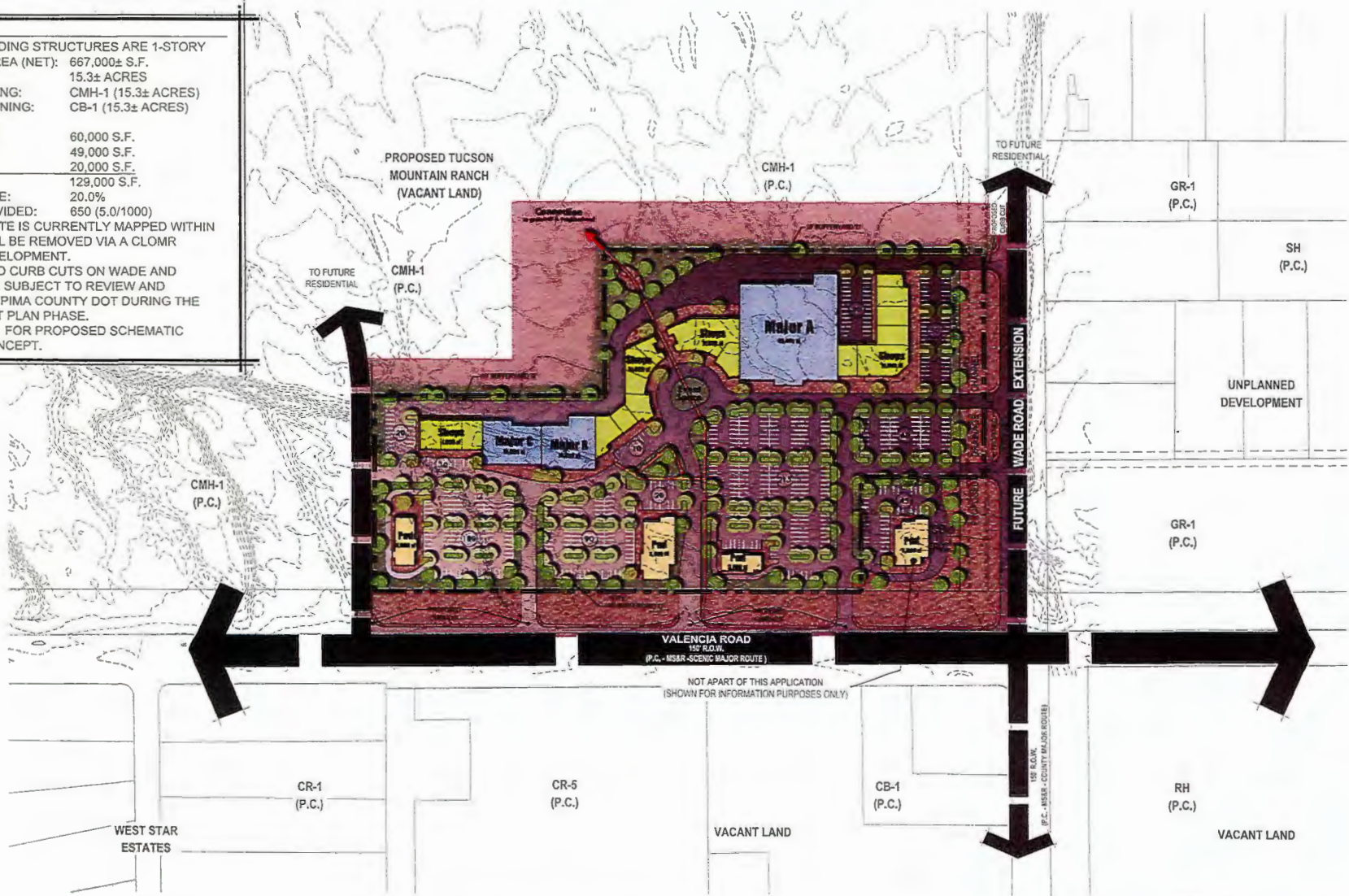


SITE NOTES:

- ALL SURROUNDING STRUCTURES ARE 1-STORY
- TOTAL SITE AREA (NET): 667,000± S.F.
15.3± ACRES
- EXISTING ZONING: CMH-1 (15.3± ACRES)
- PROPOSED ZONING: CB-1 (15.3± ACRES)
- RETAIL AREA:

MAJORS	60,000 S.F.
SHOPS	49,000 S.F.
PADS	20,000 S.F.
- TOTAL GLA 129,000 S.F.
- LOT COVERAGE: 20.0%
- PARKING PROVIDED: 650 (5.0/1000)
- THE ENTIRE SITE IS CURRENTLY MAPPED WITHIN SFHA AND WILL BE REMOVED VIA A CLOMR PRIOR TO DEVELOPMENT.
- ALL PROPOSED CURB CUTS ON WADE AND VALENCIA ARE SUBJECT TO REVIEW AND APPROVAL BY PIMA COUNTY DOT DURING THE DEVELOPMENT PLAN PHASE.
- SEE EXH. II-D-1 FOR PROPOSED SCHEMATIC DRAINAGE CONCEPT.



CONTOUR INTERVAL = 1'

EXHIBIT II-B-1 - PRELIMINARY DEVELOPMENT PLAN

SITE NOTES:

- ALL SURROUNDING STRUCTURES ARE 1-STORY
- TOTAL SITE AREA (NET): 667,000± S.F.
15.3± ACRES
- EXISTING ZONING: CMH-1 (15.3± ACRES)
- PROPOSED ZONING: CB-1 (15.3± ACRES)
- RETAIL AREA:

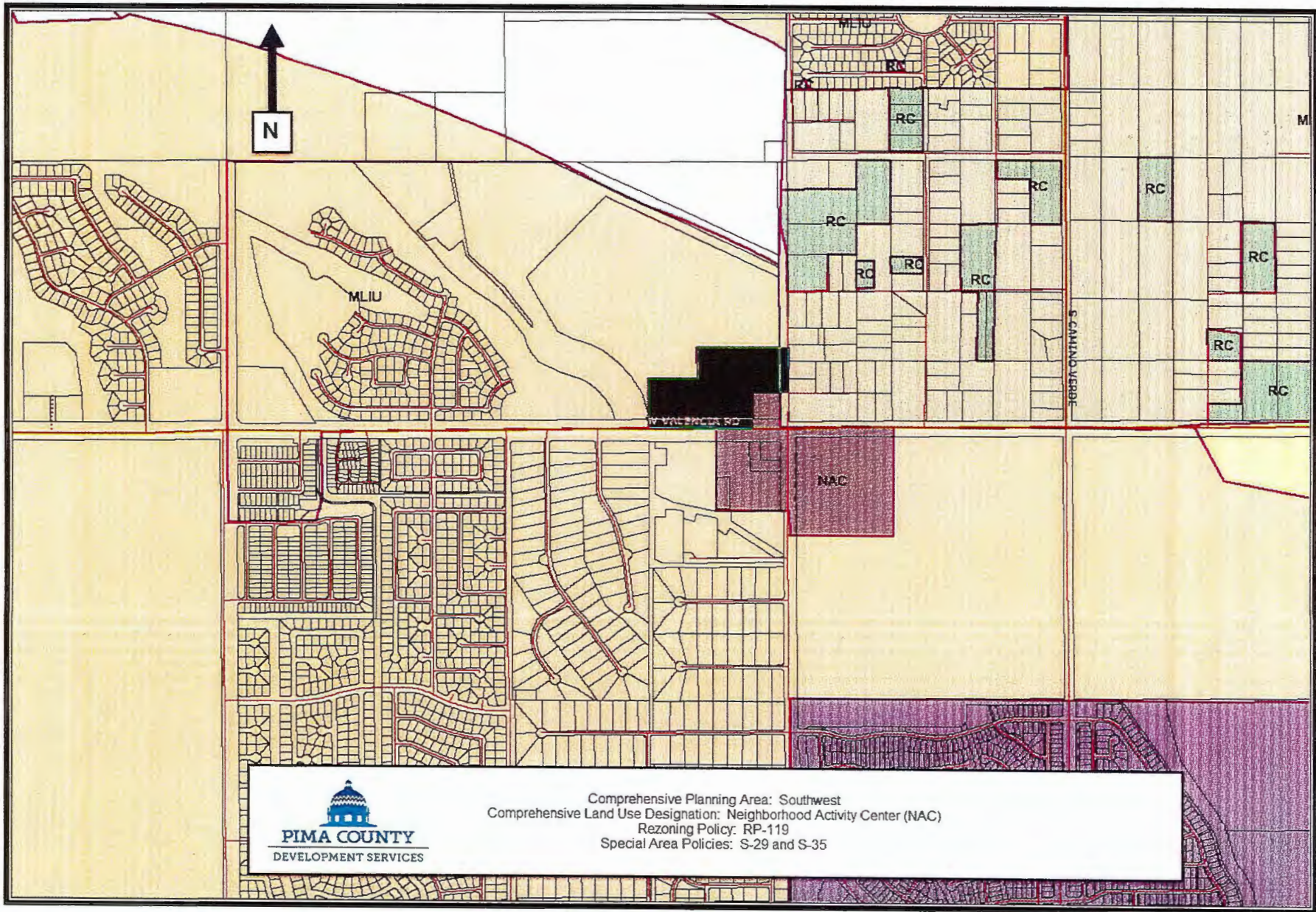
MAJORS	60,000 S.F.
SHOPS	49,000 S.F.
PADS	20,000 S.F.
TOTAL GLA	129,000 S.F.
- LOT COVERAGE: 20.0%
- PARKING PROVIDED: 650 (5.0/1000)
- THE ENTIRE SITE IS CURRENTLY MAPPED WITHIN SFHA AND WILL BE REMOVED VIA A CLOMR PRIOR TO DEVELOPMENT.
- ALL PROPOSED CURB CUTS ON WADE AND VALENCIA ARE SUBJECT TO REVIEW AND APPROVAL BY PIMA COUNTY DOT DURING THE DEVELOPMENT PLAN PHASE.
- SEE EXH. II-D-1 FOR PROPOSED SCHEMATIC DRAINAGE CONCEPT.



CONTOUR INTERVAL = 1'

EXHIBIT II-B-1a - PRELIMINARY DEVELOPMENT PLAN w/ CLUSTER DEVELOPMENT





Comprehensive Planning Area: Southwest
Comprehensive Land Use Designation: Neighborhood Activity Center (NAC)
Rezoning Policy: RP-119
Special Area Policies: S-29 and S-35



Neighborhood Activity Center (NAC)

Objective: To designate lower intensity mixed-use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services. For example a grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry and bank. The center may include a mix of medium-density housing types. Neighborhood Activity Centers are generally less than 25 acres in size. Larger centers provide opportunity for a mix of intensive non-residential uses and medium-density residential uses, and are to be located on arterials. Smaller mixed-use centers may contain medium-density residential uses and may be located along collector or arterial streets. All centers will have direct pedestrian and bicycle access to the surrounding neighborhoods. Individual rezoning requests do not necessarily have to be a mixed-use project; however, the application must demonstrate how the project serves to create or enhance the mixed-use character of the designated activity center as a whole.

Residential Gross Density: Residential gross density, if applicable, shall conform to the following:

- 1) Minimum – 5 RAC
- 2) Maximum – 12 RAC.

Residential Gross Densities for Developments Using Transfer of Development Rights

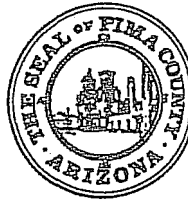
(TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:

- 1) Minimum – 5 RAC
- 2) Maximum – 8 RAC.

Table SU-1 Land Use Sustainability Goals and Principles

<i>Environment</i>		<i>Economy</i>	<i>Social Well-Being, Opportunity, & Equity</i>		
<i>Goal: Develop a land use plan that respects and enhances natural and cultural resources and the built environment.</i>		<i>Goal: Create a diverse, stable and healthy economy.</i>		<i>Goal: Promote a strong community where individuals, families and neighborhoods thrive from generation to generation.</i>	
<i>Principles</i>		<i>Principles</i>		<i>Principles</i>	
Env-1	Concentrate new growth in designated areas outside of the Conservation Lands System that are in close proximity to existing development, with appropriate buffers where existing residential developments have lower densities.	Econ-1	Strive for a jobs-housing balance.	Soc-1	Ensure effective citizen participation in land use and development decision-making.
Env-2	Build compact, mixed-use communities that are walkable and bicycle-friendly and which offer easy access to employment and amenities.	Econ-2	Attract employers who provide long-term living wage jobs.	Soc-2	Provide community-based access to quality health care, education, government, and retail services for all residents.
Env-3	Increase transportation choice and provide public transit opportunities through integrated land use and transportation planning	Econ-3	Provide access to job training and higher education opportunities for all residents.	Soc-3	Provide a mix of housing types for all income levels.
Env-4	Protect the health and ecology of the Sonoran Desert by preserving wildlife habitat and maintaining and enhancing habitat connectivity.	Econ-4	Promote a diverse range of economic opportunities for all segments of the community.	Soc-4	Encourage new development projects to include an affordable housing component and home buyer education programs.
Env-5	Maintain and protect important riparian areas (defined by both CLS IRA and RT designations) and their associated uplands in a natural state.	Econ-5	Build upon existing community strengths and amenities to attract desirable and environmentally-friendly employers and industries.	Soc-5	Create and maintain safe neighborhoods.
Env-6	Promote the sustainable use of water resources and maintain the health of natural hydrologic processes and functions where warranted.	Econ-6	Support the development of telecommunications services and infrastructure to reduce travel demand, remove barriers to job location, and support a modern economy.	Soc-6	Promote the use of open space lands for pocket parks, public plazas, community gardens, and other community gathering places.
Env-7	Make efficient use of land and materials to reduce undesirable emissions and waste.			Soc-7	Provide diverse recreational opportunities for people of all ages.
Env-8	Protect cultural resources and lands of cultural significance.			Soc-8	Provide pedestrian and bicycle trails that connect neighborhoods to optimally located amenities, services, and public open spaces.
Env-9	Promote community-supported and recreational agricultural opportunities on lands uniquely suited for such use and strengthen networks for local food production.			Soc-9	Ensure land use and infrastructure decisions fairly treat all segments of the community, and that public amenities are distributed throughout the community.
Env-10	Promote energy conservation and efficiencies, and encourage the use of renewable energy sources.			Soc-10	Foster a "spirit of place" that respects cultural heritage and traditions, and celebrates our richness and diversity as a community.
Env-11	Support "green building" concepts and programs for residential, commercial and industrial buildings and developments.			Soc-11	Build partnerships with local municipalities, state and federal governments, and other organizations in order to achieve more complete communities.
Env-12	Foster a "sense of place" in the built environment through an understanding of historic and cultural context, environmentally-sensitive site planning, and excellence in design.				

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: YRN
DEPUTY RECORDER
5131 PE4



DOCKET: 11841
PAGE: 3078
NO. OF PAGES: 6
SEQUENCE: 20021350676
07/15/2002
ORDIN 18:00

P0230
PIMA CO CLERK OF THE BOARD
PICKUP

PICKUP

AMOUNT PAID \$ 0.00

ORDINANCE NO. 2002-27

PIMA COUNTY ORDINANCE NO. 2002-27 RECORDED IN DOCKET 11756, PAGE 3309; PIMA COUNTY ORDINANCE NO. 2002-27 IS HEREBY BEING RE-RECORDED DUE TO A CORRECTION OF THE LANGUAGE ON PAGE 1 AND A CORRECTION ON THE MAP TO SHOW CB-1 ZONING, NOT CB-2.

DOCKET 11841 PAGES 3078 THROUGH 3083.

20021350676

ORDINANCE 2002- 27

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING PROPERTY (TAX CODE 210-16-012G) IN CASE Co9-71-23 FIESTA ESTATES - VALENCIA ROAD REZONING REPLACING ORDINANCE NO. 2001-77; LOCATED ON THE NORTH SIDE OF VALENCIA ROAD, APPROXIMATELY 1/4 MILE EAST OF VAHALLA ROAD; AMENDING PIMA COUNTY ZONING MAP NOS. 37, 64, 65 & 66.

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

Section 1. The 253.25 acres described on the attached rezoning ordinance map, which amends Pima County Zoning Map Nos. 37, 64, 65 and 66 and replaces Ordinance No. 2001-77 due to error of omission of CB-2 zoning portion, are hereby rezoned from RH to CMH-1 (233.24 acres) and CB-1 (2.01 acres).

Section 2. Rezoning Conditions.

1. A suitable buffer to the planned one R/AC area to the east.
2. Recording an acceptable plat providing rights-of-way for roads and drainage.
3. Filing an acceptable development plan including covenants for a neighborhood association.
4. A suitable arrangement with the Pima County Department of Environmental Quality regarding sanitary facilities.
5. Recording of a covenant holding Pima County harmless in the event of flooding.
6. Adherence to recommendations made by the Technical Advisory Committee at their May 20, 1971 meeting:
 - A. Clarification of the proposed covenants; and

F. ANN RODR. EZ, RECORDER
RECORDED BY: YRN
DEPUTY RECORDER
5131 PE3



CKET: 11756
PAGE: 3309
NO. OF PAGES: 3
SEQUENCE: 20020500943
03/14/2002
ORDIN 16:12
PICKUP

P0230
PIMA CO CLERK OF THE BOARD
PICKUP

AMOUNT PAID \$ 0.00

ORDINANCE 2002- 27

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING PROPERTY (TAX CODE 210-16-012G) IN CASE Co9-71-23 FIESTA ESTATES - VALENCIA ROAD REZONING; AMENDING ORDINANCE NO. 2001-77; LOCATED ON THE NORTH SIDE OF VALENCIA ROAD, APPROXIMATELY 1/4 MILE EAST OF VAHALLA ROAD; AMENDING PIMA COUNTY ZONING MAP NOS. 37, 64, 65 & 66.

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

Section 1. The 253.25 acres described on the attached rezoning ordinance map, which amends Pima County Zoning Map Nos. 37, 64, 65 and 66 and amends Ordinance No. 2001-77 due to error of omission of CB-2 zoning portion, are hereby rezoned from RH to CMH-1 (251.24 acres) and CB-2 (2.01 acres).

Section 2. Rezoning Conditions.

1. A suitable buffer to the planned one R/AC area to the east.
2. Recording an acceptable plat providing rights-of-way for roads and drainage.
3. Filing an acceptable development plan including covenants for a neighborhood association.
4. A suitable arrangement with the Pima County Department of Environmental Quality regarding sanitary facilities.
5. Recording of a covenant holding Pima County harmless in the event of flooding.
6. Adherence to recommendations made by the Technical Advisory Committee at their May 20, 1971 meeting:
 - A. Clarification of the proposed covenants; and

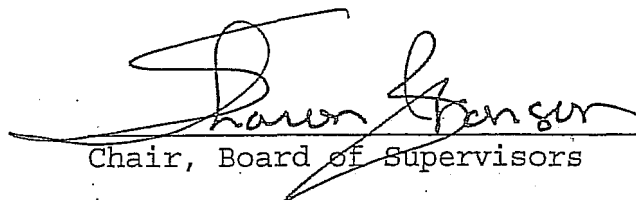
B. Proper location of ball fields to provide maximum safety.

Section 3. Certificate of Compliance and Amendment of Conditions.

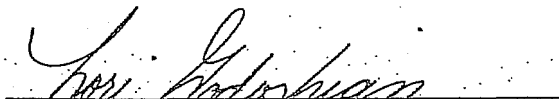
1. No building permits shall be issued based on the rezoning approved by this Ordinance until all conditions 1 through 6 are satisfied and the Planning Official issues a Certificate of Compliance.
2. The rezoning conditions of Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

Section 4. The effective date of this Ordinance shall be on the date of signing of this Ordinance by the Chair of the Board of Supervisors.

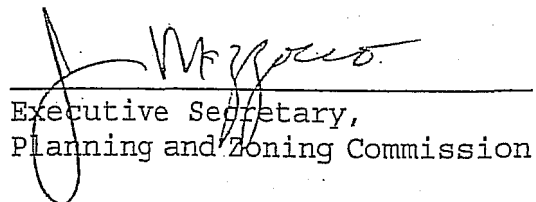
Passed and adopted by the Board of Supervisors of Pima County, Arizona, this Fifth day of March, 2002.


Chair, Board of Supervisors MAR 05 2002
Date

ATTEST:

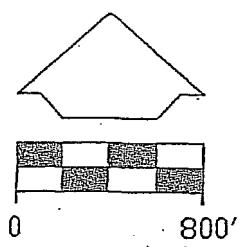

Clerk, Board of Supervisors
MAR 05 2002


Deputy County Attorney

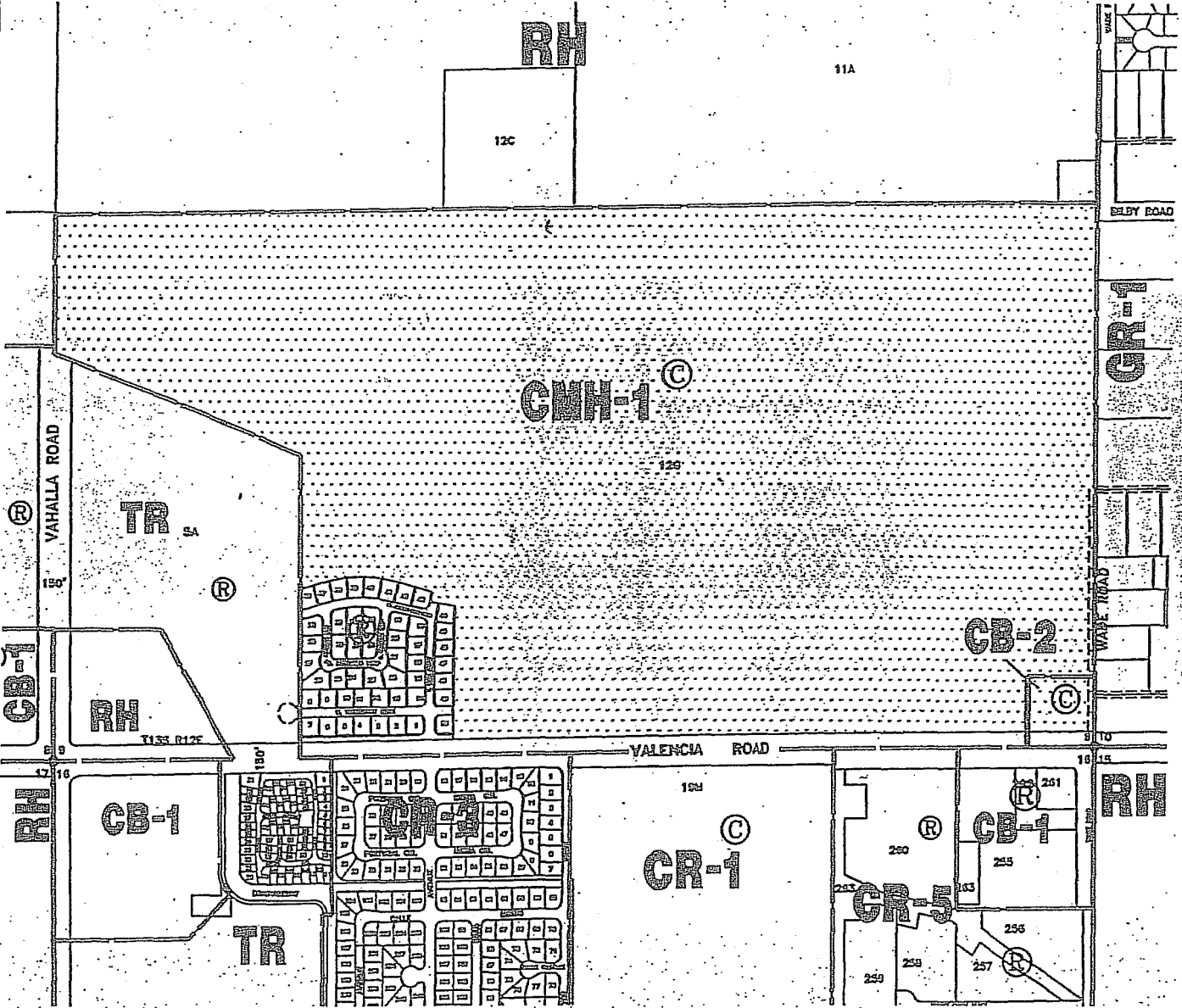

Executive Secretary,
Planning and Zoning Commission

Vertical stamp on the right margin: MAR 05 2002

AMENDMENT NO. 50, 6, 10, 4 BY ORDINANCE NO. 2002-27
 TO PIMA COUNTY ZONING MAP NO. 37, 64, 65 & 66 TUCSON, AZ.
 PARCEL 12G BEING A PART OF THE S1/2 OF
 SEC. 9, T15S R12E.



ADOPTED 3-5-02 EFFECTIVE 3-5-02



J. M. [Signature]

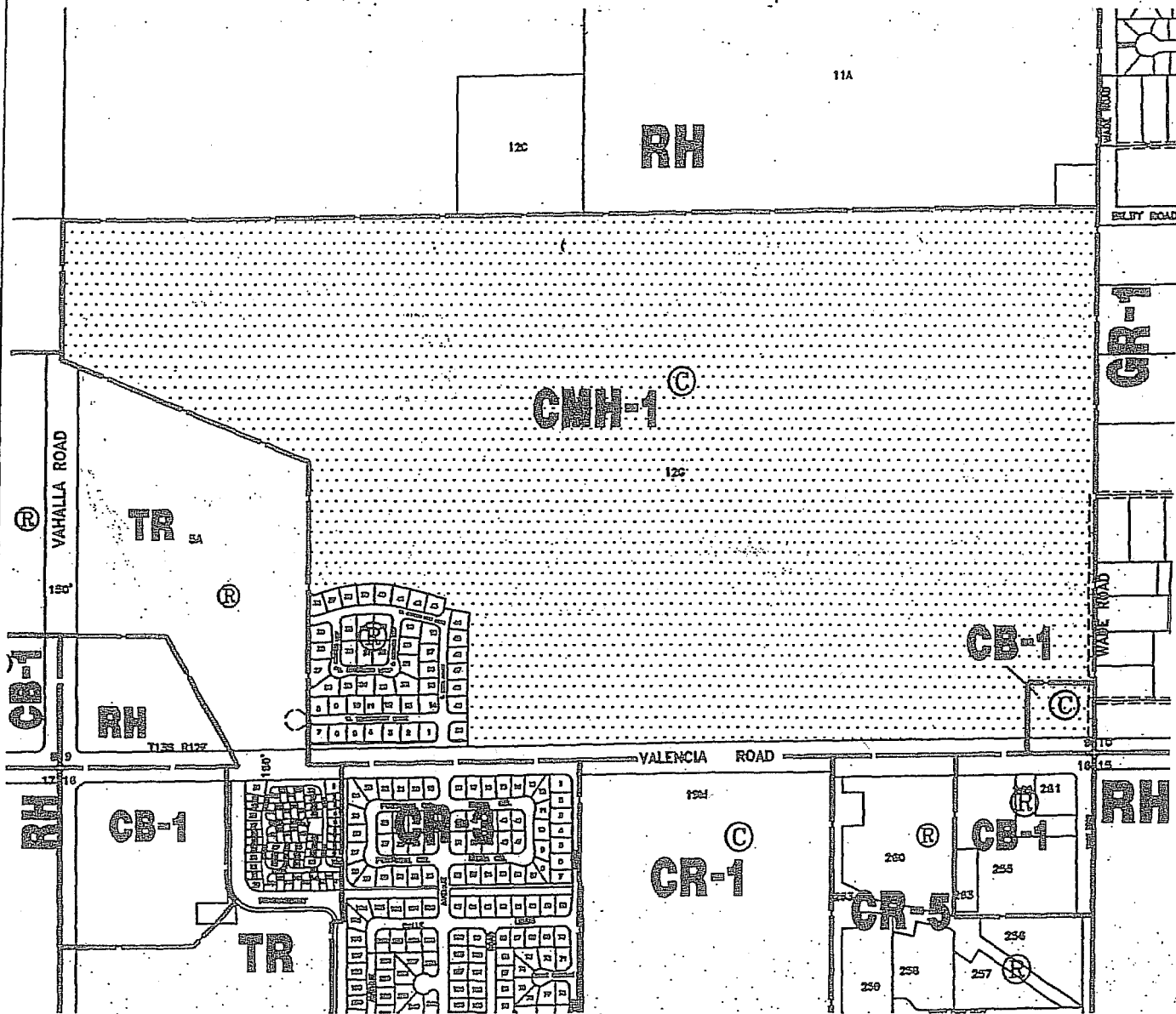
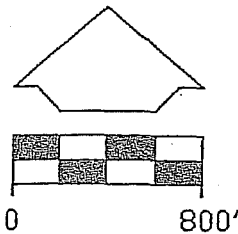
EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
 FROM RH 253.25 ac± (CMH-1© 251.24 ac±, CB-2© 2.01 ac±)
 ds-FEBRUARY 15, 2002

CO9-71-23
 CO13-70-3
 210-16-012G

AMENDMENT NO. 50, 6, 10, 4 BY ORDINANCE NO. 2002-27
 TO-PIMA COUNTY ZONING MAP NO. 37, 64, 65 & 66 TUCSON, AZ.
 PARCEL 12G BEING A PART OF THE S 1/2 OF
 SEC. 9, T15S R12E.

ADOPTED 3-5-02 EFFECTIVE 3-5-02



[Signature]
 EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO. BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
 FROM RH 253.25 ac± (CMH-1© 251.24 ac±, CB-1© 2.01 ac±)
 ds- JULY 8, 2002 To correct scrivener's error
 recorded in Dkt. 11756, Pg. 3309.

CO9-71-23
 CO13-70-3
 210-16-012G

RECORDED BY: LLW
DEPUTY RECORDER
1956 PE-2



PAGE: 2452
NO. OF PAGES: 7
SEQUENCE: 20091820550
09/21/2009
RES 18:00
PICKUP
AMOUNT PAID \$ 0.00

P0230
PIMA CO CLERK OF THE BOARD
PICKUP

RESOLUTION NO. 2009-244

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 17 ACRES IN SECTION 9 OF TOWNSHIP 15 SOUTH, RANGE 12 EAST, IN THE SOUTHWEST SUBREGION; AND CORRECTING THE MINUTES OF THE MARCH 10, 2009 MEETING OF THE BOARD OF SUPERVISORS WITH RESPECT TO REZONING POLICIES FOR THIS AMENDMENT.

WHEREAS, on March 10, 2009, the Pima County Board of Supervisors approved an amendment to the Pima County Comprehensive Plan Land Use Map, Southwest Subregion, for approximately 17 acres, as referenced in Co7-08-10 Title Security Agency of Arizona TR 913 – W. Valencia Road Plan Amendment, from Low Intensity Urban 1.2 (LIU 1.2) to Neighborhood Activity Center (NAC).

WHEREAS, the minutes of the March 10, 2009 meeting of the Board of Supervisors do not fully and accurately reflect the Rezoning Policies approved by the Board of Supervisors on March 10, 2009.

WHEREAS, this Resolution corrects the Board of Supervisors minutes of March 10, 2009, by including Planning and Design Policies 5-8 and including the language approved by the Board of Supervisors in Planning and Design Policy 3.

WHEREAS, the Rezoning Policies as set forth in this Resolution more accurately reflect the legislative intent of the Board of Supervisors.

WHEREAS, pursuant to Article 1, Part 1, Section 1 of the Arizona Constitution, this Resolution provides for an effective date of 30 days after adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map, Southwest Subregion, is hereby amended to change the planned land use intensity category for approximately 17 acres, as referenced in Co7-08-10 Title

249
2/16

Security Agency of Arizona TR 913 – W. Valencia Road Plan Amendment, located at the northwest corner of the intersection of W. Valencia Road and S. Wade Road, in Section 9, Township 15 South, Range 12 East, as shown on the map attached hereto as Exhibit A and incorporated herein by this reference, from **Low Intensity Urban 1.2 (LIU 1.2) to Neighborhood Activity Center (NAC)**.

Section 2. The Pima County Comprehensive Plan Regional, Rezoning and Special Area Policies are hereby amended to include the subject site with the following Rezoning Policies:

Planning & Design

1. Planning and design of the subject property shall occur in such a manner so as to minimize appearance of traditional "strip" commercial development. A single, monolithic strip of buildings that is solely oriented toward Valencia Road or Wade Road is prohibited. A village design shall be promoted by non-traditional building placements, including perimeter buildings with four-sided architecture, and segmented internalized parking. However, building placements along Valencia Road and Wade Road shall comprise no more than 40% of each street frontage.
2. Parking lots shall be landscaped so as to reduce heat-island effect by employing groupings of shade trees that create effective shade clusters and improve the survivability and thriving of the specimens. The total number of trees placed within the parking lot shall be at least 25% more than that minimally required by the Zoning Code or provide an alternative site design including such things as extended creative shade structures around buildings, other pedestrian areas, and asphalt, that accomplishes a functionally equivalent reduction in heat island effect.
3. Mixed-use development is encouraged where the size of the parcel warrants it or where the property directly abuts existing residential development. Complementary lower-intensity uses such as offices, daycare centers, and the like shall be encouraged adjacent to residential areas rather than retail. Building heights shall be limited to a maximum of 20 feet within 100 feet of the boundary of existing or platted lots for single family residences, except that the height limit shall not apply within 200 feet of the edge of right-of-way for Valencia Road and Wade Road.
4. The project will have a consistent and uniform architectural design concept for all commercial/retail elements of the site. All tenants shall modify and upgrade their standard prototypes so as to be consistent in character and quality with the overall architectural design concept of the project.

Handwritten initials and date: CUAH 7/5/10

5. The existing CB-1 zoning at the corner of the intersection shall be included in the rezoning Preliminary Development Plan and subsequent subdivision plat or development plan.
6. The subject property shall be designed so as to employ non-traditional arrangements of the various commercial uses on the property and will ensure that same do not unilaterally "back up" to the north or west property boundaries with minimal or no buffering, as is the case with conventional "strip commercial" developments.
7. The design of the subject property shall also provide for direct pedestrian, bicycle, and vehicular connectivity, via a landscaped linkage to the adjacent property so as to facilitate the latter's future planning, design, and use in an integrated fashion.

Process Requirements

1. In addition to standard rezoning application requirements (i.e. Site Analysis, Rezoning Impact Statement, etc.), the rezoning application for the property shall also include a detailed architectural and aesthetic concept to include: a) architectural elevations for the anchor store, shop space, and free-standing pad concepts; b) character sketches and perspectives of the project; c) descriptions of proposed building materials; d) written architectural guidelines and theming requirements as appropriate; e) landscape concepts and supporting sketches for buffers, parking fields, and landscape amenity/accent elements; and f) photometric studies and a conceptual lighting design as necessary to demonstrate that the project will comply with the Outdoor Lighting Code (OLC) and will suitably recognize and respect Kitt Peak National Observatory.
2. In developing the architectural and aesthetic concept described in Item 1 above, the rezoning applicant shall meet with designated neighborhood representatives to review the project site plan, architectural design, and landscape elements so as to obtain feedback and input from the neighborhood representatives. While no formal approval rights are conferred to the neighborhood representatives in this regard, the applicant shall work in good faith to solicit and incorporate the neighborhood input and to develop a final design that balances owner/developer needs against neighborhood preferences. The rezoning applicant shall conduct and complete these required interactions with the neighborhood representatives prior to submitting the full rezoning application package. Within 30 days after a positive action on a rezoning request by the Board of Supervisors, the applicant shall memorialize and record any written agreement with the neighborhood(s) discussed or presented at the public hearing(s).

3. The applicant shall meet with staff at least once prior to submitting the full rezoning application package to ensure compliance with the rezoning policies.
4. The rezoning application will include a narrative describing the applicant's neighborhood interactions and the neighborhood issues of particular concern. In addition to architectural design, landscaping, lighting, etc., the narrative shall also address the following project particulars and operational matters: 1) project maximum building square footage; 2) maximum single-tenant size; 3) maximum building height; 4) hours of operation; 5) trash pick-up limitations; and 6) service-delivery limitations.
5. The final architectural and aesthetic concept and neighborhood documentation shall be considered a material part of the rezoning application and shall be binding upon the owner/developer as a condition of rezoning approval. The project's subsequent formal Development Plan and Building Permit submittals to Pima County shall be reviewed by Development Services Department staff to ensure compliance and consistency with the architectural and aesthetic concepts as included in the rezoning application.
6. Prior to submitting the full rezoning application to Pima County, the applicant shall also: 1) meet with the Pima County Chief Building Official to discuss the project's proposed concept lighting design and photometric analysis and to demonstrate conceptual compliance with the Outdoor Lighting Code (OLC); and 2) meet with representatives of Kitt Peak National Observatory to discuss the same proposed lighting design and to describe the activities which have occurred with the Chief Building Official and the manner in which compliance with the OLC will occur. The applicant's rezoning application package will include a narrative describing the meetings, issues, findings, and results from these interactions with Kitt Peak and the Chief Building Official.
7. Board of Supervisors approval of each plan amendment does not preclude the Board from reviewing the land use for each site in the next update of the Comprehensive Plan due to be completed in 2011. Further, if the uses as proposed have not fully developed by the kick-off of the following Comprehensive Plan update due to be completed in 2021, the planned land use for the undeveloped or partially developed site shall be reconsidered by the Board for re-planning.

Flood Control, Wastewater, and Water Service

1. A Master Drainage Report shall be submitted during the rezoning process for Flood Control District to identify local floodplains, 100-year water surface elevations, erosion hazard setbacks and to analyze detention/retention requirements, as well as the need for, phasing and

152

financing of on and off-site improvements, and the maintenance and restoration of components of the wash system including riparian mitigation. The Master Drainage Report shall address the need for both FEMA and Army Corps approvals.

2. No building permits shall be issued until flood control improvements are constructed to remove proposed development out of the FEMA 100-year floodplain.
3. The preservation of existing vegetation areas along the Valencia Road and Wade Road frontages shall be a priority goal. Naturalistic designs along these road frontages shall be employed, to the greatest extent possible, for any required engineered drainage facilities, subject to approval by the Pima County Regional Flood Control District, so as to appropriately enhance the aesthetic appearance of the project perimeter.
4. No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. By accepting this plan amendment, the owner/developer acknowledges that adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.
5. A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider that does not have access to a renewable and potable water supply, the applicant will provide documentation as to why a water service provider with access to a renewable and potable water source is not able to provide service.

Section 3. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

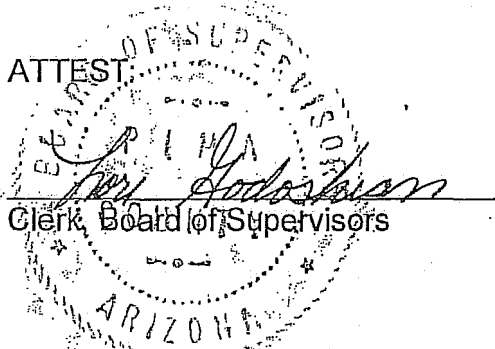
Section 4. This Resolution shall become effective thirty days after the date of adoption.

PASSED AND ADOPTED this 15 day of September, 2009, by the Board of Supervisors of Pima County, Arizona.

2009-09-15 15:00

15

ATTEST:



Clerk, Board of Supervisors

APPROVED AS TO FORM:

Andrew Flagg

Deputy County Attorney

ANDREW FLAGG

BOARD OF SUPERVISORS

Richard P. ...

Chairman, Board of Supervisors

SEP 15 2009

APPROVED:

Ally ...

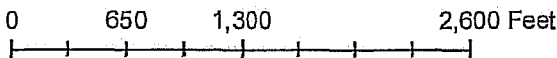
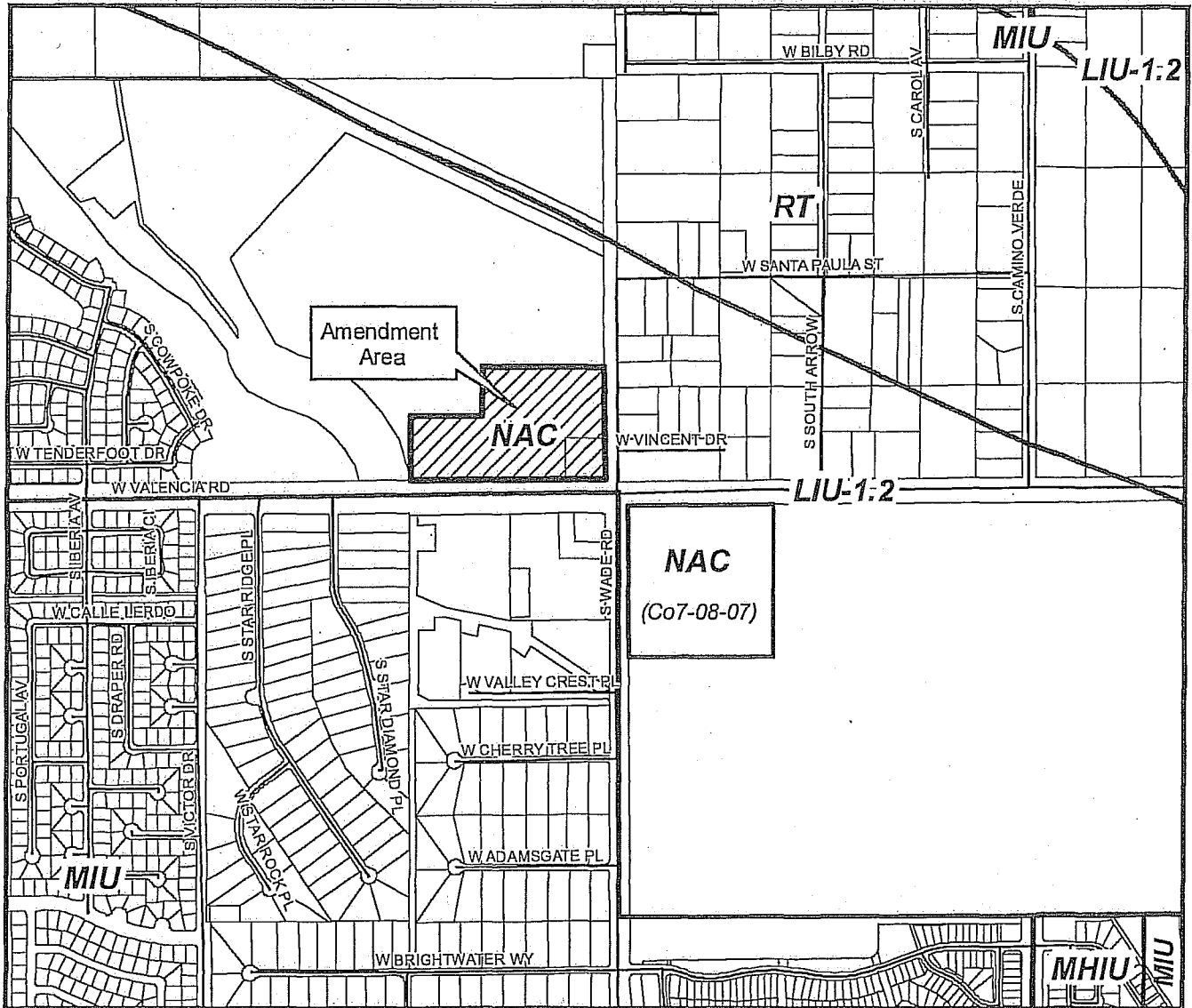
Executive Secretary


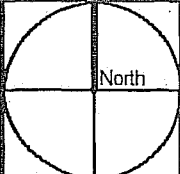
Planning and Zoning Commission

754

COMPREHENSIVE PLAN AMENDMENT

Exhibit A



Taxcodes: 210-15-2000 and portion of 210-15-1990	Co7-08-10 TITLE SECURITY OF ARIZONA TR 913- W. VALENCIA ROAD PLAN AMENDMENT		Located at the northwest corner of W. Valencia Road and S. Wade Road
	Amend FROM Low Intensity Urban 1.2 (LIU-1.2) TO Neighborhood Activity Center (NAC) With Rezoning Policies 17 Acres		
	Southwest Subregion Township 15S, Range 12E, Section 9		
	Planning and Zoning Commission Hearing Date: September 24, 2008	Scale - 1:12,000	

154



Engineering • Planning
Surveying • Urban Design
Landscape Architecture

November 20, 2017

Re: Proposed Commercial Development at the Northwest Corner of Valencia and Wade Roads
WLB No. 105010-C-005

Dear Neighbor:

The owner of approximately 17 acres of land located on the northwest corner of Valencia Road and Wade Road is planning a commercial development on the property. This proposed development will include a variety of commercial, retail, and possibly office uses. Approximately two acres are already zoned for commercial development. The owner is requesting a rezoning of the remainder of the property from residential to commercial. The Pima County Comprehensive Plan designates the site as Neighborhood Activity Center (NAC), which allows rezoning for commercial/ office development. The attached exhibit shows the location of the property.

Two neighborhood meetings will be held to provide surrounding owners the opportunity to ask questions, offer opinions, and obtain more information on this project. The first meeting will be held from 6:00 p.m. to 7:30 p.m. on Tuesday, December 5th, and the second meeting will be held on Thursday, January 18th, 2018 from 6:00 p.m. to 7:30 p.m. Both meetings will be at Casino Del Sol, Salon B, located at 5655 West Valencia Road, Tucson, AZ 85757. Should you have any questions in the meantime, please contact me at gpoland@wlbgroup.com or (520) 881-7480.

Since the last neighborhood meeting held back on May 29, 2016, very little has changed on the site plan except the removal of vehicular ingress/egress from the northern boundary to the adjacent proposed residential project. The access trail will still allow walking and bicycle use. This meeting is being held to meet Pima County's requirements for public outreach and will allow surrounding owners the opportunity to provide input, ask questions, offer opinions and obtain more information about this project.

Sincerely,

THE WLB GROUP, INC.

Paul Oland
Sr. Project Manager

**PIMA COUNTY PLANNING DIVISION
APPLICATION FOR REZONING**

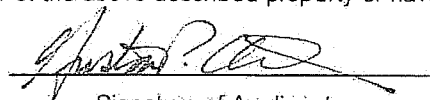
Ted Fotinos - Tucson Mtn. Ranch LLC		5851 E. Speedway Blvd. Tucson AZ 85712	520-275-9551 (phone)
Owner	Mailing Address		Email Address/Phone daytime / (FAX)
The WLB Group, Inc Attn: Paul Oland		4444 E. Broadway Blvd Tucson AZ 85711	gpoland@wlbgroup.com /520-881-7480/ 520-881-7492
Applicant (if other than owner)		Mailing Address	Email Address/Phone daytime / (FAX)
Tucson Mountain Ranch Block 4 and a Portion of Block 3		A portion of 210-15-1990	
Legal description / property address			Tax Parcel Number
15.3	CMH-1	CB-1	Southwest Planning Sub Region / RP-121
Acreage	Present Zone	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.

12/19/17
Date


Signature of Applicant

FOR OFFICAL 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 _____

December 19, 2017

**RE: Zoning and Entitlement Matters
Tucson Mountain Ranch, LLC
Letter of Authorization**

To Whom It May Concern:

As owner of the above-mentioned property, I hereby authorize The WLB Group, Inc., an Arizona Corporation, to act on our behalf on all zoning and entitlement matters.

Should you have any questions or need further assistance, please contact me at 520-275-9551.

Sincerely,



Ted Fotinos
Tucson Mountain Ranch, L.L.C
5851 E. Speedway Blvd.
Tucson, Arizona 85712

Enclosed: Special Power of Attorney
