



Attachment 2 - Traffic Counts



LOCATION INFO	
Location ID	A-280
Type	SPOT
Funct'l Class	3
Located On	RIVER RD
Loc On Alias	
BETWEEN	Campbell Ave AND Hacienda Del Sol Rd
Direction	2-WAY
County	Pima
Community	-
MPO ID	
HPMS ID	
Agency	PAG

COUNT DATA INFO	
Count Status	Accepted
Start Date	Wed 10/2/2019
End Date	Thu 10/3/2019
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	2-WAY
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	
Source	CombineVolumeCountsIncremental
Latitude,Longitude	

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
 0:00-1:00	56	33	23	22	134
1:00-2:00	32	24	13	15	84
2:00-3:00	12	17	20	12	61
3:00-4:00	20	12	22	25	79
4:00-5:00	26	45	32	65	168
5:00-6:00	76	136	177	214	603
6:00-7:00	176	263	404	455	1,298
7:00-8:00	487	618	755	744	2,604
8:00-9:00	745	698	749	651	2,843
9:00-10:00	541	490	538	534	2,103
10:00-11:00	458	498	562	506	2,024
11:00-12:00	532	485	517	532	2,066
12:00-13:00	505	466	529	510	2,010
13:00-14:00	532	536	580	593	2,241
14:00-15:00	629	552	615	634	2,430
15:00-16:00	605	619	646	504	2,374
16:00-17:00	529	650	684	673	2,536
17:00-18:00	774	806	890	757	3,227
18:00-19:00	513	521	514	522	2,070
19:00-20:00	447	380	298	337	1,462
20:00-21:00	291	293	253	227	1,064
21:00-22:00	262	234	184	126	806
22:00-23:00	118	129	106	67	420
23:00-24:00 	61	76	62	51	250
Total					34,957
AADT					32,335
AM Peak	07:30-08:30				2,942
PM Peak	17:00-18:00				3,227



LOCATION INFO	
Location ID	A-280_EB
Type	SPOT
Funct'l Class	3
Located On	RIVER RD
Loc On Alias	
BETWEEN	Campbell Ave AND Hacienda Del Sol Rd
Direction	EB
County	Pima
Community	-
MPO ID	
HPMS ID	
Agency	PAG

COUNT DATA INFO	
Count Status	Accepted
Start Date	Wed 10/2/2019
End Date	Thu 10/3/2019
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	
Source	
Latitude,Longitude	

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
 0:00-1:00	31	18	12	11	72
1:00-2:00	14	9	9	8	40
2:00-3:00	5	7	10	5	27
3:00-4:00	14	7	14	11	46
4:00-5:00	11	18	15	33	77
5:00-6:00	29	51	75	112	267
6:00-7:00	95	139	195	222	651
7:00-8:00	246	313	379	326	1,264
8:00-9:00	361	358	347	290	1,356
9:00-10:00	246	236	248	246	976
10:00-11:00	215	223	294	243	975
11:00-12:00	245	259	257	285	1,046
12:00-13:00	234	230	267	244	975
13:00-14:00	271	263	333	284	1,151
14:00-15:00	316	285	311	333	1,245
15:00-16:00	307	279	314	182	1,082
16:00-17:00	213	310	340	355	1,218
17:00-18:00	406	384	414	343	1,547
18:00-19:00	252	284	255	258	1,049
19:00-20:00	241	190	161	196	788
20:00-21:00	165	143	123	147	578
21:00-22:00	158	120	89	65	432
22:00-23:00	63	76	50	36	225
23:00-24:00 	35	44	29	24	132
Total					17,219
AM Peak	07:30-08:30				1,424
PM Peak	16:45-17:45				1,559

LOCATION INFO	
Location ID	A-280_WB
Type	SPOT
Funct'l Class	3
Located On	RIVER RD
Loc On Alias	
BETWEEN	Campbell Ave AND Hacienda Del Sol Rd
Direction	WB
County	Pima
Community	-
MPO ID	
HPMS ID	
Agency	PAG

COUNT DATA INFO	
Count Status	Accepted
Start Date	Wed 10/2/2019
End Date	Thu 10/3/2019
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	
Source	
Latitude,Longitude	

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
 0:00-1:00	25	15	11	11	62
1:00-2:00	18	15	4	7	44
2:00-3:00	7	10	10	7	34
3:00-4:00	6	5	8	14	33
4:00-5:00	15	27	17	32	91
5:00-6:00	47	85	102	102	336
6:00-7:00	81	124	209	233	647
7:00-8:00	241	305	376	418	1,340
8:00-9:00	384	340	402	361	1,487
9:00-10:00	295	254	290	288	1,127
10:00-11:00	243	275	268	263	1,049
11:00-12:00	287	226	260	247	1,020
12:00-13:00	271	236	262	266	1,035
13:00-14:00	261	273	247	309	1,090
14:00-15:00	313	267	304	301	1,185
15:00-16:00	298	340	332	322	1,292
16:00-17:00	316	340	344	318	1,318
17:00-18:00	368	422	476	414	1,680
18:00-19:00	261	237	259	264	1,021
19:00-20:00	206	190	137	141	674
20:00-21:00	126	150	130	80	486
21:00-22:00	104	114	95	61	374
22:00-23:00	55	53	56	31	195
23:00-24:00 	26	32	33	27	118
Total					17,738
AM Peak	07:45-08:45				1,544
PM Peak	17:00-18:00				1,680

Attachment 3 - Trip Generation

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

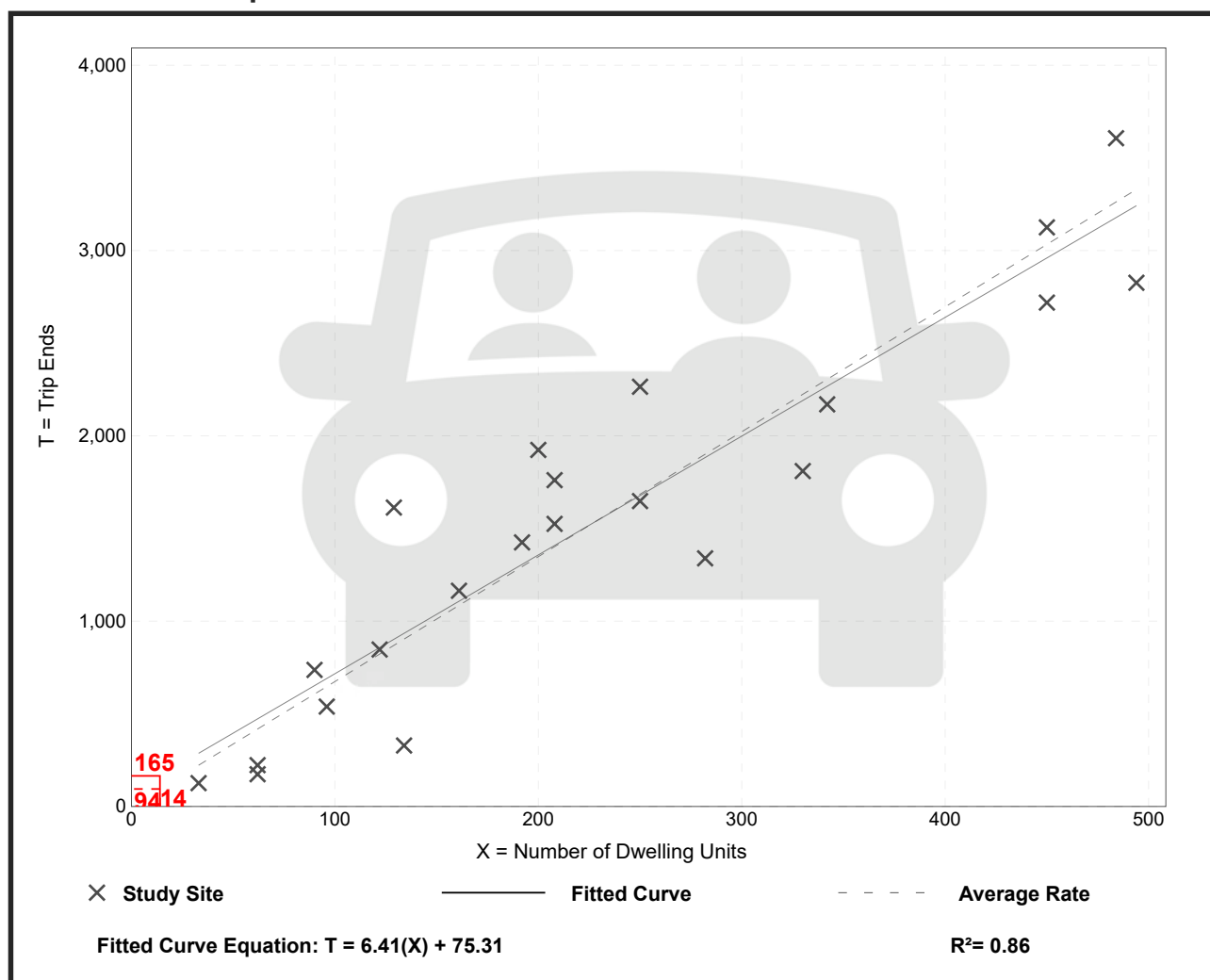
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 49

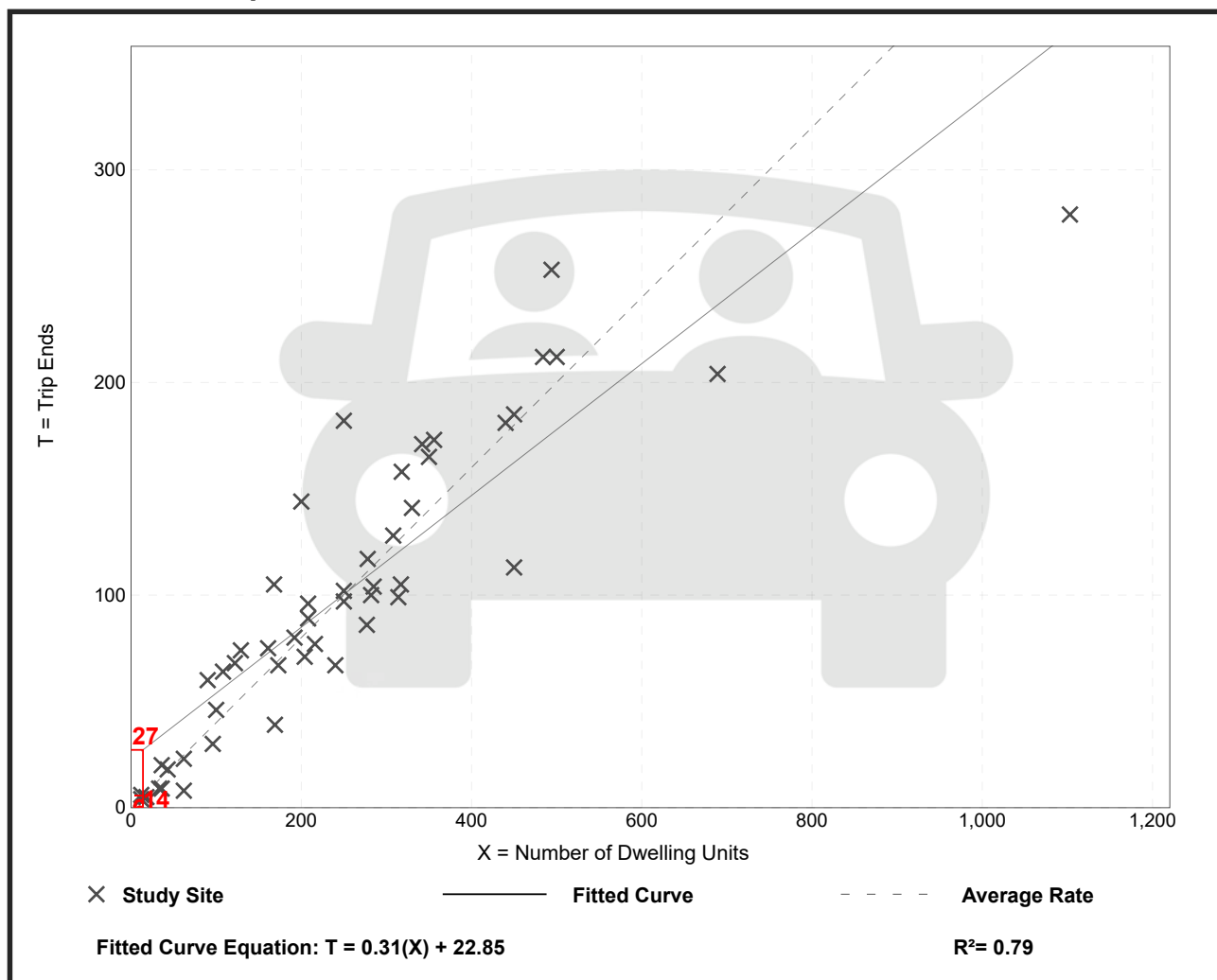
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 59

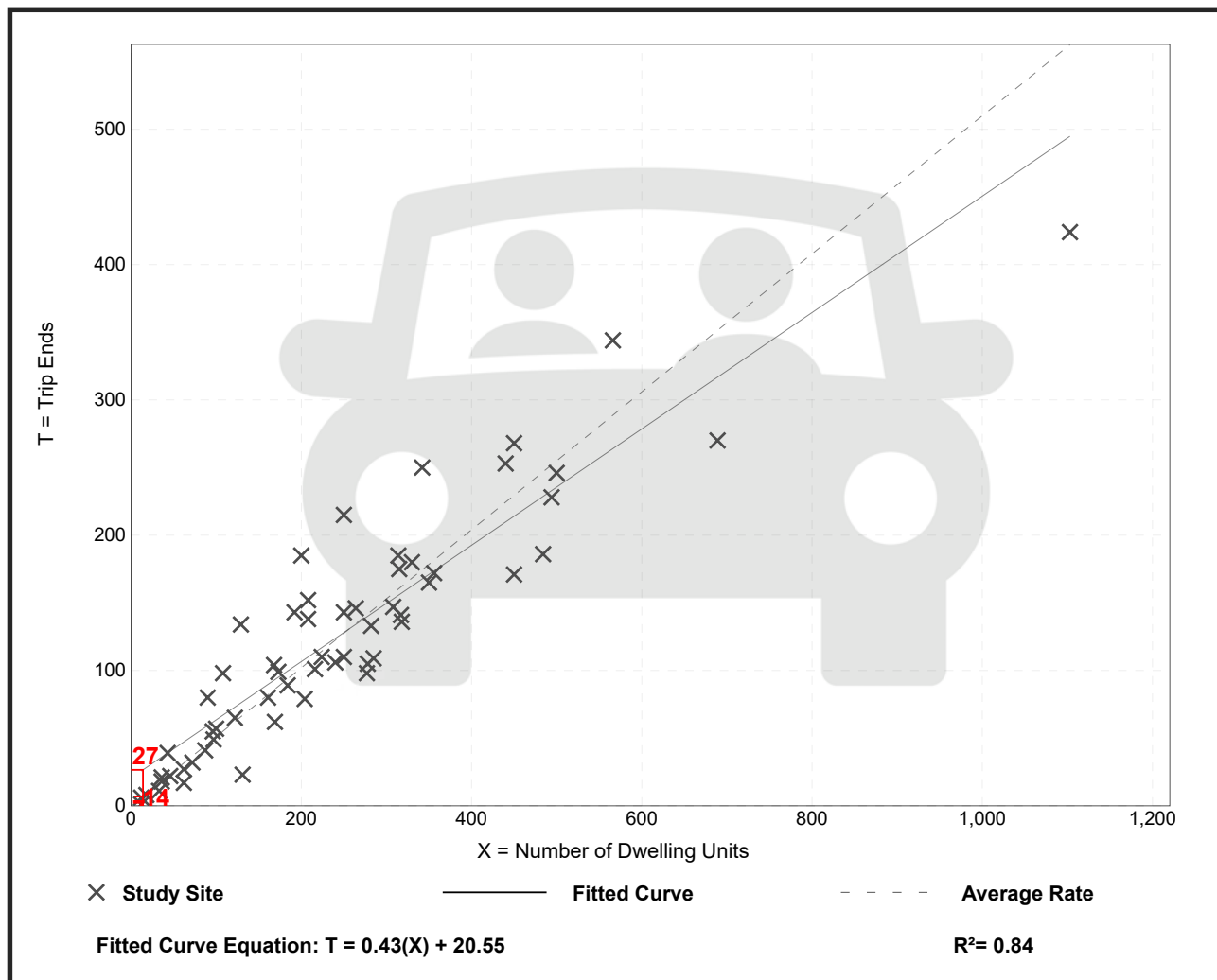
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Attachment 4 - Shared Access Letter



4280 N Campbell Avenue
Suite 212
Tucson, AZ 85718

June 28, 2022

Jose Ceja
EXA Architects
4544 E. Camp Lowell Dr. - Suite 146
Tucson, AZ 85712

RE: Wells Fargo Driveway Access

Hi Jose,

Per our conversation, we (RRP Investments) are unwilling to allow apartment access through our driveway at 2195 E River Road. This is a high-end commercial property for wealthy clients of Wells Fargo, and we do not want it used as a residential driveway. Additionally, our Lease agreement with Wells Fargo, prohibits us from making such changes and modifications. We do not object to your development, and in fact think it is a good thing; however, we are not willing to entertain an easement.

Best Regards,

Alek Comyford
Property Manager
alek@stphilipsplaza.com
O: 520.529.2775
C: 520.609.0883

www.stphilipsplaza.com

Phone | 520.529.2775 • Fax | 520.204.1341 • E-Mail | alek@stphilipsplaz.com

***Attachment 5 - City of Tucson
Coordination***

Iwicki, Daniel

From: Gregory Orsini <Gregory.Orsini@tucsonaz.gov>
Sent: Monday, July 25, 2022 2:52 PM
To: Iwicki, Daniel
Cc: jose ceja; Harris, Erin; Crowther, Brent
Subject: Re: P22CR00001

Categories: External

Good afternoon,

DTM Traffic Engineering reviewed the Traffic Letter in support of the Rio Pequeno Multifamily Development, to be located along River Rd approximately 600 feet east of the Camino Escuela intersection. We have no comments on the layout of the site plan in Attachment 1. We note that the plan shows that an existing curb cut will be utilized for the site access point.

Based on the anticipated trip generation per the ITE Trip Generation Manual, and as quoted in the Traffic Letter, there will be approximately 6 AM peak hour trips generated and 7 PM peak hour trips generated for the development, with a total of 94 new daily trips estimated to be generated by the development. With this amount of traffic to be generated, we do not anticipate a negative impact on the surrounding roadway network.

Thank you,
Greg Orsini
DTM Traffic Engineering

Greg Orsini, P.E., PTOE
Department of Transportation & Mobility
City of Tucson
(C) 520-268-5036
Gregory.Orsini@tucsonaz.gov

From: Iwicki, Daniel <Daniel.Iwicki@kimley-horn.com>
Sent: Monday, July 25, 2022 10:36 AM
To: Gregory Orsini <Gregory.Orsini@tucsonaz.gov>
Cc: jose ceja <jose@exaarchitects.com>; Harris, Erin <Erin.Harris@kimley-horn.com>; Crowther, Brent <Brent.Crowther@kimley-horn.com>
Subject: [EXTERNAL] FW: P22CR00001

Greg,

Thanks for the quick response and for walking through the process. This does seem a little out of the ordinary and we appreciate you offering to check it out.

Attached you will find the Pima County comments requesting written proof of coordination with COT (see highlighted portions) and the Traffic Letter.

Please send back any comments/questions.

Thank you,

Dan Iwicki | Analyst

Kimley-Horn | 333 E Wetmore Rd Ste 280, Tucson, AZ 85705

Direct: 480 604 2082 | Mobile: 847 791 1464

From: Terri Tillman <Terri.Tillman@pima.gov>

Sent: Thursday, July 21, 2022 10:23 AM

To: jose ceja <jose@exaarchitects.com>

Subject: P22CR00001

Jose,

The site plan will need to be revised to show the required right-of-way dedication and the buildings need to meet the required TR front yard setback of 20 feet after the ROW dedication. It looks like transportation is OK with the proposed with conditions.

Thanks,

Terri

Terrill L. Tillman, AICP

Principal Planner

Pima County Development Services

201 N. Stone Avenue, 1st Floor

Tucson, AZ 85701

520-724-6921



August 17, 2022

EXA Architects LLC
4544 E. Camp Lowell Dr., #146
Tucson, AZ 85718

Attn: Jose Ceja

**SUBJECT: Water Availability for Project: 2103 & 2107 E. River Rd., APN: 108-23-083A, 108-23-0820
Case #: WA4118, T-13, R-14 S-20, Lots: 9999, Location Code: UNI, Total Area: .78ac, Zoning: CR-1, TR**

WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designated from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply - it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs. This letter shall be null and void two years from the date of issuance.*

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

If you have any questions, please call New Development at 791-4718.

Sincerely,

Michael Mourreale
Engineering Manager
Tucson Water New Development

MM:mf

cc: WA4118 10823083A,108230820.docx/New Area/Committed Demand/WAL parcels



4544 East Camp Lowell Suite #146
Tucson, Arizona 85712
520-877-3177 phone
520-457-5830 fax
www.exaarchitects.com

August 08, 2022

Rio Pequeno

Project: 2103 & 2107 E. River Rd. Tucson, Az. 85718
PARCEL #, 108-23-083A, 108-23-0820

Dear neighbors:

We would like to invite you to join us for our neighborhood meeting regarding our new apartment development of 14 units. The new development name "Rio Pequeno" will be composed of two new buildings, two story height. The idea of this meeting is to comply with the concurrent plan amendment and rezoning requirements. We would like to request your support on our development that will improve the property from an abandon residential space to a new small high-end apartment development.

We have attached the latest site plan of the proposed property for your use and review.

Can you please send us your best email information so we can send you a link for our meeting schedule for August 22nd at 5:00 pm. Hopefully you can make it.

We thank you in advance for your support.

Please call me with any questions?

A handwritten signature in blue ink, appearing to read "Jose Ceja", with a stylized flourish at the end.

Jose Ceja
Jose@exaarchitects.com
Cell: 520.440.4941














NOTE: THESE DOCUMENTS ESTABLISH THE GENERAL STANDARDS OF QUALITY AND DETAIL FOR DEVELOPING A NEGOTIATED CONSTRUCTION CONTRACT.

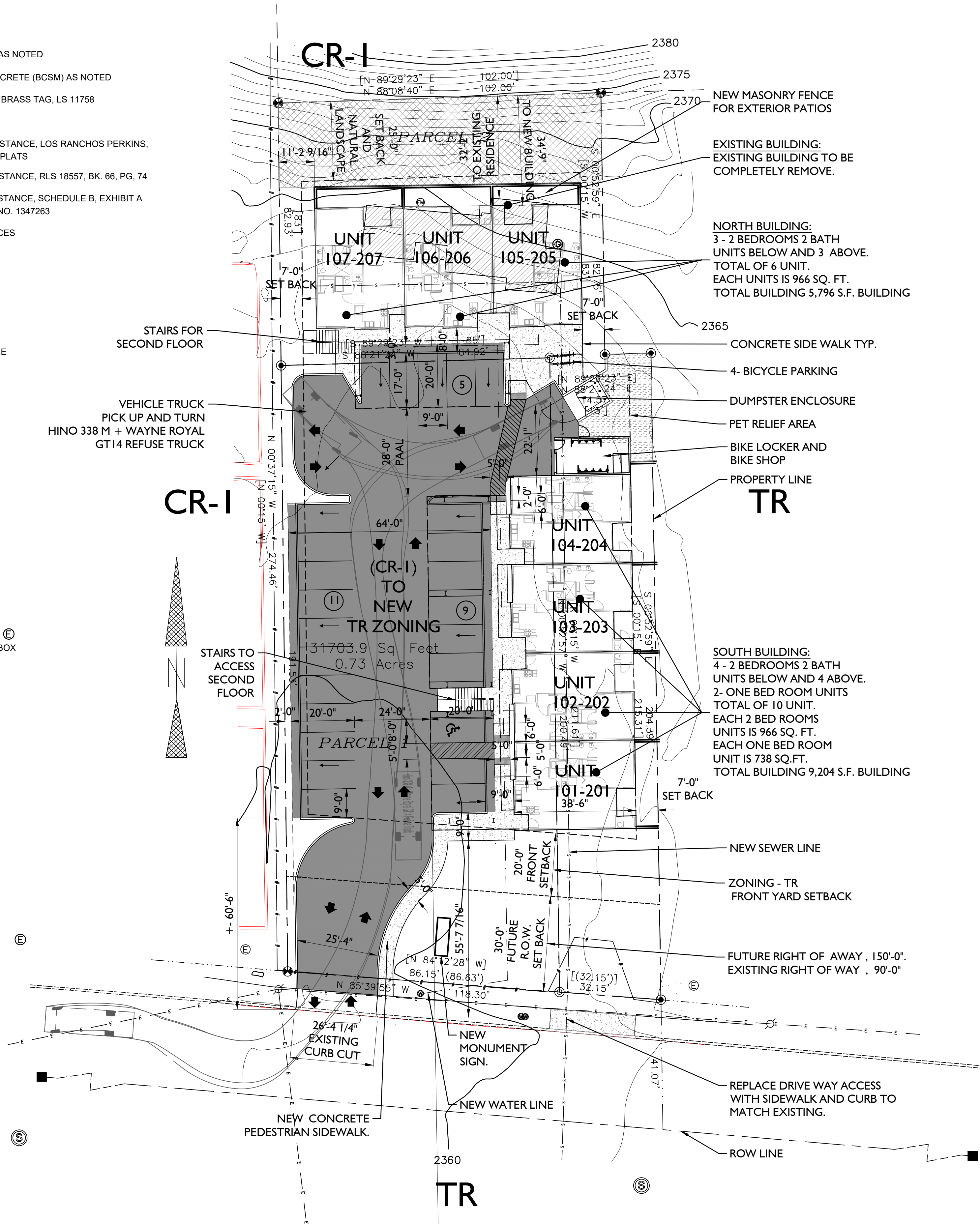
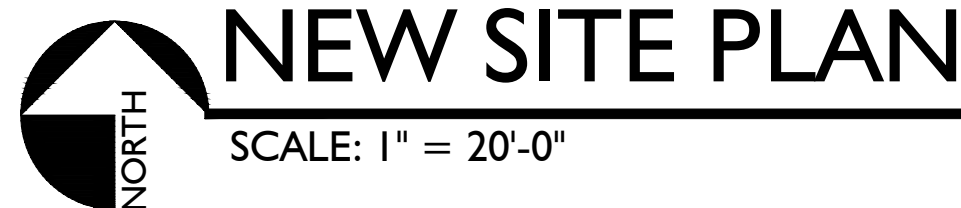
LEGEND

- FOUND MONUMENTATION AS NOTED
 - FOUND BRASS CAP IN CONCRETE (BCSM) AS NOTED
 - SET 1/2" DIAM. REBAR AND BRASS TAG, LS 11758
 - NOTHING FOUND OR SET
- < > RECORD BEARING AND OR DISTANCE, LOS RANCHOS PERKINS
BK. 06, PG. 099, MAPS AND PLATS
- () RECORD BEARING AND OR DISTANCE, RLS 18557, BK. 66, PG. 74
- [] RECORD BEARING AND OR DISTANCE, SCHEDULE B, EXHIBIT A
ESCROW/TITLE COMMITMENT NO. 1347263
- ⑤ NUMBER OF PARKING SPACES

-
- ASPHALT PAVEMENT
- CONCRETE SIDE WALK
- DEMO EXISTING RESIDENCE
- STRIPPED WALKWAY
- FLOW ARROWS
- 2365' 1' CONTOURS
- HILL SIDE AREA

ABBREVIATIONS

- BC = BACK CURB
C = CONCRETE
CB = CABLE BOX
CO = CLEAN OUT 
DL = DECORATIVE LIGHT
EC = ELECTRIC CONDUIT BOX
EH = ELECTRIC BOX
EVB = ELECTRIC HIGH VOLTAGE BOX
EM = ELECTRIC METER 
EMH = ELECTRIC MANHOLE
EP = EPOXY PAVEMENT
FF = FINISHED FLOOR
FH = FIRE HYDRANT
GP = GAS PEDESTAL
GM = GAS METER
GV = GAS VALVE 
HC = HANDICAPPED ACCESS
IRV = IRRIGATION VALVE
IRB = IRRIGATION BOX 
LP = LIGHT POLE 
MH = MANHOLE 
MP = METAL PIPE
PP = POWER POLE 
PT = PLAM TREE 
SDMH = STORM DRAIN MANHOLE
S = SIGN 
SL = STREET LIGHT
SLB = STREET LIGHT BOX 
SW = SIDEWALK
TB = TELEPHONE BOX 
UB = UTILITY BOX
UE = UNDER GROUND ELECTRIC
WB = WATER BOX
WP = WATER PIPE 
WM = WATER METER
WS = WATER SPOUT
WV = WATER VALVE 



LOT COVERAGE:

LOT SIZE : 31,703.9 S.F. OR 0.73 ACRES	
SOUTH BUILDING	4,200 S.F.
SOUTH CARPORT	2,514 S.F.
NORTH BUILDING	3,194 S.F.
NORTH CARPORT	1,246 S.F.
PAVED AREAS	8,482 S.F.
TOTAL COVER AREA	19,636 S.F.

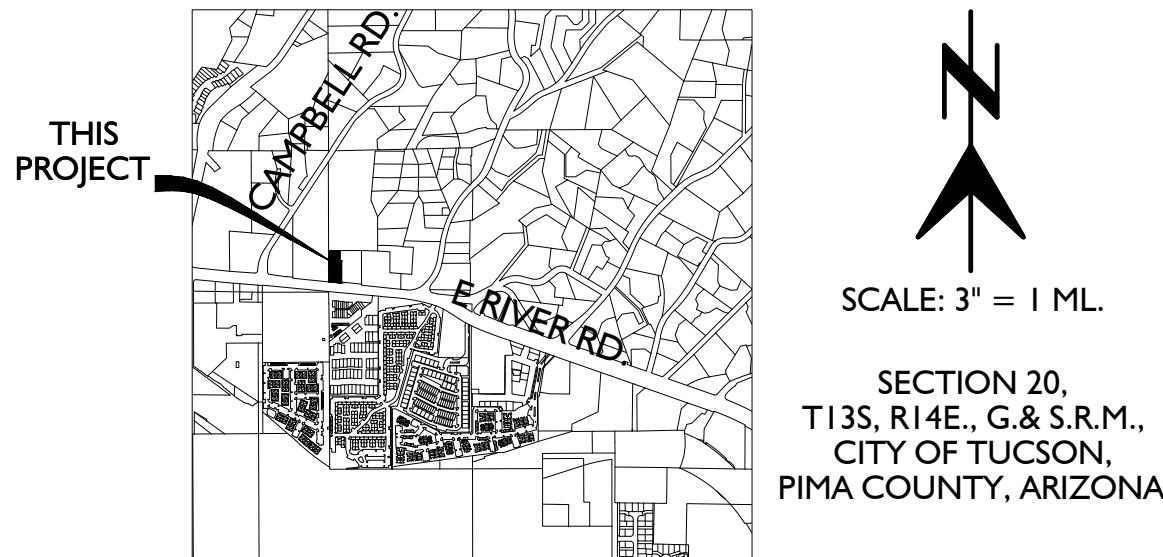
19,636 / 31,703.9 = 62% LOT COVERAGE

PARKING CALCUALTIONS:

TWO BED ROOM UNITS = 1.5 PARKING SPACE
PLUS 1 PARKING PER EVERY 4 UNITS.

TOTAL UNITS 14 ,	
TWO BEDROOMS = 14 X 1.5	=21 PARKING
TOTAL 14 / 4 = 3.5 GUESS PARKING	= 3.5 PARKING
TOTAL PARKING REQUIRED	<u> </u>
	= 25 TOTAL REQUIRED

TOTAL PROVIDED = 25 PROVIDED



LOCATION MAP

SCOPE OF WORK:

TWO NEW GROUND UP BUILDINGS. ONE IS A 10 UNIT BUILDING THE SECOND IS A 6 UNIT BUILDING, THIS WILL INCLUDE COVER CARPORT.

PROPERTY INFORMATION:

OWNER MAIL NAME AND ADDRESS:
EXA ARCHITECT INC.

PROPERTY ADDRESS:
2013 E RIVER RD
TUCSON AZ 85718

2017 E RIVER RD
TUCSON AZ 85718

PROPERTY INFORMATION:
PARCEL A NUMBER: 108-23-083A
PARCEL B NUMBER: 108-23-0820
S/T/R: 13S 14E SECTION 20

LEGAL DESCRIPTION:

SUBDIVISION:
LOT A SIZE: 17,313 SQ.FT.
LOT B SIZE: 16,649 SQ. FT.
TOTAL= 33,962 SQ. FT.

ZONING: CR-1 TO CONVERT TO TR

TR SET BACKS:
FRONT 20'-0"
REAR 25'-0"
SIDES 7'-0"
TWO STORY, 34'-0" MAX.

CONTACTS INFORMATION:

ARCHITECT: EXA ARCHITECTS
4544 E CAMP LOWELL SUITE 146
TUCSON, AZ 85712
PHONE: 520-877-3177
CONTACT: JOSE CEJA

BUILDING SQUARE FOOTAGE:

SOUTH BUILDING:
EACH UNIT 966 S.F.
4 UNITS BELOW
4 UNITS ABOVE
TOTAL 8 UNITS
 $8 \times 966 = 7,728$ S.F.
TWO STORY BUILDING 28'-0" TOP OF PARAPET
ROOF LINE AT 24'-0" ABOVE FINISH FLOOR.

NORTH BUILDING:
EACH UNIT 966 S.F.
3 UNITS BELOW
3 UNITS ABOVE
TOTAL 6 UNITS
 $6 \times 966 = 5,796$ S.F.
TWO STORY BUILDING 28'-0" TOP OF PARAPET
ROOF LINE AT 24'-0" ABOVE FINISH FLOOR.

TOTAL SQUARE FOOTAGE:		
SOUTH BUILDING	7,728	S.F.
NORTH BUILDING	5,796	S.F.
BIKE ROOM	312	S.F.
TOTAL BUILDING S.F.	13,836	S.F.

BUILDING HEIGHT:

HEIGHT LIMIT EXCEPTIONS.
THE HEIGHT LIMITS OF THIS CODE SHALL NOT
APPLY TO:
BARNs, CHIMNEYS, CONVEYORS, CUPOLAS,
DERRICKS, FLAGPOLES, PARAPET WALLS
EXTENDING NOT MORE THAN FOUR FEET ABOVE
THE HEIGHT LIMIT OF THE BUILDING, SILOS,
SMOKESTACKS, POWER TRANSMISSION
TOWERS, WINDMILLS, POWER TRANSMISSION
POLES, AND VEGETATED ROOF SYSTEMS
BEGINNING AT THE HEIGHT ABOVE THE
WATERPROOF MEMBRANE INCLUDING
SAFETY RAILINGS, ENCLOSED ACCESS STAIRWAY
OR ELEVATOR WITH A MINIMUM TWENTY-FOOT
SETBACK FROM ROOF EDGES, VEGETATIVE
CONTAINERS, AND VEGETATION;

jose ceja

From: Nicole Bieber <nbieber@hazenenterprises.com> on behalf of Nicole Bieber
Sent: Tuesday, August 23, 2022 7:52 AM
To: jose ceja
Subject: RE: RIO PEQUENO MEETING, 5:00 PM TODAY.

Sounds good. Thank you.
Best,

Nicole Bieber
Accounting/Operations



HAZEN ENTERPRISES
(520) 795-8429
nbieber@hazenenterprises.com

From: jose ceja <jose@exaarchitects.com>
Sent: Tuesday, August 23, 2022 7:49 AM
To: Nicole Bieber <nbieber@hazenenterprises.com>; Deanna Morken <dcormorken@me.com>
Subject: RE: RIO PEQUENO MEETING, 5:00 PM TODAY.

I have a meeting from 9:00 to 11:00 , other wise you can call me any time.

Best,

.....

Jose Ceja / Principal

exa ARCHITECTS

4544 E. Camp Lowell Dr.
Suite 146
Tucson, AZ 85712
C: 520.440-4941
F: 520.457-5830

.....

From: Nicole Bieber <nbieber@hazenenterprises.com>
Sent: Tuesday, August 23, 2022 7:41 AM
To: jose ceja <jose@exaarchitects.com>; Deanna Morken <dcmorken@me.com>
Subject: RE: RIO PEQUENO MEETING, 5:00 PM TODAY.

Hi Jose,

I will check with Brandt this morning when he gets in to see if he has any questions for you and get back to you.

Thank you.

Best,

Nicole Bieber
Accounting/Operations



HAZEN ENTERPRISES
(520) 795-8429
nbieber@hazenenterprises.com

From: jose ceja <jose@exaarchitects.com>
Sent: Tuesday, August 23, 2022 7:38 AM
To: Nicole Bieber <nbieber@hazenenterprises.com>; Deanna Morken <dcmorken@me.com>
Subject: RE: RIO PEQUENO MEETING, 5:00 PM TODAY.

Nicole, you can send or call me with your questions. my number is 520.440.4941. if this makes it easier.

Best,

.....

Jose Ceja / Principal

exaARCHITECTS

4544 E. Camp Lowell Dr.
Suite 146
Tucson, AZ 85712

C: 520.440-4941

F: 520.457-5830

From: Nicole Bieber <nbieber@hazenenterprises.com>
Sent: Tuesday, August 23, 2022 7:33 AM
To: jose ceja <jose@exaarchitects.com>; Deanna Morken <dcmorgan@me.com>
Subject: RE: RIO PEQUENO MEETING, 5:00 PM TODAY.

Hi Jose,

I'm terribly sorry about not attending the zoom meeting. I was on the road at that time. I really need a day or so notice about any zoom meetings as I'm on the road or out of the office a lot. I need to calendar it so I can be available for it.

Thank you.

Best,

Nicole Bieber
Accounting/Operations



HAZEN ENTERPRISES
(520) 795-8429
nbieber@hazenenterprises.com

From: jose ceja <jose@exaarchitects.com>
Sent: Monday, August 22, 2022 5:03 PM
To: Nicole Bieber <nbieber@hazenenterprises.com>; Deanna Morken <dcmorgan@me.com>
Subject: RE: RIO PEQUENO MEETING, 5:00 PM TODAY.

Nicole, Deanna, please let me know if you received the invite? Also, I will be happy to talk to you if you would like. Let me know if you have any questions?

I am online now thru Zoom. With the link below.

I will stay on for a few more minutes.

Best,

.....

Jose Ceja / Principal

exa ARCHITECTS

4544 E. Camp Lowell Dr.
Suite 146
Tucson, AZ 85712
C: 520.440-4941
F: 520.457-5830

.....

From: jose ceja <jose@exaarchitects.com>
Sent: Monday, August 22, 2022 3:48 PM
To: 'Nicole Bieber' <nbieber@hazenenterprises.com>; 'Deanna Morken' <dcorken@me.com>
Subject: RIO PEQUENO MEETING, 5:00 PM TODAY.

jose ceja is inviting you to a scheduled Zoom meeting.

Topic: jose ceja's Personal Meeting Room

Join Zoom Meeting
<https://us05web.zoom.us/j/9983811037?pwd=eUg3MEVpVHJFcGkvNXEwMjBLWTI3dz09>

Meeting ID: 998 381 1037
Passcode: NhcS8n

Best,

.....

Jose Ceja / Principal

exa ARCHITECTS

4544 E. Camp Lowell Dr.
Suite 146

Tucson, AZ 85712
C: 520.440-4941
F: 520.457-5830

.....

jose ceja

From: jose ceja
Sent: Monday, August 22, 2022 5:03 PM
To: 'Nicole Bieber'; 'Deanna Morken'
Subject: RE: RIO PEQUENO MEETING, 5:00 PM TODAY.

Nicole, Deanna, please let me know if you received the invite? Also, I will be happy to talk to you if you would like. Let me know if you have any questions?

I am online now thru Zoom. With the link below.

I will stay on for a few more minutes.

Best,

.....

Jose Ceja / Principal

The logo for exa ARCHITECTS, with 'exa' in a stylized orange font and 'ARCHITECTS' in a grey sans-serif font.

4544 E. Camp Lowell Dr.
Suite 146
Tucson, AZ 85712
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.....

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Passcode: NhcS8n

Best,

.....

Jose Ceja / Principal

The logo for exa ARCHITECTS, featuring the word "exa" in a bold, lowercase, sans-serif font with a small orange square above the "a", followed by the word "ARCHITECTS" in a smaller, uppercase, sans-serif font.

4544 E. Camp Lowell Dr.

Suite 146

Tucson, AZ 85712

C: 520.440-4941

F: 520.457-5830

.....

jose ceja

Subject: Meeting with home owner about Rio Pequeno.
Location: Zoom

Start: Mon 8/22/2022 5:00 PM
End: Mon 8/22/2022 6:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: jose ceja
Optional Attendees: Nicole Bieber; Deanna Morken <dcorken@me.com>



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):

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)
2. Is the project within a CLS Special Species Management Area?
3. Is the project in the vicinity of any of the six Critical Landscape Linkages?
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property?
5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl:
 - b. Western burrowing owl:
 - c. Pima pineapple cactus:
 - d. Needle-spined pineapple cactus:

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?
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			
Western burrowing owl			
Pima pineapple cactus			
Needle-spined pineapple cactus			

Questions about this form?

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

From: [Comprehensive Plan Amendment Application](#)
To: [DSD Planning](#)
Subject: Comprehensive Plan Amendment Application form submission
Date: Tuesday, May 31, 2022 2:21:27 PM
Attachments: [Site Analysis Document - 22022-A1.0-A1.0.pdf](#)
[Letter of Authorization Document - LETTER FROM OWNER.pdf](#)

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

EXA ARCHITECTS INC/ JOSE CEJA

Owner address

4544 N Camp Lowell Dr. 146

Owner city

Tucson

Owner state

AZ

Owner zipcode

85712

Owner phone

5204404941

Email

jose@exaarchitects.com

Applicant name

Jose Ceja

Applicant address

4544 N Camp Lowell Dr. 146

Applicant city

Tucson

Applicant state

AZ

Applicant zipcode

85712

Applicant phone

LETTER OF AUTHORIZATION

Date: September 8, 2022

Jose Ceja
Exa Architects Inc.

To whom it may concern:

RE: **New property development**
Rio Pequeno
2103, 2107 E. River Rd
Tucson, AZ. 85718

On behalf of EXA Architects Inc and as the owner of Exa architect Inc (Jose L. Ceja) I give complete authorization to Jose L. Ceja to manage and proceed with the development and any issues regarding this property.

Please call me with any questions?



Thank you,



4544 East Camp Lowell Suite #146
Tucson, Arizona 85712
520-877-3177 phone
520-457-5830 fax
www.exaarchitects.com

May 30, 2022

Rio Pequeno

Project: 2103 & 2107 E. River Rd. Tucson, Az. 85718
PARCEL #, 108-23-083A, 108-23-0820

To whom it may concern:

My name is Jose Ceja Owner and Architect for this project. We had a pre up meeting on Jan 19, 2022 with Pima County staff about a potential new office use for my property, I have attached the meeting comments. After the meeting we decided to switch to multifamily and thanks to Mark Holden, who was very helpful, he answer several of our questions and we did not needed a 2nd pre up meeting.

What we are requesting is as follows:

I have bought these two properties with the intention of developing the site. the existing zoning is CR-1 which only allows residential single family. I would like to rezone it to TR zoning to allow me to build two new buildings. One with 10 units and one with 6 units, both two stories, all of them will have 2 bed rooms and 2 baths. The height of the building would be 29'-0" if allowed. There will be 16 units in total plus a small bike storage building and service area.

Per my conversation with Mark Holden after our pre up meeting

"There is over 50% of the site perimeter surrounded by the proposed TR zoning, and much of the opposite side surrounded by MIU land use; therefore, you are eligible to apply for a concurrent amendment / rezoning to the Medium Intensity Urban land use designation and TR Transitional zoning."

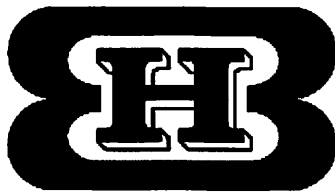
I would like to submit my plans for concurrent amendment and re zoning. Proposed 18 RAC on .77 acres. to the HIU, Higher intensity urban land use designation and TR transitional zoning.

Please contact me with any questions.

Thank you

A handwritten signature in blue ink, appearing to read "Jose Ceja", with a stylized flourish at the end.

Jose Ceja
Jose@exaarchitects.com
Cell: 520.440.4941



HAZEN ENTERPRISES, INC.
2200 E. RIVER ROAD, SUITE 126
TUCSON, AZ 85718
Phone (520) 795-8429

August 25, 2022

RE: Rio Pequeno

To Whom it may concern:

I am Brandt Hazen, owner of an office condominium at 2200 E. River Rd. in Rio Cancion. My office is directly across the street from 2103-2107 E. River Rd., the proposed site of a 14 unit rental project know as Rio Pequeno.

I am in possession of a Site Plan dated 7/22/2022 signed by architect & owner Jose Ceja. As drawn, I think the proposed development is in the highest and best use of the property. The units are described to me by Jose as very high end, with nice amenities and architecturally pleasing. Furthermore, the area is surrounded by either commercial properties or multi-family units, which is precisely the location that deserves re-zoning from CR-1 to TR.

I support the re-zoning and proposed development.

Sincerely,

**Brandt Hazen
President**