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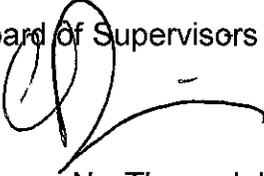
# MEMORANDUM

## PUBLIC WORKS - DEVELOPMENT SERVICES

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**DATE:** January 12, 2016

**TO:** Honorable Chair and Members of the Board of Supervisors

**FROM:** Chris Poirier, Interim Planning Official 

**SUBJECT:** P15RZ00001 Lawrence C Leung, Inc. – N. Thornydale Road and  
P15RZ00005 Pacific Properties International, LLP – N. Thornydale Road  
Rezoning, Department of Transportation rezoning conditions

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Pima County Department of Transportation is requesting a revision of rezoning conditions they submitted for the above-referenced rezonings due to the progression of scheduled improvements to Thornydale and Cortaro Farms Roads. These cases were heard at the Nov. 25, 2015 Planning and Zoning Commission public hearing and are scheduled for the Jan. 19, 2016 Board of Supervisors public hearing.

Department of Transportation recommends the following modifications to rezoning conditions:

P15RZ00001 Lawrence C Leung, Inc. – N. Thornydale Road Rezoning:

3. Transportation conditions:

- A. The property owner/developer shall dedicate 45 feet of right-of-way for Thornydale Road within six (6) months of Board of Supervisors approval.
- B. The property is limited to 2 access points, one on Thornydale Road and one on Linda Vista Boulevard, as depicted on the preliminary development plan.
- C. No building permit final inspections shall be approved prior to completion of construction of the Thornydale Road improvements, or entering into an acceptable Development Agreement with the Department of Transportation.

P15RZ00005 Pacific Properties International, LLP – N. Thornydale Road Rezoning:

3. Transportation conditions:

- A. The property is limited to 3 access points as depicted on the preliminary development plan.
- B. The property owner/developer shall dedicate 45 feet of right-of-way for Cortaro Farms Road within six (6) months of Board of Supervisors approval.
- C. The property owner/developer shall dedicate 45 feet of right-of-way for Thornydale Road within six (6) months of Board of Supervisors approval.
- D. No building permit final inspections shall be approved or certificates of occupancy issued prior to completion of construction of the Thornydale Road and Cortaro Farms Road improvements, or entering into an acceptable Development Agreement with the Department of Transportation.

In addition, staff is also recommending the following rezoning condition be removed – the condition is used for residential rezoning only and was inadvertently added to this case.

P15RZ00005 Pacific Properties International, LLP – N. Thornydale Road Rezoning:

2. ~~There shall be no further lot splitting or subdividing without the written approval of the Board of Supervisors.~~