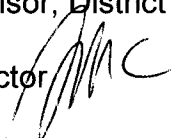




MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Honorable Ray Carroll, Supervisor, District #4

FROM: Arlan M. Colton, Planning Director 

DATE: November 18, 2013

SUBJECT: P21-13-008 MULE POWER FARMS LLC – N. CONESTOGA AV.
(Conditional Use Permit – Type II – Community Stable)

The above referenced Conditional Use is within your district and is scheduled for the Board of Supervisors' **TUESDAY, DECEMBER 3, 2013** hearing.

REQUEST: Conditional Use Permit – Community Stable

OWNER Mule Power Farms LLC
5943 E. Speedway Bl.
Tucson, AZ 85712

APPLICANT Envision Corp (Tom Kirschner)
PO Box 90676
Tucson, AZ 85752

DISTRICT: 4

STAFF CONTACT: Tom Drzazgowski

PUBLIC COMMENT TO DATE: To date approximately 25 letters of support have been received on this case. No letters of protest have been received.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: A small portion of the south side of the property is located in the Maeveen Marie Behan Conservation Lands System (MMBCLS). The rest of the site is outside the MMBCLS.

TD/ar
Attachments



Board of Supervisors Memorandum

Subject: P21-13-008

Page 1 of 2

FOR DECEMBER 3, 2013 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director 

DATE: November 18, 2013

ADVERTISED ITEM FOR PUBLIC HEARING
TYPE II CONDITIONAL USE
COMMUNITY STABLE

P21-13-008

MULE POWER FARMS LLC – N. CONESTOGA AV.

Request of Envision Corporation (Tom Kirschner), for the property owner Mule Power Farms LLC, on property located at 2035 N. Conestoga Av., in the SR Zone, for a conditional use permit for a community stable, in accordance with Section 18.17.030C.4 of the Pima County Zoning Code as a Type II conditional use permit. The Hearing Administrator recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.** (District 4)

Hearing Administrator Hearing (May 8, 2013)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on May 8, 2013. The owner and their representative presented the case to the satisfaction of the hearing administrator and answered his questions.

Four (4) members of the public attended the hearing to speak on the matter. Three (3) of the speakers were in complete support of the proposal. Twenty-five letters of support from nearby property owners were also submitted into the record.

One (1) speaker appeared who was not in objection to the conditional use permit application, but who did raise certain questions as to why the owner did not rightly file the conditional use permit when they should have years ago, why physical access through the property to Tanque Verde Creek was no longer available to nearby property owners, and whether some unsightly concrete bank protection within the Creek could be improved. The Hearing Administrator did not find these issues to be problematic vis-à-vis the pending conditional use permit request. No other speakers appeared to raise any issues with the proposed CUP.

Staff indicated that, prior to the hearing, one (1) phone call had been received by a nearby property owner to express their support of the application.

After hearing all of the above and after questioning the owner/applicant on various operational particulars of the facility, the Hearing Administrator closed the public hearing.



Board of Supervisors Memorandum

P21-13-008

Page 1 of 6

FOR BOARD OF SUPERVISORS DECEMBER 3, 2013 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS
FROM: Jim Portner, Hearing Administrator
DATE: May 13, 2013

DOCUMENT: P21-13-008

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Request of Envision Corporation (Tom Kirschner), for the property owner Mule Power Farms, LLC, on property located at 2035 N. Conestoga Avenue, in the **SR Zone**, for a conditional use permit for a community stable, in accordance with Section 18.17.030.C.4 of the Pima County Zoning Code as a Type II conditional use permit. (District 4)

CASE BACKGROUND AND PARTICULARS

Mule Power Farms has been in operation as a community stable for many years and also provides a base for search and rescue services in conjunction with Southern Arizona Mounted Search and Rescue (SAMSAR). The need for a conditional use permit came to light when the site was the subject of a recent Code compliance investigation. The proposed stable operation will include corrals, a hay barn, tack rooms, shade structures, an office, onsite caretaker, parking, and day-use picnic areas. All of the structures involved in the operation are already existing on the property.

SUMMARY OF THE HEARING ADMINISTRATOR MEETING

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on May 8, 2013. The owner and their representative presented the case to the satisfaction of the hearing administrator and answered his questions.

Four (4) members of the public attended the hearing to speak on the matter. Three (3) of the speakers were in complete support of the proposal. Twenty-five letters of support from nearby property owners were also submitted into the record.

One (1) speaker appeared who was not in objection to the conditional use permit application, but who did raise certain questions as to why the owner did not rightly file the conditional use permit when they should have years ago, why physical access through the property to Tanque Verde Creek was no longer available to nearby property owners, and whether some unsightly concrete bank protection within the Creek could be improved. The Hearing Administrator did not find these issues to be problematic vis-à-vis the pending conditional use permit request. No other speakers appeared to raise any issues with the proposed CUP.

Staff indicated that, prior to the hearing, one (1) phone call had been received by a nearby property owner to express their support of the application.

After hearing all of the above and after questioning the owner/applicant on various operational particulars of the facility, the Hearing Administrator closed the public hearing.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property, and after considering the facts and the testimony presented at the 8 May, 2013 public hearing, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit to operate a community stable. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions:

Standard Conditions & Requirements per the Pima County Zoning Code

1. Minimum site area: Ten acres.
2. Minimum setback from subdivision boundaries: Five hundred feet.
3. No more than one horse be kept for each ten thousand square feet of land area.
4. Minimum setbacks for community stable facilities and fencing: One hundred feet.
5. All driveways and parking areas shall be maintained with a dust-proof material which will minimize the generation of dust and shall be approved by the department of transportation and flood control district.
6. No amplifiers or loudspeakers of any kind shall be installed outside any buildings erected on the site.
7. All outdoor lighting shall be in accordance with the county outdoor lighting code (Title 15).
8. Such permit may be revoked when the nonprofit community organization ceases to function or when the community stable is not properly maintained.
9. Minimum setback from adjacent residential zones: Six hundred feet;

The standards listed above are for community stables in the SR zone. Some of the standards listed above are not being met at this time. The variance process can modify the requirements listed above. From staff's review of the submitted site plan, it appears that above Items 2, 4 and 9 are not being met at this time. Should the conditional use be approved, these standards would have to be addressed through the variance process.

Special Conditions

1. This conditional use permit is for a community stable only, together with those ancillary activities that normally and routinely accompany this use, including but not limited to corrals, day-use picnic areas, tack rooms, etc. No other commercial uses are approved for the site.
2. The proposed use shall occur on the property in general conformance with its layout as shown on the conceptual site plan that was submitted by the applicant in conjunction with this conditional use permit application.
3. No formal Pima County Development Plan or review process is required. However, the owner/applicant shall submit a final Site Plan for the property which shall be reviewed and approved by the Deputy Chief Zoning Inspector, who shall work with the owner to insure that all pertinent annotations regarding dimensions, setbacks, required parking spaces, etc. are provided thereon.
4. No large special events or formal/organized equestrian competitions are allowed on the property. Small neighborhood gatherings or informal events as have occurred in the past are permitted.
5. All parking of guest vehicles and horse trailers will occur on the private property and none shall occur on adjacent public street right-of-way.

REQUIRED STANDARDS AND FINDINGS

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

- 1. It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.**

The Pima County Comprehensive Plan designates this site as *Resource Transition (RT)*, the stated purpose of which is to, "preserve open space characteristics of development sensitive lands in the vicinity of public resource management units, promote development that blends with the natural landscape, etc."

It is the Hearing Administrator's finding that the proposed community stable is not inconsistent with the character of the surrounding area nor with the objectives of this *Comprehensive Plan* district. The site is developed with an equestrian use that blends well with the surrounding rural-residential properties, many of which have horses themselves.

The stable has operated compatibly within the established residential context for several years; the present conditional use permit request is intended only to put the proper permits in place, not to modify or expand the facility. It is the Hearing Administrator's position that the proposed community stable will continue to co-exist well with the surrounding area.

2. **It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.**

It is the Hearing Administrator's position that the proposed conditional uses, if conducted in conformance with the submitted conceptual site plan and the special conditions prescribed above, will appropriately and satisfactorily safeguard all adjacent properties.

3. **It has adequate accessibility to the County road network.**

The site has direct access to Conestoga Avenue, which is a paved, local street that has direct access to E. Tanque Verde Road, the latter of which is a designated "Major Street" on the Pima County Major Streets & Routes Plan. Given the nature of these streets, together with the relatively low traffic volume of the proposed use, access is found to be adequate.

4. **It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.**

Required parking shall be delineated on the Site Plan required by Special Condition No. 3 attached to this conditional use permit request.

5. **It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.**

It is the Hearing Administrator's finding that the new uses pose no significant public threat in any of the above ways. While dust might appear to be a factor, this has not been an issue of complaint from surrounding neighbors during the years in which the stable has been in operation.

6. **Hours of operation will not be detrimental to adjoining residents.**

Hours of operation are not viewed as an issue; no special stipulation is deemed to be warranted.

7. **Landscaping will be fully in conformance with zoning code regulations.**

Designated landscape buffers, etc. shall be delineated on the Site Plan required by Special Condition No. 3 attached to this conditional use permit request.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

1. Important Riparian Areas — 95% undisturbed natural open space
2. Biological Core Management Areas — 80% undisturbed natural open space
3. Special Species Management Areas — 80% undisturbed natural open space
4. Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The majority of the subject site is designated as *Multiple Use Management Area (MUMA)* within the SDCP's Biologically-Preferred Reserve System of the Maeveen Marie Behan Conservation Lands System (MMB-CLS), with a small strip of the property being designated as *Important Riparian Area (IRA)* along the Tanque Verde Creek.

Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) that it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update.

This application proposes now new construction on the property, which is already fully developed as a community stable, with a residence and other accessory structures, that occurred prior to the adoption of the Conservation Lands System (CLS). No additional vegetation or desert specimens will be disturbed by the approval of this conditional use permit application.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is located within an area that is not designated as former critical habitat or draft recovery area. It is within Survey Zone 2. This site is located within the Priority Conservation Area (PCA 1) for this species.

Western Burrowing Owl. The subject property is located within a general area designated as having medium quality habitat potential for the Western Burrowing Owl. It is not within the Priority Conservation Area (PCA) for this species.

Pima Pineapple Cactus. The subject property is located within a general area outside of the known range for the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is outside of the known range for the Needle-Spined Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

DEPT. OF TRANSPORTATION & FLOOD CONTROL RECOMMENDATION:

The Department of Transportation has not reviewed this project. The Regional Flood Control District will review the project, if necessary, during the permit process.

attachments

cc: Carmine DeBonis, Director, Development Services
Yves Khawam, Chief Building Official
Arlan Colton, Planning Official
Carmine DeBonis, Chief Zoning Inspector
Envision Corporation (Tom Kirschner), Applicant
Mule Power Farms, LLC, Property Owner

NOTICE

PIMA COUNTY BOARD OF SUPERVISORS

PUBLIC HEARING

PUBLIC HEARING WILL BE HELD by the Pima County Board of Supervisors on **Tuesday, December 3, 2013** at the time noted, in the Board of Supervisors' Hearing Room, first floor, 130 W. Congress Street, Tucson, Arizona.

This is not a complete agenda and does not reflect the order in which cases will be heard.

AT OR AFTER 9:00 A.M.

REQUESTS A CONDITIONAL USE PERMIT

P21-13-008 MULE POWER FARMS LLC – N. CONESTOGA AV.

Request of Envision Corporation (Tom Kirschner), for the property owner Mule Power Farms LLC, on property located at 2035 N. Conestoga Av., in the SR Zone, for a conditional use permit for a community stable, in accordance with Section 18.17.030C.4 of the Pima County Zoning Code as a Type II conditional use permit. (District 4)

The Board Hearing Room is wheelchair accessible, Assistive Listening Devices are available, and closed captioning is available on cable television. The following services are available upon prior request (ten working days) at the Clerk of the Board: Agenda materials printed in Braille or large print; a signer for the hearing impaired.

DONE BY ORDER OF THE PIMA COUNTY BOARD OF SUPERVISORS THIS 13th DAY OF November, 2013.

TELEPHONE: DEVELOPMENT SERVICES / ZONING ENFORCEMENT 724-6675

NOTICE OF HEARING PIMA COUNTY HEARING ADMINISTRATOR

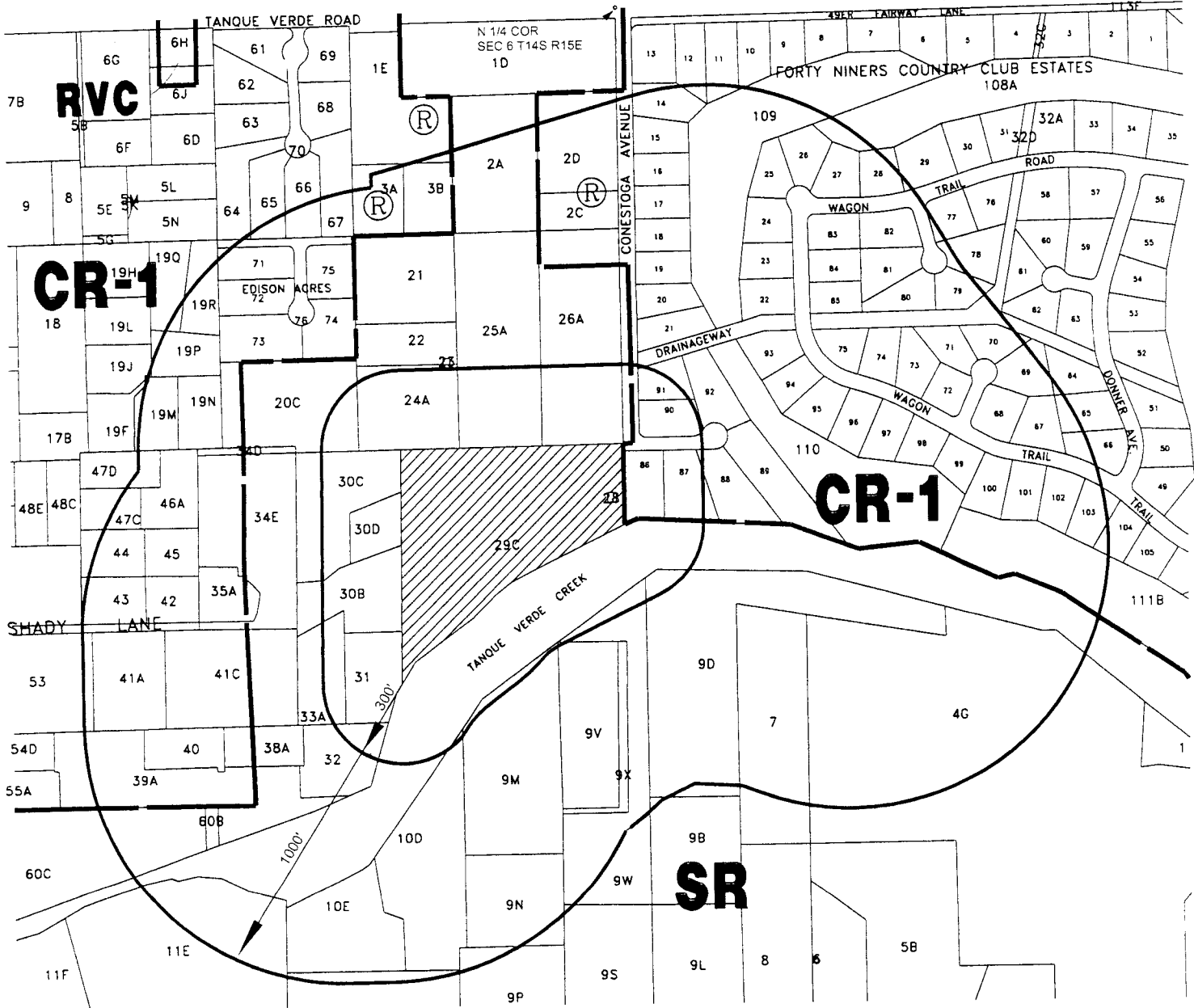
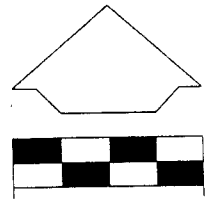
NOTICE IS HEREBY GIVEN that the Pima County Hearing Administrator will hold a public hearing on Wednesday, May 8, 2013 at 10:00 a.m. in the Public Works Building, 201 N. Stone Avenue, Basement, Conference Room C, Tucson, Arizona on the following:

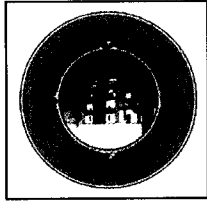
P21-13-008 MULE POWER FARMS LLC – N. CONESTOGA AV. Request of Envision Corporation (Tom Kirschner), for the property owner Mule Power Farms LLC, on property located at 2035 N. Conestoga Av., in the **SR Zone**, for a conditional use permit for a community stable, in accordance with Section 18.17.030C.4 of the Pima County Zoning Code as a Type II conditional use permit. (District 4)

Individuals with disabilities who require accommodations, including auxiliary aids or services, for effective participation and communication in the meeting may call the Planning Division at (520) 740-6675 at least one week prior to the meeting. Our meeting site is wheelchair accessible.

If you have any questions regarding this hearing, you may come to the Zoning Enforcement Division, Public Works Building, 201 N. Stone Avenue, First Floor, Tucson, Arizona, or telephone 724-6675.

Thomas Drzazgowski – Deputy Chief Zoning Inspector
Pima County Development Services Department





PIMA COUNTY
DEVELOPMENT SERVICES DEPARTMENT

Planning & Zoning Division



MEMORANDUM

To: Jim Portner, Hearing Administrator
From: Tom Drzazgowski, Deputy Chief Zoning Inspector
Date: November 18, 2013
Subject: P21-13-008 MULE POWER FARMS LLC – N. CONESTOGA AV.
Conditional Use Permit, Type II (Community Stable)

The following comments are in regard to the above-referenced application for a community stable located at 2035 N. Conestoga Av. The site is a community stable where the buildings have been existing for 10 plus years. Most of the property consists of buildings and structures that are consistent with horse facilities. There are barns, shade structures and horse corrals on the site. It does not appear that the property owner is proposing and new structures on the property.

Most of the site is located outside of the Sonoran Desert Conservation Plan (SDCP) Conservation Lands System. A small portion of the southern portion of the property is located in the SDCP. This area is adjacent to the Tanque Verde Creek which is located directly to the south of the property. The site is located outside the Critical Landscape Connections; it is identified as a Habitat Protection Priority (Secondary Priority Private) property for acquisition under the 2004 Conservation Bond program.

The proposed solar farm is within the priority conservation area for the cactus ferruginous pygmy-owl.

The site is outside the priority conservation area for the western burrowing owl, Pima pineapple cactus and the needle-spined pineapple cactus.

Approval of this application is not expected to affect any resources essential to Pima County's biological conservation priorities and would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update.



ZONING ENFORCEMENT DIVISION
201 N. Stone Avenue, 1st Floor
Tucson, Arizona 85701-1207
(520) 740-6675

APPLICATION FOR CONDITIONAL USE PERMIT

OWNER: Mule Power Farms LLC PHONE: 975-0377
ADDRESS: 5943 E. Speedway Blvd CITY: Tucson ZIP: AZ 85712
APPLICANT (if not owner) Tom Kirschner, Envision PHONE: 318-3400
APPLICANT EMAIL ADDRESS: tkirschner@envision-corp.com
ADDRESS: P.O. Box 90676 CITY: Tucson ZIP: 85752
PROPERTY ADDRESS: 2035 N. Conestoga Av ZONE: _____
TAX CODE(S): 205-52-029C
TOWNSHIP, RANGE SEC.: 14-16-6
LOT DIMENSIONS: 870' x 370' LOT AREA: 11.173 Ac

TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC): Community Stable, including day-use picnic areas, parking for guests and horse trailers, office and residence for on-site caretaker, corrals, hay barn, tack rooms, and associated shade structures.

STATE THE REASONS WHY THE USE IS PROPOSED AND WHY YOU THINK IT WOULD BE COMPATIBLE WITH THE SURROUNDING AREA:

The surrounding neighborhood is a rural community, with many horse facilities. Property owners are supportive of the proposed use, and many take direct benefit of the location for neighborhood activities.

ESTIMATED STARTING DATE: _____ ESTIMATED COMPLETION DATE: _____

THE FOLLOWING DOCUMENTS ARE REQUIRED:

1. Preliminary Development Plan
 - * a. 5 copies are needed for Type I (In accordance with Pima County Fee Schedule)
 - b. 25 copies are needed for Type II (In accordance with Pima County Fee Schedule)
 - c. 40 copies are needed for Type III (In accordance with Pima County Fee Schedule)

(Make check payable to Pima County Treasurer)
2. Assessor's Map showing location and boundaries of the property.
3. Assessor's Property Information showing ownership of the property.
4. Letter of Authorization if applicant is not the owner
5. Floor Plan that pertains to interior access or use if required ✓
6. Biological Impact Report ** - For Type 2 or 3 permit requests W/A

I, the undersigned, represent that all the facts in this application are true to the best of my knowledge.

[Signature]
Signature of Applicant

28 March 2013
Date

Tom Kirschner
Print Name

520-318-3400
Applicant Phone Number

Applicant agrees to provide staff with written proof of notice to the United States Fish and Wildlife Service of this conditional use request at least 15 days prior to the date of the public hearing. Failure to do so may result in cancellation of the public hearing. In addition, the applicant or authorized representative must appear in person at the public hearing to present the request, otherwise the case may be dismissed.

Please initial here: TCK

OFFICE USE ONLY

Case #: P21-13-008 Case Title: Mule Power Farms LLC - No Coalinga Rd

Type: IF Fee: _____ Receipt Number: _____ Hearing Date: 5/8/13

Notification Area: 1000 Sections: _____

Zoning Approval: _____

Special Conditions: _____

A request for continuance of an advertised application or a change in original request by applicant, must be accompanied by an additional fee.

** Applicant should consult with Pima County Planning staff to determine the extent to which this requirement applies to the subject property. The Biological Impact Report pertains to expected impacts on endangered and threatened species as identified in the Sonoran Desert Conservation Plan.

SOUTHERN ARIZONA MOUNTED
SEARCH AND RESCUE
SAMSAR

February 12, 2013

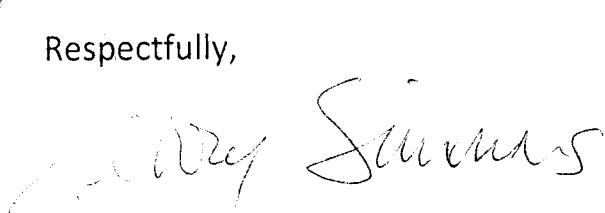
Joe Trueba
Wiseman Animal Hospital
5943 E. Speedway
Tucson, Arizona 85712

Dear Mr. Trueba,

On behalf of Southern Arizona Mounted Search and Rescue (SAMSAR), I would like to take this opportunity to thank you for stabling some of our Search and Rescue horses and mules, at Mule Power Farms.

Also a huge thanks for allowing SAMSAR to use Mule Power Farms to conduct our specialize training, necessary to provide a viable Mounted volunteer Search and Rescue group. This training enables SAMSAR volunteers to perform search and rescue operations for the Sheriff's Department in Pima County and Southern Arizona.

Respectfully,


Jerry Simmons
President

Southern Arizona Mounted Search and Rescue

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

Re P21-13-008: Mule Power Farms, LLC- North Conestoga Ave.

To Whom It May Concern:

I am aware of the public hearing by the Pima County Hearing Administrator on Wednesday, May 8, 2013. Attending the hearing in person would be very difficult for me, so I am submitting this letter instead.

1) I own land within approximately _____ feet, $\frac{1}{4}$, $\frac{1}{2}$, $\frac{3}{4}$, mile of North Conestoga Ave.

OR

2) I am familiar with the Mule Power Farms area on North Conestoga Ave, Tucson.

I fully support the permitting of a community stable at the Conestoga Ave. Location which is well-suited to the area and makes good use of Tanque Verde Creek.

Other Comments:

Signature Maria L. Dausinger

Printed Name MARIA L. DAUSINGER

Address 2001 N. DONNER AVE.

Dated 05-05-13

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

Re P21-13-008: Mule Power Farms, LLC- North Conestoga Ave.

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OR

2) I am familiar with the Mule Power Farms area on North Conestoga Ave, Tucson.

I fully support the permitting of a community stable at the Conestoga Ave. Location which is well-suited to the area and makes good use of Tanque Verde Creek.

Other Comments:

Signature Catharine H. Boyle
Address 2140 N Conestoga Ave

Tucson, Arizona

Printed Name Catharine H. Boyle
Dated May 4, 2013

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

Re P21-13-008: Mule Power Farms, LLC- North Conestoga Ave.

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OR

2) I am familiar with the Mule Power Farms area on North Conestoga Ave, Tucson.

I fully support the permitting of a community stable at the Conestoga Ave. Location which is well-suited to the area and makes good use of Tanque Verde Creek.

Other Comments:

Signature Holly D Lloyd
Address 2245 N Conestoga Ave

Tucson, Arizona

Printed Name Holly D Lloyd
Dated 5/4/13

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

Re P21-13-008: Mule Power Farms, LLC- North Conestoga Ave.

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OR

2) I am familiar with the Mule Power Farms area on North Conestoga Ave, Tucson.

I fully support the permitting of a community stable at the Conestoga Ave. Location which is well-suited to the area and makes good use of Tanque Verde Creek.

Other Comments:

Signature Mary Broughton

Address 2220 N. Conestoga

Tucson, Arizona

Printed Name Mary Broughton

Dated 5/04/13

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

Re P21-13-008: Mule Power Farms, LLC- North Conestoga Ave.

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OR

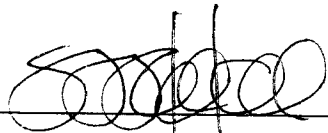
2) I am familiar with the Mule Power Farms area on North Conestoga Ave, Tucson.

I fully support the permitting of a community stable at the Conestoga Ave. Location which is well-suited to the area and makes good use of Tanque Verde Creek.

Other Comments:

If there is no change in activity
as far as I have witnessed I
agree with the zoning change

Signature



Printed Name

SCOTT STANTOW

Address

2202 N. Conestoga
Av.
Tucson, Arizona

Dated

May 4, 2013

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

Re P21-13-008: Mule Power Farms, LLC- North Conestoga Ave.

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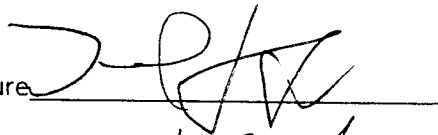
OR

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I fully support the permitting of a community stable at the Conestoga Ave. Location which is well-suited to the area and makes good use of Tanque Verde Creek.

Other Comments:

Signature



Printed Name

David Lovitt

Address

2211 N. Conestoga Ave

Dated

5/4/13

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

Re P21-13-008: Mule Power Farms, LLC- North Conestoga Ave.

To Whom It May Concern:

I am aware of the public hearing by the Pima County Hearing Administrator on Wednesday, May 8, 2013. Attending the hearing in person would be very difficult for me, so I am submitting this letter instead.

1) I own land within approximately _____ feet, $\frac{1}{4}$, $\frac{1}{2}$, $\frac{3}{4}$, mile of North Conestoga Ave.

OR

2) I am familiar with the Mule Power Farms area on North Conestoga Ave, Tucson.

I fully support the permitting of a community stable at the Conestoga Ave. Location which is well-suited to the area and makes good use of Tanque Verde Creek.

Other Comments:

*This is the kind of Property
we want! Please keep the rural look &
feel down here... Mule Power Farms is
the best neighbor we have!!*

Signature



Printed Name

Stewart Gooding

Address

11370 E. Edison St.

Dated

4 May 2013

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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Other Comments:

Signature

Brenda Seeliger

Printed Name

Brenda Seeliger

Address

11840 E Wagon Trail

Dated

5/5/13

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

Re P21-13-008: Mule Power Farms, LLC- North Conestoga Ave.

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I fully support the permitting of a community stable at the Conestoga Ave. Location which is well-suited to the area and makes good use of Tanque Verde Creek.

Other Comments:

Signature Michael M Schneider

Printed Name MICHAEL M SCHNEIDER

Address 11842 E WAGON TRAIL Rd

Dated 5/5/13

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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Other Comments:

Signature Cindy Lou Daniel Printed Name Cindy Lou Daniel
Address 11844 E. Wagon Trail Rd Dated 5/5/13

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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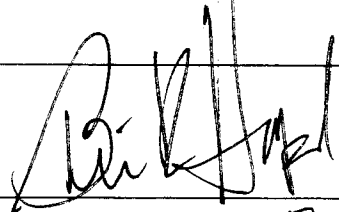
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I fully support the permitting of a community stable at the Conestoga Ave. Location which is well-suited to the area and makes good use of Tanque Verde Creek.

Other Comments:

Signature



Printed Name

Brian Harper

Address

11846 E Wagon Tr.

Dated

5.5.13

Tucson, Arizona

140

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

Re P21-13-008: Mule Power Farms, LLC- North Conestoga Ave.

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OR

29

I am familiar with the Mule Power Farms area on North Conestoga Ave, Tucson.

I fully support the permitting of a community stable at the Conestoga Ave. Location which is well-suited to the area and makes good use of Tanque Verde Creek.

Other Comments:

Signature RJH
Address 11848 E. WAGON TRAIL RD.

Printed Name Roy HOEFF
Dated 5-5-13

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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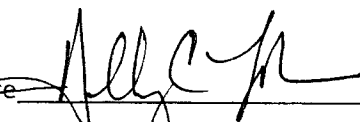
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Other Comments:

Signature 

Printed Name HOLLY LONERGAN

Address 11850 E. WAGON TRAIL RD

Dated 5/5/13

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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Other Comments:

Signature



Printed Name

J. KING

Address

11554 E. WAGON TRAIL

Dated

5/5/13

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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Other Comments:

Signature Margaret Bieberstein

Printed Name Margaret Bieberstein

Address 11858 E Wagon Trail

Dated 5/5/13

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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Other Comments:

Signature K. Korch Printed Name Kristy Korchmaros
Address 11860 E Wagon Trail Rd Dated 5/5/13
Tucson, Arizona 85749

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

Re P21-13-008: Mule Power Farms, LLC- North Conestoga Ave.

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Other Comments:

Signature

Diane Chulew

Printed Name

Diane Chulew

Address

11872 E. Wagontrail

Dated

May 5, 2013.

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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Other Comments:

Signature

Donovan Piranio

Printed Name

DONOVAN Piranio

Address

11874 E Wagon trail

Dated

5-5-2013

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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Other Comments:

Signature Amy York
Address 11880 E Wagon Tr Rd

Printed Name Amy York
Dated 5/5/13

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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Other Comments:

Signature



Printed Name

PAUL BISTCINE

Address

11857 E. WAGON TRAIL RD

Dated

5-5-2013

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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Other Comments:

Signature

Jamie Thrush

Printed Name

Jamie Thrush

Address

11853 E. Wagon Trail Rd

Dated

5-5-2013

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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Other Comments:

Signature

Address

Tucson, Arizona

Printed Name

Dated

Anne Manka
11849 E Wagon Trail Rd.
85719

Anne Manka
5/5/13

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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Other Comments:

Signature *D.E. Cochran*

Printed Name D.E. COCHRAN

Address 11837 E. WAGON TRAIL RD

Dated 05/05/2013

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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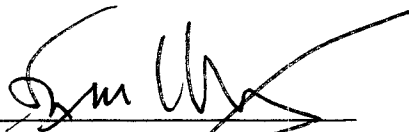
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Other Comments:

Signature



Printed Name

ALKHAMAT, Sam

Address

11579 E SPEEDWAY
Tucson, Arizona

Dated

5/5/13

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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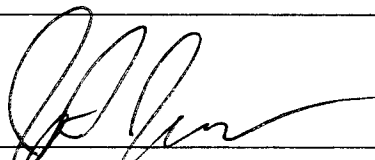
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Other Comments:

Signature 

Printed Name JAMES A JAMESON

Address 11491 E SPEEDWAY

Dated 5/5/13

Tucson, Arizona

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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Other Comments:

X Signature Terry Jones

Address 11585 E Spelway

Tucson, Arizona

Printed Name Terry Jones

Dated May 5, 13

Pima County Hearing Administrator

Public Works Building

201 N. Stone Avenue

Tucson, Arizona 85701

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I fully support the permitting of a community stable at the Conestoga Ave. Location which is well-suited to the area and makes good use of Tanque Verde Creek.

Other Comments:

Mule Power is a great neighbor!

Signature

Richard Bratt

Printed Name

Richard Bratt

Address

11581 E. Speedway Blvd

Dated

5/5/13

Tucson, Arizona

Introduction – Name/address.

My husband and I ~~are snowbirds who~~ purchased a home in Pima County, near MPF, three years ago. Part of the reason we chose this area is because we sensed

an appreciation and support of western lifestyles within this community. ~~we~~ *I am* ~~currently~~ *livestock* ~~travel here with livestock and board at Mule Power Farms.~~ *members of* *Sanque Verde Trail Riders*

Horses have always been a part of my life, which means I've hung out at countless barns over the years-- boarding horses in Texas, Colorado ~~and~~ *and AZ.* Montana. Most

barns are islands unto themselves, ~~serving~~ *existing to serve!* only their clients' needs. The owners

of MPF have a greater vision. They actively reach out to the community that surrounds them, creating a dynamic neighborhood synergy.

Last Sunday several of us visited residents of 49er's who reside near the barn. Our goal was to obtain the signature sheets *if support* that have been presented to you. Yes,

these home owners *gladly* signed statements stating their support of the barn, but along the way they shared great stories. ~~They enthusiastically shared their thoughts on~~

~~the barn.~~ At nearly every home we received thanks for our participation in the

annual neighborhood St. Patricks Day Parade. Apparently the mules have taken

on ~~a~~ *x* rock star ~~like~~ *x* status with the kids. The barn is like a neighborhood petting zoo

for the children and grandchildren of the area residents. They clearly ~~had~~ *have* fond

family memories associated with visits to the barn. Goodwill ^{was apparent} and appreciation was ~~willingly shared~~ at each home we visited.

One woman was grateful to the owners of MPF for an improvement they made on the barn property that impacted her greatly. The owners of MPF installed an attractive, secure fence at the end of the cul de sac that stopped unwanted and frequently illegal activity from congregating in the area. Prior to the fence installation this home owner and her immediate neighbors were often calling the local Sheriff's department to report sightings. Once again an action from the owners of Mule Power improved the lives of those residing nearby.

→ ADD

Mule Power Farms is an oasis. The area is richer because it exists. Please support this asset to our community through your actions. Thank you for your time and consideration.

MPF has been a "community stable" in true spirit of the phrase.

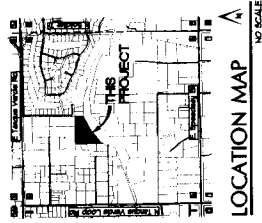
→ Most importantly however maybe the fact that MPF is like "the 6th man" (to use a sports analogy) to The ~~Arizona~~ Southern Arizona ^{Mounted} Search & Rescue. Others have/will speak to that point already spoken to that point.

Tanque Verde Trail Riders, LLC

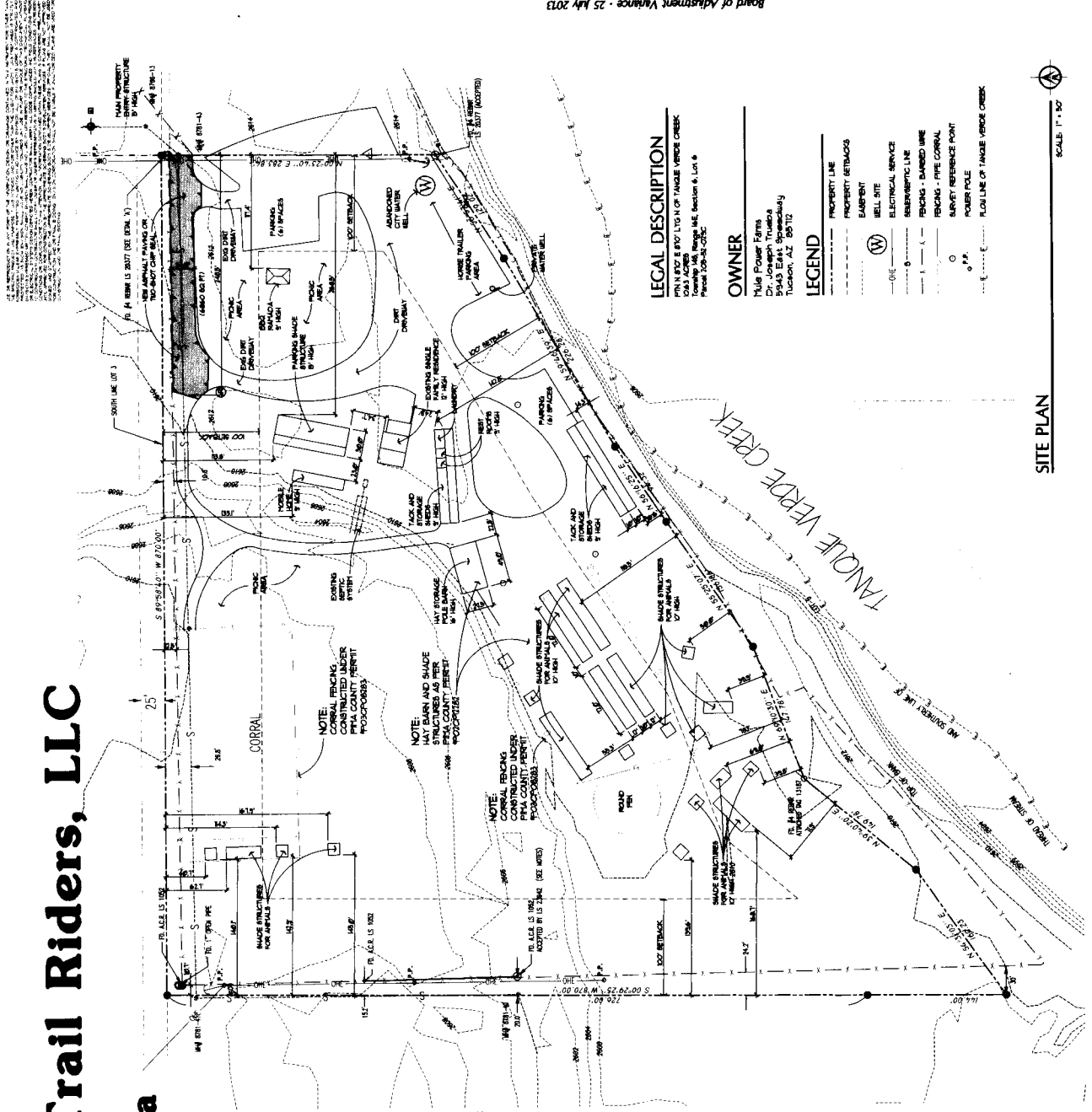
A Private Riding Club

2035 North Conestoga

Tucson, AZ 85749



LOCATION MAP
NO SCALE



LOT AREA CALCULATION

THIS PARCEL	208-SI-070C	1770 ACRES	484,945 SQ. FT.
ADJ. PARCEL	208-SI-070D	1,000 ACRES	1,360,000 SQ. FT.
TOTAL		2,770 ACRES	3,844,945 SQ. FT.

PER PIMA COUNTY ZONING CODE SECTION 16-02-02-01, ONE HOME FOR THE THOUSAND SQUARE FEET MAY BE SET AT THIS FACILITY.

MAXIMUM OF 16 HOMES (16 UNITS) ARE ALLOWED

LEGAL DESCRIPTION

PM N 87° E 87° 11' 0" N OF TANQUE VERDE CREEK
DAS 3085
TANQUE VERDE TRAIL RIDERS, LLC
Parcel 102-03-025C

OWNER

Mile Power Farms
Dr. Joseph Trueta
9545 East Speedway
Tucson, AZ 85712

LEGEND

- PROPERTY LINE
- PROPERTY SETBACKS
- EASEMENT
- BELL SITE
- ELECTRICAL SERVICE
- SEWERAGE LINE
- TRUCKS - BARRED LINE
- TRUCKS - PIPE CORRAL
- SAFETY REFERENCE POINT
- POWER POLE
- PLUM LINE OF TANQUE VERDE CREEK

SITE PLAN
SCALE 1" = 30'

REVISIONS	BY

CONTRACT AND NUMBER

ENVISION CORPORATION
P.O. BOX 90676
TUCSON, AZ 85720-0676
(520) 918-3400
FAX 520-918-2851



Tanque Verde Trail Riders
A Private Riding Club
2035 North Conestoga
Tucson, AZ 85749

BOARD OF ADJUSTMENT
VARIANCE REQUEST
TITLE SHEET / SITE PLAN

DATE	1
DESIGNED	
DRAWN	
CHECKED	
APPROVED	
DATE NOTED	
DATE	
SHEET	

Board of Adjustment Variance - 25 July 2013