



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/2/2022

**= Mandatory, information must be provided*

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

P22CA00002 BELL WARREN JESSICA LIVING TR – W. INA ROAD PLAN AMENDMENT

***Introduction/Background:**

Warren/Jessica Bell Living Trust, represented by DEIH Architecture, requests a Comprehensive Plan amendment of approximately 0.83 acres from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU), located on the north side of W. Ina Road, approximately 200 feet east of the intersection of W. Ina Road and N. San Anna Drive, and addressed as 1722 W. Ina Road (parcel number 225-47-0070).

***Discussion:**

The owner requests the plan amendment to MIU as a first step to rezone the property to TR (Transitional) for development of an office on the site.

***Conclusion:**

Approval of the plan amendment would allow the owner to request rezoning to TR for future office use.

***Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL of the plan amendment request to MIU.

***Fiscal Impact:**

None

***Board of Supervisor District:**

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services

Telephone: (520) 724-8800

Contact: Mark Holden, Principal Planner

Telephone: (520) 724-6619

Department Director Signature: _____

Date: _____

Deputy County Administrator Signature: _____

Date: _____

County Administrator Signature: _____

Date: _____



TO: Honorable Rex Scott, Supervisor, District 1

FROM: Chris Poirier, Deputy Director *EBB Tom Drargowski*
Public Works-Development Services Department-Planning Division

DATE: July 12, 2022

SUBJECT: **P22CA00002 BELL WARREN JESSICA LIVING TR – W. INA ROAD PLAN AMENDMENT**

The above referenced Comprehensive Plan amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, AUGUST 2, 2022** hearing.

REQUEST: For a **Comprehensive Plan amendment** of approximately 0.83 acres from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU), located on the north side of W. Ina Road, approximately 200 feet east of the intersection of W. Ina Road and N. San Anna Drive, and addressed as **1722 W. Ina Road** (parcel number 225-47-0070), in Section 34, Township 12 South, Range 13 East, in the Catalina Foothills Planning Area.

OWNER Warren/Jessica Bell Living Trust
Attn: Warren Bell and Jessica Butler Bell
PO Box 5623
Beverly Hills, CA 90209

AGENTS: DEIH Architecture
Attn: Daniel Hinojos
6341 N. Pinnacle Ridge Dr.
Tucson AZ 85718

DISTRICT: 1

STAFF CONTACT: Mark Holden, AICP, Principal Planner

PUBLIC COMMENT TO DATE: As of July 12, 2022, one public comment in opposition has been received.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL TO MEDIUM INTENSITY URBAN (MIU) 7-0** (Commissioners Hanna, Membrilla and Truitt were absent)

STAFF RECOMMENDATION: **APPROVAL TO MEDIUM INTENSITY URBAN (MIU)**

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

TD/MH/ds
Attachments




BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P22CA00002

Page 1 of 2

FOR AUGUST 2, 2022 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: July 12, 2022

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

P22CA00002 BELL WARREN JESSICA LIVING TR – W. INA ROAD PLAN AMENDMENT

Warren/Jessica Bell Living Trust, represented by DEIH Architecture, requests a **Comprehensive Plan amendment** of approximately 0.83 acres from the Low Intensity Urban 1.2 (LIU-1.2) to the Medium Intensity Urban (MIU) land use designation, located on the north side of W. Ina Road, approximately 200 feet east of the intersection of W. Ina Road and N. San Anna Drive, and addressed as **1722 W. Ina Road** (parcel number 225-47-0070), in Section 34, Township 12 South, Range 13 East, in the Catalina Foothills Planning Area. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL 7-0** (Commissioners Hanna, Membrila and Truitt were absent). Staff recommends **APPROVAL**. (District 1)

Planning and Zoning Commission Public Hearing Summary (June 29, 2022)

Due to the ongoing COVID-17 pandemic, the public hearing was held entirely remotely via Microsoft Teams and telephonically.

Staff presented information on the plan amendment request and stated that the proposal was the first step to rezone the property for office use. There were no questions from the commission.

The applicant spoke and opined that the property would likely never develop for residential use, and that proposed office use would site structures as close to W. Ina Rd. as possible.

A commissioner asked about the future use of the undeveloped area on the north side of the amendment site. Staff shared the sketch plan and identified the area as parking for the office, but noted that, for the Comprehensive Plan amendment process, the applicant is only required to submit a simple sketch plan, and that the rezoning request will be required to illustrate details such as bufferyards and landscaping.

There were no other questions and the commission opened the public hearing.

The first speaker stated that he and his extended family live on W. Ina Road in close proximity to the plan amendment site and expressed concerns about increasing use intensity close to his property. The speaker was concerned about possible purchase of adjoining property for business expansion, and the effect on property values.

The applicant responded to the speaker's concerns stating that surrounding properties are already developed and there is no intent to expand the office use, and that an office development on the property would likely improve surrounding property values. The applicant stated that they would work with the neighbors to try to reduce potential development impacts on surrounding residential properties, but pointed out that Ina Road is experiencing increasing small scale commercial development.

No one else requested to speak and the commission closed the public hearing.

Commissioner Matter moved to recommend **APPROVAL** of the plan amendment to the MIU land use designation; Commissioner Becker gave second.

Upon a roll call vote, the motion to recommend **APPROVAL** passed 7-0 (Commissioners Hanna, Membrilla and Truitt were absent).

TD/MH/ds
Attachments

c: DEIH Architecture – Attn: Daniel Hinojos



1722 WEST INA ROAD



AERIAL OF SUBJECT SITE

Pg.1

**Comprehensive Plan Amendment
Proposed Zone Change: CR-1 to TR Transitional
Casa Roma Estates, Lot 7, Undeveloped**


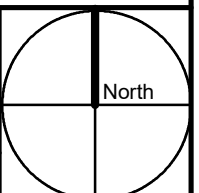
DEH
ARCHITECTURE

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



0 145 290 580 Feet

<p>Taxcode: 225-47-0070</p>	<p>P22CA00002 BELL WARREN JESSICA LIVING TR - W. INA ROAD PLAN AMENDMENT</p>	<p>District 1 Location: North side of W. Ina Road, approx. 200 feet east of N. San Anna Drive</p>
	<p>Request: Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) 0.83 Acres +/-</p>	
	<p>Catalina Foothills Planning Area under Pima Prospers Section 34, Township 12 South, Range 13 East</p>	
	<p>Planning and Zoning Commission Hearing: June 29, 2022</p>	
	<p>Board of Supervisors Hearing: TBD</p>	
	<p>Map Scale: 1:4,000</p>	
	<p>Map Date: May 27, 2022 / dms</p>	



2022 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION STAFF REPORT



HEARING DATE	June 29, 2022
CASE	P22CA00002 BELL WARREN JESSICA LIVING TR - W. INA ROAD PLAN AMENDMENT
PLANNING AREA	Catalina Foothills
DISTRICT	1
LOCATION	North side of W. Ina Road, approximately 200 feet east of the intersection of W. Ina Road and N. San Anna Drive, addressed as 1722 W Ina Road
REQUEST	Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) for approximately 0.83 acres
OWNER	Warren/Jessica Bell Living Trust
AGENT	DEIH Architecture, c/o Daniel Hinojos

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

"The subject request is to modify the land use designation from Low Intensity Urban 1.2 to Median Intensity Urban (MIU). The overall intent of the proposed amendment is to allow us to apply for a future rezoning for business offices. The proposed property is vacant, zoned CR-1 (Single Residence). We will apply for a future rezoning to TR (Transitional). It is doubtful this vacant lot would ever be developed as a single-family residence. All utilities power, water, sewer & communications are adjacent to the property line. The intent is to retain as much existing native landscaping as possible and further augment with native ironwoods. An archeological survey will be performed prior to applying for rezoning. The subject vacant lot is 0.71 AC. We intend to develop within the existing context as to scale and size, as allowed by the TR zoning. The parking area will be at the rear of the site, shielded from neighbors and provide required parking spaces. The proposed days and hours of operation will be Monday to Friday 8:00 AM to 5:00 PM."

STAFF REPORT:

Staff recommends **APPROVAL** of the comprehensive plan amendment to the Medium Intensity Urban (MIU) land use designation. The amendment would allow a rezoning to permit office use on W. Ina Road, a high volume arterial right-of-way with similar uses located in close proximity.

The amendment site is outside of Federal Emergency Management Agency (FEMA) floodplain and contains neither Pima County Regulated Riparian Habitat nor Flood Control Resource Area, and is outside the Maeveen Marie Behan Conservation Lands System (CLS). The site has direct access to W. Ina Road and access to utilities and facilities (water, electric, sewer).

Background

The applicant proposes the comprehensive plan amendment to MIU to permit rezoning the property for office use.

The amendment site currently undeveloped and has Low intensity Urban 1.2 (LIU-1.2) land use designation, to designate areas for low density residential at 1.2 residences per acre (RAC) maximum, and other compatible uses, and to provide incentives for conservation subdivisions and preserve natural open space. The site is zoned CR-1 (Single Residence) and is identified as Lot #7 of Casa Roma Estates subdivision platted in 1962, which was rezoned to CR-1 the year previously (Co9-61-082). The site has single family residences to the north, east and west.

The amendment site is located on W. Ina Road, designated as a high volume arterial and a scenic, major route. Development along W. Ina Road is mainly CR-1 single family dwellings with higher intensity uses (commercial, retail, office, multifamily dwellings) at the major cross streets. A 6.8-acre professional office center is located across Ina Road with MIU land use designation and TR (Transitional) zoning. There are a number of CR-1 single family properties along this stretch of Ina Road that have been converted to offices and clinics utilizing the home occupation and adaptive reuse processes, and 7 properties have rezoned to TR to permit more intensive office and clinic uses.

Plan Amendment Criteria

Staff has reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

Growing Smarter Acts

- Direct development toward existing communities: the amendment site has access to existing utilities and facilities
- Provide a variety of transportation choices: SunTran currently runs a bus route along W. Ina Road and W. Ina Road has bike lanes with striped shoulders

Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies

The amendment site is not covered under specific Pima County Comprehensive Plan policies, or rezoning or special area policies.

Maeveen Marie Behan Conservation Lands System

The amendment site is located outside the CLS.

Oversights, Inconsistencies, or Land Use Related Inequities/Changes

The Planning and Zoning Commission has previously discussed plan amendments and rezonings along this section of Ina Road, specifically regarding the incremental commercialization of residential properties, and related changes in traffic and access onto Ina Road. At the July 2021 commission hearing, the Development Services Site Group staff explained the Department of Transportation review process to the commission. Staff reviews proposed land use changes for concurrency (average daily trips, existing traffic, crash data) and the requested use (proposed traffic generation). Staff also comprehensively examines conditions on the broader transportation corridor and recommends conditions commensurate to the impacts of the change (e.g. traffic memoranda for small projects, traffic impact studies for larger projects, limited number of access points onto rights-of-way). A commissioner opined at this hearing that these changes may represent the evolving post-COVID economy and workplace, and that these types of conversions may become more prevalent.

Previous TR rezonings of residential properties on Ina Road were approved through plan amendment rezoning policies to allow TR rezoning requests under the LIU-1.2 designation, for office and clinic uses only, in converted dwellings that still retain some residential character. The requested MIU land use designation allows "...non-residential uses such as offices [and] medical offices..."

The applicant proposes office construction, for which staff recommends the plan amendment to MIU as appropriate (similar to the office complex to the south), versus a rezoning policy to permit rezoning to TR under the current LIU-1.2.

The site is both a “greenfield” (i.e. undisturbed) and an infill property, one of the last undeveloped parcels fronting this section of W. Ina Road. The site is within the service areas for Metropolitan Water District, Tucson Electric and Pima County Wastewater service. Staff recommends approval of the requested plan amendment to the MIU land use designation.

DEPARTMENT/AGENCY COMMENTS:

Department of Transportation

The site is located on the north side of Ina Road, approximately 200 feet east of N. San Anna Drive. This comprehensive plan amendment, with a future rezoning, will allow for a business office on site with a single access on Ina Road (minimum separation from San Anna Drive must be 230 feet).

Ina Road is a four-lane roadway with raised medians and multi-use lanes maintained by the county. The existing right-of-way width of Ina Road is 175 feet, but the Major Streets Plan indicates a future 200 feet right-of-way width. Dedication for right-of-way purposes will be a future required rezoning condition. The most recent traffic count for Ina Road near the site is 22,511 average daily trips (ADT) with a capacity of 35,820 ADT. Since there is available traffic capacity on Ina Road, the future rezoning will not generate a concurrency concern. A traffic impact study or traffic memorandum will be required as a rezoning condition to better determine any traffic impacts on Ina Road and any off-site improvements.

The Department of Transportation has no objection to this comprehensive plan amendment and recommends approval.

Regional Flood Control District

The District has reviewed the site conditions and offers the following information:

1. Flood Control Resource Area does not impact this property.

The District has no objection to this comprehensive plan amendment.

Regional Wastewater Reclamation Department

The plan amendment request entails modifying the land use designation for the subject property from LIU-1.2 to MIU that would allow for business offices subject to obtaining the proper zoning. The property is located on the north side of W. Ina Road, approximately 200 feet east of the intersection of W. Ina Road and N. San Ann Drive, within the Pima County Regional Wastewater Reclamation Department (PCRWRD) service area. The existing 8-inch public sewer runs along the southern property boundary within the Ina Road right-of-way.

PCRWRD has no objection to the proposed comprehensive plan amendment. A no objection shall not construe any action by Pima County as a commitment to provide sewer to any new development within the plan amendment area, and does not ensure that there is adequate treatment and conveyance capacity to accommodate this plan amendment area in the downstream public sewerage system.

Environmental Planning Division

The project area lies outside the CLS. The Office of Sustainability and Conservation - Environmental Planning has no comment on this proposal.

Cultural Resources & Historic Preservation Division

If this plan amendment is approved, a condition shall be required at rezoning for archaeological and historic sites surveys prior to ground modifying activities; submittal of a cultural resources mitigation plan for any identified archaeological and historic sites with any tentative plan or development plan; and, review of Type II grading permits for compliance with cultural resources requirements under Zoning Code Chapter 18.81.

Natural Resources, Parks and Recreation

The amendment site is not in the vicinity of any existing or proposed Pima County park or trail facilities.

Town of Oro Valley

The Town of Oro Valley responded and has no comment.

Tucson Electric Power Co.

The utility has no comment.

Metropolitan Water District

The utility has no comment.

Golder Ranch Fire District

The district has no comment.

PUBLIC COMMENTS:

As of June 14, 2022, staff has received no public comments regarding this amendment request.

Published and mailed notice of the proposal along with the website posting this staff report will occur a minimum of fifteen (15) days prior to public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

Respectfully submitted,



Mark Holden, AICP
Principal Planner

c: DEIH Architecture, c/o Daniel Hinojos, 6341 N Pinnacle Ridge Dr., Tucson AZ 85718



P22CA00002 BELL WARREN JESSICA LIVING TR - W. INA ROAD PLAN AMENDMENT

***Current:* Low Intensity Urban 1.2 (LIU-1.2)**

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 highest resource value and be contiguous with other dedicated natural open space and public preserves.

- Residential Gross Density: Minimum- none; Maximum- 1.2 RAC;
2.5 RAC with 45% open space or 4 RAC with 60% open space
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 1.2 RAC;
2 RAC with 50% open space

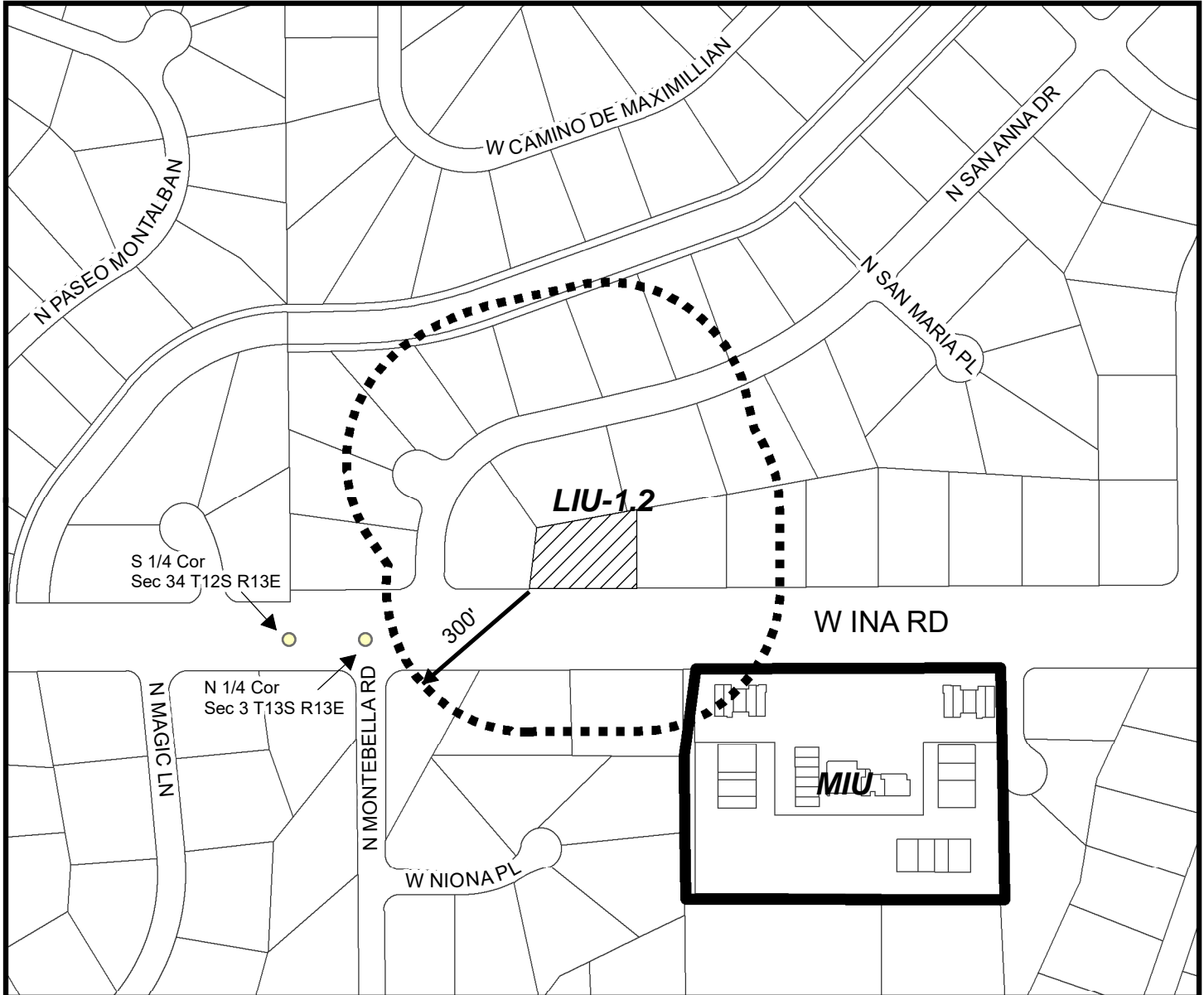
***Requested:* Medium Intensity Urban (MIU)**

Objective: To designate areas for a mix of medium density housing types, such as attached dwellings, garden apartments, and single family, as well as non-residential uses such as offices, medical offices, and hotels. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses. Where possible, pedestrian and bicycle access shall be provided to commercial areas, schools, institutional uses, and other similar uses.



- Residential Gross Density: Minimum- 5 RAC; Maximum- 13 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 10 RAC


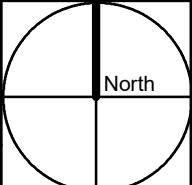
COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



0 145 290 580 Feet

 Subject Property
 300' Notification Area

Taxcode: 225-47-0070	P22CA00002 BELL WARREN JESSICA LIVING TR - W. INA ROAD PLAN AMENDMENT		District 1 Location: North side of W. Ina Road, approx. 200 feet east of N. San Anna Drive
	Request: Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) 0.83 Acres +/-		
	Catalina Foothills Planning Area under Pima Prospers Section 34, Township 12 South, Range 13 East		
	Planning and Zoning Commission Hearing: June 29, 2022	Map Scale: 1:4,000	
Board of Supervisors Hearing: TBD		Map Date: May 27, 2022 / dms	



201 N. Stone Avenue, Tucson, AZ 85701
(520) 724-9000
www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

INSTRUCTIONS FOR SAVING FORM: 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

Project ID *(case no., APN no., address, or other identifying info):*

1722 W INA ROAD COMPREHENSIVE PLAN AMENDMENT

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) **NA**
Important Riparian Area
Biological Core
Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? No
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl: Yes
 - b. Western burrowing owl: No
 - c. Pima pineapple cactus: No
 - d. Needle-spined pineapple cactus: No

Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No
If yes, provide a summary of those communications:
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

Questions about this form?

Contact the Office of Sustainability and Conservation at (520) 724-6940.

Mark Holden

From: DSD Planning
Sent: Friday, April 29, 2022 7:47 AM
To: Mark Holden
Subject: FW: Comprehensive Plan Amendment Application form submission
Attachments: Letter of Authorization Document - 1722 W Ina_Docs.pdf

From: Comprehensive Plan Amendment Application <no-reply@formbackend.com>
Sent: Friday, April 29, 2022 7:19 AM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: Comprehensive Plan Amendment Application form submission

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

New submission

You received a new submission.

Ownername

Warren/Jessica Bell Living Trust

Owner address

PO BOX 5623

Owner city

Beverly Hills

Owner state

CA

Owner zipcode

90209

Owner phone

4808505000

Email

christopher@conveyproperties.com

Applicant name

Daniel & Lydia Hinojos

Applicant address

6341 N Pinnacle Ridge Dr

Applicant city

Tucson

Applicant state

AZ

Applicant zipcode

85718

Applicant phone

6025096721

Applicant_email

daniel.hinojos@deih-usa.com

Property address

1722 W INA RD Tucson, AZ 85704

Property parcel number

225-14-0070

Property acreage

.71

Current land use designation

Undeveloped - .71AC

Proposed land use designation

TR - .71 AC

Policies

Catalina Foothills

Concurrent property acreage

.71

Property present zone

CR-1

Property proposed zone

TR

Letter of authorization document

[1722 W Ina Docs.pdf](#)

Ftp-link**Signature**

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.)

Application date
2022-04-29

April 28, 2022

Mark S. Holden, AICP
Principal Planner,
Planning Division
Pima County Development Services Dept.

Subject: Proposed Property address is 1722 W Ina Rd. Tucson, AZ 85704 (Parcel ID. 225470070, 0.71 AC)

Dear Mr. Holden:

This letter requests an amendment to the Pima County Comprehensive Plan as per section 18.89.040 – Plan Amendment Program of the Pima County Zoning Code. The subject request is to modify the land use designation from Low Intensity Urban 1.2 to Median Intensity Urban (MIU). The overall intent of the proposed amendment is to allow us to apply for a future rezoning for business offices.

The proposed property is vacant, zoned CR-1 (Single Residence). We will apply for a future rezoning to TR (Transitional). It is doubtful this vacant lot would ever be developed as a single-family residence.

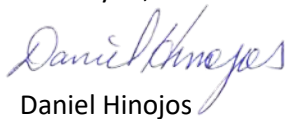
All utilities power, water, sewer & communications are adjacent to the property line.

The intent is to retain as much existing native landscaping as possible and further augment with native ironwoods. An archeological survey will be performed prior to applying for rezoning.

The subject vacant lot is 0.71 AC. We intend to develop within the existing context as to scale and size, as allowed by the TR zoning. The parking area will be at the rear of the site, shielded from neighbors and provide required parking spaces. The proposed days and hours of operation will be Monday to Friday 8:00AM to 5:00PM.

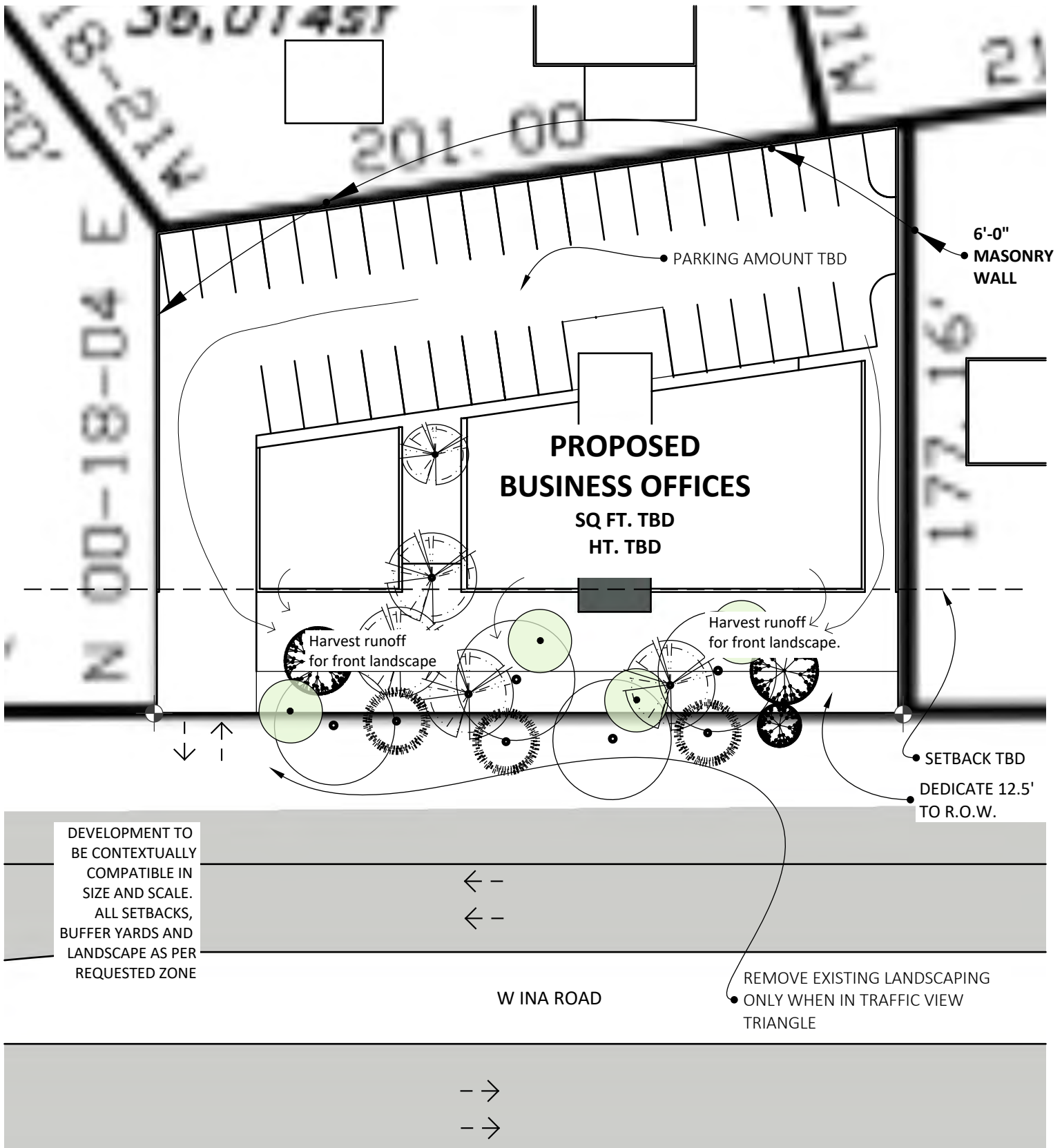
Thank you for evaluating the application. Shall you have any questions please do not hesitate to call me.

Thank you,

A handwritten signature in blue ink that reads "Daniel Hinojos". The signature is fluid and cursive, with the first name "Daniel" and last name "Hinojos" clearly legible.

Daniel Hinojos

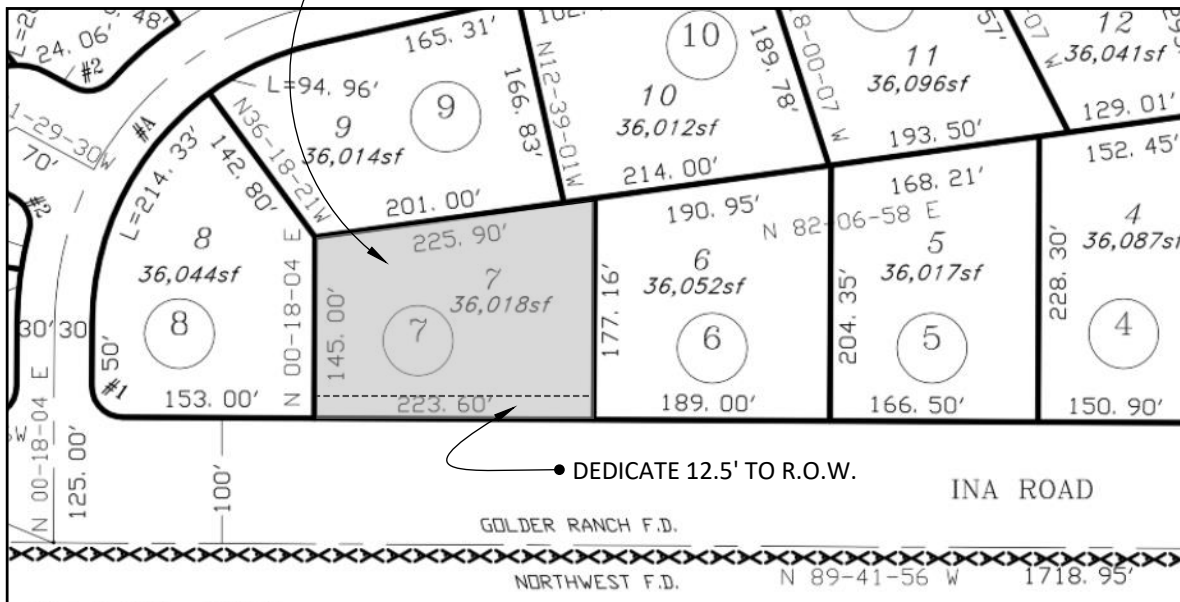
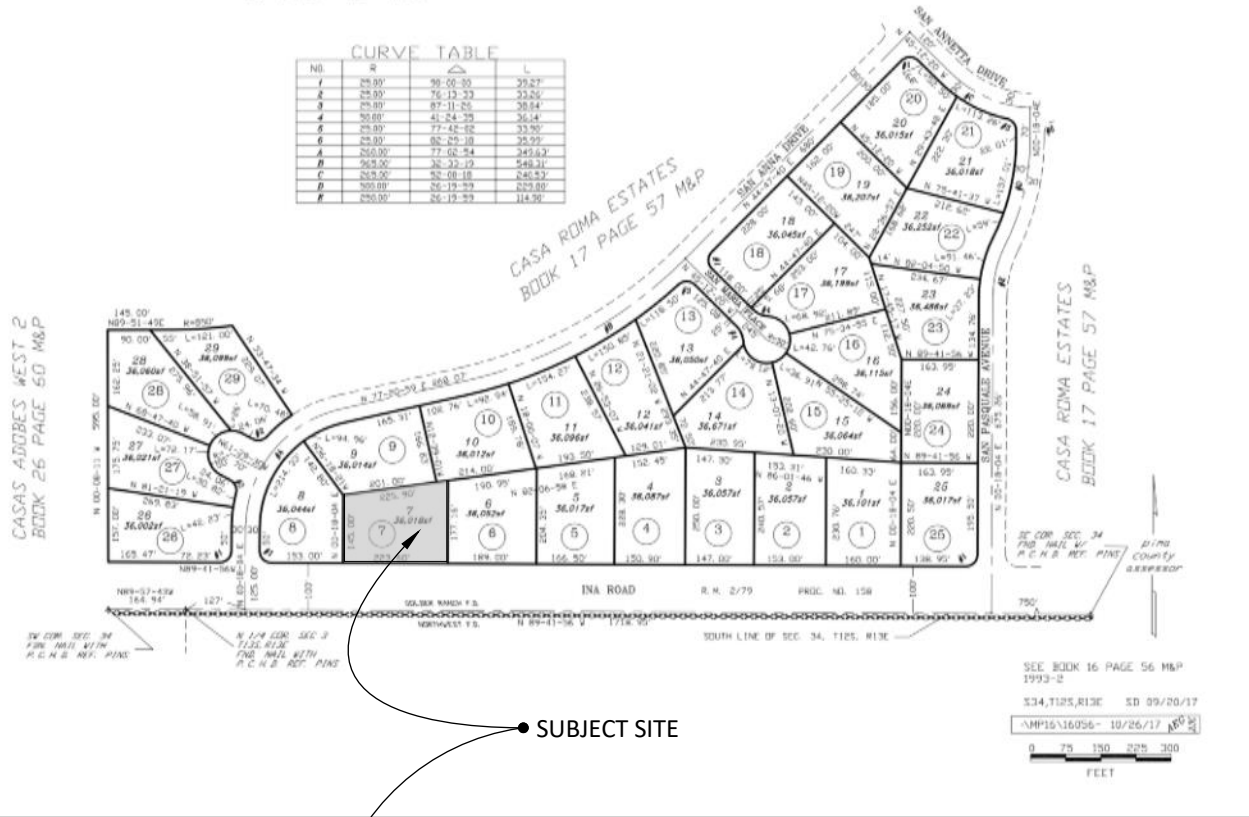
DEH
ARCHITECTURE



ASSESSOR'S RECORD MAP
225-47
CASA ROMA ESTATES
LOTS 1-29

ALL GOLDFER RANCH F.D.

CURVE TABLE			
NO.	Δ	R	L
1	25.00'	50.00-50	25.27'
2	25.00'	76.12-50	22.25'
3	25.00'	87.11-50	28.84'
4	50.00'	41.24-50	36.84'
5	25.00'	77.42-50	33.50'
6	25.00'	80.62-50	25.27'
7	25.00'	77.00-54	241.62'
8	25.00'	35.32-10	549.31'
9	25.00'	50.00-18	246.52'
10	25.00'	26.15-33	523.89'
11	25.00'	26.12-33	114.99'



1722 WEST INA ROAD



PLAT INFO Pg.4

Comprehensive Plan Amendment
Proposed Zone Change: CR-1 to TR Transitional
Casa Roma Estates, Lot 7, Undeveloped



April 28, 2022

To whom it may concern,

Warren D Bell and Jessica Butler Bell, the undersigned, of the Warren D Bell and Jessica Butler Bell, co-trustees of the Warren/Jessica Bell Living Trust dated April 10, 2009, hereby grant Daniel R Hinojos and Lydia Pesqueira De Hinojos permission to begin rezoning of 1722 W Ina, parcel number 225-47-0070, subject to close of escrow.

 *Warren D Bell, TR* 04/28/22

Warren D. Bell, grantor and trustee of the Warren D Bell and Jessica Butler Bell, co-trustees of the Warren/Jessica Bell Living Trust dated April 10, 2009.

 *Jessica Butler Bell* 04/28/22

Jessica Butler Bell, grantor and trustee of the Warren D Bell and Jessica Butler Bell, co-trustees of the Warren/Jessica Bell Living Trust dated April 10, 2009.