



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: December 12, 2017

Title: P17RZ00005 GOLDEN RULE ENTERPRISE, LLC - N. LA CANADA DRIVE REZONING

Introduction/Background:

The applicant requests a rezoning from CR-1 (Single Residence) to TR (Transitional) for development of a Professional Office on .79 acre.

Discussion:

A 2007 comprehensive plan amendment for the subdivision lot established a rezoning policy (RP-104) allowing a rezoning application for a one-story, maximum 24-foot-high professional office of a scale and general character that is compatible with local residential development and the (dental) office to the south. The proposed maximum 5,500 square foot office is proposed at 16 feet in height and has the appearance of a modern residence. It will replace a residence of approximately 3,000 square feet with direct access to La Canada Drive, a major arterial. The rezoning policies are reasonably met and recommended rezoning conditions 1-5 in the staff report will ensure compliance with the policies and ameliorate potential impacts to neighboring residences.

Conclusion:

The rezoning reasonably meets Comprehensive Plan rezoning policies exclusive to the site and will allow redevelopment for an appropriate office transitional use between a residential neighborhood and a major thoroughfare.

Recommendation:

Staff recommends approval of the rezoning with conditions. The Planning and Zoning Commission also recommends approval with conditions.

Fiscal Impact:

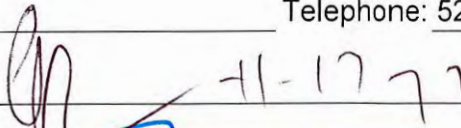
N/A

Board of Supervisor District:

1 2 3 4 5 All

Department: Development Services Department - Planning Telephone: 520-724-9000

Contact: David Petersen Telephone: 520-724-9000

Department Director Signature/Date:  11-17-17

Deputy County Administrator Signature/Date:  11/21/17

County Administrator Signature/Date:  11/21/17



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1

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

DATE: November 20, 2017

SUBJECT: P17RZ00005 GOLDEN RULE ENTERPRISE, LLC – N. LA CANADA DRIVE REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, December 12, 2017** hearing.

REQUEST: For a **rezoning** of approximately .79 acre from the CR-1 (Single Residence) zone to the TR (Transitional) zone, on property located on the east side of N. La Canada Drive, approximately 160 feet north of W. Ina Road.

OWNERS: Golden Rule Enterprise, LLC
Attn: Susan Modisett
2251 E. Grant Road
Tucson, AZ 85719

AGENT: Cypress Civil Development
Attn: Matt Stuart
2030 E. Speedway Blvd., Ste. 110
Tucson, AZ 85719

DISTRICT: 1

STAFF CONTACT: David Petersen

PUBLIC COMMENT TO DATE: As of November 20, 2017, staff has not received any written public comment.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (6 – 0; Commissioners Cook, Gungl and Matter were absent).

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

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

TD/DP/ar
Attachments

BOARD OF SUPERVISORS MEMORANDUM

Subject: P17RZ00005

Page 1 of 2

FOR DECEMBER 12, 2017 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: November 20, 2017

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P17RZ00005 GOLDEN RULE ENTERPRISE, LLC – N. LA CANADA DRIVE REZONING

Request of Golden Rule Enterprise, LLC, represented by Cypress Civil Development, for a **rezoning** of approximately .79 acre from the CR-1 (Single Residence) zone to the TR (Transitional) zone, on property located on the east side of N. La Canada Drive, approximately 160 feet north of W. Ina Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2 with a Rezoning Policy (RP-104) that allows a rezoning application for TR for professional office use only. On motion, the Planning and Zoning Commission voted 6-0 to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (Commissioners Cook, Gungle and Matter were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 1)

Planning and Zoning Commission Public Hearing Summary (October 25, 2017)

Staff presented information from the staff report to the commission.

The applicant's representative noted that the proposed office development will accommodate expansion of a local architecture firm and is supported for the site by a rezoning policy for professional office use. He noted that the requested building would be about 5,500 square feet. He stated that a neighborhood meeting was held. The neighboring resident to the north indicated a desire for a wall which will be accommodated along with additional landscaping. The owner of the dental office to the south is supportive as the project will improve the site. Representatives of the townhome development across La Canada Drive also have no objections to the proposal.

A commissioner asked whether hookup to the sewer would be required if sewer were extended to within 200 feet of the site. Staff indicated that there are exceptions to sewer hookup due to excess expense or if road cuts would be significant. The hookup requirement would be determined at the time of initial development or later if the septic system needed to be replaced. The hookup requirement is not automatic with sewer coming to within 200 feet where a septic system is in use.

The hearing was opened to the public. There were no speakers. The hearing was closed.

Commissioner Becker made a motion to approve the request with conditions as presented by staff. Commissioner Bain gave second to the motion.

The commission voted to recommend **APPROVAL** of the rezoning, subject to the following conditions:

1. Adherence to the sketch plan as approved at public hearing.
2. A minimum six-foot-high wall shall be provided as part of the required north landscape bufferyard. The wall is allowed to connect to the proposed building which can substitute for a portion of the wall if the building is oriented toward the north portion of the subject property as shown on the sketch plan. At a minimum, the wall shall extend from the western to the eastern extent of the parking area.
3. Uses shall be restricted to a professional office of a maximum of 5,500 square feet or a one-family dwelling.
4. The maximum building height shall be 24 feet and one story.
5. General adherence to the office building facade elevations as presented at public hearing.
6. Transportation conditions:
 - A. The property shall be limited to one access point located along the northern property line of the rezoning site as shown on the sketch plan.
 - B. The driveway is limited to right-in, right-out access only.
7. The property owner shall execute 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. § 12-113.
8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

TD/DP/ar
Attachments

cc: Golden Rule Enterprise, LLC, Attn: Susan Modisett, 2251 E. Grant Road
Tucson, AZ 85719
Cypress Civil Development, Attn: Matt Stuart, 2030 E. Speedway Blvd., Ste. 110
Tucson, AZ 85719
Tom Drzazowski, Chief Zoning Inspector
P17RZ00005 File

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

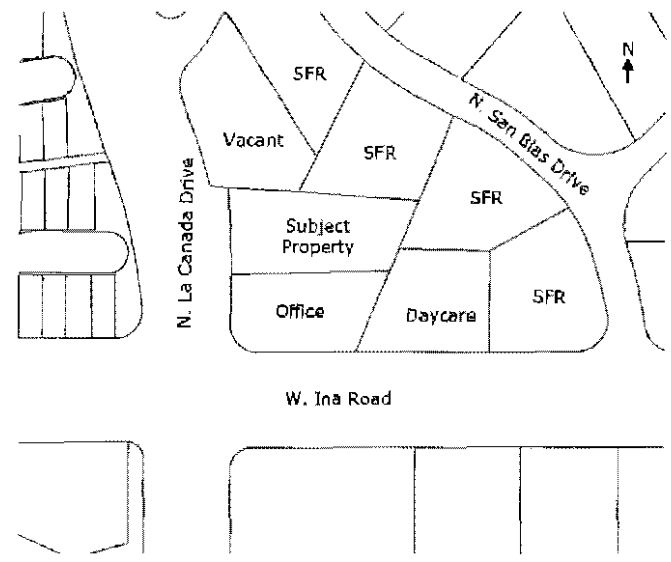
HEARING October 25, 2017

DISTRICT 1

CASE P17RZ00005 Golden Rule Enterprise, LLC – N. La Canada Drive Rezoning

REQUEST Rezone from CR-1 (Single Residence) to TR (Transitional) (.79 acre)

OWNER Golden Rule Enterprise, LLC
Attn: Susan Modisett
2251 E. Grant Road
Tucson, AZ 85719



APPLICANT Cypress Civil Development
Attn: Matt Stuart
2030 E. Speedway Blvd., Ste. 110
Tucson, AZ 85719

APPLICANT'S PROPOSED USE
"Professional Office"

APPLICANT'S STATED REASON
"...to accommodate the growth of a local Architecture & Design firm."

COMPREHENSIVE PLAN DESIGNATION
The Pima County Comprehensive Plan designates the subject property as Low Intensity Urban 1.2 (LIU 1.2), which designates areas for low-density residential and other compatible uses at a maximum density of 1.2 residences per acre (RAC). Per Rezoning Policy RP-104, notwithstanding this plan designation objective and density allowance, a rezoning application for professional office use only shall be deemed in conformance with the comprehensive plan.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	CR-1	Residential
South:	TR	Office
East:	CR-1, TR	Residential, Daycare
West:	CR-5	La Canada Drive / Residential

PREVIOUS REZONING CASES ON PROPERTY

There have been no previous rezonings on the subject property.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

Co9-92-44 Percy – Ina Road Rezoning (.90 acre)

Location: Adjacent to south of subject property at the northeast corner of Ina Road and La Canada Drive.

Action: CR-1 to TR approved for medical office or CR-1 uses. Rezoning Ordinance 1993-62 was adopted 6-1-93. Closed per Certificate of Compliance 1-6-00. The site has a dental office development.

Co9-97-47 Kovacs – Ina Road Rezoning (.85 acre)

Location: Partially adjacent to the southeast of subject property, on the north side of Ina Road.

Action: CR-1 to TR approved for child care facility. Rezoning Ordinance 1998-30 was adopted 4-21-98. Closed per Certificate of Compliance 7-31-98. The site has a daycare development.

STAFF REPORT

Staff recommends **APPROVAL with conditions**. Staff supports the rezoning to allow a change from residential to professional office use for a proposed architectural firm because the subject subdivision lot is accessed from La Canada Drive, a major route, and the office use is a compatible transitional use to adjacent residential development within the subdivision. A medical office (dentist office) use exists on the lot adjacent to the south of the subject property. It has access only from Ina Road, also a major route. The medical office use was approved under a similar rezoning request. Concurrency of infrastructure exists to serve the proposed office use. On-site sewage disposal is proposed.

It appears that rezoning policies applicable to the site will be reasonably met with the rezoning proposal. A comprehensive plan amendment, Co7-07-09, was approved in 2007 to allow a TR rezoning of the site only for professional office use per a policy under Rezoning Policy RP-104. In addition to the professional office use restriction, RP-104 calls for buildings to be limited to one story and (a maximum) of 24 feet in height. Additionally, the scale and general character (of the office) shall be compatible with local residential development and the office development to the south. Recommended condition #'s 1 – 5 address these policies or otherwise are designed to ameliorate potential impacts to residential properties. Staff also recommends that a one-family dwelling use be allowed as an alternative to professional office use.

The existing one-family dwelling on the property is in disrepair. The rezoning proposes removal of this dwelling and construction of an initial 3,500 square foot, one-story, maximum 24-foot-high office. Future expansion to approximately 5,500 square feet is proposed. The single-story dwelling to be removed is approximately 3,000 square feet in size, not including large covered porch areas. There are other large dwellings within the CR-1 subdivision. Potential expansion to 5,500 square feet appears to be larger than the largest dwellings and will require a larger parking area. However, parking area aside, the

submitted building façade elevations for the office give the appearance of what could also be a modern-design residence. A freestanding monument sign and/or wall signage can be expected. The development plan for the medical office to the south was approved for 2,800 square feet and one story of 16 feet in height.

Although not technically required by code to be shown, the rezoning sketch plan (labeled as a preliminary development plan) does not feature drainage, floodplain, erosion hazard setbacks, or required retention/detention as noted in the Flood Control report. Accounting for this information may require revision of the site layout and/or a higher floor elevation of the proposed structure. The applicant should be prepared to discuss this matter. The current site layout avoids riparian habitat.

At approximately 34,412 square feet, the site is slightly undersized for the existing CR-1 zone which requires a minimum 36,000 square feet. It appears that right-of-way acquisition for La Canada Drive has reduced the original subdivision lot size. Proposed use of an on-site sewage disposal system, which normally requires a full acre (43,560 square feet) and may include half-width of adjacent right-of-way toward the full acre, is subject to Pima County Department of Environmental Quality approval.

The subject property is located on the east side of La Canada Drive, approximately 160 feet north of Ina Road. Sun Tran bus stops are located nearby at the intersection of Ina Road and La Canada Drive.

The property is not located within the Maeveen Marie Behan Conservation Lands System.

Concurrency of Infrastructure

Concurrency of infrastructure exists to serve the proposed development:

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection
FLOOD CONTROL	Yes	No objection
WASTEWATER	N/A	No objection
PARKS AND RECREATION	Yes	No objection
WATER		Metro Water did not provide comments.

CONCURRENCY CONSIDERATIONS		
SCHOOLS	N/A	
AIR QUALITY	Yes	

TRANSPORTATION REPORT

The Department of Transportation has no objection the rezoning request. Concurrency considerations have been met for this project. The subject site is located near the northeast corner of La Canada Drive and Ina Road. The applicant is proposing a professional office building to replace the single family home that is currently on the site. The existing use generates approximately 10 average daily trips (ADT). The proposed office use will generate approximately 60 ADT. Thus, the net increase of traffic from this site is relatively low at 50 ADT.

Access to the site will be via a driveway with direct access onto La Canada Drive. The access will be restricted to right-in / right-out due to the raised median on La Canada Drive. The existing driveway to the site was built for a single family home when La Canada was widened. The residential driveway is not wide enough to serve the office use. For safety reasons, the driveway should be located as close to the northern property line as possible. La Canada is a medium volume arterial roadway as designated on the Pima County Major Streets Plan. La Canada is not designated as a scenic route. The full cross section of La Canada was built in 2011; thus, the rezoning will not trigger a right-of-way dedication. La Canada has a posted speed of 45 mph and a current traffic volume of 25,351 ADT. The capacity for La Canada is 35,820 ADT.

Ina Road is located approximately 160 feet south of the rezoning site. Ina Road is a high volume arterial road with a future right-of-way of 200 feet. The existing right-of-way is 150 feet at the intersection of Ina Road and La Canada Drive. Ina Road has a posted speed of 45 mph and a current traffic volume of 33,385. The capacity of Ina Road is 35,820 ADT. The Department of Transportation recommends the following conditions:

- The property shall be limited to one access point located along the northern property line of the rezoning site as shown on the sketch plan.
- The driveway is limited to right-in, right-out access only.

FLOOD CONTROL REPORT

While the District does not object to the rezoning in concept; drainage, floodplains, erosion hazard setbacks and required retention/detention have not been shown on the preliminary development plan as required. There is an opportunity to enhance landscaping including a natural riparian buffer to the rear of the property using site drainage while also avoiding nuisance drainage impacting access. Since we do not have floodplain information, we cannot evaluate the suitability of the site layout. The layout may need to be revised or the structure may need to be elevated.

WASTEWATER RECLAMATION REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced rezoning request and offers the following comments. The applicant proposes the construction of an office building to replace a detached single family dwelling on the property located northeast of the Ina Road and La Canada Drive intersection.

The closest public sewer line is located more than 200 feet from the subject property line. The existing residence currently utilizes a private on-site sewage disposal system. According to the submittal, the proposed development will continue to utilize the existing sewage disposal system, and if necessary modify it to accommodate the commercial use, subject to Pima County Department of Environmental Quality review and approval.

The PCRWRD has no objection to the proposed rezoning, but adds the following comment:

The owner(s) must secure approval from the Pima County Department of Environmental Quality (PDEQ) to use an on-site sewage disposal system within the rezoning area at the time a development plan or request for building permit is submitted for review.

CULTURAL RESOURCES REPORT

The Office of Sustainability and Conservation – Cultural Resources has reviewed the request and offers no conditions.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

NRPR has no comments pertaining to the rezoning request.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

As of the writing of this report, staff has not received a response to a request for comments from USFWS.

WATER DISTRICT REPORT

As of the writing of this report, staff has not received a response to a request for comments from Metropolitan Water Improvement District.

FIRE DISTRICT REPORT

As of the writing of this report, staff has not received a response to a request for comments from Golder Ranch Fire District.

PUBLIC COMMENT

As of the writing of this report, staff has not received any written public comments.

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

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

1. Adherence to the sketch plan as approved at public hearing.
2. A minimum six-foot-high wall shall be provided as part of the required north landscape bufferyard. The wall is allowed to connect to the proposed building which can substitute for a portion of the wall if the building is oriented toward the north portion of the subject property as shown on the sketch plan. At a minimum, the wall shall extend from the western to the eastern extent of the parking area.
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8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

Respectfully Submitted,

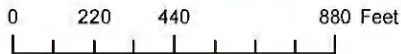
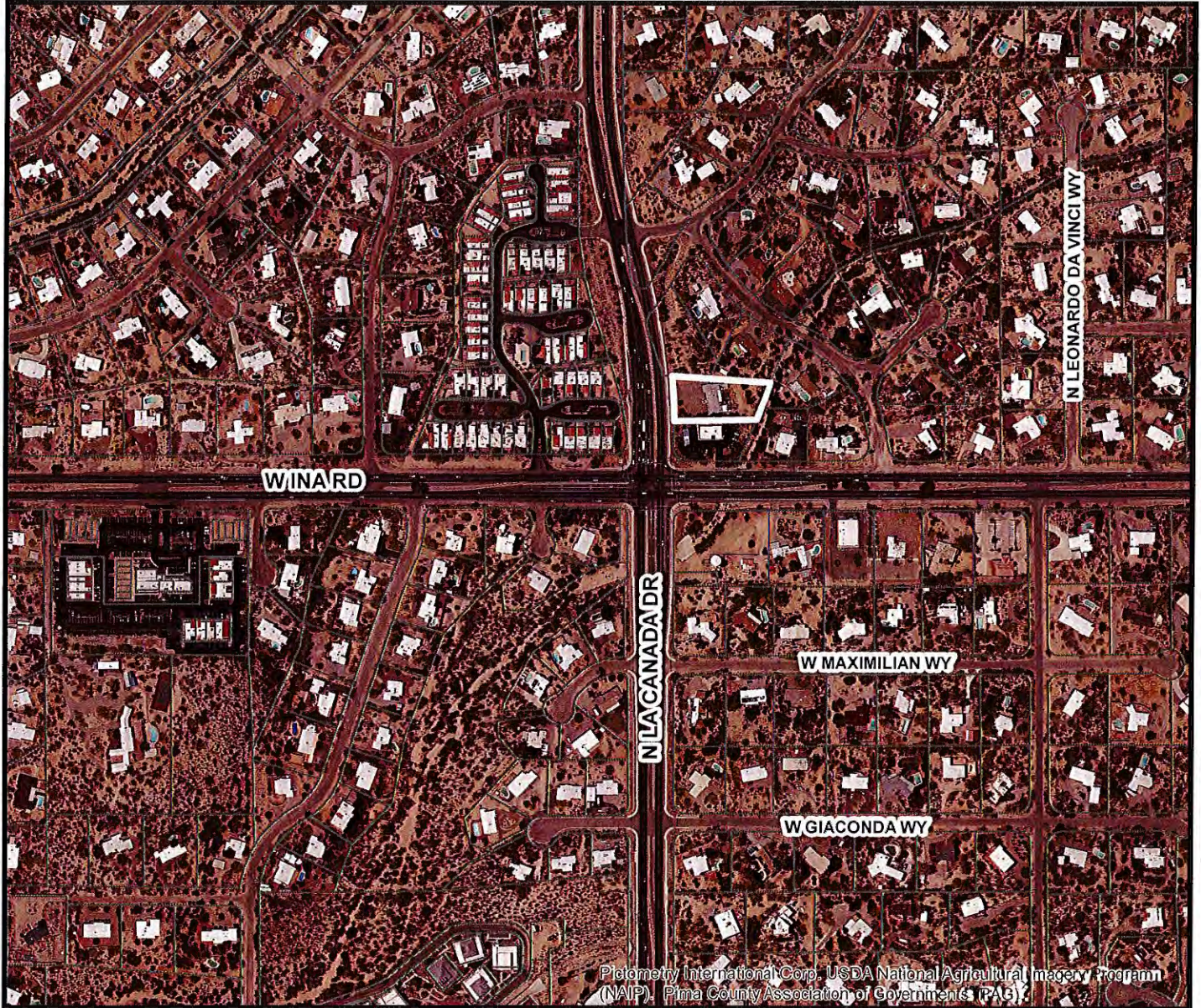


David Petersen, AICP
Senior Planner



Case #: P17RZ00005

Case Name: GOLDEN RULE ENTERPRISE, LLC - N. LA CANADA DRIVE REZONING

Tax Code(s): 225-49-191A



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

	Notes: RP-104		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-07-09, CO7-13-10		
	Base Map(s): 76, 77		Map Scale: 1:6,000






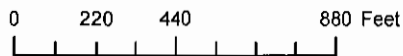
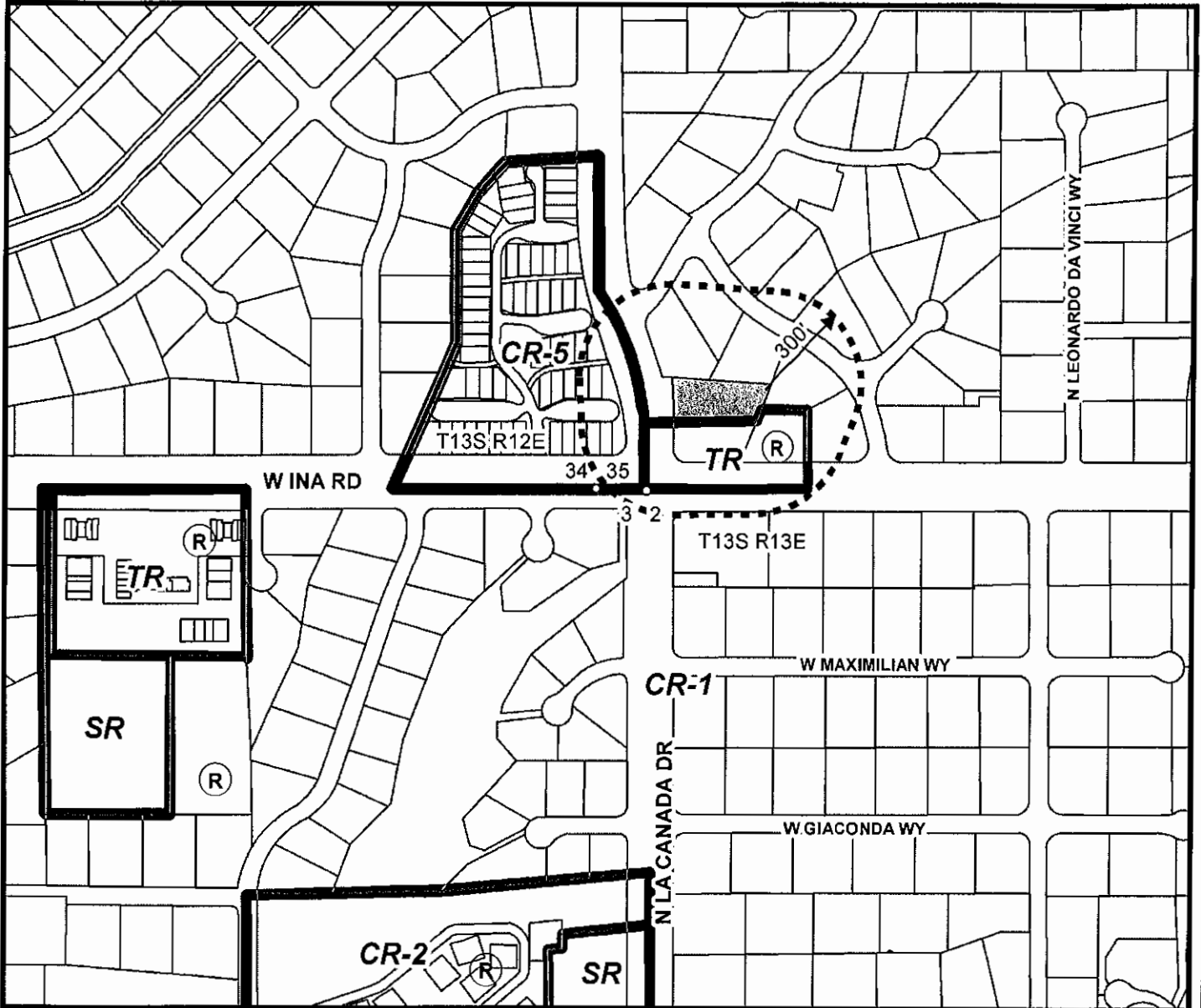
11-2-560 3,673 x 2,164 (ft)

Case #: P17RZ00005

Case Name: GOLDEN RULE ENTERPRISE, LLC - N. LA CANADA DRIVE REZONING

Tax Code(s): 225-49-191A



-  300' Notification Area
-  Subject Property
-  Zoning Boundary



Area of proposed rezoning from CR-1 to TR



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

	Notes: RP-104	
	PIMA COUNTY COMPREHENSIVE PLAN C07-07-09, C07-13-10	
	Planning & Zoning Hearing: 10/25/17 (scheduled) Board of Supervisors Hearing: TBA	
	Base Map(s): 76, 77 Map Scale: 1:6,000 Map Date: 10/03/2017 - ds	



IN THE SW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 13 S, RANGE 13 E, G.8 S.1 M., PIMA COUNTY, ARIZONA
LOCATION MAP
 NORTH
 3" = 1" MILE

SCALE: 1" = 20'
 NORTH

LEGEND

[Symbol]	RIGHT-OF-WAY
[Symbol]	PROJECT BOUNDARY LINE
[Symbol]	OTHER PARCEL LINE
[Symbol]	ROADWAY CENTERLINE
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING CURB
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING RIPARIAN HABITAT
[Symbol]	NEW CURB
[Symbol]	NEW PAINT STRIPE
[Symbol]	NEW ASPHALT
[Symbol]	NEW CONCLETE
[Symbol]	NEW WALL
[Symbol]	EXISTING WATER
[Symbol]	EXISTING OVERHEAD ELECTRIC
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING ELECTRIC PULL BOX/METER
[Symbol]	EXISTING TELEPHONE PEDESTAL
[Symbol]	EXISTING POWER POLE
[Symbol]	EXISTING GAS MARKER
[Symbol]	EXISTING GAS METER
[Symbol]	NEW SIGN
[Symbol]	PARKING SPACE COUNT
[Symbol]	ZONING DIVISION
[Symbol]	PROPOSED ZONING
[Symbol]	RECORDED; CALCULATED DISTANCE

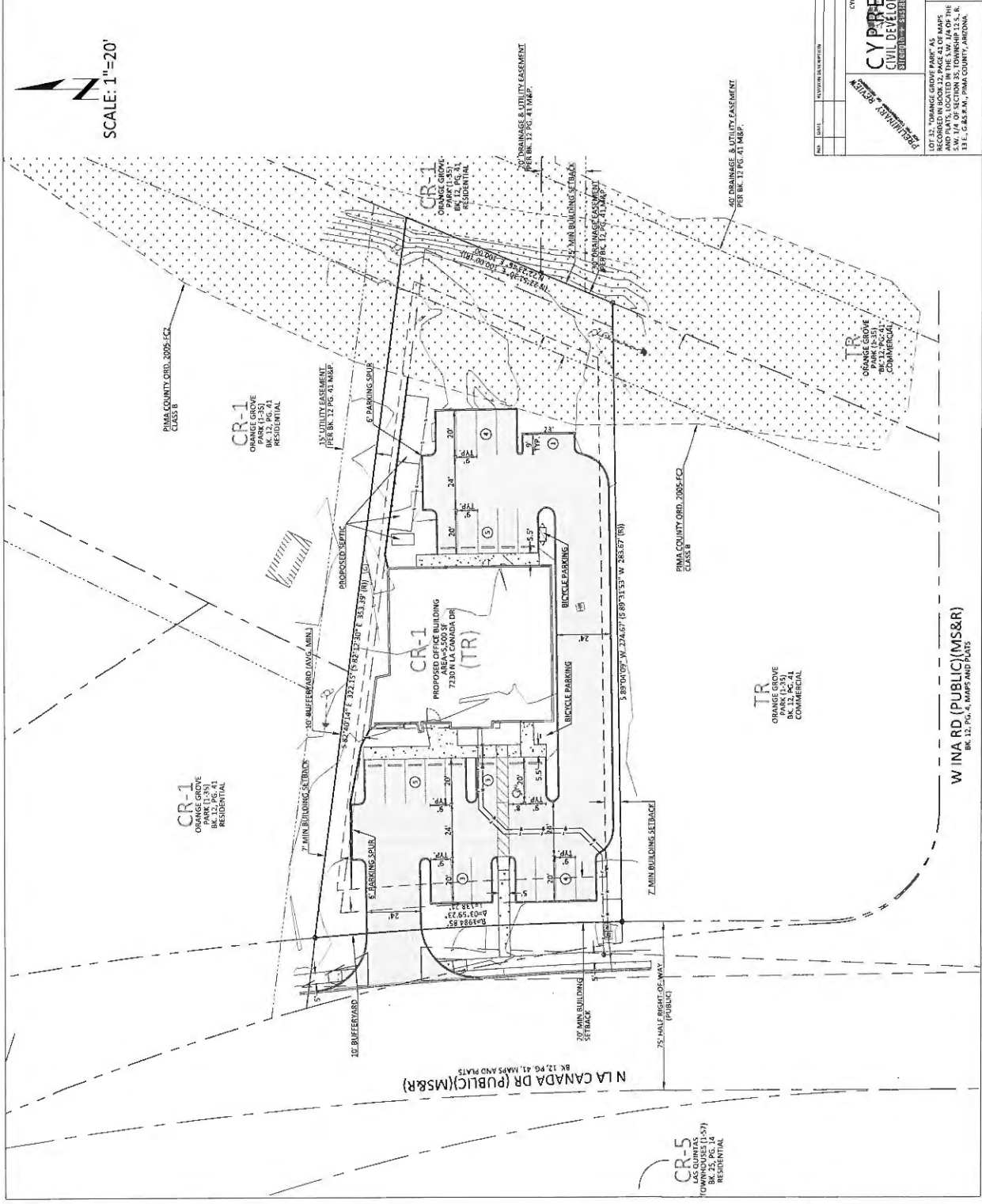
PARKING CALCULATION
 MOTOR VEHICLE: 120 SPACES
 BICYCLE: 10 SPACES
 TOTAL REQUIRED = 130 SPACES
 TOTAL PROVIDED = 142 + 5,582/200 = 25 SPACES

DEVELOPER
 SOLIDAY RESOURCES, INC.
 7532 N LA CHRYSLA BOULEVARD
 TUCSON, ARIZONA, 85741
 TEL: (520) 233-4500
 FAX: (520) 233-4502
 EMAIL: mace@solidayresources.com

CYPRESS CIVIL DEVELOPMENT
 2039 east speedway boulevard
 Suite #110
 Tucson, Arizona 85719
 PH: 520-499-2456
 FAX: 520-499-2457
 Email: info@preliminary.com

PRELIMINARY DEVELOPMENT PLAN
 for 7230 NORTH LA CANADA

LOT 32, "ORANGE GROVE PARK" AS RECORDED IN BOOK 12, PAGE 41 OF MAPS AND PLATS, PIMA COUNTY, ARIZONA. S.W. 1/4 OF SECTION 35, TOWNSHIP 13 S., R. 13 E., G.8 S.1 M., PIMA COUNTY, ARIZONA.



Recd. 10-20-17 P.R.

Sketch Plan P17R20005

SW CORNER OF THE 1/4 SECTION 35 (ALSO KNOWN AS NW CORNER OF LOT 4)

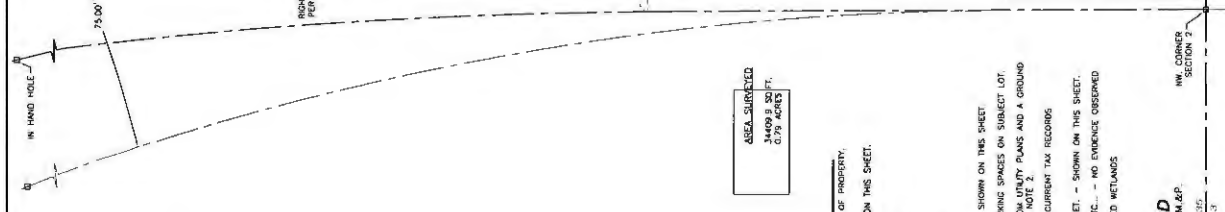
- LEGEND**
- SET 1/2" REBAR IN CONCRETE FOUND BRASS CAP STAMPED "181 1821" IN HAND HOLE CAP
 - FOUND 1/2" REBAR IN HAND HOLE
 - FOUND 1/2" REBAR NO TAG, NO REBAR
 - FOUND 1/2" REBAR NO TAG, NO REBAR
 - UTILITY POLE
 - ELECTRIC METER
 - WATER METER/SERVICE
 - HOSE BIB
 - GAS METER
 - MAIL BOX
 - GAS MARKER
 - TELEPHONE PEDESTAL
 - SIGN
 - EASEMENT LINE
 - CENTER LINE
 - PROPERTY LINE
 - OVERHEAD UTILITY (SEE NOTE 3)
 - WATER LINE
 - GAS LINE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - WROUGHT IRON FENCE
 - WALL
 - PAUL VERDE TREE
 - MESQUITE TREE
 - UNKNOWN TREE
 - ASPHALT PAVEMENT
 - CONCRETE
 - BUILDING
 - GRAVEL

TABLE "A" ITEMS

1. MONUMENTS FOUND OR SET AT ALL CORNERS OF PROPERTY, - SHOWN ON THIS SHEET.
2. ADDRESS OF SURVEYED PROPERTY - SHOWN ON THIS SHEET.
3. FLOOD ZONE CLASSIFICATION -
4. GROSS LAND AREA - SHOWN ON THIS SHEET.
5. VERTICAL RELIEF - SHOWN ON THIS SHEET.
6. EXTERIOR BALANCE DIMENSIONS, AND EXTERIOR FOOTPRINT - SHOWN ON THIS SHEET.
7. SUBSTANTIAL FEATURES AND IMPROVEMENTS - SHOWN ON THIS SHEET.
8. PARKING SPACES: THERE ARE NO PAINTED PARKING SPACES ON SUBJECT LOT.
9. LOCATION OF UTILITIES/UTILITY LINES ARE FROM UTILITY PLANS AND A GROUND SURVEY OF THE AREA SHOWN - SEE GENERAL NOTE 2.
10. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS - SHOWN ON THIS SHEET.
11. DISTANCE TO THE NEAREST INTERSECTING STREET - SHOWN ON THIS SHEET.
12. EVIDENCE OF RECENT EARTH MOVING WORK, ETC. - NO EVIDENCE OBSERVED
13. THE SUBJECT IS NOT LOCATED IN A DESIGNATED WETLANDS

INA ROAD
BK. 12 PG. 4 M&P

SW CORNER SECTION 35
NW CORNER SECTION 2



CERTIFICATION OF SURVEY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE WORK WAS COMPLETED ON JUNE 20, 2017.

THE SURVEY WAS COMPLETED USING UTILITY PLAN RESEARCH AND THE PIMA COUNTY/SONIX GEODETIC CONTROL POINT "2313131E" DESCRIBED AS A 2" CUI-DC-SAC (P/D NAMED) AT 1459-1465 CHAMALA DRIVE, BEING APPROXIMATELY 7450' BENCHMARK IS 2460.47' NAVD 83 DATUM.

NOTES

1. THIS MAP AND THE SURVEY IT REPRESENTS IS SUBJECT TO B.L.D. RELIABLE NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE EXHIBIT A OF THIS TITLE COMMITMENT DESCRIBES THE SUBJECT PARCEL FOR EXAMINATION OF RESTRICTIONS AFFECTING THE SUBJECT PARCEL. THOSE LISTED ON THE SCHEDULE B, SECTION "B" OF SAID TITLE REPORT.
2. THIS SURVEY WAS COMPLETED USING UTILITY PLAN RESEARCH AND THE PIMA COUNTY/SONIX GEODETIC CONTROL POINT "2313131E" DESCRIBED AS A 2" CUI-DC-SAC (P/D NAMED) AT 1459-1465 CHAMALA DRIVE, BEING APPROXIMATELY 7450' BENCHMARK IS 2460.47' NAVD 83 DATUM.
3. THE "DWT" LINE SHOWN ON THIS DRAWING IS A REPRESENTATION OF AN UNDERGROUND UTILITY LINE. THE LOCATION AND/OR EXISTENCE OF UTILITY LINES AND/OR UTILITIES HAS BEEN MADE BY THE SURVEYOR TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF. THE LOCATION AND/OR EXISTENCE OF UTILITY LINES AND/OR UTILITIES IS NOT GUARANTEED AND CAN BE MADE BY THE SURVEYOR REGARDING THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN.
4. THE UTILITY SYMBOLS SHOWN ON THIS MAP ARE A GRAPHIC REPRESENTATION OF THE LOCATION OF A UTILITY POLE. THE UTILITY POLES SHOWN ON THIS MAP ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION OF A UTILITY POLE. AN ATTEMPT TO PORTRAY THE SIZE, USE, AND PLUMBNESS OF EACH POLE.
5. THE UTILITY SYMBOLS SHOWN ON THIS MAP ARE A GRAPHIC REPRESENTATION OF THE LOCATION OF A UTILITY POLE. THE UTILITY POLES SHOWN ON THIS MAP ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE LOCATION OF A UTILITY POLE. AN ATTEMPT TO PORTRAY THE SIZE, USE, AND PLUMBNESS OF EACH POLE.
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SCHEDULE B(1) - FILE NO. 200-92599-LAB

1. TAXES AND ASSESSMENTS 2017 - NOT APPLICABLE TO SURVEY (N/A)
2. REVISIONS OR EXCEPTIONS IN PLANS OR ACTS AUTHORIZING THE ASSURANCE (HEAVILY) - N/A
3. WATER RIGHTS - N/A
4. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, AND SET-BACK LINES, FLOOD PLANT RECORDS AS BOOK 12 OF MAPS, PAGE 41 -
5. CONDITIONS, COVENANTS, AND RESTRICTIONS PER DEED 8894 AT PAGE 401 REGARDING FLOOD CONTROL - N/A
6. RESOLUTION RECEIVED IN DECEMBER 13, 2009 AT PAGE 3416 -
7. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS RECORDED IN DECEMBER 11, 1994 AT PAGE 89 - N/A

CERTIFICATION OF SURVEY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE WORK WAS COMPLETED ON JUNE 20, 2017.

THE SURVEY WAS COMPLETED USING UTILITY PLAN RESEARCH AND THE PIMA COUNTY/SONIX GEODETIC CONTROL POINT "2313131E" DESCRIBED AS A 2" CUI-DC-SAC (P/D NAMED) AT 1459-1465 CHAMALA DRIVE, BEING APPROXIMATELY 7450' BENCHMARK IS 2460.47' NAVD 83 DATUM.

NOTES

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Current Site Survey



Application For Rezoning or Specific Plan

Required fields are indicated by *.

Owner Information

Owner's Name: *

Mailing Address: * City: *

State: * Zip code: * Phone: *

Owner's Email Address: *

Applicant Information (if other than owner)

Applicant's Name:

Applicant's Address: City:

State: Zip code: Phone:

Applicant's Email Address:

Property Information

Property Address:

Tax Parcel Number: *

Acres: * Present Zone: * Proposed Zone: *

Comprehensive Plan Subregion / Category / Policies: *

Attach requested documents if applicable:

A total of 8 MB of files can be uploaded in a single form submission. There is no restriction on file types.

- Letter of Authorization: If the applicant is not shown as the owner of the subject parcel a letter of authorization with a 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, a 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, a signature from an officer with his/her title is required along with a disclosure of the officers of the entity.

No file chosen
- Submit an electronic version of the site analysis document for a Site Analysis Rezoning or Specific Plan OR submit an electronic version of the required submittal documents as requested at the Pre-Rezoning Meeting for a Non-Site Analysis Rezoning.

No file chosen

A total of 8 MB of files can be uploaded to this form. If your submission exceeds 8MB please upload documents to an FTP site such as dropbox.com and paste the access link here:

3. An ESRI Shapefile or AutoCad DWG file referenced to the Pima County GIS coordinate system for any zoning and/or land use boundary contained within a portion of a parcel or parcels that creates its own unique boundary that is not legally described.

No file chosen

Terms and Conditions

* I confirm the information provided is true and accurate 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. (By checking the box, I am electronically signing this application.)

Date: *

For Electronic Submittal:

A rezoning case will be opened and an email containing an invoice with the case number and instructions for making payment through the online payment portal will be sent to the applicant within 2 business days.

Attendance to a *Pre-Rezoning meeting* is a pre-requisite to rezoning application submittal. The Pre-Rezoning meeting is scheduled at 201 N. Stone Avenue, 2nd floor on the 3rd Wednesday of the month beginning at 9:00 am.



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DO NOT WRITE ABOVE THIS LINE: RESERVED FOR AGC USE ONLY.

ARTICLES OF ORGANIZATION

1. ENTITY TYPE: LIMITED LIABILITY COMPANY

2. ENTITY NAME: GOLDEN RULE ENTERPRISE LLC

3. FILE NUMBER: L20848334

4. STATUTORY AGENT NAME AND ADDRESS:

Street Address:

Mailing Address:

SUSAN M. MODISETT

2251 E GRANT RD

TUCSON, AZ 85719

5. ARIZONA KNOWN PLACE OF BUSINESS ADDRESS:

2251 E GRANT RD

TUCSON, AZ 85719

6. DURATION: Perpetual

7. MANAGEMENT STRUCTURE: Manager-Managed

The names and addresses of all Managers are:

1 SUSAN M MODISETT

2251 E GRANT RD

ADDRESS 2

TUCSON, AZ 85719

The names and addresses of all Members are:

1 SUSAN M MODISETT

2251 E GRANT RD

ADDRESS 2

TUCSON, AZ 85719

ORGANIZER: Susan M Modisett

4/17/2016

21 August 2017

Pima County Development Services
201 N. Stone Avenue
Tucson, Arizona 85701

Attn: Mr. Thomas Drzagowski

RE: Non-Site Analysis Rezoning Request Letter - 7230 N. La Canada Drive

Dear Tom,

This letter serves our request for review and hearing regarding the rezone of 7230 N. La Canada Drive in Pima County, Arizona, otherwise known as Parcel #225-49-191A. The intent of request is to rezone the property from CR-1 to TR in accordance with the Pima Prospers Comprehensive Plan and the Pima County Zoning Code.

The property currently lies within the LIU-1.2 Land Use Intensity area of the Comprehensive Plan and is subject to Rezoning Policy 104, which states:

General location:

On the east side of La Cañada Drive approximately 130 feet north of Ina Road, in Section 35 of Township 12 South, Range 13 East (Ref. Co7-07-09).

Policies:

- A. *Notwithstanding the zoning districts and range of residential density allowed under the Low Intensity Urban 1.2 (LIU-1.2) planned land use intensity category, a rezoning to TR Transitional Zone, for professional office use only, shall be deemed in conformance with the Comprehensive Plan.*
- B. *Buildings are limited to one story and twenty-four feet (24').*
- C. *Scale and general character shall be compatible with local residential development and the office development to the south.*

The proposed use of the site is Professional Office and is needed to accommodate the growth of a local Architecture & Design firm. The site is currently occupied by a single-family residence which will be removed to accommodate new office construction, along with the associated paving and landscaping required by the zoning code.

The property is within the Metro Water District and is currently in service. The proposed development will continue to utilize Metro Water for service.

The property is currently being served by a septic system. The proposed development intends to continue to utilize the septic system and if necessary modify to accommodate the commercial use.

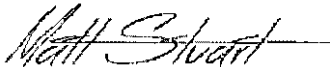
The site is sparsely vegetated with few trees along the street side frontage and at the rear of the site. The proposed development intends to disturb and mitigate existing vegetation along the east boundary of the site in accordance with Riparian Mitigation standards, and to provide additional landscape treatment along the north and west (street frontage) boundaries of the site in accordance with the Landscaping, Buffering and Screening Standards.

**Based on the survey data, the vegetation along the south property line exists within the neighboring property limits.*

The proposed development proposes a building size of approximately 5,500 square feet of professional office space. The number of employees is estimated to be approximately 15, and office hours will resemble standard operating business hours of 8 am to 6 pm, Monday thru Friday. To accommodate the number of employees and potential guests, 26 parking spaces have been proposed. Per rezoning policy 104, building height will be limited to 1-story and a maximum 24 feet.

These aforementioned are intended to highlight the main aspects of the proposed project as they relate to the rezoning request. A Preliminary Development Plan accompanies this letter for reference and context of the proposed request. If there are any questions, please feel free to contact the undersigned.

Sincerely,
Cypress Civil Development



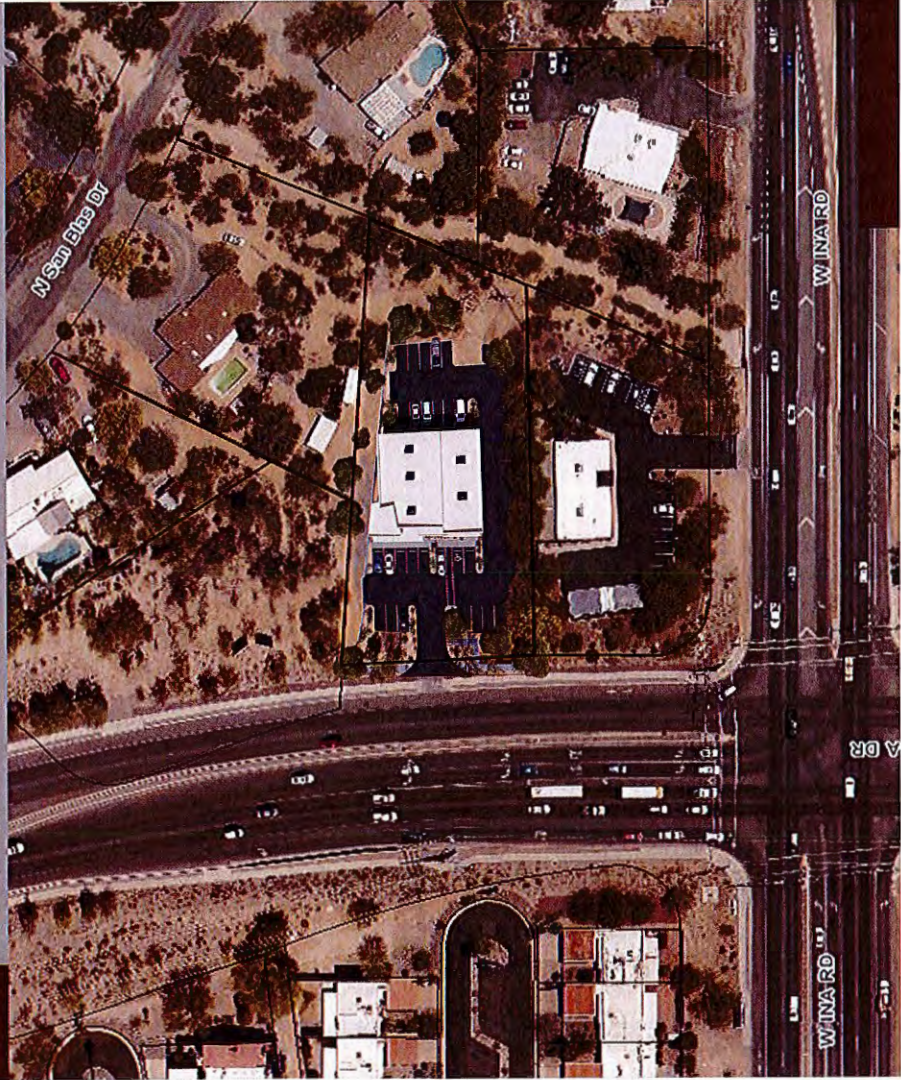
Matt Stuart
Project Manager
(520) 499-2456
mstuart@cypresscivil.com

PROFESSIONAL OFFICE FOR:



7230

N LA CANADA

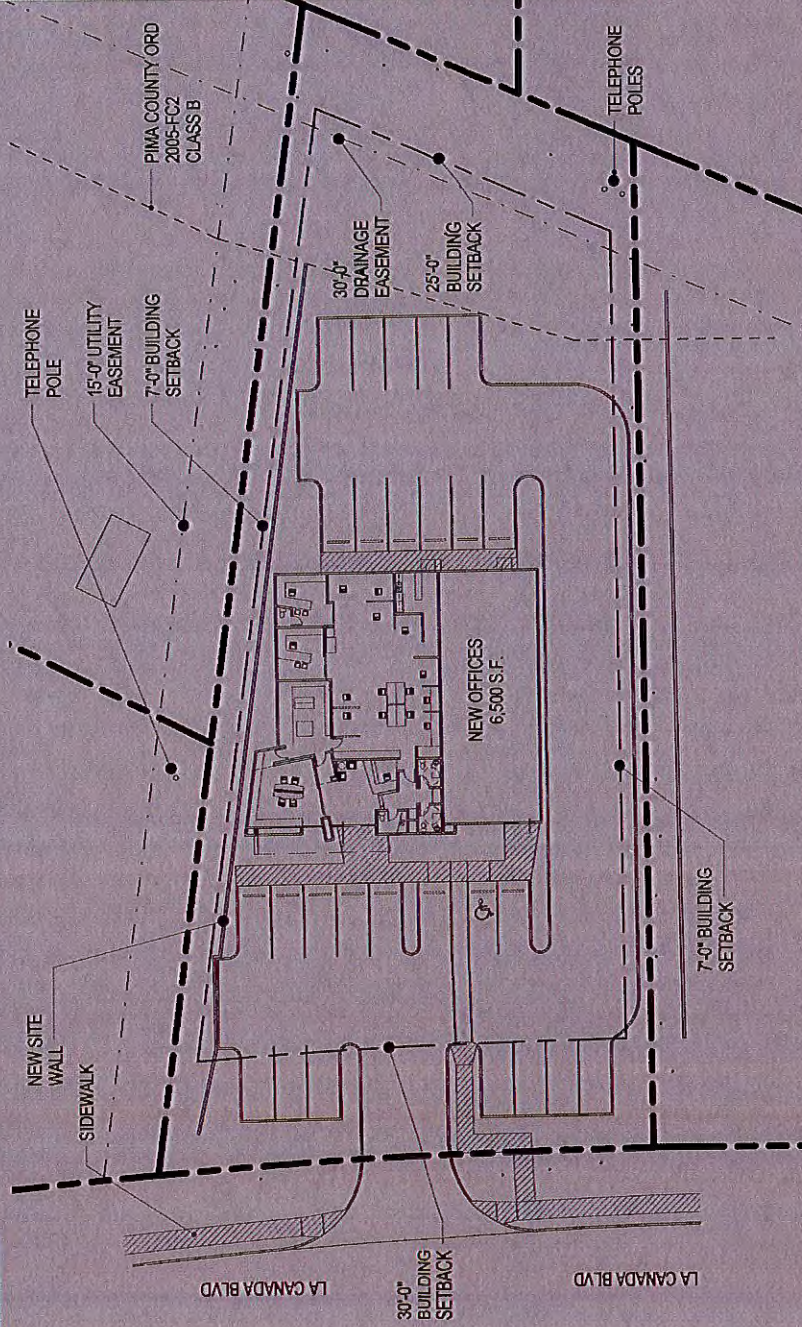


PROFESSIONAL OFFICE FOR:



7230

N LA CANADA



28 July, 2017

RE: Rezoning Request – CR-1 to TR – 7230 N. La Canada Drive

Dear Neighbor:

We will be holding a neighborhood meeting to discuss the request for a rezoning for the site located at 7230 N. La Canada Drive. The rezoning request is necessary to allow for the construction of a new single-story professional office building (Architecture & Design). We would like to invite you to attend, hear our presentation, and ask any questions you may have regarding our rezoning request.

We will be holding the meeting on site at **7230 N. La Canada Drive**. The meeting will be held at **5:00 PM on Wednesday, August 16th**.

We encourage public participation, and in addition to questions presented in person at the meeting, you may also direct written comments to Matt Stuart at mstuart@cypresscivil.com prior to, or following the public meeting. If you have any questions about location or the scheduling of the neighborhood meeting, please feel free to contact either by email or by phone at (520) 499-2456.

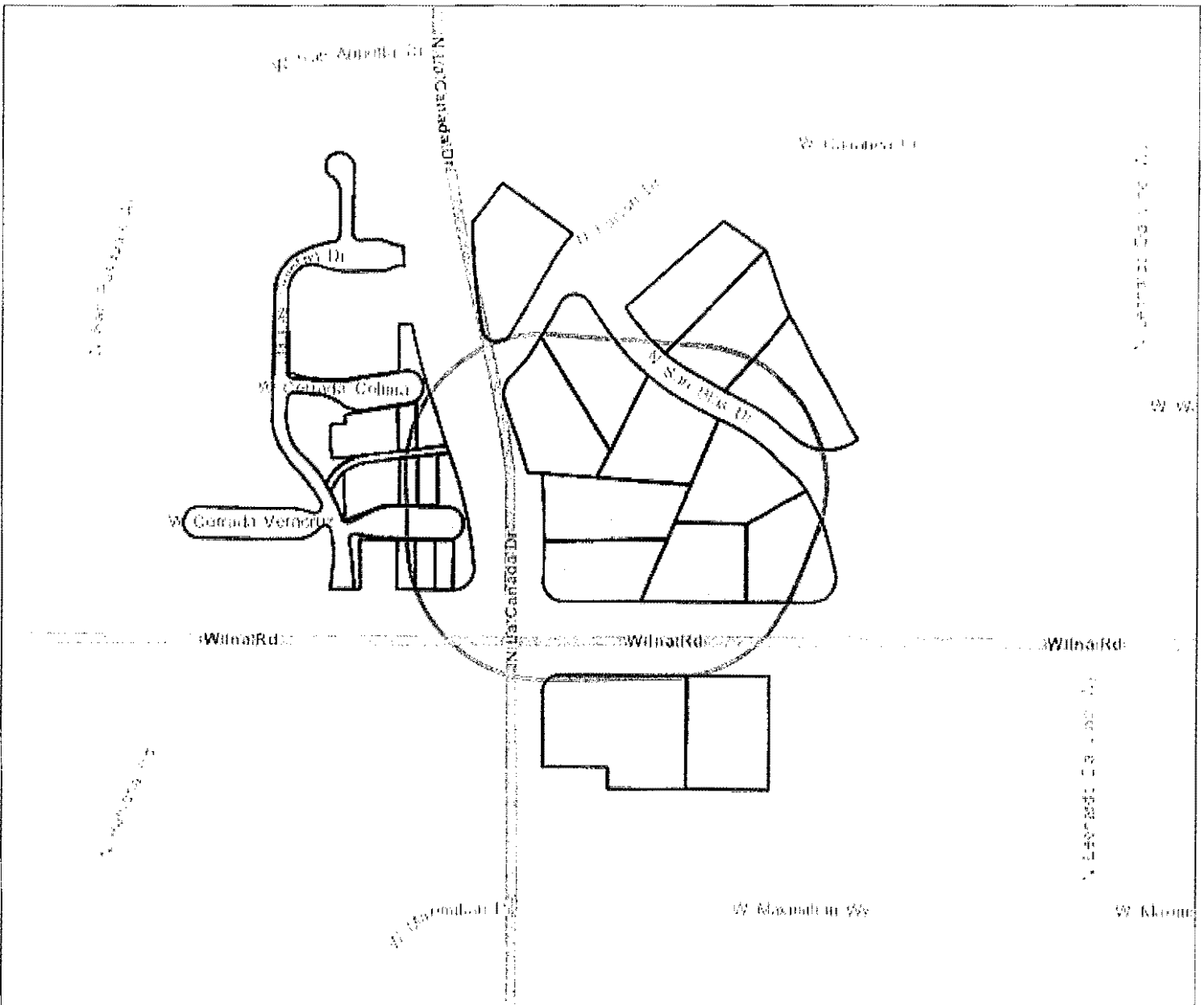
The purpose of this meeting will be to present the proposed rezoning request for the subject parcel and proposed development. We look forward to meeting with you personally.

If you have any questions, please do not hesitate to contact. Additional contact information is contained directly below. Thank you for your time and consideration.

Sincerely,
Cypress Civil Development



Matt Stuart
Project Manager

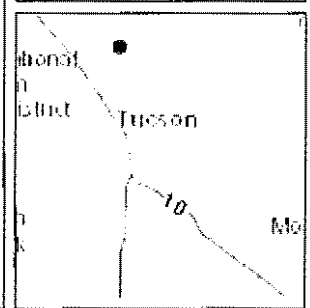
7230 N La Canada - Rezone Notification Area



Notes
 300' Notification Area

Legend
 Parcels

1: 4,514 



WGS_1984_Web_Mercator_Auxiliary_Sphere
 © City of Tucson

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

PROJECT OVERVIEW

- ⦿ Rezone Parcel from CR-1 (Residential) to TR (Transitional)
- ⦿ Provide an ~5,500 SF Professional Office Building
- ⦿ Provide ~26 Parking Spaces
- ⦿ Rezoning Policy 104:
 - Policies:
 - A. Notwithstanding the zoning districts and range of residential density allowed under the Low Intensity Urban 1.2 (LIU-1.2) planned land use intensity category, a rezoning to TR Transitional Zone, for professional office use only, shall be deemed in conformance with the Comprehensive Plan.
 - B. Buildings are limited to one story and twenty-four feet (24').
 - C. Scale and general character shall be compatible with local residential development and the office development to the south.

REZONE

- Rezone Process (Non-Site Analysis)
 - Pre-application conference w/ County Staff
 - ★ Host a Neighborhood Meeting (300 foot notification radius)
 - Submit Rezone Package/Application (Site Plan, Request Letter) to County Staff
 - Planning & Development Services Department
 - Application Review and Recommendations
 - Planning & Zoning Commission – Public Hearing (300 foot notification radius + local publication)
 - Board of Supervisors – Review & Adoption

**7230 N La Canada - REZONING
Neighborhood Meeting Notes
August 16, 2017**

Cypress Civil Development Attendees:

Matt Stuart, Project Manager

Soloway Designs Attendees:

Marc Soloway, Architect, Managing Principal

Location: On-site @ 7230 N La Canada

Start Time: 5:05p.m.

Finish Time: 5:35p.m.

1) Introduction

- a) Matt Stuart opened the meeting, introducing himself and CYPRESS, as well as project architect and future building occupant, Marc Soloway of Soloway Designs. Mr. Stuart further explained the intent of the meeting to discuss a rezone of the property at the 7230 N La Canada from CR-1 to TR.

2) Board 1

- a) Mr. Stuart provided a project overview, including:
 - i) Rezone subject property from CR-1 (Residential) to TR (Transitional).
 - ii) Proposed development is for an approximately 5,500 square foot professional office building.
 - iii) Provide approximately 26 parking spaces in both the front and rear of the lot – staying out of the riparian habitat delineation in the rear.
 - iv) The site is subject to Rezoning Policy 104 as adopted per the Pima Prospers Comprehensive Plan, which specifically addresses this parcel. The following policies serve as a guideline for a proposed rezoning and development:
 - (1) Notwithstanding the zoning districts and range of residential density allowed under the Low Intensity Urban 1.2 (LIU-1.2) planned land use intensity category, a rezoning to TR Transitional Zone, for professional office use only, shall be deemed in conformance with the Comprehensive Plan.
 - (2) Buildings are limited to one story and twenty-four feet (24’).
 - (3) Scale and general character shall be compatible with local residential development and the office development to the south.

- 3) **Board 2** – Mr. Stuart provided an outline of the Rezone process (Non-Site Analysis Procedure), who is involved and their role in the process:
 - a) **Pre-Application Conference** – Includes County staff to discuss the proposed rezone and examine against existing planning documents – including Comprehensive Plan and Rezoning Policy 104.
 - b) **Host a Neighborhood Meeting** – Neighborhood meeting is held with interested residents and owners within a 300 foot notification radius of the project site.
 - c) **Submittal of a Rezone Package** – Presented to County staff for review.
 - d) **Application Review** – Pima County Planning and Development Services staff.
 - e) **Planning & Zoning Commission** – Public Hearing (owners within 300 foot radius of property to notified + published in a local publication)
 - f) **Board of Supervisors** – Approval/Ordinance Adoption.
- 4) **Board 3** -
 - a) Mr. Soloway provided an overall site plan and renderings to help highlight the overall layout of the site, and demonstrate the proposed building architecture.
 - b) Mr. Soloway discussed the privacy wall to be constructed along the north boundary to help shield the residential neighbors from the proposed activity.
 - c) The board highlighted the single story professional office building and the distinguishing architectural elements proposed.
- 5) **Board 4** -
 - a) This board provided an aerial overview to assist in visual context of the proposed project with the neighboring properties.
 - b) Mr. Soloway highlighted the front entry and the low intensity use of the project.
- 6) **Questions and Answers** – At this time the floor was then opened to the attendees for questions:
 - a) **Question** – So is this your office?
 - i) **Response** – (Mr. Soloway) Correct, we are looking to relocate due to growth and expansion and this would serve as the main office for Soloway Designs – Architecture + Interiors.
 - b) **Comment** – There seems to be a lot of parking.
 - i) **Response** – What we show is the code minimum for the project. The County code requires the inclusion of both parking for employees and guests in their calculations. Parking is primarily in the front, with employee parking in the rear.
 - c) **Question** – I live in the house to the north, you said there is going to be a screen wall?
 - i) **Response** – Correct, the code requires us to have a 10' landscape buffer with a screen wall from the uses along the north boundary.
 - d) **Question** – So there will be additional landscaping too?
 - i) **Response** – Yes, code requires a certain level of landscaping material and screening, so we plan to meet and exceed that requirement in some areas. There is some vegetation that already exists within the buffer areas, so we would like to preserve those where possible.

- e) **Comment** – This will be great, anything is better than what was happening at this residence in the past.
 - i) **Response** – Yes, we have heard some stories from the landlord and other neighbors about the previous tenants.
- f) **Question** – So the existing house will be demolished?
 - i) **Response** – Yes, the plan is to demolish and construct a new facility per the renderings on the board.
- g) **Comment** – I think the design is great and are really looking forward to this coming to the area.
- h) **Question** – What is the timeframe of the development?
 - i) **Response** – We anticipate the rezoning to take another 3-4 months and the development/grading plan approval will follow shortly thereafter. So demolition of the existing structure could start toward the end of the year or early 1st quarter of 2018 if all goes well.
- i) **Question** – Will we be notified of the rezoning?
 - i) **Response** – Yes, the rezoning hearings are public, and you will receive notification of the public hearing time and date from the County.
- 7) **Closing** – Mr. Stuart and Mr. Soloway thanked everyone for coming, encouraged those to sign the sign-in sheet if had not already done so, and closed the neighborhood meeting.

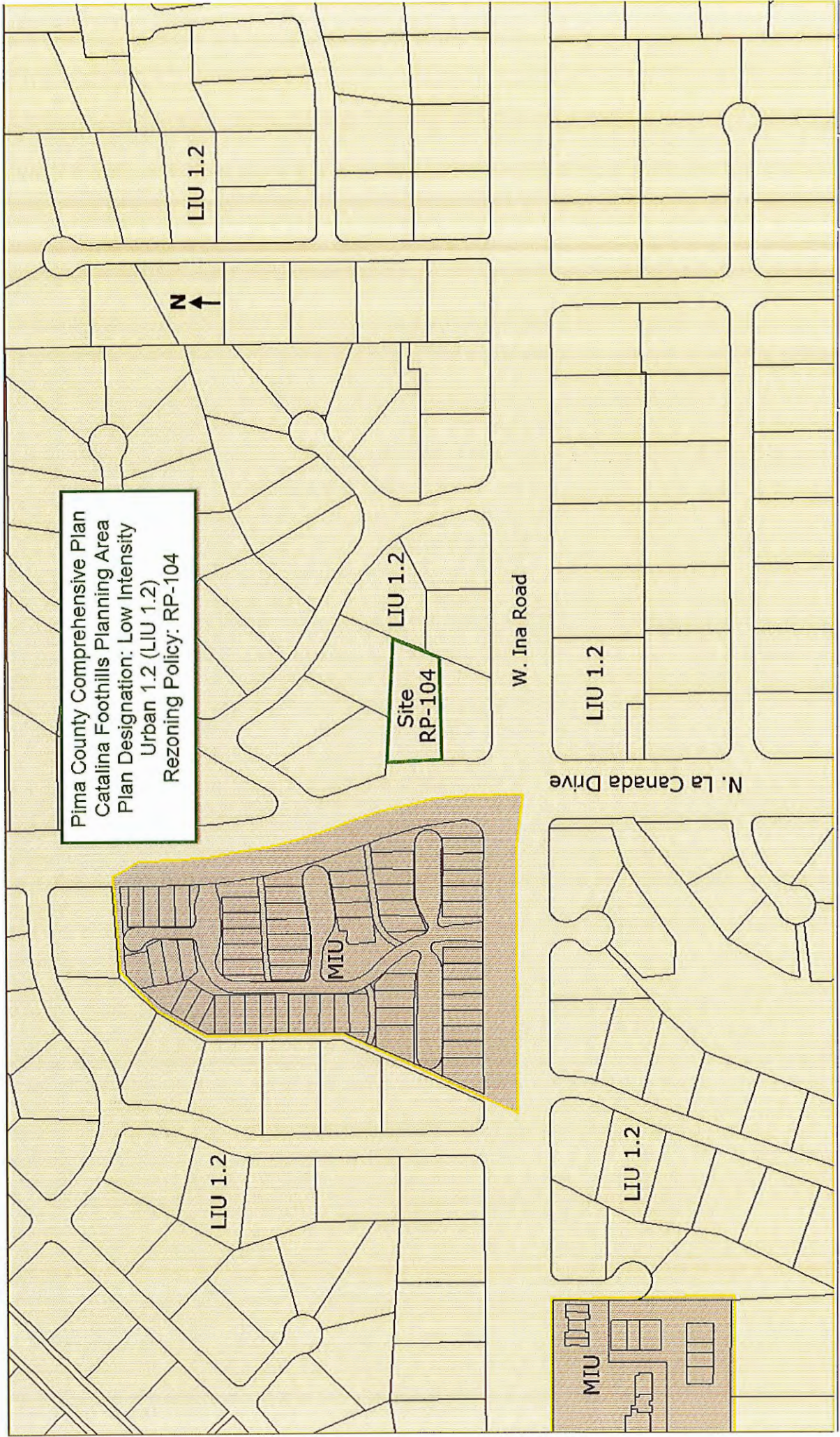
Pima County Comprehensive Plan
Catalina Foothills Planning Area
Plan Designation: Low Intensity
Urban 1.2 (LIU 1.2)
Rezoning Policy: RP-104



Site
RP-104

W. Ina Road

N. La Canada Drive



1:2,560

3,673 x 2,164 (ft)

Low Intensity Urban (LIU)

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

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

.....

2) Low Intensity Urban 1.2 (LIU-1.2)

a) Residential Gross Density:

- i) Minimum – none
- ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following options:
 - a) Gross density of 2.5 RAC with 45 percent open space;
 - or
 - b) Gross density of 4 RAC with 60 percent open space.

b) 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:

- i) Minimum density – none
- ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following option:
 - a) Gross density of 2 RAC with 50 percent open space.

.....

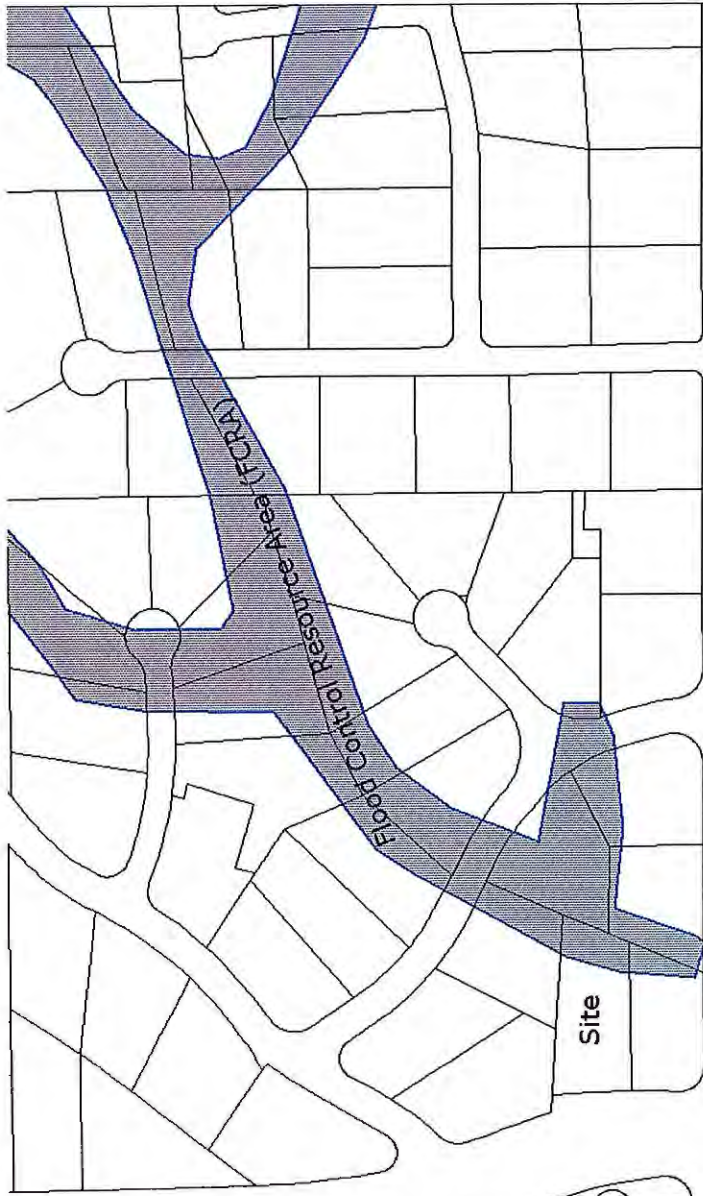
RP-104 N. La Cañada Drive/W. Ina Road (CF)

General location

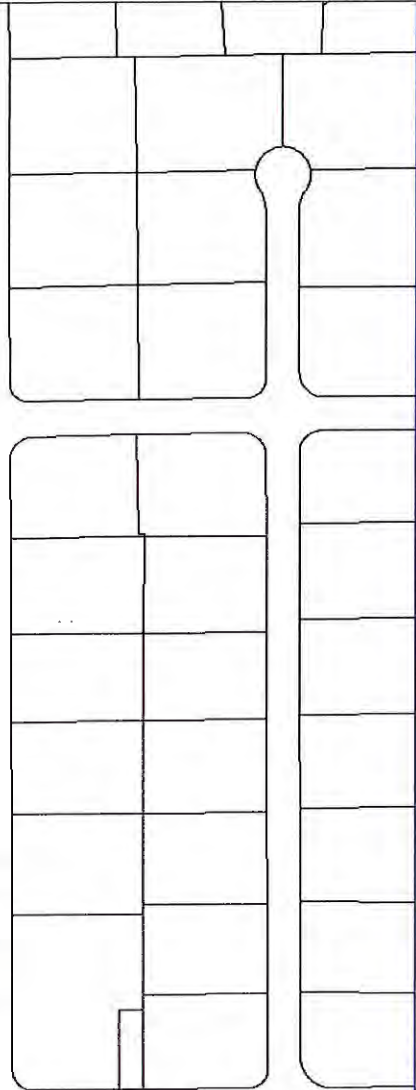
On the east side of La Cañada Drive approximately 130 feet north of Ina Road, in Section 35 of Township 12 South, Range 13 East (Ref. Co7-07-09).

Policies

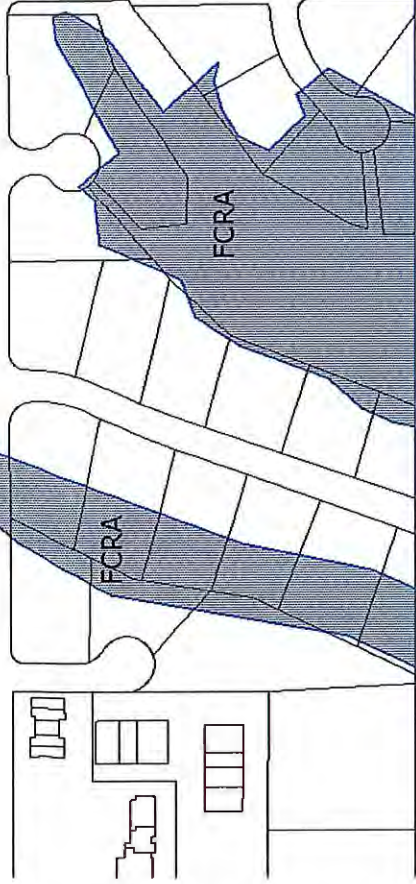
- A. Notwithstanding the objective and range of residential density allowed under the Low Intensity Urban 1.2 (LIU-1.2) planned land use intensity category, a rezoning to TR Transitional Zone, for professional office use only, shall be deemed in conformance with the Comprehensive Plan.
- B. Buildings are limited to one story and twenty-four feet high (24').
- C. Scale and general character shall be compatible with local residential development and the office development to the south.



W. Ina Road



N. La Canada Drive



1:2,500

3,673 x 2,164 (ft)

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: LAM
DEPUTY RECORDER
6545 AS2

P0230
PIMA CO CLERK OF THE BOARD
PICKUP



DOCKET: 13369
PAGE: 3416
NO. OF PAGES: 3
SEQUENCE: 20081570815
08/13/2008
RES 18:00
PICKUP
AMOUNT PAID \$ 0.00

RESOLUTION NO. 2008- 204

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 ONE (1) ACRE IN SECTION 35 OF TOWNSHIP 12 SOUTH, RANGE 13 EAST, IN THE NORTHWEST SUBREGION.

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

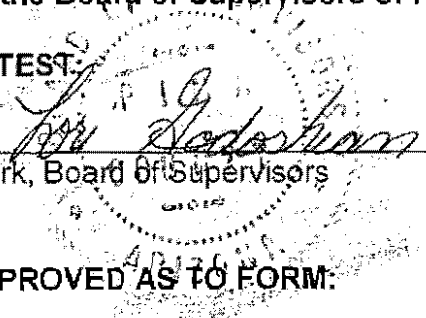
Section 1. The Pima County Comprehensive Plan Land Use Map, Northwest Subregion, is hereby amended to establish Rezoning Policies (RP) only, with the planned land use intensity to remain Low Intensity Urban 1.2 (LIU-1.2), for approximately **one (1) acre**, as referenced in Co7-07-09 Duarte – N. La Cañada Drive Plan Amendment, located on the east side of La Cañada Drive, approximately 130 feet north of Ina Road, as shown on the map attached hereto as Exhibit A and incorporated herein by this reference, as follows:

1. Notwithstanding the zoning districts and range of residential density allowed under the Low Intensity Urban 1.2 (LIU-1.2) planned land use intensity category, a rezoning to TR Transitional Zone, for professional office use only, shall be deemed in conformance with the Comprehensive Plan.
2. Buildings are limited to one story and twenty-four feet (24').
3. Scale and general character shall be compatible with local residential development and the office development to the south.

Section 2. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 5th day of August, 2008,
by the Board of Supervisors of Pima County, Arizona.

ATTEST:


[Signature]
Clerk, Board of Supervisors

BOARD OF SUPERVISORS

[Signature]
Chair, Board of Supervisors

APPROVED AS TO FORM:

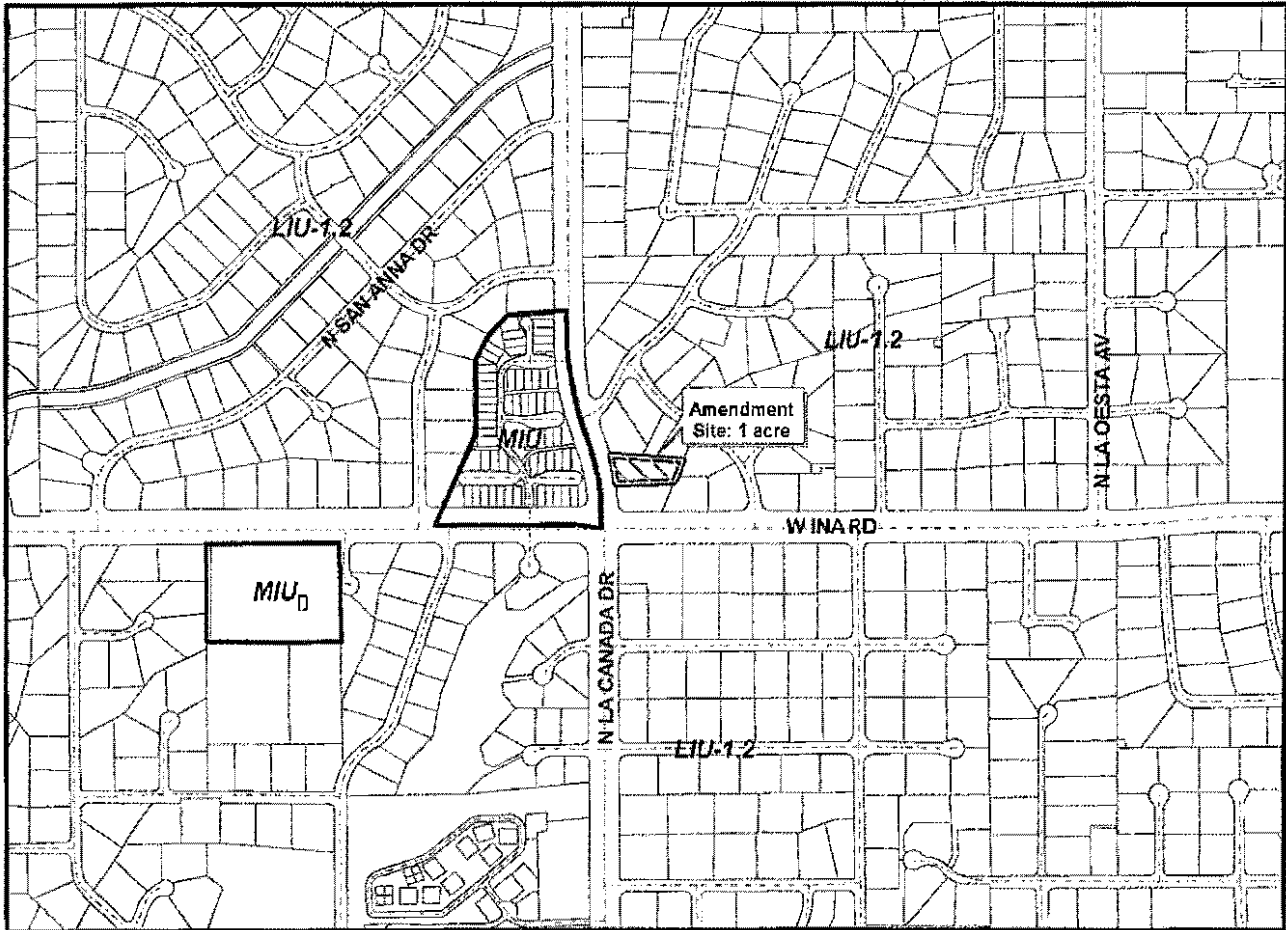
[Signature]
Deputy County Attorney


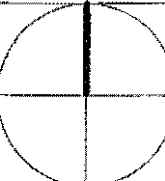
APPROVED:

[Signature]
Executive Secretary
Planning and Zoning Commission

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Map Exhibit "A"



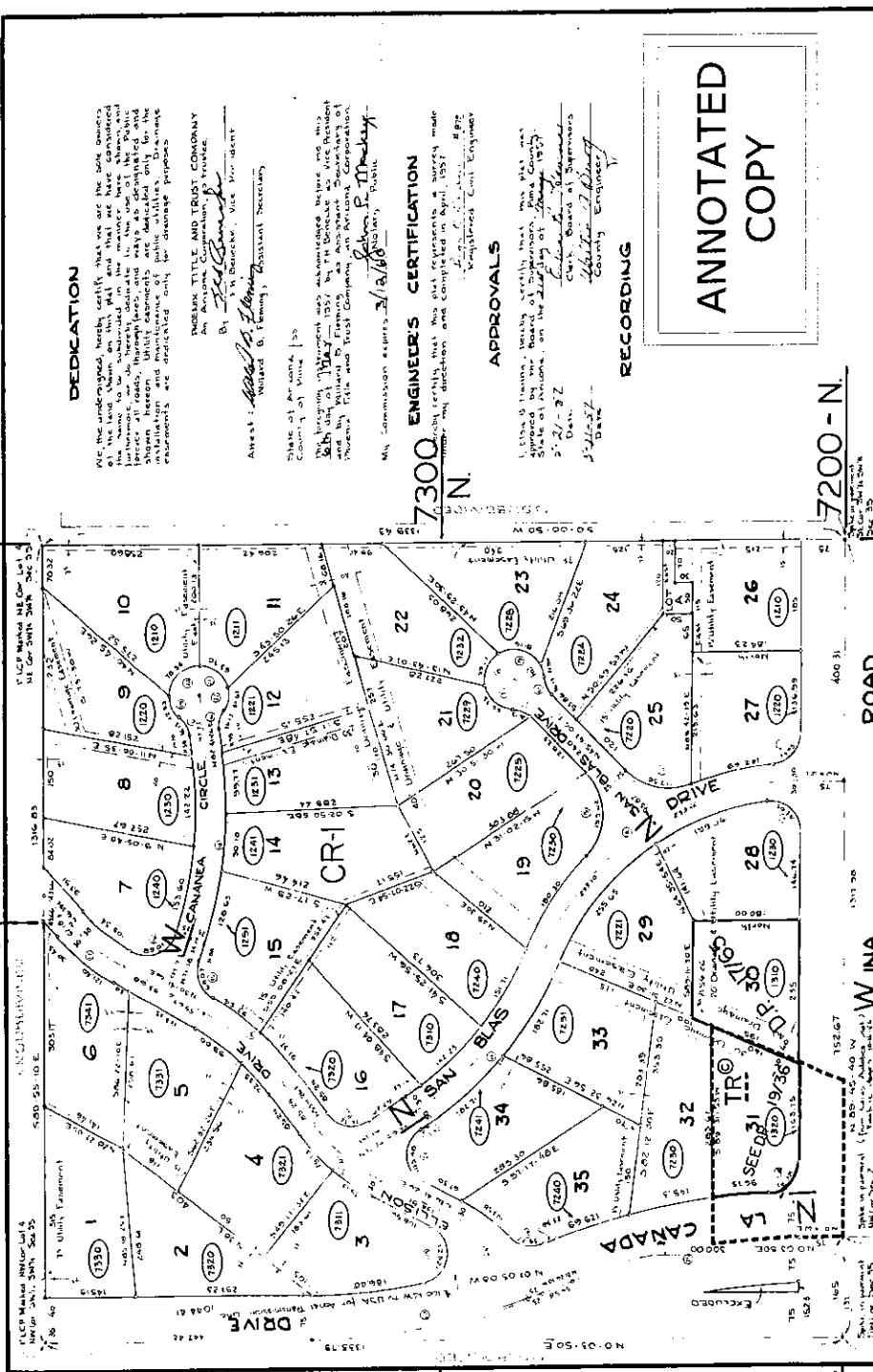
Tax Code: 225-49-1910	Co7-07-09 DUARTE - N. LA CANADA DRIVE PLAN AMENDMENT	Located on the east side of La Canada Drive approximately 130 feet north of Ina Road
Establish a Rezoning Policy area only - 1 acre		
	Northwest Subregion T12S, R13E, Section 35	
P&Z Hearing Date: August 29, 2007	Scale: 5,000	
BOS Hearing Date: October 16, 2007	Date: December 28, 2007	

ORANGE GROVE PARK

MP 12041

RECORDED: MAY 27, 1957

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



DEDICATION

WE, the undersigned, hereby certify that we and the joint owners of the land shown on this plat and that we have considered the same and the same is hereby dedicated to the public use of the State of Arizona, on the condition that the public utility shown hereon shall be installed, maintained and operated for the benefit and convenience of the public and that the same shall be subject to the provisions of the laws of the State of Arizona relating to public utilities. Witness my hand and the seal of my office this 27th day of April, 1957.

ROBERT TITUS AND TRUST COMPANY
An Arizona Corporation, Trustee

By: *Robert T. Titus*
Trustee

Attest: *Edward G. Fleming*
Edward G. Fleming, Assistant Secretary

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 27th day of April, 1957, by the Trustee as Vice President and the Trustee as Secretary as authorized officers of Robert Titus and Trust Company, a corporation organized under the laws of the State of Arizona, and the Commission expires 2/28/60.

ENGINEER'S CERTIFICATION

I, the undersigned, hereby certify that the plat represents a survey made in accordance with the laws of the State of Arizona, and that the same has been approved by the Board of Supervisors of Maricopa County, Arizona, on the 27th day of April, 1957.

By: *Robert T. Titus*
Trustee

Attest: *Edward G. Fleming*
Assistant Secretary

By: *John P. Mackay*
John P. Mackay, Public

By: *Robert T. Titus*
Trustee

By: *Edward G. Fleming*
Assistant Secretary

By: *John P. Mackay*
Public

By: *Robert T. Titus*
Trustee

By: *Edward G. Fleming*
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Trustee

By: *Edward G. Fleming*
Assistant Secretary

By: *John P. Mackay*
Public

**ANNOTATED
COPY**

**MAP 76
ZONE CR-1, TR**

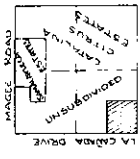
ORANGE GROVE PARK

LOTS 1 TO 35

BEING A SUBDIVISION OF THE
S.W. 1/4 SECTION 33
T15S R15E G1S3B4M
PIMA COUNTY, ARIZONA
APRIL 1957
SCALE 1"=100'

ROST AND GARDNER ENGINEERS 3325

CURVE	DATA
1	17.15
2	17.15
3	17.15
4	17.15
5	17.15
6	17.15
7	17.15
8	17.15
9	17.15
10	17.15
11	17.15
12	17.15
13	17.15
14	17.15
15	17.15
16	17.15
17	17.15
18	17.15
19	17.15
20	17.15
21	17.15
22	17.15
23	17.15
24	17.15
25	17.15
26	17.15
27	17.15
28	17.15
29	17.15
30	17.15
31	17.15
32	17.15
33	17.15
34	17.15
35	17.15



Notes: 1/8" = 100' (Horizontal)
1/16" = 100' (Vertical)