



PIMA COUNTY
DEVELOPMENT SERVICES

MEMORANDUM

DATE: November 21, 2024
TO: Pima County Clerk of the Board
FROM: Thomas Drzazgowski, Deputy Planning Official
RE: P24CU00004 – American Legion Madera Post 131 – S. I-19 Frontage Road

Case P24CU00004 was heard by the Pima County Board of Supervisors during the November 19, 2024 hearing. The Board of Supervisors added a condition to the list of recommended conditions from the Hearing Administrator. All conditions approved by the Board are listed below:

1. A private club is allowed in the RH zone as a conditional use per Section 18.13.030.B.16. This approved conditional use permit is for a private club and its customary attendant uses only, including the service of food and alcohol. No other additional commercial uses are authorized.
2. Development of the site shall occur in substantial conformance with the site plan as submitted with this conditional use permit application. Any substantial change from the submitted site plan shall be reviewed the Chief Zoning Inspector, who shall determine whether a revised conditional use permit application and process may be warranted.
3. A minimum setback of one hundred feet (100') shall be provided from the main building to the adjoining west property boundary with Encanto Estates. Vehicular access to/from the site shall occur only via the I-19 Frontage Road.
4. A full Development Plan/Site Construction Permit package is required in conjunction with this use so as to ensure that all related infrastructural, traffic, drainage, and construction-related protocols are properly addressed.
5. Regional Flood Control District review and approval is required at the time of permitting.
6. The location of the regulatory wash and the associated floodplain boundary shall be determined at the time of permitting.
7. First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
8. The location and design of the primary access point on I-19 Frontage Road, and any off-site improvements on this road is subject to approval by the Arizona Department of Transportation (ADOT). Proof of coordination with ADOT is required prior to development plan approval.

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9. Coordination, approval and improvements required by the Arizona Department of Transportation shall be completed during the Site Construction Permit process. No occupancy of buildings or use of the site shall occur prior to construction work required on the frontage road being completed.