ARIZONA ARIZONA

BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: August 16, 2021

Title: Co9-09-09 ORANGE GROVE PROPERTY LLC - ORANGE GROVE REZONING									
Introduction/Background:									
The applicant requests closure of approximately 1.74-acre rezoning from CR-1 (Single Residence) to the TR (Transitional) zone.									
Discussion:									
The rezoning site was approved August 6, 2013 for professional offices that do not dispense or test charmaceuticals. The rezoning will expire August 6, 2023. The site remains undeveloped and no progress has been made to satisfy the rezoning conditions. The site lies outside of the MMBCLS. Closure will cause the TR zoning to revert to the CR-1 zone, which does not comply with the Medium Intensity Urban clan designation.									
Conclusion:									
The owner requests closure of the 1.74-acre rezoning. Zoning will revert to CR-1.									
Recommendation:									
Staff recommends APPROVAL of the rezoning closure and reversion to CR-1 zoning.									
Fiscal Impact:									
0									
Board of Supervisor District:									
⊠ 1									
Department: Development Services - Planning Telephone: 520-724-8800									
Contact: Donna Spicola, Planner Telephone: 520-724-9513									
Department Director Signature/Date:									
Deputy County Administrator Signature/Date: 7/19/2021									
County Administrator Signature/Date: C. Kulletbury 7/19/21									



TO:

Honorable Rex Scott, Supervisor, District 1

FROM:

Chris Poirier, Deputy Director

Public Works-Development Services Department-Planning Divi

DATE:

July 26, 2021

SUBJECT:

Co9-09-09 ORANGE GROVE PROPERTY LLC - ORANGE GROVE ROAD

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REZONING

The above referenced Rezoning Closure is within your district and is scheduled for the Board of Supervisors' MONDAY, AUGUST 16, 2021 hearing.

REQUEST:

For closure of the TR (Transitional) rezoning and to revert zoning to the original

CR-1 (Single Residence) zone on 1.74 acres (parcel codes 102-16-069A and 102-16-0700) on the southeast corner of W. Orange Grove Road and N. La Canada

Drive.

OWNER:

RAMI Investment Group, LLC

Attn: Steve Macholtz, Manager

3274 E. 26th Street Tucson, AZ 85713

AGENT:

JAS Engineering

Attn: Jeffrey Stanley, P.E. 3710 E. Calle Cortez Tucson, AZ 85716

DISTRICT:

STAFF CONTACT: Donna Spicola, Planner

PUBLIC COMMENT TO DATE: As of July 26, 2021, staff has received no public comment.

STAFF RECOMMENDATION: APPROVAL OF CLOSURE.

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

TD/DS Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: Co9-09-09

Page 1 of 2

Vorazzoust.

FOR AUGUST 16, 2021 MEETING OF THE BOARD OF SUPERVISORS

TO:

HONORABLE BOARD OF SUPERVISORS

FROM:

Chris Poirier, Deputy Director,

Public Works-Development Services Department-Planning Division

DATE:

July 26, 2021

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING CLOSURE

Co9-09-09

ORANGE GROVE PROPERTY LLC - ORANGE GROVE ROAD REZONING

RAMI Investment Group LLC, represented by JAS Engineering, requests closure of the TR (Transitional) rezoning and to revert to the original CR-1 (Single Residence) zone on 1.74 acres (parcel codes 102-16-069A and 102-16-0700) located on the southeast corner of W. Orange Grove Road and N. La Canada Drive. The rezoning was conditionally approved in 2013, received a five-year time extension in 2018 and expires on August 6, 2023. Staff recommends CLOSURE.

(District 1)

STAFF RECOMMENDATION

Staff recommends CLOSURE of the 1.74-acre rezoning from the CR-1 (Single Residence) to the TR (Transitional) zone. The rezoning conditioned the use on the site to professional offices that do not dispense or test pharmaceuticals with operating hours between 6 a.m. to 8 p.m. RAMI Investment Group, LLC, the new owner of the two parcels, requests closure of the TR rezoning

REQUEST OF APPLICANT

The applicant has submitted a letter requesting closure of the case, noting that the owner proposes to develop the site as an assisted living use, which is an allowable use in the CR-1 zone. The applicant intends to have an assisted living home on each parcel with a maximum of ten clients per home. The TR zone with the professional office use is not needed.

PLANNING REPORT

The rezoning from the CR-1 to the TR zone was conditionally approved on August 6, 2013 with adherence to Preliminary Development Plan "A" or "B" based on the Board of Adjustment's decision on a variance request to waive the bufferyard requirements for the west and north boundaries. Rezoning Ordinance 2013-47 was adopted on October 15, 2013. A five-year time extension to complete rezoning conditions was approved by the Board on November 20, 2018. subject to original and modified standard and special rezoning conditions. The rezoning will expire on August 6, 2023. The conditions remain to be satisfied. The zoning code requires a public hearing to close a rezoning and cause the property to revert to its previous CR-1 zoning classification (Section 18.91.100.F).

Co9-09-09 Page 2 of 2

The original rezoning site consisted of two parcels totaling 1.74 acres. The site is undeveloped and is partially denuded of vegetation. This closure request is for the entire rezoning site. Closure of the rezoning would provide for the sites zoning to revert to CR-1 zoning, which would not conform to the Medium Intensity Urban (MIU) plan designation due to its low residential density and limited non-residential use allowance; however, the use the applicant is seeking is allowable in the CR-1 zone.

The property is located outside of the Maeveen Marie Behan Conservation Lands System.

Closure of the rezoning does not preclude the possibility of a future TR rezoning of the subject parcel.

TRANSPORTATION REPORT

No objection to closure.

FLOOD CONTROL REPORT

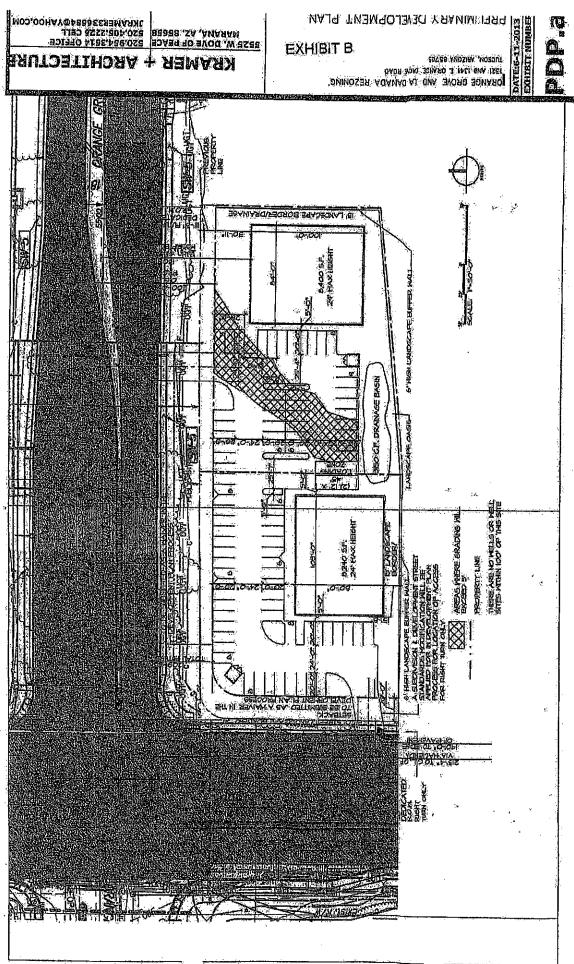
No objection to closure.

WASTEWATER RECLAMATION REPORT

No objection to closure.

TD/DS Attachments

c: JAS Engineering, Attn: Jeffrey Stanley, P.E., 3710 E. Calle Cortez, Tucson, AZ 85716

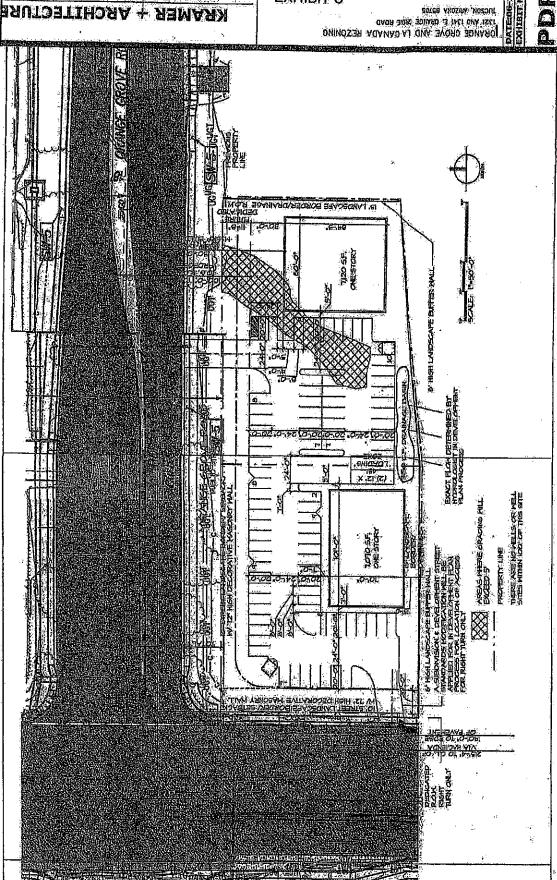


Col-09-09 Aproved Rezoning Reliminary Development Plan 8-16-13

jkkymekszębbądayihoo'com boo'408:5250 celt boo'804/3814 okeice KRAMER + ARCHITECTURE

BESES W. DOVE OF PEACE MARANA, AZ. BESES

EXHIBIT B



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9 of 9

KRAMER + ARCHITECTURE

EXHIBIT C

Cog-09-09 Approved Rezenting Breltminary Development Plan 8-16-13

Case #: Co9-09-09

Case Name: ORANGE GROVE PROPERTY LLC - ORANGE GROVE ROAD REZONING

Tax Code(s): 102-16-069A & 102-16-0700

AERIAL EXHIBIT



0 145 290 580 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION



Notes: REZONING CLOSURE

Ref Case #: P21SA00006

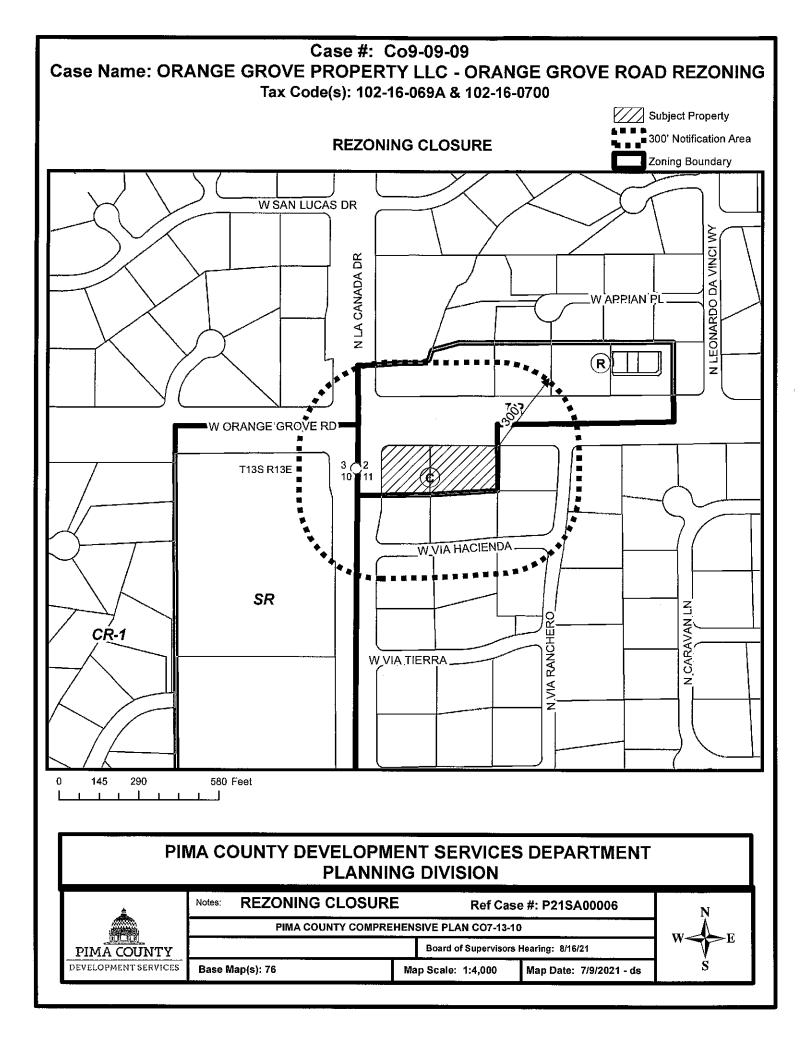
PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Board of Supervisors Hearing: 8/16/21

Map Scale: 1:4,000

Map Date: 7/9/2021 - ds





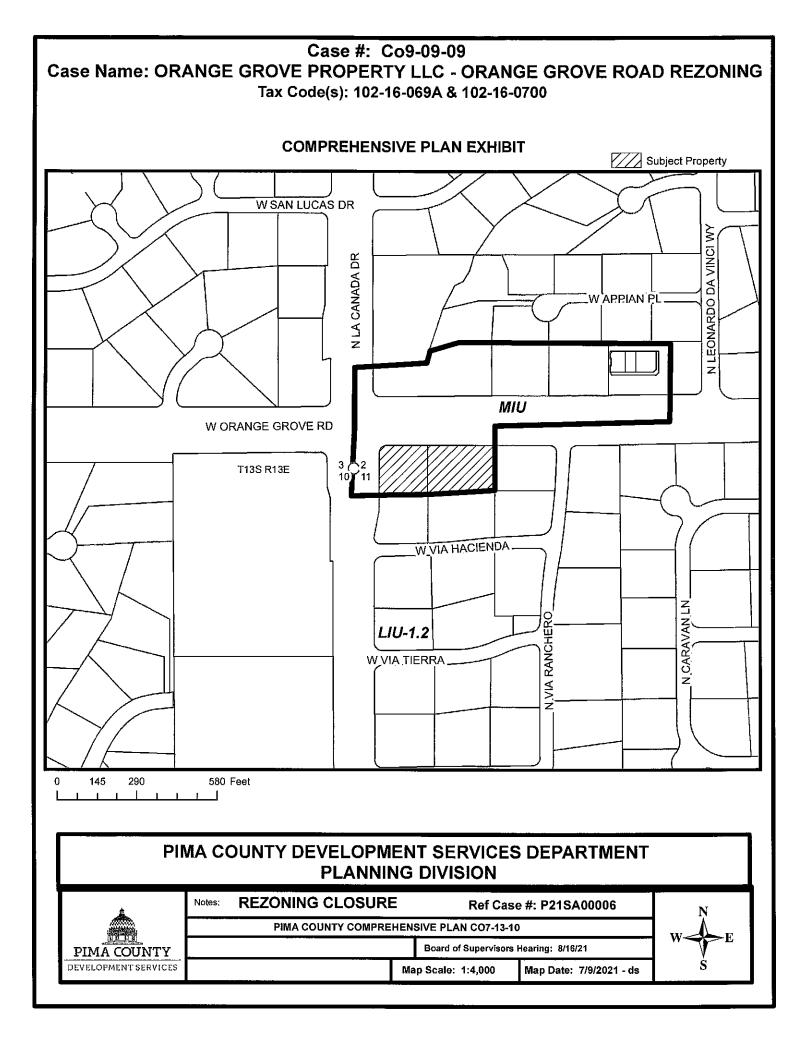




Medium Intensity Urban (MIU)

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



5/10/2021

TO:

Pima County Development Services

FROM:

RAMI Investment Group LLC

RE:

Authorization -- JAS Engineering

To Whom It May Concern:

As owner of Pima County parcel numbers 102-16-069A and 102-16-0700 located at 1321 W Orange Grove and 1341 W Orange Grove, RAMI Investment Group LLC (Owner) hereby authorizes JAS Engineering to act on Owner's behalf in submitting items for development of said parcels to Pima County Development Services.

Thank you.

RAMI Investment Group

By:/Steve Macholtz

Its: Manager



June 10, 2021

We hereby request the closure of rezoning case Co9-09-09.

Thank you,

Steve Macholtz, Managef

RAMI Investments LLC

3274 East 26th Street Office: 520.795.7002 Tucson AZ 85713 FAX: 520.795.0227

JAS ENGINEERING

Jeffrey A. Stanley, P.E. 3710 East Calle Cortez Tucson, Arizona 85716 Telephone (520) 390-7920 stanley 19263@msn.com

May 24, 2021

Terri Tillman, AICP Principal Planner Pima County Development Services 201 North Stone Avenue Tucson, Arizona 85701

Re: Co9-09-09 ORANGE GROVE PROPERTY, LLC ORANGE GROVE REZONING Proposed Closure

Dear Terri:

The purpose of this letter is to request closure of the rezoning case whereby the CR-1 zone was changed to TR. The reason for the request is that the new land owner proposes to developed the site as an Assisted Living use, which is an allowable use in the CR-1 zone. The more intense TR zone with the rezoned Professional Office use is not needed.

The site is comprised of two separate parcels. The proposal is that each parcel will have an assisted living home with a maximum of 10 clients.

Sincerely,

Jeffrey A. Stanley, P.E.

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MAY+8 2008

ARTICLES OF ORGANIZATION OF

FILE NO. L-1448994-O RAMI INVESTMENT GROUP, L.L.C.

ARTICLE 1. The name of the limited liability company is RAMI INVESTMENT GROUP, L.L.C. (the "Company").

<u>ARTICLE 2.</u> The address of the Company's registered office and the name and business address of the Company's agent for service of process are:

Address:

3274 E. 26th Street

Tucson, Arizona 85713

Agent:

Steven W. Macholtz

3274 E. 26th Street

Tucson, Arizona 85713

<u>ARTICLE 3.</u> Management of the Company is reserved to the Members.

ARTICLE 4. The names and addresses of each Member at the time of formation of the Company are:

Steven W. Macholtz 3274 E. 26th Street Tucson, Arizona 85713

Andrea J. Konove 3274 E. 26th Street Tucson, Arizona 85713

			undersigned has executed these	Articles of Organization as of
this	day of	May	, 2008.	
			^	1

Steven W. Macholtz

W. Machol

I, Steven W. Macholtz, having been designated to act as Statutory Agent, hereby consent to act in that capacity until removed or until my resignation is submitted in accordance with the Arizona Revised Statutes.

Steven W. Macholtz

RECORDING REQUESTED BY: Stewart Title & Trust of Tucson

WHEN RECORDED MAIL TO: Stewart Title & Trust of Tucson - Broadway 3939 E. Broadway Blvd Tucson, AZ 85711

FILE NO.: 792569

No. Pages: 5/18/2021

3 9:05 AM

GABRIELLA CÁZARES-KELLY, RECORDER Recorded By: REM(e-recording)

SPACE ABOVE THIS LINE FOR RECORDERS USE

SPECIAL WARRANTY DEED

For consideration of Ten Dollars, and other valuable considerations, I or we,

Orange Grove Property, LLC, an Arizona limited liability company

do/does hereby convey to

Rami Investment Group, L.L.C., an Arizona limited liability company

the following real property situated in Pima County, State of Arizona:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Date: May 5, 2021

Orange Grove Property, LLC, an Arizona limited liability company

By: The Arthur O. Kelley, Jr., Revocable Trust dated October 15, 2008

Its: Manager

By:

Daniel Taylor, Special Trustee

File No.: 792569

Special Warranty Deed - Continued

Page 2

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of Louisiana)			
County of OROGUY) \$s)	-Th		
This instrument was acknowled	edged before me	this day of May. 20	021 by Daniel Taylor	as Special
Trustee of the Arthur O. Kelley, LLC, an Arizona limited liabilit	Jr., Revocable Tru			
(Seal)		Auli	An	
	1	Notary Public		
My commission expires:(176	•		
		State of	Winters, 28275 c in and for the Louisiana. ion is for Life.	

File No.: 792569

Special Warranty Deed - Continued

Page 3

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

Lot 1 of RANCH HOUSE ESTATES, a subdivision of Pima County, Arizona, according to the map of record in the Pima County Recorder's Office in Book 11 of Maps and Plats at page 80 thereof;

EXCEPTING that portion of real property conveyed to Pima County in Docket 13956, page 3461 described as follows:

A portion of Lot 1 of Ranch House Estates, a subdivision of Pima County, Arizona, according to the map thereof of record at the Pima County Recorder's Office in Book 11 at page 80 of Maps and Plats.

Said parcel being more particularly described as follows:

Commencing at the Northwest corner of Section 11, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, said point being a found 5/8" rebar with no tag;

Thence South 00°, 17', 21", East, 266.32 feet along the west line of the Northwest quarter of said Section 11, from said point a found 2" brass disk in concrete with a punch only bears South 00°, 17', 21", East, 2,489.25 feet at the West quarter corner of said Section 11;

Thence North 89°, 42′, 39″, East, 75.00 feet to the east right of way of La Canada Drive at the Southwest corner of said Lot 1 and the Point of Beginning;

Thence North 00°, 17', 21", West, 152.16 feet along said east right of way to a point of curvature on a tangent curve concave to the Southeast;

Thence Northeasterly along the arc of said curve to the right, having a radius of 25.00 feet, through a central angle of 78°, 27', 47", for an arc length of 34.24 feet to a point of non-tangency on the south right of way of Orange Grove Road;

Thence South 00°, 17', 21", East, 176.73 feet along a line parallel with and 95.00 feet Easterly from the west line of said Northwest quarter to the south line of said Lot 1:

Thence South 89°, 54', 09", West, 20.00 feet along the south line of said property to the Point of Beginning.

The basis of bearing for the above parcel is the west line of said Northwest quarter of Section 11, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, said bearing being North 00°, 17', 21", West according to the Pima County Department of Transportation construction plans entitled La Canada Drive, River road to Ina road, W.O. #4LCRRI on file in the offices of the Pima County Engineer.

PARCEL 2:

Lot 2 of RANCH HOUSE ESTATES, a subdivision of Pima County, Arizona, according to the map of record in the Pima County Recorder's Office in Book 11 of Maps and Plats at page 80 thereof;

RESOLUTION 2019- 37

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; IN CASE Co9-09-09 ORANGE GROVE PROPERTY, LLC — ORANGE GROVE ROAD REZONING; LOCATED ON THE SOUTHEAST CORNER OF ORANGE GROVE ROAD AND LA CANADA DRIVE; AMENDING REZONING CONDITIONS SET FORTH IN SECTION 2 AND THE TIME LIMIT SET FORTH IN SECTION 3 OF ORDINANCE NO. 2013-47.

The Board of Supervisors of Pima County, Arizona finds that:

- On August 6, 2013, in rezoning case Co9-09-09, the Pima County Board of Supervisors approved the rezoning of approximately 1.74 acres located on the southeast corner of Orange Grove Road and La Canada Drive as shown on Exhibit A from CR-1 (Single Residence) to TR (Transitional), subject to standard and special conditions.
- 2. On October 15, 2013, the Pima County Board of Supervisors adopted rezoning Ordinance 2013-47, recorded at Sequence 20133040888, rezoning the approximate 1.74 acres described in rezoning case Co9-09-09 and memorializing the standard and special conditions.
- 3. The owner of the rezoning site applied for a five-year extension of the time limit set forth in Section 3 of Ordinance No. 2013-47.
- 4. On November 20, 2018, the Pima County Board of Supervisors approved a five-year time extension subject to modified standard and special conditions.
- 5. Section 3 of Ordinance No. 2013-47 and the Pima County Code allow the Board of Supervisors to amend the rezoning time limit and conditions by resolution.

NOW, THEREFORE, IT IS RESOLVED:

Section 1: The rezoning conditions in Section 2 of Ordinance No. 2013-47 are restated and modified as follows:

- 1. Submittal of a development plan if determined necessary by the appropriate County agencies.
- Recording of a covenant holding Pima County harmless in the event of flooding.
- 3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
- 4. Provision of development related assurances as required by the appropriate agencies.

- 5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
- 61. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
- 72. Adherence to the Preliminary Development Plan "A" or "B" (EXHIBITS B, C) as approved at public hearing as applicable based on the Board of Adjustment's decision on a variance request to waive the bufferyard requirements for the west and north boundaries.
- 83. At minimum, the Bufferyard "D" along the south and east sides of the subject property shall include a six-foot decorative masonry wall to provide the neighbors some privacy. Open space areas shall provide seating and open space areas and bufferyards shall provide solar landscape lighting to identify entrances and walkways.
- 94. The use is limited to professional offices that do not dispense or test for pharmaceuticals. The operating hours shall be between 6 a.m. to 8 p.m. Buildings shall be positioned to face away from the residential properties to the south and east. Lighting on the south and east side of the buildings shall be shielded to avoid directing light onto the neighbors' lots. Windows on the south and east sides of the proposed buildings shall be designed to minimize loss of privacy by the adjacent single-family residences.
- 405. The building height(s) shall be a maximum of one-story.
- 416. Transportation conditions:
 - A. One access point shall be allowed on Orange Grove Road. One access point on La Canada Drive may be allowed if approved by the Department of Transportation.
 - B. Dedication of approximately 11 feet of right-of-way along the Orange Grove Road frontage, including a 25-foot radius return at La Canada Drive. The actual width to be dedicated may vary, but the intent is to have a 100 foot half right-of-way based on the new construction centerline of Orange Grove Road.
- 427. Flood Control (Water Resources) condition: A Integrated Water Management Plan (IWMP) shall be submitted for review at the time of submittal of the Development Plan detailing water-conservation measures, including water harvesting and other indoor and outdoor conservation measures. Exterior water harvesting off the parking lot and other areas for landscape use shall be detailed in the Landscape Plan. Use of approved EPA Water Sense toilets at 1.28 gpf and low-flow faucets shall be incorporated into the interior plans as notes on the Development Plan.
- 438. Environmental Quality Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(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. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

- 149. Wastewater Management Reclamation conditions:
 - A. The owner/developer shall construe no action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner/developer to that effect.
 - B. The owner / developer shall obtain written decumentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and / or conveyance capacity not be available at that time, the owner / developer shall have the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner / developer shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner / developer shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner / developer-shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer-construction plan or request for building permit.
 - F. The owner / developer shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
 - A. The owner (s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area

- until Pima County executes an agreement with the owner(s) to that effect.
- B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and / or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
- C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
- D. The owner(s) shall connect all development within the rezoning area to Pima

 County's public sewer system at the location and in the manner specified by
 the PCRWRD in its capacity response letter and as specified by PCRWRD at
 the time of review of the tentative plat, development plan, preliminary sewer
 layout, sewer construction plan, or request for building permit.
- E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
- G. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
- 4510. Cultural resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
- 4611. 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.

47.12 The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "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)."

Section 2. Section 3 of Ordinance No. 2013-47 is restated and modified as follows:

- 1. Conditions 1 through 4712 shall be completed by August 6, 20182023.
- 2. The time limit may be extended by the Board of Supervisors by adoption of a resolution in accordance with Chapter 18.91 of the Pima County Zoning Code.
- 3. No building permits shall be issued based on the rezoning approved by this Ordinance until all conditions 1 through 4712 are satisfied and the Planning Official issues a Certificate of Compliance.
- 4. The rezoning conditions of Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

Passed and adopted, this 7th	day ofMay		, 2019.	
		bell		MAY 0 7 2019
	Ch	air, Pima Ceu	nty Board of Super	/isors

Deputy County Attorne Lesley M. Lukach

ATTEST:

APPRØVED

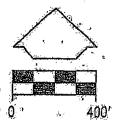
Executive/Secretary
Planning and Zoning Commission

EXHIBIT A

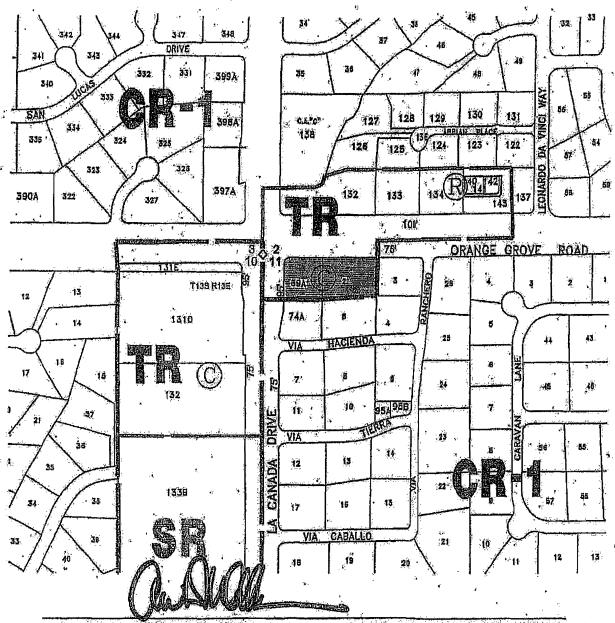
AMENDMENT NO. 96

TO PIMA COUNTY ZONING MAP NO. 76

TOTS 1 AND 2 OF RANCH HOUSE ESTATES BEING A PART OF SEC. 11, TISS RISE.



ADDPTED October 15, 2013 EFFECTIVE October 15, 2013

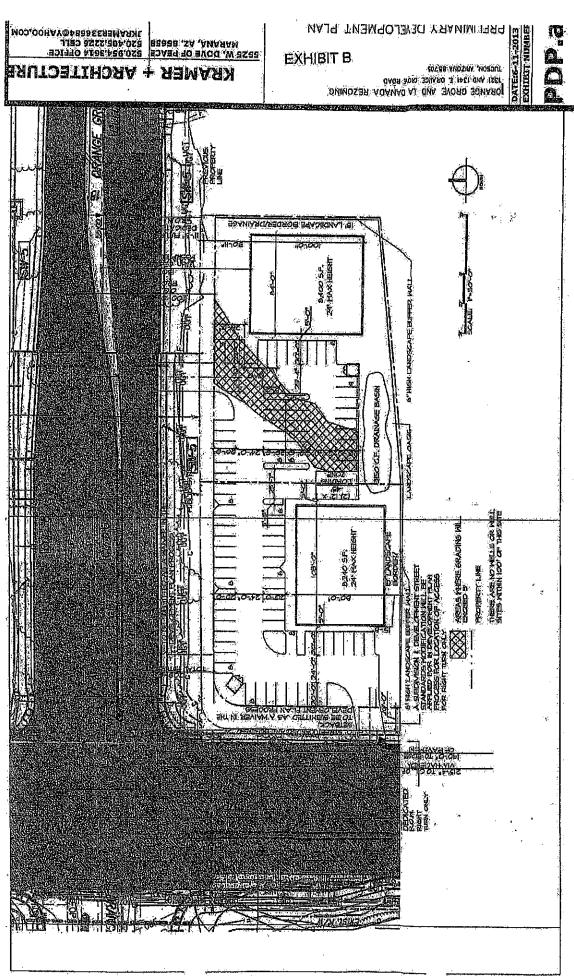


EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

OND BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE FROM CR-1 1.74 act dis-September 17, 2013

CO9-09-09 102-16-069A & 102-16-0700

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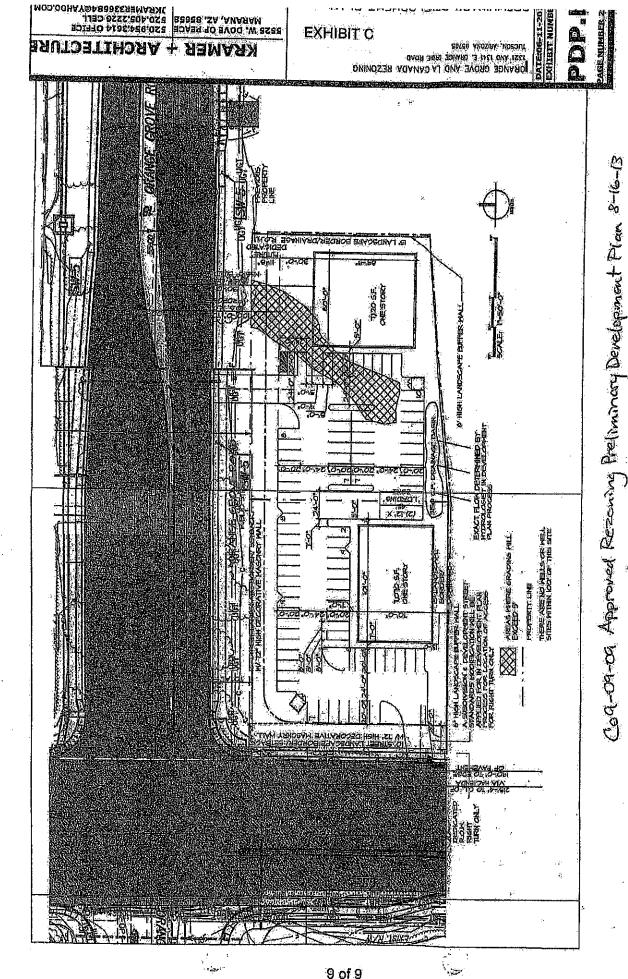


Col-Of-Of Aproved Resoung Februins & Development Plan 8-16-13

KRAMER + ARCHITECTURE

SSZE W. DOVE OF PEACE SCOOF 361A OFFICE SCOOK, SOLD STATE OF SECOK, SECO

EXH(BIT B



9 of 9