



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 3/5/2024

*\*= Mandatory, information must be provided*

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

**\*Title:**

P23CU00016 AREVALO – W. AJO HIGHWAY TYPE II CONDITIONAL USE PERMIT

**\*Introduction/Background:**

Rene and Maribel Arevalo request a Type II Conditional Use Permit for a tire shop and brake/tire repair shop in accordance with Section 18.14.030B.5 of the Pima County Zoning Code in the GR-1 (GZ-1) (Rural Residential, Gateway Overlay) zone, addressed as 16200 W. Ajo Highway.

**\*Discussion:**

The owner requests a Type II Conditional Use Permit to permit a tire shop and brake/tire repair shop. The property is located outside the Maeveen Marie Behan Conservation Land Systems.

**\*Conclusion:**

Approval of the conditional use permit would allow the operation of a tire shop and brake/tire repair.

**\*Recommendation:**

The Hearing Administrator and staff recommend APPROVAL of the Type II Conditional Use Permit subject to standard and special conditions.

**\*Fiscal Impact:**

None

**\*Board of Supervisor District:**

☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services

Telephone: (520) 724-6675

Contact: Spencer Hickman, Senior Planner

Telephone: (520) 724-6498

Department Director Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Deputy County Administrator Signature: \_\_\_\_\_ Date: 2/20/2024

County Administrator Signature: \_\_\_\_\_ Date: 2/21/24



**TO:** Honorable Dr. Sylvia Lee, District 3

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

**DATE:** February 9, 2024

**SUBJECT:** **P23CU00016 AREVALO – W. AJO HIGHWAY**  
(Conditional Use Type II – Tire Shop/Brake and Tire Repair Shop)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, March 5, 2024** hearing.

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**REQUEST:** For a **Type II Conditional Use Permit for a tire shop and brake and tire repair shop**, (parcel code 108-66-0090) in accordance with Section 18.14.030.B.5 of the Pima County Zoning Code ) in the GR-1 (GZ-1) (Rural Residential, Gateway Overlay) zone, addressed as 16200 W Ajo Highway. (District 3)

**OWNER:** Rene and Maribel Arevalo  
15195 W. Ajo Highway  
Tucson, AZ 85735

**DISTRICT:** 3

**STAFF CONTACT:** Spencer Hickman, Planner II

**PUBLIC COMMENT TO DATE:** As of February 13, 2024, no written public comment has been received.

**HEARING ADMINISTRATOR RECOMMENDATION:** APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS):** The subject property is in the Multiple Use Management (MUMA) and Special-Species Management (SSMA) designation of the CLS.

TD/ds  
Attachments



## BOARD OF SUPERVISORS MEMORANDUM

Subject: P23CU00016

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### FOR MARCH 5, 2024 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: February 9, 2024

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### ADVERTISED ITEM FOR PUBLIC HEARING

#### CONDITIONAL USE PERMIT

#### P23CU00016 AREVALO – W. AJO HIGHWAY

Rene and Maribel Arevalo requests a **Type II Conditional Use Permit for a tire shop and brake/tire repair shop** (parcel code 208-66-0090) in accordance with Section 18.14.030B.5 of the Pima County Zoning Code in the GR-1 (GZ-1) (Rural Residential, Gateway Overlay) zone, located approximately 120 feet northwest of the intersection of W. Ajo Highway and S. Sasabe Highway, addressed as **16200 W. Ajo Highway**. Staff and the Hearing Administrator recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. (District 3)

#### Summary of the Hearing Administrator Hearing (January 10, 2024)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on January 10, 2024. The hearing was held virtually via Microsoft Teams. The owner/applicant presented the case to the hearing administrator and answered all of his questions. She expressed her acceptance of the special conditions recommended by staff.

No (0) members of the public attended the hearing to speak on the matter. No public comment was received by staff prior to the hearing.

After hearing all of the above, the Hearing Administrator stated that the proposed use was an appropriate one for this particular property and that he would be formally recommending approval of this conditional use permit request to the Board of Supervisors, subject to standard and special conditions.

After visiting the subject property and considering the facts of this case, together with the materials submitted by the applicant, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a tire shop and brake/tire repair facility. 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

Standard Conditions & Requirements pre the Pima County Zoning Code

1. A tire shop and brake/tire repair shop is allowed in the GR-1 zone as a conditional use per Section 18.14.030.B.5.

Special Conditions – Hearing Administrator

1. A floodplain use permit is required at the time of permitting.
2. Proof of coordination with the Arizona Department of Transportation (ADOT) is required prior to building permit and/or certificate of occupancy approval.
3. Hours of operation shall generally conform with that presented in the applicant's materials, i.e. 9:00 AM to 5:00 PM, Monday through Friday, and 9:00 AM to 2:00 PM on Saturdays.

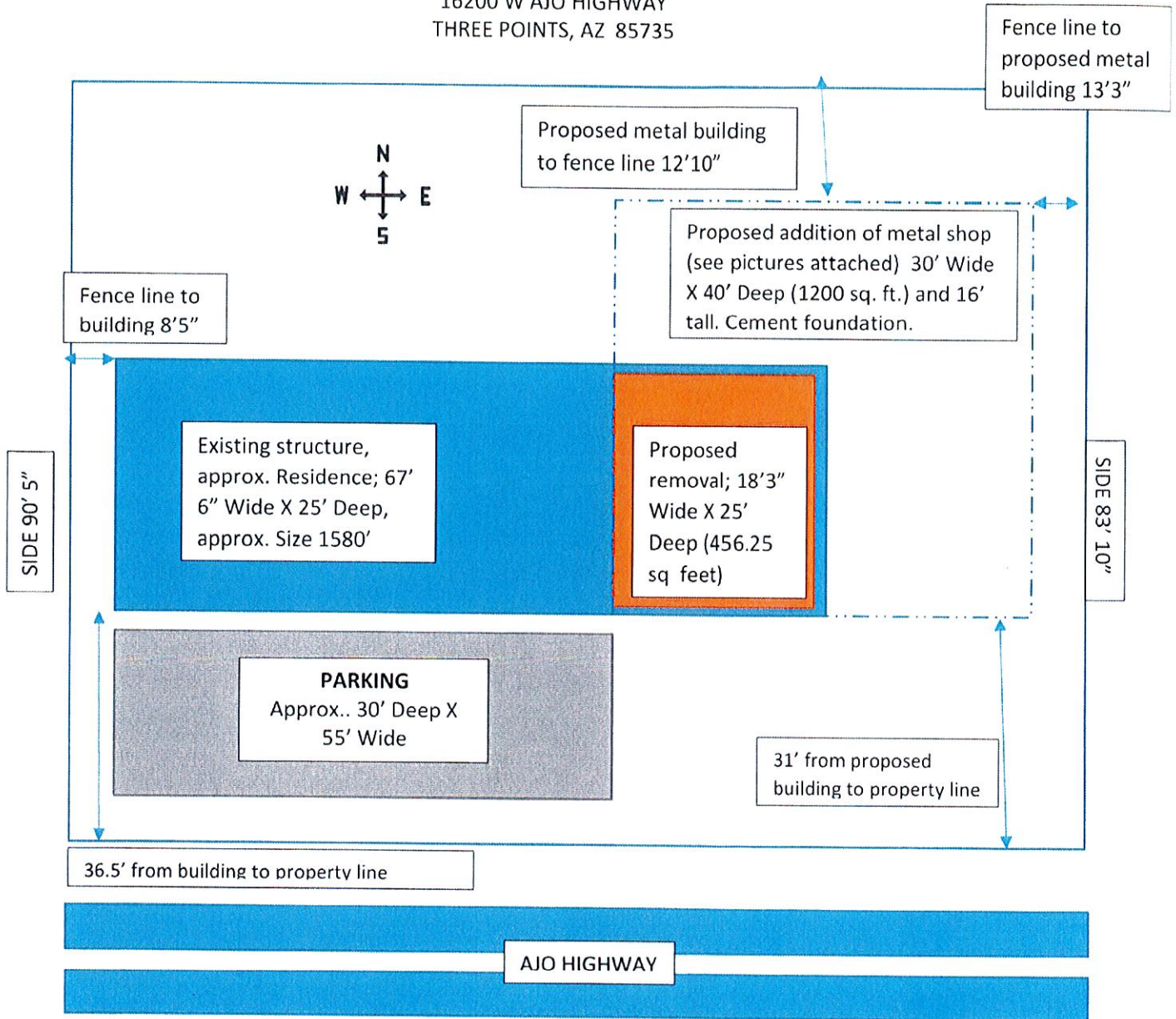
TD/ds  
Attachments

C: Rene and Maribel Arevalo



## SITE PLAN

16200 W AJO HIGHWAY  
THREE POINTS, AZ 85735



- All measurements are approximate
- Pictures of proposed building addition are attached



P23CU00016

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**FOR BOARD OF SUPERVISORS MARCH 5, 2024 PUBLIC HEARING**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Jim Portner, Hearing Administrator

**DATE:** January 16, 2024

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**DOCUMENT:** P23CU00016

**CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:**

Rene and Maribel Arevalo (owners) request a **Type II Conditional Use Permit for a tire shop and brake/tire repair shop** (Parcel Code 208-66-0090) in accordance with Section 18.14.030.B.5 of the Pima County Zoning Code in the GR-1/GZ-1 (Rural Residential/Gateway Overlay) zones, located approximately 120 feet northwest of the intersection of W. Ajo Highway and S. Sasabe Highway, and addressed as 16200 W. Ajo Highway. (District 3)

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**CASE BACKGROUND AND PARTICULARS**

This is a request to repurpose an existing structure on the property for use as a tire shop and a brake/tire repair facility. The intended development program also includes replacing a portion of the existing building with a larger metal building, which would house the actual tire shop and repair facility. The remainder of the existing structure would be kept and used for the employee break room and the business office.

**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 January 10, 2024. The hearing was held virtually via Microsoft Teams. The owner/applicant presented the case to the hearing administrator and answered all of his questions. She expressed her acceptance of the special conditions recommended by staff.

No (0) members of the public attended the hearing to speak on the matter. No public comment of any kind had been received by staff prior to the hearing.



After hearing all of the above, the Hearing Administrator stated that the proposed use was an appropriate one for this particular property and that he would be formally recommending approval of this conditional use permit request to the Board of Supervisors, subject to standard and special conditions.

#### HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and considering the facts of this case, together with the materials submitted by the applicant, the Hearing Administrator recommends a **APPROVAL** of this request for a Type II conditional use permit for a tire shop and brake/tire repair facility. 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. A tire shop and brake/tire repair shop is allowed in the GR-1 zone as a conditional use per Section 18.14.030.B.5.

#### Special Conditions – Hearing Administrator

1. A Floodplain Use Permit is required at the time of permitting.
2. Proof of coordination with the Arizona Department of Transportation (ADOT) is required prior to building permit and/or certificate of occupancy approval.
3. Hours of operation shall generally conform with that presented in the applicant's materials, i.e. 9:00 AM to 5:00 PM, Monday through Friday, and 9:00 AM to 2:00 PM on Saturdays.

#### 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 and the surrounding private properties as *Rural Crossroads (RC)*, the basic purpose of which is provide mixed-use areas where basic goods and services are furnished to rural settlements and rural residents as conveniently as possible.

It is the Hearing Administrator's position that the proposed tire shop and repair/service center perfectly meets the intent and purpose of the *RC* designation.

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 use, if constructed in substantial conformance with the submitted concept drawings and design particulars, as well as with the *Special Conditions* prescribed above, will satisfactorily safeguard the adjacent properties to continue their permitted uses.

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

The property has direct access to W. Ajo Highway, a major state route. 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.**

Parking will be reviewed by staff at the time of final permitting. That shown on the submitted site plan appears sufficient.

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 use poses no significant public threat in any of the above ways. While noise may be given some consideration, the adjacent school use and surrounding vacant properties will not be unduly affected.

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

The proposed hours of operation described in the submitted materials are acceptable and appropriate. A special condition has been added to formalize same.

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

Required landscaping, buffers, etc. shall be reviewed by staff as appropriate at the time of development permitting.

## **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 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 subject property is in the MULTIPLE USE MANAGEMENT (MUMA) AND SPECIAL-SPECIES MANAGEMENT (SSMA) designation of the MMB-CLS, as is the entire surrounding region, including all developed properties as well as vacant ones.

#### **Staff Commentary on Biological Impacts**

Staff has reviewed this application and finds that, as long as the site is developed in conformance with the submitted conceptual site plan, then: 1) its approval will not affect any resources essential to Pima County's biological conservation priorities; and 2) it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. The entire property has been cleared by past development activity; no new impact to natural areas will occur.

#### **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 the Priority Conservation Area (PCA) for this species, as is the entire region surrounding this property.

**Western Burrowing Owl.** The subject property is not located within the Priority Conservation Area for this species.

**Pima Pineapple Cactus.** The subject property is located within the Priority Conservation Area (PCA) for this species, as is the entire region surrounding this property.

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

**RECOMMENDATIONS BY THE DEPARTMENT OF TRANSPORTATION (DOT) AND BY  
THE REGIONAL FLOOD CONTROL DISTRICT (RFCD):**

The Department of Transportation (DOT) and the Regional Flood Control District (RFCD) have reviewed this application and provided specific comments. Their recommendations have been incorporated into the recommended *Special Conditions* (see Item Nos. 1 & 2) as put forth by the Hearing Administrator.

attachments

cc: Carla Blackwell, Director, Development Services  
Dan Ice, Chief Building Official  
Chris Poirier, Planning Official  
Tom Drzazgowski, Chief Zoning Inspector  
Arevalo, LLC, Owner  
Rene and Maribel Arevalo, Applicants On Behalf of Ownership Entity



## Conditional Use Permit Application

Property Owner: Rene Arevalo and Maribel Arevalo Phone: 209-777-4917  
Owner's Mailing Address, City, State & Zip: 15195 W. Ajo Highway, Tucson, AZ 85735  
Applicant (if different from owner): \_\_\_\_\_ Phone: \_\_\_\_\_  
Applicant's Mailing Address, City, State & Zip: \_\_\_\_\_  
Applicant's or Owner's Email Address: renearevalo209@gmail.com  
Property Address or Tax Code: 16200 W. Ajo Hwy, Tucson, AZ 85735  
Type of Use Proposed for the Property: Tire Shop, Sales of new and used tires and wheels

Discuss the proposed use and it's compatibility with the surrounding area: This property has been used as a tire shop previously, I would like to open a tires shop and sell new and used tires and wheels and service brakes and brake parts.

☒ The applicant agrees to contact the [Regional Flood Control District](#) to discuss the proposal prior to application submittal.

☒ The applicant agrees to contact United States Fish and Wildlife Service at [scott\\_richardson@fws.gov](mailto:scott_richardson@fws.gov) and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

### This application is for a (Select one):

☒ Type I Conditional Use ☐ Type II Conditional Use ☐ Type III Conditional Use

### Terms and Conditions

☒ 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.)

Date: December 1, 2023



I am writing to provide you with more details about the business that we hope to open at 16200 W Ajo Highway, Three Points AZ.

Currently, the property contains a home that is about 1500 square feet. In the past, from what we could gather, this property has been used as a home, a market, a tire shop, and a nursery. We would like to turn it into a Tire Shop since we found no tire shops in the near area and we would like to service the Three Points community as well as the motorists on Ajo Highway. The house is currently divided into three sections. The left side, the middle, and left side of the building. We would like to keep the left side of the building as a break room for employees. The middle would be the main office. The right side of the building would be removed (as indicated on the site plan) and replaced with a metal shed that includes two garage doors. This building will be used to provide all services. The front of building will be marked as parking.

The services we plan to offer will include the sale of new and used tires, the sales of new and used wheels, and tire services like flat tire repairs. In addition, we would like to offer brake pad replacements and limited emergency road side services for flat tires and tire replacements.

The first step in our plan is to secure a conditional use permit for this property. We then plan to remove the right side of the building and replace it with a metal shed (as indicated in the pictures and diagram we provided). Following, we plan to renovate the office and break room area. When this is complete, we plan to submit an application to Trico for an electrical reconnect and an application to Thim water for a water connection. We hope to complete all of this and open our doors this summer. Our plan is to have the following hours: Monday to Friday 9:00 am to 5:00 pm, and Saturday 9:00 am to 2 pm.

Staff will include my son and myself to provide all services. My wife, Maribel Arevalo, will work the front desk and assist with all office management services, customer service, and book keeping. Since the building and property is limited in space, we plan to stay a small, family owned business. We live only three miles from this property so it is a convenient location for myself and my family.



16200 W Ajo Highway, Tucson Az 85735

Street View

**Parcel Number:** 208-66-0090**Property Address**

Street Number	Street Direction	Street Name	Location
16200	W	AJO HWY	Pima County

**Contact Information****Property Owner Information:**

AREVALO RENE & MARIBEL CP/RS  
1663 SAVANNAH CT  
ATWATER CA

95301-4066

**Property Description:**

PCL 75' X 100' OF TUC-AJO HWY IN NE4 NW4 17 AC  
SEC 34-15-10

**Valuation Data****Property Appraiser:** Quenterious Parnell **Phone:** (520) 724-8165

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2023	PRIM RESIDENCE (3)	10.0	\$48,154	\$43,215	\$4,321
2024	RES OTHER (4)	10.0	\$56,614	\$45,376	\$4,538

**Property Information**

<b>Township:</b>	15 0	<b>Section:</b>	34	<b>Range:</b>	10 0E
<b>Map:</b>		<b>Plot:</b>		<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	7.405 00F	<b>Lot:</b>	
<b>Census Tract:</b>	4410	<b>File Id:</b>	1	<b>Group Code:</b>	000
<b>Use Code:</b>	0125 (SFR GRADE C10-2 NON CONFORMING TO ZONING )				<b>Date of Last Change:</b> 9/5/2023

**Sales Information (3)**

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20232090487	1	7/2023	Single Family	\$115,000	\$115,000	N	W1 CMT
20072370023	1	12/2007	Single Family	\$75,000	\$75,000	N	X Aut
20070970669	1	4/2007	Single Family	\$75,000	\$75,000	N	X Aut

**Valuation Area****District Supervisor:** SHARON BRONSON **District No:** 3

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
50	1101003 DEL	08001201	00000 DEL	1

**Recording Information (12)**

Sequence No.	Docket	Page	Date Recorded	Type
20232090487	0	0	7/28/2023	WTOEED
20232090486	0	0	7/28/2023	DEEDDI
20190500470	0	0	2/28/2019	QCDEED
20160710101	0	0	3/10/2016	DEEDDI
20160710100	0	0	3/10/2016	WTOEED
20160280214	0	0	1/27/2016	DEEDTR
20131860539	0	0	7/5/2013	WTOEED
20081201071	13332	4602	6/23/2008	DEEDTR
20072370023	13198	109	12/9/2007	WTOEED
20070970669	13058	3084	5/18/2007	WTOEED
20011030681	11558	3389	5/29/2001	WTOEED
0	7124	267	9/26/1983	



## Residential Characteristics

## Main Structure:

Appraisal Date:	3/25/2019	Property Type:	Single Family Residence	Area ID:	Ed 1-080012-01-2
Processed:	12/31/1969	Building Class:	2	Physical Condition:	Minimum
Total Living Area:	1,580	Garage Type:	None	Effective Construction Year:	1960
Garage Capacity:	0	Stories:	1	Patio Type:	None
Rooms:	6	Patio Number:	0	Quality:	Minimum
Pool Area:	0	Exterior Walls:	Framed Wood	Valuation Type:	00
Roof Type:	Metal	Total Main:	\$70,503	Heating:	Other
Total Control:	\$70,503	Cooling:	Evaporative	Total Actual:	\$56,614
Bath Fixtures:	3	FCV Adjustment Factor:	1.000	Enhancement:	\$0
Last Calc:	0912				

## Permits (3)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
RSAL23081	SALE -	11/29/2023		ASR							
Description: fc required to determine use. has frontage on Ajo. has been used as commercial in the past. recent images on internet show may have been renovated											
RSPEC19427	SPEC -	12/13/2018	02/04/2019	ASR				03/25/2019	03/25/2019	03/25/2019	100
Description: FC required to determine use and condition of imp											
CSPEC4832	SPEC -	08/09/2006	08/29/2006	OWN						07/12/2007	0
Description: SFR used commercially with a conditional use permit that has expired in 2003. SFR has been empty since then. Owners are preparing to convert back to SFR to sell. Currently using as storage. FC and make appropriate changes. Thanks											

## Notes (11)

Created: 10/4/2023 Modified: 10/4/2023	Per review of MLS 22301314, update livable area 1580 > 1565 SF, heating OTHER > NONE, cooling EVAP > WALL. All changes 2025N
Created: 9/6/2023 Modified: 9/6/2023	2024S Update legal class from 3.01 to 4.01 non-primary residence per sales affidavit Seq#20232090487
Created: 3/25/2019 Modified: 3/25/2019	PER FIELD CHECK UPDATE LIVABLE AREA 1550 > 1580, PATIO COV 1 > NONE 0. 2021 N RULE A
Created: 5/11/2016 Modified: 5/11/2016	2017s via secondary valuation to class 3 primary sq20160710100 per sales affidavit rule a
Created: 1/5/2009 Modified: 1/5/2009	12/31/08: #455/421 - ext fc/did not measure. prop vacant/run down. per RJames - leave on mass. n/c use code, legal class, rate. prc redrawn/aerial review. 1650>1550
Created: 10/27/2008 Modified: 10/27/2008	Update class from R1 to R2 for 2010, use code form 0155 to 0125
Created: 3/28/2008 Modified: 3/28/2008	NO CHG PER NO RESPONSE TO STATUS LTR DTD 1/4/08
Created: 7/12/2007 Modified: 7/12/2007	no change - property still vacant (as field check 8/24/06)
Created: 9/12/2006 Modified: 9/12/2006	2004 2005 2006 NOC ORDERS: CL 6(4) @ 10% SUPP 2007
Created: 8/24/2006 Modified: 8/24/2006	PER F/C 8/24/06 PROPERTY SITTING VACANT. 2004-2006 NOC ORDERS 2007 SUPPL
Created: 7/28/2004 Modified: 7/28/2004	PER F/C 7/28/04 PROPERTY DOES NOT APPEAR TO BE SFR WAITING OF SOME PROOF FROM OWNER THAT PROPERTY IS OWNER OCCUPIED RESIDENCE



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*):

16200 W. Ajo Highway, Tucson, AZ 85735

### **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: No ▼
  - 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 <input type="checkbox"/>		SELECT
Western burrowing owl	No <input type="checkbox"/>		SELECT
Pima pineapple cactus	No <input type="checkbox"/>		SELECT
Needle-spined pineapple cactus	No <input type="checkbox"/>		SELECT

Questions about this form?  
Contact the Office of Sustainability and Conservation at (520) 724-6940.