Recreation Importance Predicted within Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					
Odocoileus virginianus	White-tailed Deer					1B
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Development Outside Municipalities (Rural Development), Commercial/industrial (mall) and associated infrastructure, New construction

Project Type Recommendations:

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife. Guidelines for many of these can be found at: <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, cantered, or cut to ensure that light reaches only areas needing illumination.

Minimize potential introduction or spread of exotic invasive species. Invasive species can be plants, animals (exotic snails), and other organisms (e.g., microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g., livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before leaving the site. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture website for restricted plants, <https://agriculture.az.gov/>. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control, <http://www.usda.gov/wps/portal/usdahome>. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information <https://www.azgfd.com/hunting/regulations>.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

Based on the project type entered, coordination with State Historic Preservation Office may be required (<http://azstateparks.com/SHPO/index.html>).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found on the Wildlife Friendly Guidelines portion of the Wildlife Planning page at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

Based on the project type entered, coordination with Arizona Department of Environmental Quality may be required (<http://www.azdeq.gov/>).

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (<http://www.azwater.gov/azdwr/default.aspx>).

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (<http://www.usace.army.mil/>)

Based on the project type entered, coordination with County Flood Control district(s) may be required.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife at PEP@azgfd.gov or at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/> and <https://www.azgfd.com/Wildlife/LivingWith>.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly. PEP@azgfd.gov

Project Location and/or Species Recommendations:

HDMS records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area. Please contact:

Arizona Department of Agriculture

1688 W Adams St.

Phoenix, AZ 85007

Phone: 602.542.4373

<https://agriculture.az.gov/environmental-services/np1>

HDMS records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at <http://www.fws.gov/southwest/es/arizona/> or:

Phoenix Main Office

2321 W. Royal Palm Rd, Suite 103

Phoenix, AZ 85021

Phone: 602-242-0210

Fax: 602-242-2513

Tucson Sub-Office

201 N. Bonita Suite 141

Tucson, AZ 85745

Phone: 520-670-6144

Fax: 520-670-6155

Flagstaff Sub-Office

SW Forest Science Complex

2500 S. Pine Knoll Dr.

Flagstaff, AZ 86001

Phone: 928-556-2157

Fax: 928-556-2121

HDMS records indicate that Sonoran Desert Tortoise have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at: <http://www.azgfd.gov/hgis/pdfs/Tortoisehandlingguidelines.pdf>

HDMS records indicate that Lesser Long-nosed Bats have been documented within the vicinity of your project area. Please review the Lesser Long-nosed Bat Management Guidelines at: <http://www.azgfd.gov/hgis/documents/FINALIecuyeHabitatGdln.pdf>.



Arizona State Museum
THE UNIVERSITY OF ARIZONA
 1013 E. UNIVERSITY BLVD.
 TUCSON, AZ 85721

PIMA COUNTY ARCHAEOLOGICAL SITE RECORDS SEARCH

**This report documents the results of an archaeological site-records check.
It does not constitute a cultural resources clearance.*

Date: 3/1/2016

Requester Name: Jeffrey Stanley
 Company: JAS Engineering
 Address, City, State, Zip: P.O. Box 1888, Tucson, AZ, 85702
 Phone / Email: 520-390-7920

Project Name and/or Number: Future Self Storage Site

Project Description: Rezoning

Project Area Location: Parcels 204-37-017V & 205-37-017W

Legal Description: T13S R16E S31

Search Results:

According to a search of the archaeological site files and records retained at the Arizona State Museum (ASM), 14 previous survey projects were conducted within a one-mile radius of the project area between 1989 and 2014. Previous survey work was conducted in support of school construction; residential development; open land acquisition; levee and bridge construction; school safe routes studies; road construction and improvement; cell tower construction; and the installation and maintenance of natural gas and power lines. No portion of the project area has been previously surveyed.

Eight archaeological properties have been recorded within a 1-mile radius of the project area; however, no archaeological properties are crossed by the project area.

Archaeological Properties in Project Area:

No archaeological properties have been identified within the project area. However, no portion of the project area has been subject to archaeological survey.

Recommendations and Responsibilities:

1. No portion of the proposed project area has been subject to an archaeological survey and there is a possibility for unidentified archaeological properties in the area. ASM recommends, but it is not required by ASM, that a qualified archaeological contractor be consulted before any ground-disturbance begins.
2. Because Pima County has jurisdiction in this project area, the county will make recommendations for the project using its own search results and it may use the ASM's search results and / or others. Should the county require additional archaeological work in this parcel, you will need to contact a qualified archaeological contractor. A list of archaeological contractors is available on the ASM website at: <http://www.statemuseum.arizona.edu/crservices/permits/index.shtml>.
3. Pursuant to Arizona Revised Statutes §41-865, if any human remains or funerary objects are discovered during your project work, all work will stop within the area of the remains and Dr. Todd Pitezal, ASM assistant curator of archaeology, will be contacted immediately at (520) 621-4795.

If you have any questions about the results of this records search, please contact me.

Sincerely,

Shannon Twilling, M.A.

Shannon D. Twilling, M.A.
 Research Specialist
 Archaeological Permits Office
 Arizona State Museum
 (520) 621-2096
 twilling@email.arizona.edu

This project occurs within or close to the boundary of a known cultural resource. This project requires Pima County Office of Archaeology & Historic Preservation review.



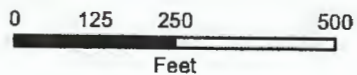
Company:
JAS Engineering

Project:
Future Self Storage Site

Parcels 205-37-017V & 205-37-017W
TRS: T13S, R16E, S31



 Proposed Project Area



Map generated by the Arizona State Museum



Arizona State Museum
THE UNIVERSITY OF ARIZONA