



TO: Honorable Ally Miller, Supervisor, District # 1
FROM: Arlan M. Colton, Planning Director *JMC*
DATE: November 5, 2014

**SUBJECT: Co9-14-10 ARTHUR NAIMAN LIVING TRUST – N. ROCK CANYON ROAD
EASEMENT REZONING (CATALINA FOOTHILLS ZONING
PLAN WAIVER OF PLATTING REQUIREMENTS)**

The above referenced Waiver of Platting Requirements is within your district and is scheduled for the Board of Supervisors' **TUESDAY, NOVEMBER 18, 2014** hearing.

REQUEST: For a waiver on approximately 3.40 acres from the SR Suburban Ranch Zone to the CR-1 Single Residence Zone on property located approximately three-quarters of a mile southwest of N. Kolb Road and E. Sunrise Drive. The proposed waiver substantially conforms to the Catalina Foothills Zoning Plan (Co13-59-04).

OWNER: Arthur Naiman Living Trust
PO Box 66066
Tucson, AZ 85728

AGENT: None

DISTRICT: 1

STAFF CONTACT: Mark Holden

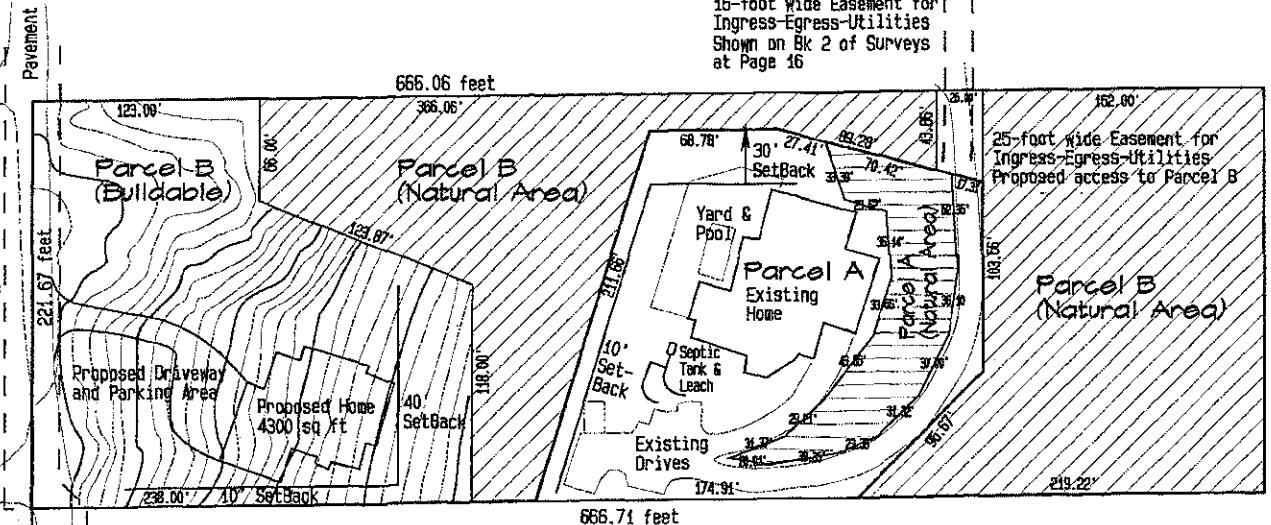
PUBLIC COMMENT TO DATE: As of November 5, 2014, staff has received one comment letter from an adjacent neighbor with no objection to the proposed rezoning.

PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO REZONING CONDITIONS (9-0; Commissioner Matter was absent).

STAFF RECOMMENDATION: APPROVAL SUBJECT TO REZONING CONDITIONS.

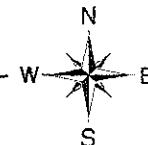
MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The subject property lies outside the Maeveen Marie Behan Conservation Lands System.

CP/MH/ar
Attachments



SITE PLAN -- 5020 N. ROCK CANYON ROAD

SCALE 1" = 100'



EXISTING PROPERTY

TAX ID #114-15-0580
SEQ N 20130580858
CURRENT ZONE: SR
SITE AREA: 147,705 SF/3.39 AC
OVERALL ACS: 26%
LESS NATURAL: 18%

PROPOSED PARCEL A

EXISTING RESIDENCE
NEW ZONE: CR-1
TOTAL AREA: 38,694 SF/0.89 AC
DEVELOPABLE: 31,149 SF/0.72 AC
NATURAL: 7,445 SF/0.17 AC

ACS CALC: 12%

$$\begin{array}{r} 2 \times 1857 \times 0.0023 \\ \hline 0.72 \text{ AC.} \end{array}$$

PROPOSED PARCEL B

NEW ZONE: CR-1
TOTAL AREA: 109,111 SF/2.60 AC
DEVELOPABLE: 43,572 SF/1.00 AC
NATURAL: 65,539 SF/1.60 AC

ACS CALC: 22%

$$\begin{array}{r} 2 \times 4881 \times 0.0023 \\ \hline 1.00 \text{ AC.} \end{array}$$



Settemeyer Surveys Inc.
P.O. Box 12612, Tucson, Arizona 85732
Phone: 520-512-0666, Fax: 520-512-1666
E-mail: settemeyer@cox.net



BOARD OF SUPERVISORS MEMORANDUM

Subject: Co9-14-10

Page 1 of 3

FOR NOVEMBER 18, 2014 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director
Public Works-Development Services Department-Planning Division *AMC*

DATE: November 5, 2014

UNADVERTISED ITEM FOR PUBLIC HEARING

WAIVER OF PLATTING REQUIREMENTS

Co9-14-10 ARTHUR NAIMAN LIVING TRUST – N ROCK CANYON ROAD EASEMENT REZONING
(CATALINA FOOTHILLS ZONING PLAN WAIVER OF PLATTING REQUIREMENTS)

Request of Arthur Naiman Living Trust for a waiver of the platting requirements of the Catalina Foothills Zoning Plan. The applicant requests the waiver on approximately 3.40 acres from the SR Suburban Ranch Zone to the CR-1 Single Residence Zone on property located approximately three-quarters of a mile southwest of N. Kolb Road and E. Sunrise Drive. The proposed waiver substantially conforms to the Catalina Foothills Zoning Plan (Co13-59-04). On motion, the Planning and Zoning Commission voted 9 - 0 to recommend **APPROVAL SUBJECT TO REZONING CONDITIONS** (Commissioner Matter was absent). Staff recommends **APPROVAL SUBJECT TO REZONING CONDITIONS**.

(District 1)

Planning and Zoning Commission Public Hearing Summary (September 24, 2014)

Staff presented information from the staff report to the commission.

The applicant spoke and stated that many neighbors had completed similar rezonings and that it was his intent to split his property into two parcels for financial reasons. A commissioner asked about the natural areas shown on the sketch map. Staff responded that the set-aside areas were required as part of the Hillside Development Overlay Zone.

The chair opened the public hearing and invited audience members to speak. Speaker #1 had no objection to the proposed rezoning, but asked that the drainage on the north side of the site be avoided. The applicant was invited to make a closing statement but declined and commissioners closed the public hearing.

Commissioner Poulos made a motion to **APPROVE** the rezoning with staff's recommendations for standard and special conditions; Commissioner Membrila seconded. Upon the vote, the motion to **APPROVE** passed (9-0; Commissioner Matter was absent).

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

1. The property owner shall:
 - A. Record the necessary development-related covenants as determined appropriate by the various County agencies.
 - B. Provide development-related assurances as required by the appropriate agencies.
 - C. Submit a title report (current within 60 days) to Development Services evidencing ownership of the property prior to the development-related covenants and any required dedications.
2. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
3. Access shall be located as depicted on the sketch plan submitted with the application.
4. Upon the effective date of the rezoning ordinance associated with this rezoning, 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 current any future 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.
5. The property owner shall adhere to the sketch plan as approved at public hearing.
6. 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.

7. 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(l)."

CP/MH/ar
Attachments

c: Arthur Naiman Living Trust, PO Box 66066, Tucson, AZ 85728
Chris Poirier, Assistant Planning Director
Co9-14-10 File

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

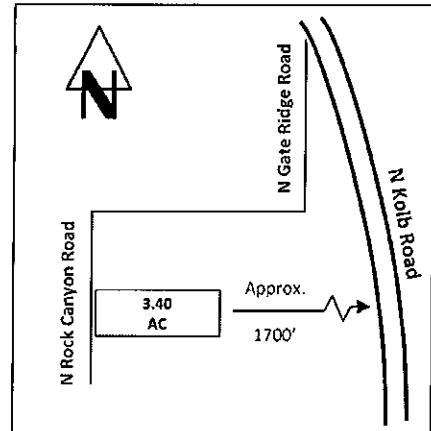
HEARING September 24, 2014

DISTRICT 1

CASE Co9-14-10 Arthur Naiman Living Trust –
N. Rock Canyon Road Easement Rezoning

REQUEST Rezone property from SR Suburban Ranch
Zone to CR-1 Single Residence Zone
through waiver of platting requirement of the
Catalina Foothills Zoning Plan (Co13-59-04)

OWNER Arthur Naiman Living Trust
PO Box 66066
Tucson, AZ 85728



APPLICANT'S PROPOSED USE

The applicant wishes to split the parcel into two single family residential lots, as allowed by Catalina Foothills Zoning Plan.

APPLICANT'S STATED REASON

The applicant plans to sell second lot.

STAFF REPORT SUMMARY

Staff recommends APPROVAL SUBJECT TO CONDITIONS.

COMPREHENSIVE PLAN

The subject property is designated Low Intensity Urban 1.2 (LIU 1.2) land use under the Pima County Comprehensive Plan. The stated purpose of the LIU Land Use Category is for "...low density residential and other compatible uses [and] to provide incentives for clustering residential development and providing natural open space..." The CR-1 Zone is allowed under LIU land use and meets that objective, and the applicant's requested zoning complies with the Comprehensive Plan. The property is subject to Special Area Policy S-2 Catalina Foothills, which limits the height of structures to 24 feet.

MAEVEEN MARIE BEHAN CONSERVATION LAND SYSTEM

The subject property is outside of the MMBCLS.

SURROUNDING LAND USES/GENERAL CHARACTER

North	CR-1	Single-family residential
South	SR	Undeveloped land, single-family residential
East	CR-1	Single-family residential
West	CR-1	Single-family residential

The surrounding neighborhood has primarily low- to medium-density residential development. Further to the north and west along E. Territory Drive is clustered CR-1 development that protects the arroyos between the developed ridgetops (Sunrise Mountain View Estates).

PUBLIC COMMENT

Staff has received one comment from a neighbor downslope from the property who is not opposed to the rezoning but requests that drainage issues be considered during the design and construction phases.

PREVIOUS REZONING CASES ON PROPERTY

There were no previous rezoning cases on the subject property.

PREVIOUS REZONING CASES IN GENERAL AREA

The subject parcel is within a roughly 100-acre un-subdivided area surrounded by developed subdivisions. The un-subdivided area has about 9 properties including the subject parcel that total about 45 acres currently zoned SR. There have been about 16 rezonings in this area from SR to CR-1 which occurred between 1989 and 2003; rezoned properties were all subsequently split into smaller parcels. This request is in keeping with similar approved requests in the immediate area.

CONCURRENCY CONSIDERATIONS		
<i>Department</i>	<i>Concurrency Considerations Met: (Yes / No / NA)</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	Condition recommended
FLOOD CONTROL	N/A	No conditions
WASTEWATER	N/A	No conditions
PARKS AND RECREATION	N/A	No comments

PLANNING REPORT

The rezoning request is for parcel #114-15-0580, approximately 3.40 acres in area. The subject property is located about three-quarters of a mile southwest of the intersection of N. Kolb Road and E. Sunrise Drive, and just east of the N. Rock Canyon Road easement. The request to rezone the parcel from SR to CR-1 is through a waiver of the platting requirement of the Catalina Foothills Zoning Plan (Co13-59-04).

About a third of the site has been developed with a single residence, located on the high topography in the middle of the property. The remainder of the site is essentially undeveloped and maintains its natural Sonoran Desert vegetation.

The site has an estimated average cross slope of around 26 percent, and is subject to the Hillside Development Overlay Zone, which applies to any land parcel containing slopes of fifteen percent (15%) or greater (Chapter 18.61.030(A)(1)). The applicant's

sketch plan works with the existing development and creates a new parcel that is odd-shaped but preserves about 1.5 acres of the site's steeper topography as open space.

REGIONAL FLOOD CONTROL DISTRICT

Staff has reviewed the request and notes that the site is not impacted by floodplains or regulated riparian habitat, and that no drainage complaints against the property are on file with the District. Because the site is less than 5 acres in area, the District does not require a Water Supply Impact Review or Preliminary Integrated Water Management Plan.

The District has no objection to the proposed waiver of the platting requirement request and recommends no special rezoning conditions.

TRANSPORTATION REPORT

The subject site is located on the Rock Canyon Road Easement, a paved private easement that is not maintained by Pima County. Major routes within one mile of this site include Kolb Road, Sunrise Drive, and Territory Drive. Kolb Road is a paved, two-lane, county-maintained road with 90 feet of existing right-of-way; capacity is 13,122 average daily trips (ADT) and the current traffic count is 11,851 ADT between Snyder Road and Sunrise Drive. Sunrise Drive is a paved, three-lane, county-maintained road with 150 feet of right-of-way; capacity is 16,700 ADT and the current traffic count is 17,257 ADT between Craycroft Road and Kolb Road. Territory Drive is a paved, two-lane, county-maintained road.

The Pima County Major Streets and Scenic Routes Plan designate both Kolb and Sunrise as a *Scenic Major Route* with 150 feet of planned right-of-way. Territory Drive is designated as a *Major Route* with a planned future right-of-way of 90 feet – the major route is shown as Wilmot Road north of River Road connecting to the western 1.25 miles of Territory Drive, however these two roads do not connect at this time.

Capacity improvements to Kolb Road between Sabino Canyon and Sunrise are scheduled for funding starting in 2019.

There is a minor transportation concurrency concern due to the overcapacity on Sunrise Drive between Craycroft and Kolb Road, but this request to add one residential lot will not contribute to the overcapacity situation – the addition of one single family home will generate approximately 10 ADT.

The Department of Transportation has no objection to the proposed waiver of the platting requirement request, and recommends the following condition: Access shall be located as depicted on the sketch plan.

REGIONAL WASTEWATER RECLAMATION DEPARTMENT REPORT

The Department notes that the existing dwelling and adjacent homes are currently served by private on-site septic systems. The proposed second dwelling will also utilize on-site disposal system. Approval from the Pima County Department of Environmental Quality will be required for the installation of a septic tank on the second parcel.

The Regional Wastewater Reclamation Department has no objection to the requested waiver of platting requirement.

ENVIRONMENTAL QUALITY REPORT

The Department notes that, based upon the sketch plan submitted with the application, the proposed new parcel containing the existing residence would be less than one acre in area (minimum size required for on-site septic systems). The applicant could request a waiver of the 1-acre requirement from the Development Services Department or establish a septic easement on the new parcel to meet requirements for on-site septic.

NATURAL RESOURCES, PARKS and RECREATION REPORT

Natural Resources, Parks and Recreation staff has no comments or objection to the requested waiver request.

CULTURAL RESOURCES and HISTORIC PROTECTION DIVISION REPORT

According to Pima County records, there are no known archaeological or historic sites located on the subject property. Although the property has never been surveyed for cultural resources, few sites have been identified within a one-mile radius and the area is within a low archaeological sensitivity zone as defined in the Sonoran Desert Conservation Plan. It is unlikely that this rezoning would impact significant cultural resources.

UNITED STATES FISH AND WILDLIFE REPORT

The US Fish and Wildlife Service (USFWS) notes that the subject property occurs in an area used by the lesser long-nosed bat (*Leptonycteris curasoae yerbabuena*), an Endangered species listed under the Endangered Species Act and a species covered under Pima County's Multi-Species Conservation Plan. The proposed rezoning occurs in an area where lesser long-nosed bats have been documented foraging and moving between roosts and foraging areas. USFWS has no concerns regarding the proposed action, but recommends that saguaros or agaves occurring on the property be preserved in place or salvaged and replanted on-site to incur no net loss of lesser long-nosed bat foraging resources.

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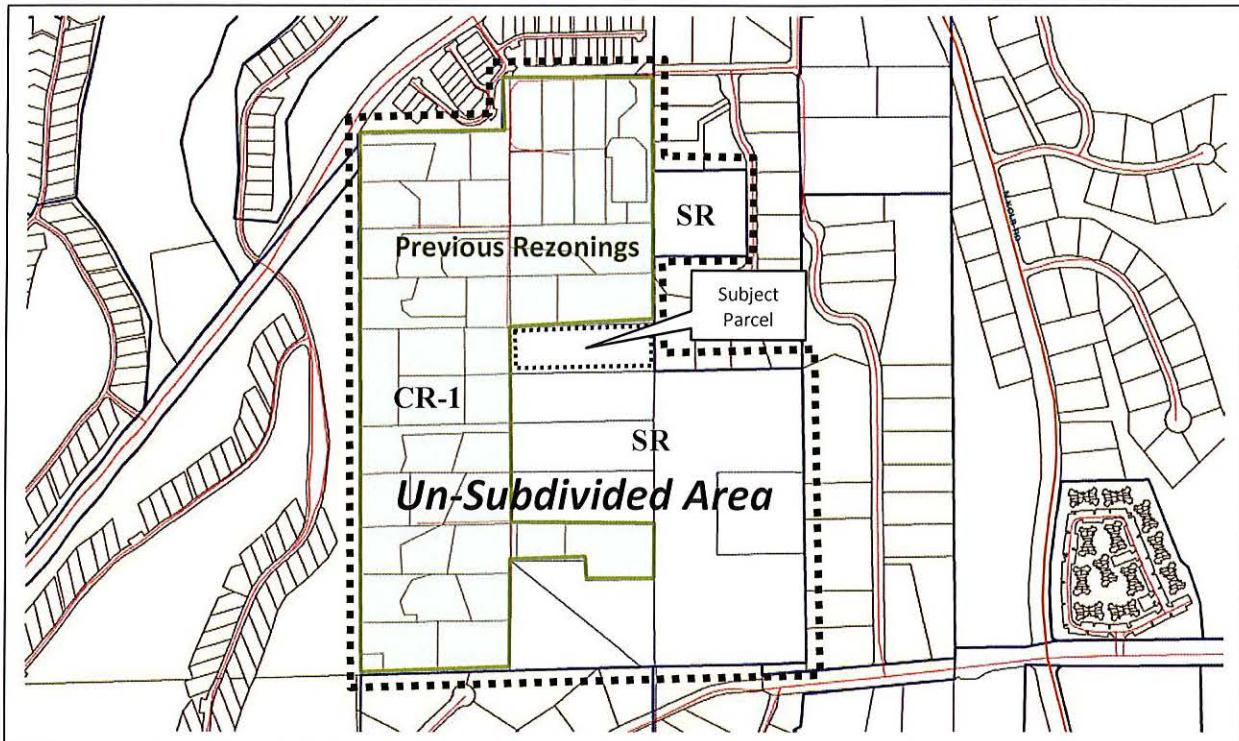
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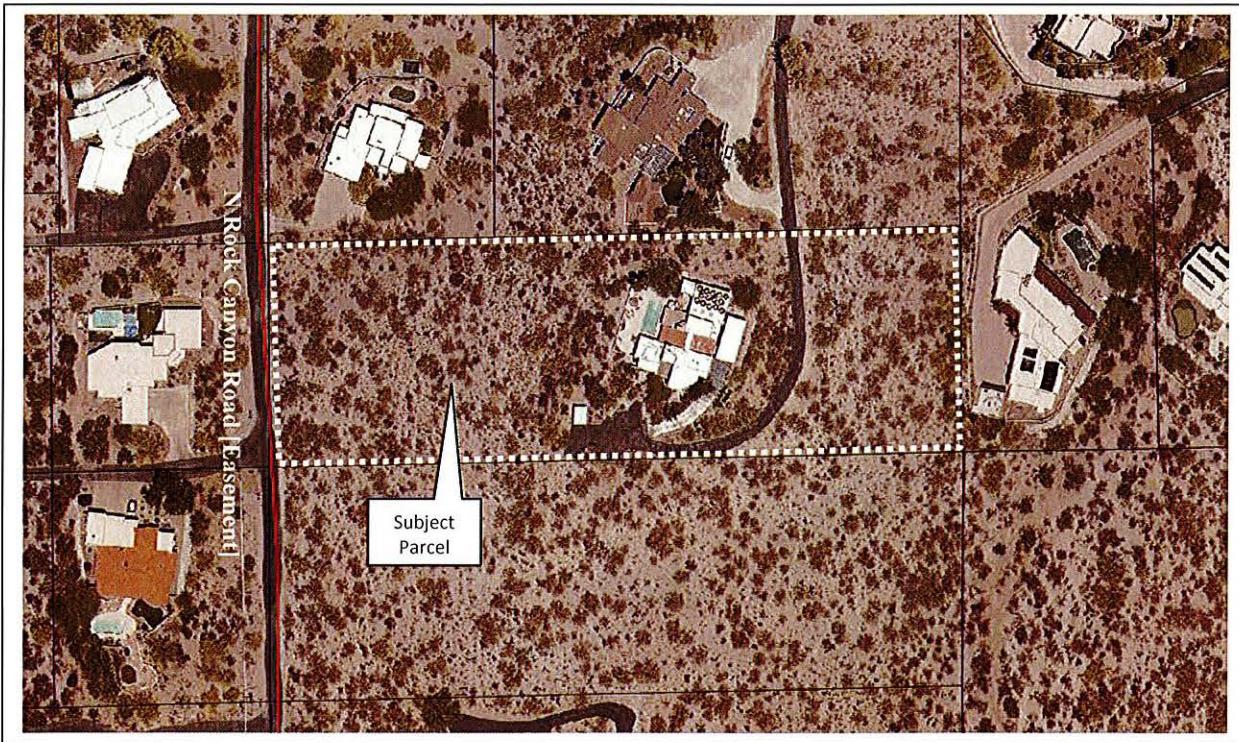
Respectfully Submitted,



Mark Holden
Senior Planner



Subject Parcel within Un-Subdivided Area and Previous Rezonings



Subject Parcel – Aerial Photograph



MEMORANDUM

FLOOD CONTROL

DATE: September 2, 2014

A handwritten signature in black ink that appears to read "Greg Saxe".

TO: Mark Holden, DSD
Senior Planner

FROM: Greg Saxe, Ph.D.
Env. Plg. Mgr

SUBJECT: Co9-14-10 Arthur Naiman Living Trust – N Rock Canyon Road Easement Rezoning

The Pima County Regional Flood Control District has reviewed the application and has **no objection or special conditions** to recommend for the following reasons:

1. The site is not impacted by floodplains or regulated riparian habitat.
2. No drainage complaints are on file with the District.
3. Because the site is less than 5 acres no Water Supply Impact Review or Preliminary integrated Water Management Plan is required.

If you have any questions regarding these comments, please contact me at 724-4600.

GS/sm

cc: File

FW: Co9-14-10/Rezoning plan

From: Elva Pedrego
Date: Thu 09/11/2014 3:54 PM
To: Mark Holden

FYI....some correspondence on the waiver I asked about this morning.

E

From: Duane Burghard [mailto:duane@macxprts.com]
Sent: Thursday, September 11, 2014 3:52 PM
To: Elva Pedrego
Cc: Mara Burghard
Subject: Re: Co9-14-10/Rezoning plan

Hi Elva,

THANK YOU for getting back to Mara and me about this. Obviously as we live *directly* across the street from where this new home will be built, this is a mater of concern for us.

Since this seems a LOT simpler than what we were worried about (short version appears to be a home owner who wants to sell off his his property so someone can build a house on it ... that's fine), I think my concern is basically reduced to only one key issue; drainage from that area onto our property is currently a significant problem (and certainly the storms of this past week, while admittedly relatively unprecedeted, demonstrated the damage potential we live with). Before I would lend my approval to ANY additional structure in that area I would need to be assured that the drainage issue would be addressed (in theory, a home in this space could make the situation a lot *better* *IF* it were done properly ... that's the "if" I would want some assurances on.

However, that appears to be a separate issue from the P&Z issue of simply dividing the land, which I do not object to for the purposes of adding a single family home in that space.

Thank you again for your time, attention and assistance with this issue.

:-)

Sincerely,

Duane Burghard
Chairman of the Board of Directors
The MacXprts Network/GuardianTek
(a Mardun Software Ltd. company)
www.macxprts.com
www.guardiantek.com
HQ: 573-446-APPL (2775)
iPhone: 573-268-MACS (6227)

PIMA COUNTY PLANNING DIVISION
APPLICATION FOR REZONING
FOR PROJECTS NOT REQUIRING A SITE ANALYSIS

Arthur Naiman Box 66066 arthurn@realsfory.com

Owner	Mailing Address	Email Address/Phone daytime / (FAX)
	Tucson 85728	299 1775
Applicant (if other than owner)	Mailing Address	Email Address/Phone daytime / (FAX)
5620 N Rock Canyon Rd, Tucson 85750		114-15-0580
Legal description / property address	Tax Parcel Number	
3.39	SR	CR-1
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 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.
2. Submit a sketch plan in accordance with **Chapter 18.91.030.E.1.a. & b** of the Pima County Zoning Code. Submit a detailed description of the proposed project, including existing land uses, the uses proposed and to be retained, special features of the project and existing on the site (e.g., riparian areas, steep slopes) and a justification for the proposed project. Include any necessary supporting documentation, graphics and maps (all documentation should be legible and no larger than 8.5" X 11").
3. Submit three (3) copies of the Biological Impact Report.
4. 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.

July 23, 2014

Date



Signature of Applicant

FOR OFFICIAL USE ONLY				
Naiman TR N. Rock Canyon Road Rezoning (EASEMENT) 14-10				
Case name				
SR	CR-1	49	\$3042	1
Rezoning from	Rezoning to	Official Zoning Base Map Number	Fee	Supervisor District
None - Outside				
Conservation Land System category				
Co9-2013				
Co9-59-04 Catalina Foothills Zoning Plan LIV1.2 / S-2 Catalina Foothills				
Cross reference: Co9-, Co7-, other Comprehensive Plan Subregion / Category / Policies				

Received by DP Date 7/23/14 Checked by DP Date 7/23/14

Co9- _____

PIMA COUNTY
REZONING IMPACT STATEMENT

Please answer the following questions completely; required hearings may be delayed if an adequate description of the proposed development is not provided. Staff will use the information to evaluate the proposed rezoning. Additional information may be provided on a separate sheet.

NAME (print) Arthur Neuman

NAME OF FIRM (if any) _____

INTEREST IN PROPERTY owner

SIGNATURE BR DATE July 23, 2014

A. PROPOSED LAND USE

1. Describe the proposed use of the property

To Split into two single family residential lots,
as allowed by Catalina Foothills Zoning Plan

2. State why this use is needed.

will sell second lot

3. If the proposed use is residential, how many total residential units would there be on the property to be rezoned? Will these be detached site-built homes, manufactured homes, or another type?

Total units: 2 Type: detached site-built homes

4. Will the subject property be split into additional lots? YES NO (circle one) 2 lots

5. How many total lots are proposed to be on the property to be rezoned, and what size in acres will each lot be?

2 lots: 2.5 acres and .89 acres

6. If more than one lot would be created by this rezoning, how will all-weather access be provided to these lots from a dedicated public road? (e.g. direct access, existing easement, new easement, etc.)

direct access from N. Rock Canyon Rd

7. What is the maximum proposed building height?

24 feet and TBD stories

8. Provide an estimate of when proposed development will be started and completed.

Starting date:

Completion date:

not determined at this time

9. If the proposed development is commercial or industrial:

a. How many employees are anticipated? _____

b. How many parking spaces will be provided? _____

c. What are the expected hours of operation? _____

d. Will a separate loading area be provided? _____

e. Approximate size of building (sq. feet)? _____

10. a. For commercial or industrial developments, or residential developments of three residences per acre or greater, state which bufferyards are required, according to Chapter 18.73 (Landscape Standards) of the Zoning Code.

N/A

b. Describe the buffer choice that would be provided (e.g.: buffer width, use of walls, or type of plant material) to meet the Code requirement. Refer to Chapter 18.73 of the Zoning Code.

N/A

11. If the proposed development is an industrial project, state the industrial wastes that will be produced and how they will be disposed of. (Discuss the means of disposal with the Wastewater Management Department at 740-6500 or the Department of Environmental Quality at 740-3340.)

N/A

B. SITE CONDITIONS - EXISTING AND PROPOSED

1. Are there existing uses on the site? YES NO

a. If yes, describe the use, stating the number and type of dwelling unit, business, etc.

One existing single-family residence

b. If no, is the property undisturbed, or are there areas that have been graded?

graded just for existing residence

2. If the proposed rezoning is approved, will the existing use be removed, altered, or remain as is?

The existing use will remain as is.

3. Are there any existing utility easements on the subject property? YES NO

If yes, state their type and width, and show their location on the sketch plan.

just to north property line, as shown on sketch plan

4. Describe the overall topography of the subject property, and note whether any slopes of greater than 15% are present on the property. Note any rock outcropping or unusual landforms or features.

Hill with some slopes of more than 15%.

No rock outcroppings or unusual landforms.

5. Note any areas of heavy vegetation on the sketch plan and describe its type and general density.

No areas of heavy vegetation; just typical desert scrub.

6. Conservation Land System (CLS):

a. Is the subject property within the MMB Conservation Land System (see Attachment A)?

Yes No

b. If so, which of the following does the subject property fall within, and if more than one, provide the approximate percentage of the site within each?

Important Riparian area, Biological Core, Multiple Use, Special Species Management area, or Recovery Management area, or Existing Development within the CLS.

7. How has the plan for the rezoning met the conservation standard for the applicable category area?

N/A

8. Are there any natural drainageways (washes) on the subject property? YES NO

If yes, state whether these natural drainage patterns would be altered by the proposed development, and what type of alteration is proposed.

Minor natural drainageways that won't be disturbed

(NOTE: For information regarding flood control requirements, call the Regional Flood Control District, 243-1800.)

9. Approximately how much of the subject property is proposed to be graded, including areas where most vegetation will be cleared? TBD Acres, or _____ percent of the land area. How much of this area is currently graded? Just around existing homesite on Parcel A

10. Describe any revegetation proposal in areas where development would require removal of natural vegetation.

We will preserve as much natural vegetation as possible and will replant for screening and privacy.

11. For rezonings larger than 3.3 acres (144,000 square feet) or for more than one residential unit per 3.3 acres:

a. Is the subject property elevation less than 4,000 feet?

NO YES

b. Are there any saguaros on the subject property that are eight feet or taller or that contain a woodpecker cavity? If yes, how many?

All within existing homesite (Parcel A) or proposed natural areas.

c. Are there any mesquite trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO YES Number: 4

All within existing homesite (Parcel A).

d. Are there any Palo Verde trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO YES Number: 2 *One in Natural Area and one in Parcel B, which will be disturbed.*

e. Are there any ironwood trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO YES Number: 0

f. Have any Cactus Ferruginous Pygmy Owls been found on the subject property or within 1,500 feet of the proposed development project as a result of an Owl Habitat Survey?

1) No survey has been done.
 2) No owls were found as a result of a survey performed on _____ (date).
 3) _____ (Number of) owls were found as a result of a survey performed on _____ (date).

11. Will a septic system or public sewer be used for the proposed development?

SEPTIC SEWER

If septic is to be used, state whether one currently exists on the property and, if so, whether additions to that system will be needed for this development. (NOTE: For information on septic system requirements, call the Department of Environmental Quality at 740-3340.)

Septic exists for existing home on Parcel A; will not be added to for home on Parcel B (it will have its own, separate septic system). A waiver form

12. How will water be supplied to the property? If a water company, state which one.

Tucson Water

attached for having septic less than one acre, per consultation with DEQ.

C. SURROUNDING LAND USE

Describe in detail adjacent and nearby existing land uses within approximately 500 feet of the subject property in all directions.

NORTH: Single-family residential
u

SOUTH: _____
u

EAST: _____
u

WEST: _____
u

7/23/14

I hereby request a waiver
of the planting requirements,
per the Catalina Foothills
Zoning Plan.

Thank you,



Arthur Naiman

RECEIVED
JUL 23 2014

BY:

Biological impact report for rezoning of Parcel 114-15-0580

Landscape Resources

1. The project is not within the CLS, nor is it within a Special Species Management Area or an Important Riparian Area.
2. The project is not in the vicinity of any of the six Critical Landscape Linkages.
3. The project is not a Habitat Protection or Community Open Space priority acquisition property.

Species-Specific Information

The project site does not occur within the Priority Conservation Area for the cactus ferruginous pygmy-owl, and has not been surveyed for same.

The project site does not occur within the Priority Conservation Area for the western burrowing owl, and has not been surveyed for same.

The project site does not occur within the Priority Conservation Area for the Pima pineapple cactus, and has not been surveyed for same.

The project site does not occur within the Priority Conservation Area for the needle-spined pineapple cactus, and has not been surveyed for same.

This information is true and correct to the best of my knowledge. I am the owner of this property.

7/23/14

Date



Signature of applicant

ADDENDUM TO SKETCH PLAN FOR REZONING OF PARCEL 14-15-0580

The average cross slope for the existing lot minus the natural areas (as requested by David Peterson) was calculated as follows:

The existing lot minus the natural areas is equivalent to the buildable parts of Parcel A and Parcel B.

The buildable part of Parcel A is .72 acres at 12% ACS.

$$.72 \times 12 = 8.64.$$

The buildable part of Parcel B is 1.0 acres at 22% ACS.

$$1 \times 22 = 22.$$

$$8.4 + 22 = 30.64.$$

$30.64 / 1.72 \text{ acres} = 17.81\%$, which rounds to an 18% average cross slope for the entire existing lot minus the natural areas.