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# MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

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**TO:** Honorable Raymond J. Carroll, Supervisor, District # 4

**FROM:** Arlan M. Colton, Planning Director *AMC*

**DATE:** March 19, 2014

**SUBJECT:** Co9-13-14 TANQUE VERDE HAY & FEED SUPPLY, LLC – TANQUE VERDE ROAD REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, APRIL 1, 2014** hearing.

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**REQUEST:** For a rezoning of approximately 0.85 acre from RVC (Rural Village Center) and CB-1 (Local Business) to CB-2 (General Business), on property located on the south side of Tanque Verde Road, approximately 250 feet west of Tanque Verde Loop Road.

**OWNER:** Tanque Verde Hay Feed & Supply, LLC  
11050 E. Tanque Verde Road  
Tucson, AZ 85749-6700

**AGENT:** Omni Architecture, Inc.  
Attn: David Johns  
3645 N. Camino Blanco Place  
Tucson, AZ 85718

**DISTRICT:** 4

**STAFF CONTACT:** David Petersen

**PUBLIC COMMENT TO DATE:** As of March 19, 2014, staff has not received any written public comments.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** APPROVAL WITH STANDARD AND SPECIAL CONDITIONS, (8-0, Commissioners Matter and Bain were absent).

**STAFF RECOMMENDATION:** APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM:** The northwest corner of the site lies within the Biological Core Management Area designation of the Maeveen Marie Behan Conservation Lands Systems (MMBCLS); however, no special conservation measures are recommended.

CP/DP/ar  
Attachments



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# Board of Supervisors Memorandum

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Subject: Co9-13-14

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**FOR APRIL 1, 2014 MEETING OF THE BOARD OF SUPERVISORS**

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director *AMC*  
Public Works-Development Services Department-Planning Division

DATE: March 19, 2014

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**ADVERTISED ITEM FOR PUBLIC HEARING**

**REZONING**

**Co9-13-14 TANQUE VERDE HAY & FEED SUPPLY, LLC – TANQUE VERDE ROAD REZONING**

Request of **Tanque Verde Hay & Feed Supply, LLC**, represented by **Omni Architecture, Inc.**, for a rezoning of approximately 0.85 acre from RVC (Rural Village Center) and CB-1 (Local Business) to CB-2 (General Business), on property located on the south side of Tanque Verde Road, approximately 250 feet west of Tanque Verde Loop Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Neighborhood Activity Center. On motion, the Planning and Zoning Commission voted 8-0 to recommend **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS** (Commissioners Matter and Bain were absent). Staff recommends **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS**.  
(District 4)

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**Planning and Zoning Commission Public Hearing Summary (February 26, 2014)**

Staff presented information from the staff report to the commission. In addition, staff noted that the positive indication for concurrency of Wastewater infrastructure should have been shown as non-applicable "N/A" since the site utilizes on-site disposal that will continue.

The applicant's representative addressed the commission. He stated substantial agreement with the staff report. He noted that the existing drainage retention basin is oversized and a smaller portion will be used. A proposed new building will be located within a portion of its existing area.

A commissioner confirmed from the representative that all three parcels, including the existing CB-2-zoned parcel, were owned by his client and that CB-2 zoning was proposed.

A commissioner asked if the basic purpose of the rezoning was to expand the business and perhaps allow more general retail. The representative indicated that smaller pet supplies would be added to existing retail sales and sale of hay. He indicated that the existing retail sales area is too small, citing as an example, "stacked-up" saddles.

The commissioner asked if straw was supplied for straw-bale construction, to which the representative indicated that sale of hay was only for animals.

There were no speakers from the public. The hearing was closed.

Commissioner Poulos moved to **APPROVE** the rezoning subject to Standard and Special Conditions as recommended by staff. Commissioner Cook seconded the motion.

The commission voted to **APPROVE** the rezoning (8 – 0, Commissioners Matter and Bain were absent) subject to Standard and Special Conditions as recommended by staff as follows:

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of a covenant holding Pima County harmless in the event of flooding.
3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
4. Provision of development related assurances as required by the appropriate agencies.
5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
6. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
7. Transportation condition:  
The property shall be limited to two access points as shown on the sketch plan.

8. Flood Control conditions:
  - A. A Floodplain Use Permit is required for any new development.
  - B. No storage of equipment or material is permitted within the retention basin.
  - C. Prior to issuance of a Certificate of Compliance or any development permits, the property owner shall submit a drainage report (including hydraulic analysis) to the Pima County Regional Flood Control District for review and approval. The report shall address elevations, setbacks and detention/retention requirements and shall verify whether or not the basin performs as designed in the Tanque Verde Loop Plaza grading plan (Co12-86-131).
9. Wastewater Reclamation condition:

The owner/developer must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal systems within the rezoning area at the time a tentative plat, development plan or request for building permit is submitted for review.
10. Environmental Quality condition:

The applicant shall demonstrate that the lot, as proposed, can accommodate the existing and/or new facilities and an on-site wastewater disposal system, while meeting all required setbacks. Vehicular traffic shall not be allowed over the septic tank or disposal areas; the site must also provide for the primary and required 100% reserve disposal area. Existing and/or future development shall not be allowed within the designated disposal areas. This demonstration shall be made prior to issuance of the Certificate of Compliance.
11. Adherence to the sketch plan as approved at public hearing for sale of hay, feed, and supply and uses of similar intensity.
12. A permit must be obtained for the existing structure on parcel 133-02-0800.
13. The metal siding of the structure on parcel 133-02-0800 must be painted with a single desert/earth tone color.
14. The property owner shall execute and record the following disclaimer regarding Prop 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

15. Upon the effective date of the Ordinance, the owner(s)/developer(s) of the rezoned property shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and, Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the Certificate of Compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.
16. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

CP/DP/ar  
Attachments

c: Tanque Verde Hay Feed & Supply, LLC, 11050 E. Tanque Verde Road  
Tucson, AZ 85749-6700  
Omni Architecture, Inc., Attn: David Johns, 3645 N. Camino Blanco Place  
Tucson, AZ 85718  
Chris Poirier, Assistant Planning Director  
Co9-13-14 File

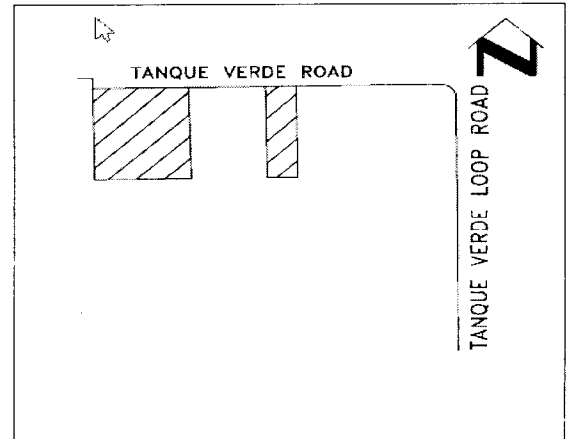
**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION  
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

**HEARING** February 26, 2014

**DISTRICT** 4

**CASE** Co9-13-14 Tanque Verde Hay & Feed Supply, LLC – Tanque Verde Road Rezoning

**REQUEST** Rezone from RVC (Rural Village Center) and CB-1 (Local Business) to CB-2 (General Business) (0.85 acre)



**OWNER** Tanque Verde Hay Feed & Supply, LLC  
11050 E. Tanque Verde Road  
Tucson, AZ 85749-6700

**APPLICANT** Omni Architecture, Inc.  
Attn: David Johns  
3645 N. Camino Blanco Place  
Tucson, AZ Tucson, AZ 85718

**APPLICANT'S PROPOSED USE**  
Livestock hay feed & supply, retail pet supply

**APPLICANT'S STATED REASON**  
This use is existing but requires expansion and appropriate zoning.

**COMPREHENSIVE PLAN DESIGNATION**  
The Pima County Comprehensive Plan designates the subject property as Neighborhood Activity Center (NAC), which allows the proposed CB-2 zoning district, in addition to the CR-2, CR-3, CR-4, CMH-1, CMH-2, TR, RVC, and CB-1 zoning districts at a maximum density of 10 residences per acre. NAC designates low intensity mixed-use areas designed to provide convenience goods and services within or near suburban residential neighborhoods for day-to-day living needs.

**SURROUNDING LAND USES/GENERAL CHARACTER**

North:	RVC & CR-1	Tanque Verde Road/Residential/Antique Store & Amusement
South:	CR-1	Residential/Wrought Iron Business
East:	CB-1	Undeveloped Residential Subdivision
West:	CR-2	Residential

## **PREVIOUS REZONING CASES ON PROPERTY**

### Co9-62-97 Tanque Verde Village Center Rezoning (39.8 acres)

Location: North and south sides of Tanque Verde Road, east and west of Tanque Verde Loop Road (see attached case rezoning map).

Action: SR, CR-1, and CB-1 to RVC approved on 7-2-63. The rezoning was initiated by the Planning and Zoning Commission upon petition by the Tanque Verde Valley Association to provide for commercial uses in accordance with the newly-created RVC zone. Various parcels, but not all, within the rezoning area have been ordinances over time. The case remains open for portions not ordinances or subsequently rezoned.

### Co9-88-91 Fidelity National Title Agency TR 10,270 - Tanque Verde Road Rezoning (0.5 acre)

Location: South side of Tanque Verde Road, 300 feet east of Tanque Verde Loop Road. This is the CB-2 portion of the subject hay and feed supply business site that is not sought for rezoning (parcel 0790).

Action: CB-1 to CB-2 approved on 3-7-89 for sale of hay, feed, grain, veterinary supplies, tack, and western wear. Case closed per Ordinance #1989-102 adopted 8-14-89.

## **PREVIOUS REZONING CASES IN GENERAL AREA**

### **Recent activity:**

### Co9-13-09 Title Security of Arizona TR 2055 – Tanque Verde Road Rezoning (122.5 acres)

Location: Approximately 600 feet west of the subject property on the north side of Tanque Verde Road.

Action: SR to CR-1 (41 acres) and SR to SR ® (81.5 acres) approved 2-18-14.

### **Past activity:**

There have been numerous SR to CR-1 rezonings in the vicinity from 1963 to 2006.

## **STAFF REPORT SUMMARY**

Staff recommends **APPROVAL with conditions**. The applicant proposes a CB-2 (General Business) rezoning of two separate portions of an existing retail hay feed and supply store operation. The rezoning is proposed to legitimize an unpermitted, existing hay storage structure expansion on one portion and allow a proposed retail building and a separate covered storage structure expansion on another portion where unauthorized open storage exists. A rezoning, leading to a revised development plan would provide an opportunity to bring the development into full compliance with code requirements. The operation consists of three parcels 0780, 0790, and 0800. Parcel 0790 is already zoned CB-2 as required for a feed store. Parcels 0780 and 0800 require rezoning to CB-2.

The feed store has been in operation since about 1990; and the on-going operation and proposed expansion indicates that the use fulfills a need in this area of mostly large-lot zoning where the keeping of horses and other animals is common. The CB-2 portion of the business was rezoned in 1989 (Co9-88-91) for the use of a feed store; and a development plan (Co12-89-19) was approved that same year. Concurrency of infrastructure exists to serve the existing use and proposed expansion.



### **Potential Impacts of Expansion**

Concerning potential impacts to neighboring properties, there is potential for greater traffic, exhaust fumes, and noise from an expanded operation. However, the business is already expanded beyond what was originally approved with no record of complaints concerning the use from surrounding property owners. Only daytime hours of operation are proposed. Large truck deliveries are associated with the use and forklifts operate on-site. Access is taken directly from Tanque Verde Road, a major scenic route.

There is an unpaved driveway adjacent to the west side of the site (serving properties to the south) that separates the site from the nearest residence (to the west). A decorative masonry wall exists along the south property boundary and along most of the west boundary that will mitigate potential impacts. The chain link fence portion of the west wall will need to be replaced with a masonry wall segment. (Such walls typically would be set inside the property with landscape bufferyard plantings located outside the wall where they can be viewed.) From outside the site, some segments of the wall are in excess of six feet in height, especially along the south boundary. A similar wall will be required to be installed as part of the proposed 10-foot-wide landscape bufferyard along the east boundary that will benefit multi-family residential units that may be developed within an approved plat. Ideally, the same type of block would be used. In addition to another residence, an ornamental wrought iron business exists adjacent to the south that would not be impacted. Buffer-enhancing mature trees along portions of the south and west boundary nearest to the residential uses are planned to be retained. Across Tanque Verde Road to the north are residential uses, in addition to an antique sales and outdoor amusement operation.

Staff recommends condition #11 which requires adherence to the sketch plan as approved at public hearing for sale of hay, feed, and supply and uses of similar intensity. This condition is similar to the use restriction for parcel 0790 which was rezoned to CB-2. It would require new hearings for CB-2 uses that are of greater intensity than the current proposed uses.

### **Site Description and Proposal**

The westerly parcel, 0780, is approximately 0.65 of an acre and is currently zoned approximately four-fifths RVC (Rural Village Center) and approximately one-fifth CB-1 (Local Business). The RVC derives from rezoning case Co9-62-097 approved in 1963. The CB-1 is original zoning. The parcel currently contains an unenclosed dumpster and unauthorized storage of hay, wood pallets, masonry blocks, wood, and vehicles and trailers in an unpaved portion. It also contains a retention basin that was designed to serve a larger commercial development that never materialized and a paved portion that serves as access and parking. A number of large mesquite trees that the applicant proposes to retain exist at or near the boundary of this parcel. This parcel is also proposed to retain most of the retention area and the access entrance and parking area. Additionally, a 4,000 square foot pet and livestock feed and supplies store along with a separate 1,600 square foot vehicle and equipment storage carport are proposed. Additional parking spaces would also be provided. The maximum height of the proposed structures is shown as 25 feet for each.

The easterly parcel, 0800, is approximately 0.21 of an acre and is currently zoned CB-1. The CB-1 is original zoning. The parcel currently contains an unpermitted 4,000 square foot hay storage structure. The structure will need to be permitted as per recommended rezoning condition #12. It is also shown as a maximum of 25 feet. *The applicant should be prepared to provide an exact height.* The structure appears to be very tall when viewed from on-site. However, when viewed from the higher elevation east of the site, it appears to be lower than its actual height. The structure is three-sided with the open side facing west into the site for access to stacked hay. There is an opening along the top of the east side, such that the metal siding does not reach the roof in an uneven manner. The siding pieces are not a consistent color. Staff recommends condition #13 which requires that the metal siding be painted with a single desert/earth tone color consistent with zoning code requirements for building and wall surfaces within 200 feet of a scenic route (Tanque Verde Road). The structure is also shown as setback at the minimum required 10 feet from the east side boundary, technically providing area for installation of the required minimum 10-foot landscape bufferyard "D", but also leaving little space for canopy tree growth. Storage within this area will require removal; and the barbed-wire-topped, chain-link fence along the eastern boundary will be required to be replaced with a decorative masonry wall or a berm-wall combination.

The middle parcel, 0790, is approximately 0.50 of an acre and is currently zoned CB-2. The CB-2 derives from rezoning case Co9-88-91 approved in 1989 (Board of Supervisors' minutes attached). The parcel currently contains a building housing retail and storage and structures that cover hay and other materials. The size of the entire building/attached structures is shown as 5,726 square feet as per the notation which lists that square footage as "under roof". The retail component of this overall square footage is shown as 950 square feet and captioned as "future storage". According to the applicant's agent, existing separate covered hay storage located within what should be the 10-foot bufferyard along the southern boundary will be removed and a bufferyard installed as required by code and as shown on the approved development plan. (A truck trailer also exists at the southeast corner of the easterly parcel (0800) which will also need to be removed for installation of a bufferyard.) The development of this parcel must adhere to the Co9-88-91 rezoning preliminary development plan (attached). The footprint of the building/structure shown on the current rezoning site plan appears to roughly match that of the approved preliminary development plan and may even be slightly smaller. However, the retail component is currently smaller and the storage component larger. The planned singular storage use will comply with the preliminary development plan provided that the overall building/structure size is not grossly exceeded. A check of permits will be made for the structures on this site. All three parcels will be required to be included on a revised development plan.

### **Other Considerations**

The northwest corner of the site lies within the Biological Core Management Area designation of the Maeveen Marie Behan Conservation Lands System (CLS); however, no special conservation measures are recommended given existing site disturbance within this area, the rezoning site's location at the edge of the CLS boundary and abutting Tanque Verde Road, and the separation of the site from area riparian environments. More detail is given in the Environmental Planning Report below.

Special conditions are recommended by Transportation, Flood Control, and Environmental Quality. Transportation recommends a restriction to two access points to ensure safe and predictable vehicular movements. Flood Control recommends conditions for Floodplain Use Permits, prohibition of storage within the retention basin (the site contains significant open storage), and a drainage report. Environmental Quality recommends a condition pertaining to use of on-site sewage (septic) disposal that generally reflects code requirements. The septic system is not shown on the sketch plan and use of the site is physically maximized. Applicable concurrency criteria are met as summarized in the table below:

<b>CONCURRENCY CONSIDERATIONS</b>		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection
PARKS AND RECREATION	Yes	No objection
WATER		No response received from Tucson Water
SCHOOLS	N/A	No comments received from school district
AIR QUALITY	Yes	No objection

### **TRANSPORTATION REPORT**

The applicant is requesting a rezoning of a portion of their property on Tanque Verde Road. The property is currently being used as a hay and feed store. Approval of the rezoning would allow them to expand the business and would result in all of their property having the CB-2 zoning designation. The current configuration of the property will change; however, changes to access and circulation are not being requested at this time. The Department of Transportation has no objection to this request, as transportation concurrency is not an issue in this location. All roads within the vicinity of this rezoning site are functioning well under capacity.

Tanque Verde Road is classified as an urban minor arterial and is a scenic major route per the Major Streets and Scenic Routes Plan. The planned right-of-way for Tanque Verde Road, east of Houghton Road, is 90 feet, and the posted speed is 45 miles per hour. No right-of-way dedication will be required as part of this request, as right-of-way was already dedicated in this location through a prior plat. The road is two lanes, paved and county

maintained with approximately 9,800 average daily trips (ADT). The current capacity of Tanque Verde Road is 15,000 vehicles per day. Therefore, it is under capacity.

In 2011, Tanque Verde Road was widened between Catalina Highway and Houghton Road to four lanes with a curbed median, paved shoulder, outside curbs, storm drains, landscaping and pedestrian facilities. A HAWK crossing is scheduled to be installed at Emily Gray Junior High School approximately 400 feet east of the rezoning site. No other improvements are currently planned for this section of Tanque Verde Road.

Houghton Road, located approximately  $\frac{3}{4}$  mile to the west, is functioning well below capacity. Current ADT is 10,000 and the capacity is approximately 16,000 ADT. Houghton Road is an urban minor arterial and is designated as a scenic major route on the Pima County Major Streets and Scenic Routes Plan. Tanque Verde Loop Road is an urban collector and is not designated on the Major Streets and Scenic Routes Plan. There are no scheduled improvements on either road in the vicinity of this rezoning.

The Department of Transportation recommends the following condition:

- The property shall be limited to two access points as shown on the sketch plan.

#### **FLOOD CONTROL REPORT**

Regional Flood Control District staff has reviewed the request and has the following comments:

1. As shown on the attached Flood Hazard Map much of the site is within FEMA Special Flood Hazard Area Zone AE and the remainder within shaded Zone X.
2. The entire site is within Pima County Regulated Riparian Habitat classified as "Hydromesoriparian or mesoriparian". This required information has been excluded from the sketch plan. However the maps were adopted after the existing disturbance.
3. While a development plan showing retention has been approved and retention is shown as existing on the site plan, it is not clear if development conforms to the plan and new requirements may apply.
4. It appears that the main structure is within Special Flood Hazard Area and flood insurance is required for a federally backed mortgage.

Recommended Conditions:

1. A Floodplain Use Permit is required for any new development.
2. No storage of equipment or material is permitted within the retention basin.
3. Prior to issuance of a Certificate of Compliance or any development permits, the property owner shall submit a drainage report (including hydraulic analysis) to the Pima County Regional Flood Control District for review and approval. The report shall address elevations, setbacks and detention/retention requirements and shall verify whether or not the basin performs as designed in the Tanque Verde Loop Plaza grading plan (Co12-86-131).

## **WASTEWATER RECLAMATION REPORT**

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has received and reviewed the above referenced rezoning request. Approval of the rezoning would allow expansion and legitimization of the existing use on the property. The proposed development will be served by an existing and an expanded on-site sewage disposal system.

**The PCRWRD has no objection to the proposed rezoning but adds the following comment:**

- The owner/developer must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal systems within the rezoning area at the time a tentative plat, development plan or request for building permit is submitted for review.

## **ENVIRONMENTAL QUALITY REPORT**

On behalf of the Pima County Department of Environmental Quality (PDEQ), the Rezoning request has been reviewed for compliance with the Department's requirements for on-site sewage disposal and air quality.

While it has been acknowledged that site condition(s) are existing, the Department has no objection to the proposed rezoning provided the following:

- As a condition of rezoning, the applicant shall demonstrate that the lot, as proposed, can accommodate the existing and/or new facilities and an on-site wastewater disposal system, while meeting **all** required setbacks. Vehicular traffic shall not be allowed over the septic tank or disposal areas; the site must also provide for the primary and required 100% reserve disposal area. Existing and/or future development shall not be allowed within the designated disposal areas. This demonstration shall be made prior to issuance of the Certificate of Compliance.

The Department's Air Quality Control District requires that air quality activity permits be secured by the developer or prime contractor before constructing, operating or engaging in an activity, which may cause or contribute to air pollution.

## **ENVIRONMENTAL PLANNING REPORT**

The small portion of this rezoning case that lies within the Maeveen Marie Behan Conservation Lands System (CLS) has existed in a disturbed state since before the Board of Supervisors' promulgation of the CLS and associated Conservation Guidelines. The proposed rezoning does not alter the extent to which that area within the CLS will be impacted. Additionally, the rezoning site lies at the edge of the CLS boundary, abuts Tanque Verde Road, and is separated from the riparian environments of Aqua Caliente Wash (the prominent ecological feature in the area) by Tanque Verde Road. The rezoning application also indicates that all of the existing mature mesquite (6) and palo verde (12) trees will remain; there is currently no significant ground cover.

In consideration of all the above, compliance with the Co9-13-14 Proposed Sketch Plan will adequately address CLS concerns.

## **NATURAL RESOURCES, PARKS AND RECREATION REPORT**

Natural Resources, Parks and Recreation has reviewed the rezoning and has no comment or objection.

## **CULTURAL RESOURCES REPORT**

The documents sent for this rezoning have been reviewed. At this time there are no comments. Although the parcels are within a high archaeological sensitivity zone (SDCP), no archaeological sites have been previously identified on the subject parcel. Additionally, it appears that the majority of the subject parcel was previously paved—archaeological survey would not reveal any new information.

## **WATER DISTRICT REPORT**

To date, staff has not received a response to a request for comments from Tucson Water.

## **SCHOOL DISTRICT REPORT**

To date, staff has not received a response to a request for comments from Tanque Verde Unified School District.

## **FIRE DISTRICT REPORT**

In the attached letter, Rural/Metro Fire Department reports that plans for development will eventually be required to be submitted for review of fire code compliance.

## **UNITED STATES FISH AND WILDLIFE SERVICE REPORT**

To date, staff has not received a response to a request for comments.

## **PUBLIC COMMENT**

To date, staff has not received any written public comments.

## **IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:**

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of a covenant holding Pima County harmless in the event of flooding.
3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
4. Provision of development related assurances as required by the appropriate agencies.
5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
6. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.

7. Transportation condition:  
The property shall be limited to two access points as shown on the sketch plan.
8. Flood Control conditions:
  - A. A Floodplain Use Permit is required for any new development.
  - B. No storage of equipment or material is permitted within the retention basin.
  - C. Prior to issuance of a Certificate of Compliance or any development permits, the property owner shall submit a drainage report (including hydraulic analysis) to the Pima County Regional Flood Control District for review and approval. The report shall address elevations, setbacks and detention/retention requirements and shall verify whether or not the basin performs as designed in the Tanque Verde Loop Plaza grading plan (Co12-86-131).
9. Wastewater Reclamation condition:  
The owner/developer must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal systems within the rezoning area at the time a tentative plat, development plan or request for building permit is submitted for review.
10. Environmental Quality condition:  
The applicant shall demonstrate that the lot, as proposed, can accommodate the existing and/or new facilities and an on-site wastewater disposal system, while meeting all required setbacks. Vehicular traffic shall not be allowed over the septic tank or disposal areas; the site must also provide for the primary and required 100% reserve disposal area. Existing and/or future development shall not be allowed within the designated disposal areas. This demonstration shall be made prior to issuance of the Certificate of Compliance.
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13. The metal siding of the structure on parcel 133-02-0800 must be painted with a single desert/earth tone color.
14. The property owner shall execute and record the following disclaimer regarding Prop 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."
15. Upon the effective date of the Ordinance, the owner(s)/developer(s) of the rezoned property shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and, Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the Certificate of Compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

16. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

Respectfully Submitted,



David Petersen, AICP  
Senior Planner

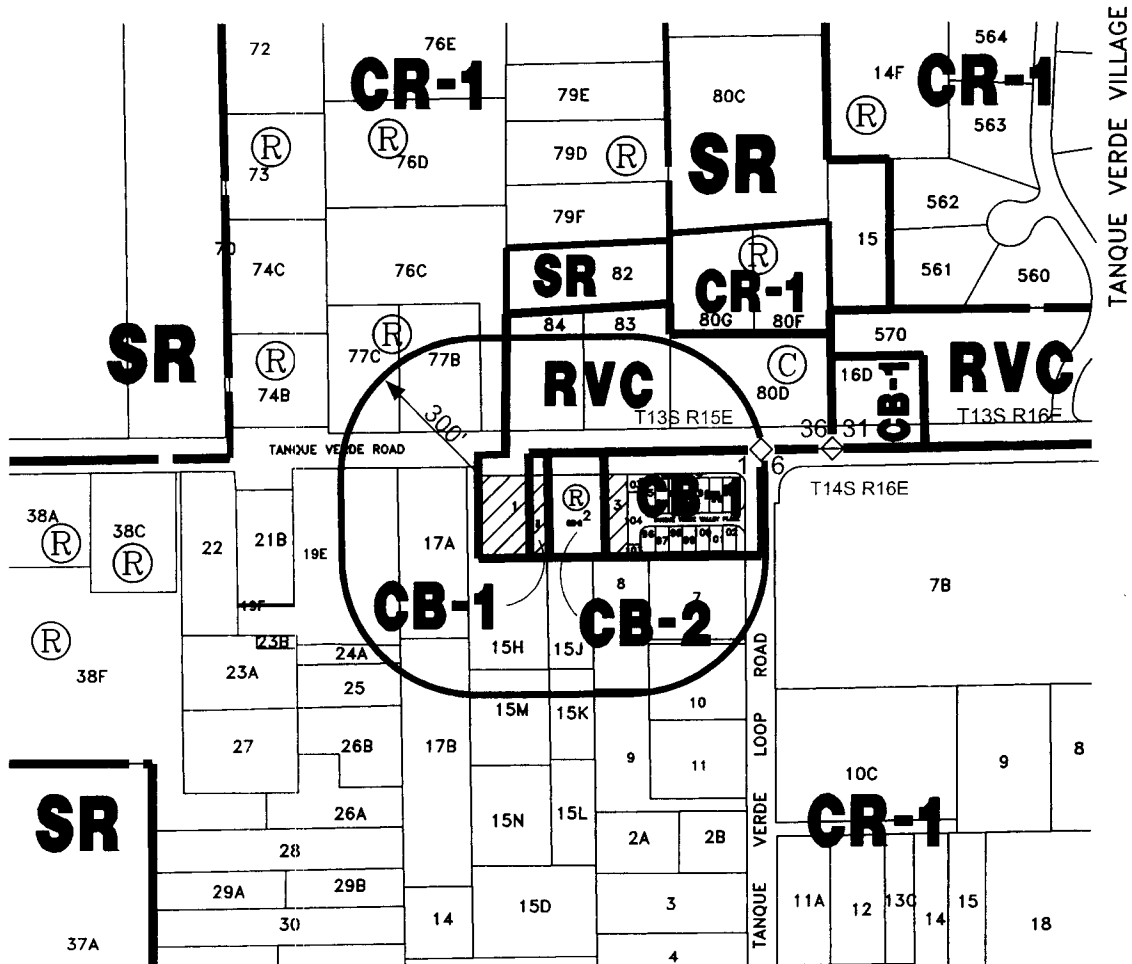
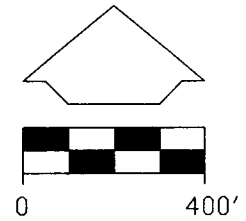
c: Tanque Verde Hay Feed & Supply, LLC, 11050 E. Tanque Verde Road, Tucson, AZ  
85749-6700  
Omni Architecture, Inc., Attn: David Johns, 3645 N. Camino Blanco Place, Tucson, AZ  
85718





**Co9-13-14 TANQUE VERDE HAY, FEED & SUPPLY LLC — TANQUE VERDE ROAD REZONING**

PIMA COUNTY COMPREHENSIVE PLAN  
(C07-00-20)



## CB-1 & RVC to CB-2

Area of proposed rezoning from

Notification area       

 BASE MAP 85

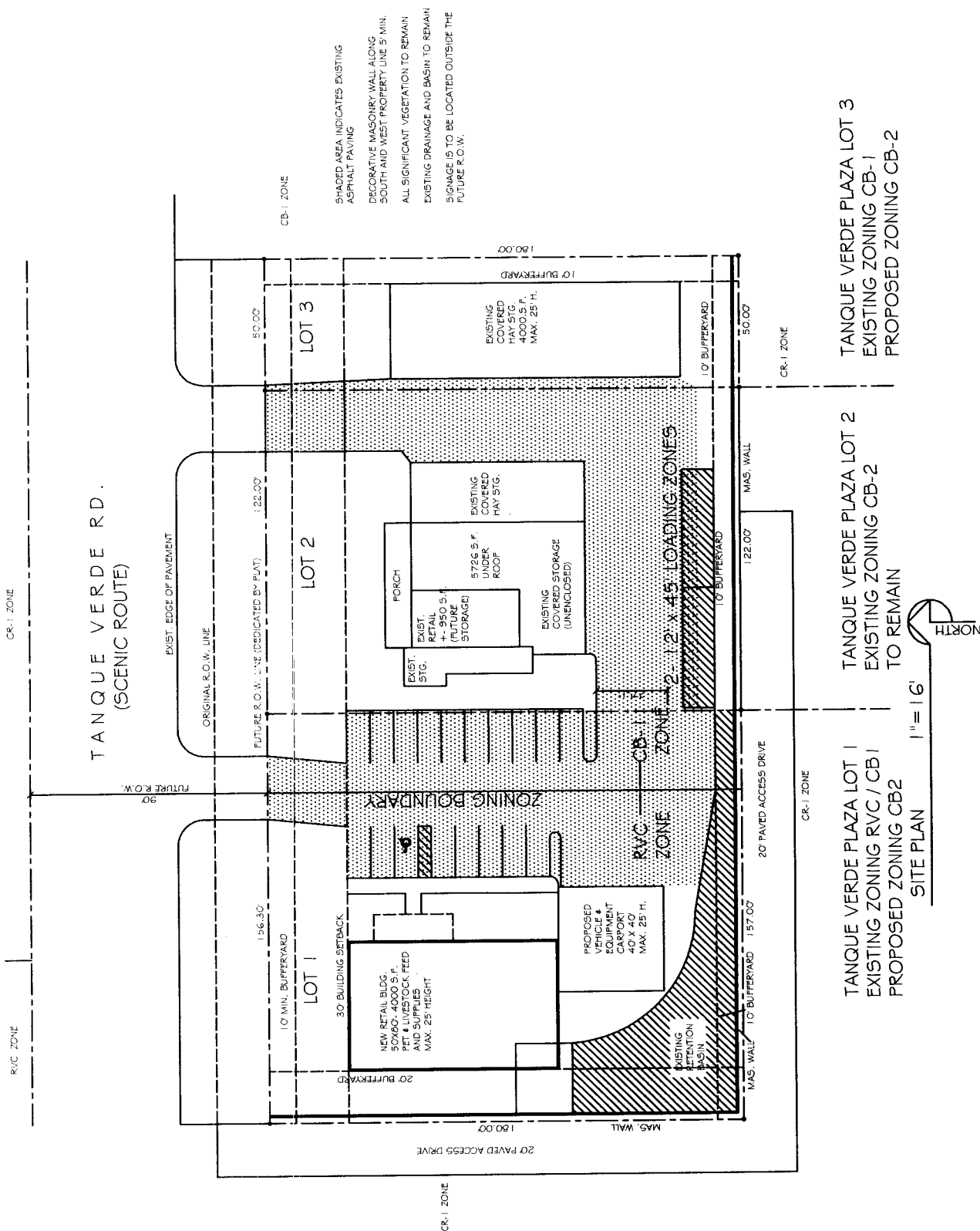
Notes REF: C09-65-097 & C09-88-91

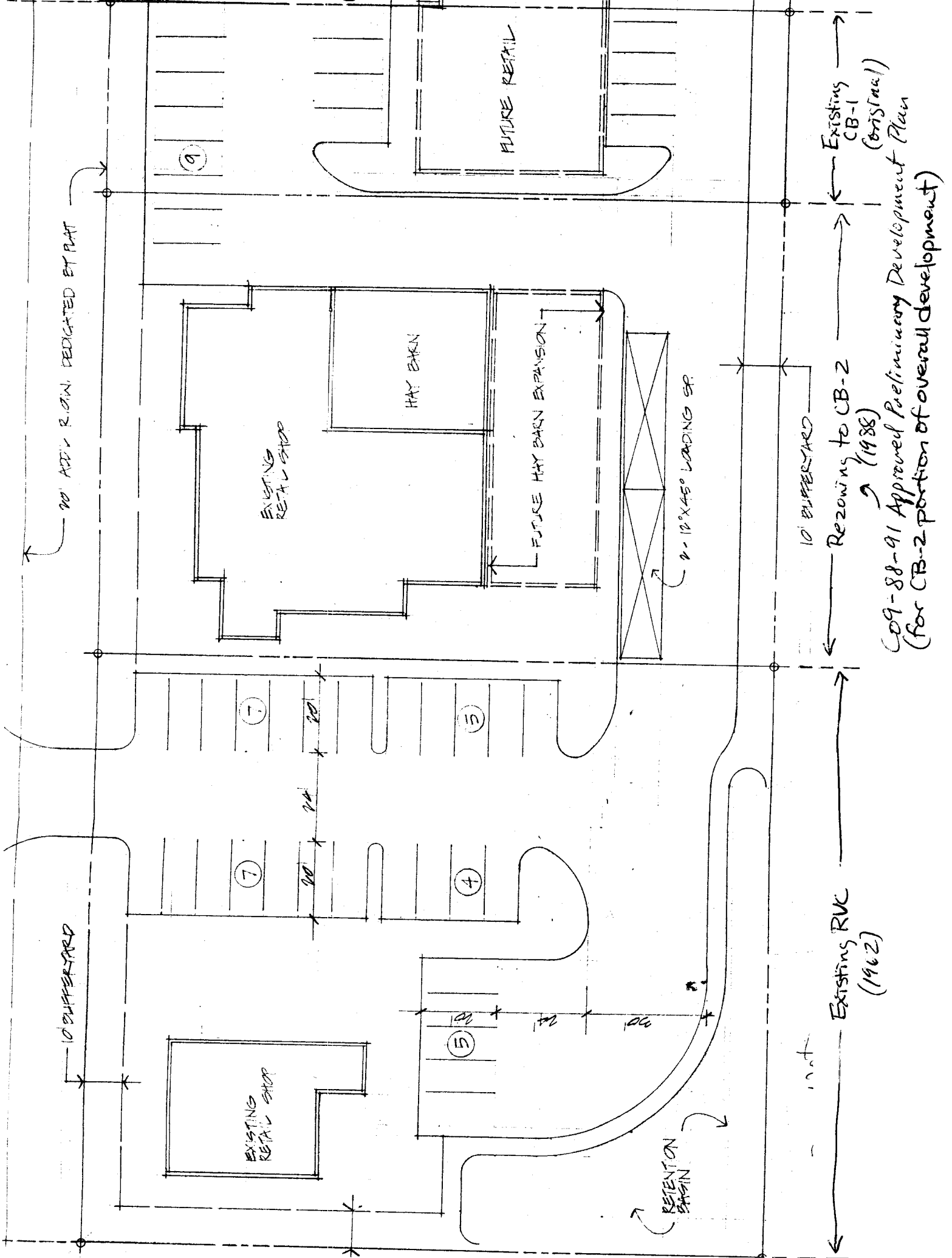
Tax codes 133-02-0780  
& 133-02-0800

Date 02/03/14  
Drafter DS

File no. C09-13-014  
TANQUE VERDE HAY, FEED & SUPPLY LLC  
TANQUE VERDE ROAD REZONING

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

[illegible]Sketch Plan Co<sup>g</sup>-13-14



Existing CB-1 (original)  
Rezone to CB-2 (1988)  
CO9-88-91 Approved Preliminary Development Plan  
(for CB-2 portion of overall development)

Existing RVC (1962)

**PIMA COUNTY PLANNING DIVISION  
APPLICATION FOR REZONING  
FOR PROJECTS NOT REQUIRING A SITE ANALYSIS**

Dean Moreno 11050 E. Torque Verde Rd. Tucson, AZ 85749 275-1485  
Owner Mailing Address Email Address/Phone daytime / (FAX)

David Johns 3645 N. Gino Blanco Pl. Tucson, AZ 85718 270-6246  
Applicant (if other than owner) Mailing Address Email Address/Phone daytime / (FAX)

Torque Verde Loop Plaza Lots 1, 2, 3 133-02-0780, 0790, 0800  
Legal description / property address Tax Parcel Number

28197R RVC/CB1 CB-2  
9000# CB1 CB-2  
Acreage Present Zone Proposed Zone

Catalina FH Neighborhood Activity  
Comprehensive Plan Subregion / Category / Policies

*(Lot 2 is existing CB-2, but part of development)*

The following documentation must be attached:

1. Assessor's map showing boundaries of subject parcel and Assessor's Property Inquiry (APIQ) printout showing current ownership of subject parcel. **DEEDS AND/OR TITLE REPORTS WILL NOT BE ACCEPTED.** If the applicant is not shown as the owner of the subject parcel a letter of authorization with a signature matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a signature of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a signature from an officer with his/her title is required along with a disclosure of the officers of the entity.
2. Submit a sketch plan in accordance with Chapter 18.91.030.E.1.a. & b of the Pima County Zoning Code. Submit a detailed description of the proposed project, including existing land uses, the uses proposed and to be retained, special features of the project and existing on the site (e.g., riparian areas, steep slopes) and a justification for the proposed project. Include any necessary supporting documentation, graphics and maps (all documentation should be legible and no larger than 8.5" X 11").
3. Submit three (3) copies of the Biological Impact Report.
4. Submit the entire rezoning fee.

This application is true and correct 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.

11/6/13  
Date

David Johns  
Signature of Applicant

**FOR OFFICIAL USE ONLY**

CO9-13-14 Torque Verde Rezoning  
Torque Verde Hang, Food + Supply LLC Co9-  
Case name

RVC/CB1/CB-2 CB-2 85 \$4294 4  
Rezoning from Rezoning to Official Zoning Base Map Number Fee Supervisor District

Biological Core Mgmt / Outside  
Conservation Land System category

CO9-62-97, CO9-88-91 CF / NAC  
Cross reference: Co9-, Co7-, other Comprehensive Plan Subregion / Category / Policies

Received by DP Date 11/8/13 Checked by DS Date 11/21/13

**PIMA COUNTY  
REZONING IMPACT STATEMENT**

Please answer the following questions **completely**; required hearings may be delayed if an adequate description of the proposed development is not provided. Staff will use the information to evaluate the proposed rezoning. Additional information may be provided on a separate sheet.

NAME (print) David Johns

NAME OF FIRM (if any) Omni Architecture Inc.

INTEREST IN PROPERTY Architect

SIGNATURE D. Johns DATE 11-6-13

**A. PROPOSED LAND USE**

1. Describe the proposed use of the property.

Livestock hay, feed and supply, retail pet supply

2. State why this use is needed.

This use is existing but requires expansion and appropriate zoning

3. If the proposed use is residential, how many **total residential units** would there be on the property to be rezoned? Will these be detached site-built homes, manufactured homes, or another type?

Total units: \_\_\_\_\_ Type: \_\_\_\_\_

4. Will the subject property be split into additional lots? YES ☒ NO (circle one)

5. How many **total lots** are proposed to be on the property to be rezoned, and what size in acres will each lot be?

Three, same area as existing, 2 to be rezoned

6. If more than **one** lot would be created by this rezoning, how will all-weather access be provided to these lots from a dedicated public road? (e.g. direct access, existing easement, new easement, etc.)

Direct access between all 3 lots.

7. What is the maximum proposed building height?

24 feet and 1 stories (25' shown on site plan)  
D.P.

8. Provide an estimate of when proposed development will be started and completed.

Starting date:

Completion date:

6-14 to 10-14

9. If the proposed development is commercial or industrial:

a. How many employees are anticipated? 6

b. How many parking spaces will be provided? 18

c. What are the expected hours of operation? 9:30 - 5:30



- d. Will a separate loading area be provided? Yes  
e. Approximate size of building (sq. feet)? Total 4900 s.f. conditioned  
(See site plan for all existing + proposed structure sizes.) D.P.  
10. a. For commercial or industrial developments, or residential developments of three residences per acre or greater, state which bufferyards are required, according to Chapter 18.73 (Landscape Standards) of the Zoning Code.

Butteryard "D" on all frontages

- b. Describe the buffer choice that would be provided (e.g.: buffer width, use of walls, or type of plant material) to meet the Code requirement. Refer to Chapter 18.73 of the Zoning Code.

Walls, existing + enhanced vegetation

11. If the proposed development is an industrial project, state the industrial wastes that will be produced and how they will be disposed of. (Discuss the means of disposal with the Wastewater Management Department at 740-6500 or the Department of Environmental Quality at 740-3340.)

N.A.

B. SITE CONDITIONS - EXISTING AND PROPOSED

1. Are there existing uses on the site? (YES) NO

- a. If yes, describe the use, stating the number and type of dwelling unit, business, etc.

Existing retail, covered + outdoor storage

- b. If no, is the property undisturbed, or are there areas that have been graded?

All areas are developed and graded

2. If the proposed rezoning is approved, will the existing use be removed, altered, or remain as is?

Existing will remain, retail will become storage

3. Are there any existing utility easements on the subject property? YES (NO)

If yes, state their type and width, and show their location on the sketch plan.

4. Describe the overall topography of the subject property, and note whether any slopes of greater than 15% are present on the property. Note any rock outcropping or unusual landforms or features.

Site gently slopes from northeast to southwest  
There are no significant landforms

5. Note any areas of heavy vegetation on the sketch plan and describe its type and general density.

Portions along Empire Verde Street frontage & southwestern corner contain large native trees to remain.

6. Conservation Land System (CLS):

- a. Is the subject property within the MMB Conservation Land System (see Attachment A)?

Yes

NO

- b. If so, which of the following does the subject property fall within, and if more than one, provide the approximate percentage of the site within each?

Important Riparian area, Biological Core, Multiple Use, Special Species Management area, or Recovery Management area, or Existing Development within the CLS.

7. How has the plan for the rezoning met the conservation standard for the applicable category area?

NOT required

8. Are there any natural drainageways (washes) on the subject property? YES NO  
If yes, state whether these natural drainage patterns would be altered by the proposed development, and what type of alteration is proposed.

(NOTE: For information regarding flood control requirements, call the Regional Flood Control District, 243-1800.)

9. Approximately how much of the subject property is proposed to be graded, including areas where most vegetation will be cleared? \_\_\_\_\_ Acres, or \_\_\_\_\_ percent of the land area. How much of this area is currently graded? grading for new bldg only, no clearing

10. Describe any revegetation proposal in areas where development would require removal of natural vegetation.

n.d.

11. For rezonings larger than 3.3 acres (144,000 square feet) or for more than one residential unit per 3.3 acres:

- a. Is the subject property elevation less than 4,000 feet?

NO

YES

- b. Are there any saguaros on the subject property that are eight feet or taller or that contain a woodpecker cavity? If yes, how many?

NO

YES

Number: Over 8 feet: \_\_\_\_\_ under 8 feet with cavity: \_\_\_\_\_

- c. Are there any mesquite trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO

YES

Number: 6, to remain



- d. Are there any Palo Verde trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO

☒ YES

Number: ± 12, to remain

- e. Are there any ironwood trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

☒ NO

YES

Number: \_\_\_\_\_

- f. Have any Cactus Ferruginous Pygmy Owls been found on the subject property or within 1,500 feet of the proposed development project as a result of an Owl Habitat Survey?

☒ 1) No survey has been done.

\_\_\_\_ 2) No owls were found as a result of a survey performed on \_\_\_\_\_ (date).

\_\_\_\_ 3) \_\_\_\_ (Number of) owls were found as a result of a survey performed on \_\_\_\_\_ (date).

11. Will a septic system or public sewer be used for the proposed development?

☒ SEPTIC

☐ SEWER

If septic is to be used, state whether one currently exists on the property and, if so, whether additions to that system will be needed for this development. (NOTE: For information on septic system requirements, call the Department of Environmental Quality at 740-3340.)

Possible addition to exist system

12. How will water be supplied to the property? If a water company, state which one.

Exist supply to remain. Tulson Water

C. SURROUNDING LAND USE

Describe in detail adjacent and nearby existing land uses within approximately 500 feet of the subject property in all directions.

NORTH: RVC/CRI residential, across road

SOUTH: CR-1, residential and commercial (ornamental iron)

EAST: CB-1, townhouse lots, vacant

WEST: CR-1 residential



ARCHITECTURE INC

---

3645 N. CAMINO BLANCO PL.  
TUCSON, AZ 85718

PHONE (520)326-0560  
david@omniarch.net

Rezoning Application  
Lots 1 & 3, Tanque Verde Loop Plaza  
11050 E. Tanque Verde Rd.  
Tucson, AZ 85749

November 7, 2013

### **Project Description**

The current use of the three lots involved in this rezoning request comprise a single business enterprise, Tanque Verde Hay Feed & Supply LLC. All three lots front on Tanque Verde Rd., approximately 250' west of Tanque Verde Loop Rd. The required 20' of additional Right of Way along Tanque Verde Rd. was dedicated and conveyed by plat in 1988. This road is designated as a Scenic Route.

The site is generally flat and slopes from the east to the southwest, where a retention basin is located. This basin was designed and built to serve not only this property, but also the lots to the east to Tanque Verde Loop Rd., an area of 1.05 acres. These lots have been resubdivided and no longer contribute to the basin on the subject property, which is consequently currently oversized. The entire site is approximately 70% asphalt paved, which is to remain, and contains two access drives to Tanque Verde Rd. Areas of mature vegetation occur, mainly along the street, both in and out of the right of way, and along the west and south frontage in the vicinity of the retention basin. All the vegetation is intended to remain.

The western Lot 1 contains 28,197 s.f. and is primarily currently zoned RVC, along with an approximately 30' wide strip of CB-1 zoning along the eastern property line. About The eastern ½ of the lot is paved; the western ½ contains most of the basin and open space to the north where a retail building once existed, now removed. The lot now contains no structures and is used for unenclosed hay storage, covered with tarps, and truck parking. The proposed zoning for this lot is CB-2 and the proposed use is for a new 4,000 retail building which will display the livestock feed, supplies and tack, as well as feed and supplies for domestic pets. It will also contain company offices and toilet rooms. A 40'x40' carport structure to the south will be used for company vehicle and equipment storage. New parking of 18 spaces will also be developed on this lot for customers and employees.

The center Lot 2 contains 21,897 s.f. and is currently zoned CB-2, which is to be retained. On this lot is the existing retail store of approximately 950 s.f. along with an

approximately 500' of adjacent enclosed storage. Attached to these are covered but not fully enclosed structures used for hay storage and bulk items such as bags of feed, barrels and other larger items. The use of this lot and structure will remain the same, with the exception of the existing retail portion, which will be replaced by the new building on Lot 1 and will be used for additional enclosed secured storage. With the exception of the building and some landscape areas to the front and rear which will remain, this lot is asphalt paved and includes the second access to Tanque Verde Rd. and an area to the south which contains two new loading zones and will be used for loading and unloading hay trucks.

The eastern Lot 3 contains 8918 s.f. and is currently zoned CB-1 and is mostly paved except for the north, south and east setbacks and landscaping, primarily to the front. The balance of the lot contains an approximately 4000 s.f. hay storage barn, enclosed at the rear (east) face. The proposed zoning for this lot is CB-2, which will allow the primary hay storage use, which currently is a nonconforming use in the existing CB-1 zone.

The entire south and east boundaries of the site are screened by a minimum 5'-6' high decorative masonry wall (colored fluted block), which will remain. A large portion of the wall occurs at the top of the retention basin and contains outflow openings. This wall does not conform to the strict requirements for bufferyards because of its location, but because of its attractive design with mature vegetation behind it forms an effective screen.

The total area proposed for new CB-2 zoning is 37,115 s.f. or .85 acres. This rezoning will allow the business to occupy a larger much needed area for what is a space intensive and seasonal storage use. (An entire season's supply of hay must be stocked and stored at harvest time.) It will also allow a reasonable retail space, which currently is totally inadequate for display, especially for large items such as saddles etc. The parking will efficiently serve the retail and separate loading areas will remove that function from vehicle areas. Outdoor storage will be minimized.

*Omni*

ARCHITECTURE INC

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3645 N. CAMINO BLANCO PL.  
TUCSON, AZ 85718

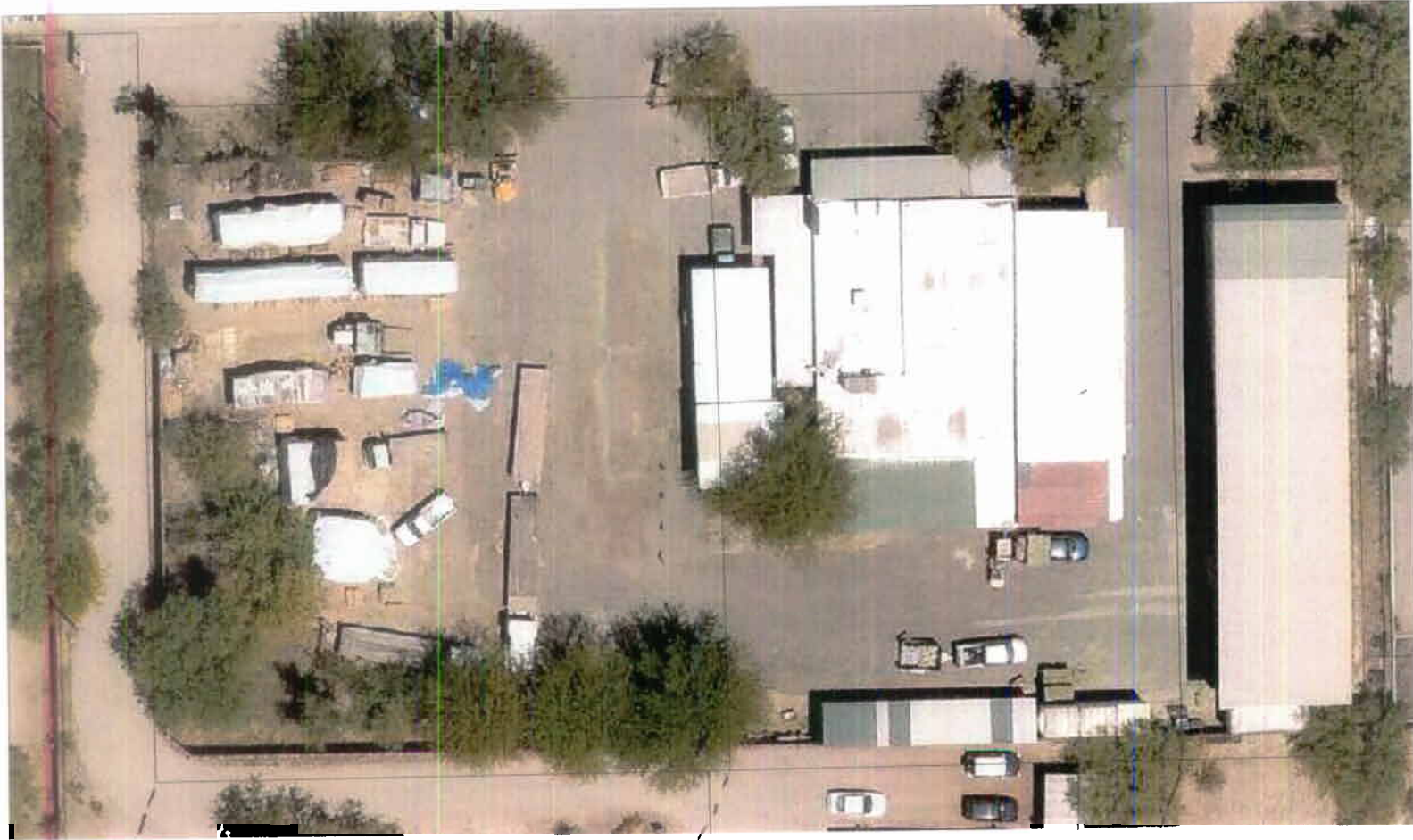
PHONE (520)326-0560  
david@omniarch.net

November 18, 2013

CO9-13-14

Re: Tanque Verde Hay Feed & Supply LLC

The corporate officers of this LLC are Frank Dean Moreno and Josie L. Moreno, his wife.



28187 SF  
133-02-0780  
TV Plaza Lot 1  
RVC+CB-1  
(Subject)

133-02-0290  
21897  
CB2  
(Not part of rezoning)

TV Lot 3  
8918  
133-02-0800  
CB-1  
(Subject)

[illegible]

A hand-drawn diagram consisting of a vertical line on the left and a horizontal line intersecting it. The intersection point is labeled with the number 12.

**RVC**

CB-1

	E TANQUE VERDE RD	E TANQUE VERDE RD
--	-------------------	-------------------

CB-1

[illegible]

RVC CB-1

CR-1

School Site

CR-1

TANQUE VERDE LOOP RD

CR-1

↑  
Subject  
Property  
133-02-080  
(one parcel)

Subject  
Property  
133-02-0780  
(one parcel)

# Zoning Map



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# MEMORANDUM

Planning & Development  
Regional Flood Control District

---



DATE: January 7, 2014

TO: David Petersen, DSD  
Senior Planner

FROM:   
Greg Saxe, M.R.P. Ph.D.  
Environmental Planning Manager

SUBJECT: Co9-13-14 Tanque Verde Feed & Supply – Rezoning

---

I have reviewed the subject request and have the following comments:

1. As shown on the attached Flood Hazard Map much of the site is within FEMA Special Flood Hazard Area Zone AE and the remainder within shaded Zone X.
2. The entire site is within Pima County Regulated Riparian Habitat classified as "Hydromesoriparian or mesoriparian". This required information has been excluded from the sketch plan. However the maps were adopted after the existing disturbance.
3. While a development plan showing retention has been approved and retention is shown as existing on the site plan, it is not clear if development conforms to the plan and new requirements may apply.
4. It appears that the main structure is within Special Flood Hazard Area and flood insurance is required for a federally backed mortgage.

Recommended Conditions:

1. A Floodplain Use Permit is required for any new development.
2. No storage of equipment or material is permitted within the retention basin.
3. Prior to issuance of a Certificate of Compliance or any development permits the property owner shall submit to the Pima County Regional Flood Control District for review and approval; a drainage report (including hydraulic analysis) that addresses elevations, setbacks and detention/retention requirements. This report shall verify whether or not the basin performs as designed in the Tanque Verde Loop Plaza grading plan (Co12-86-131).

Please feel free to contact me with any questions or concerns on these comments.

GS/ES/sm

cc: File



<http://ncd.prima.gov/ncd>

Anna C. Barry, D.D.  
 101 West 86th Avenue - 8th Floor  
 New York, NY 10024-3097  
 E-mail: anna@nyu.edu  
 Tel: 212 998 4840

7102 80 Avenue Appsbury





# Rural/Metro Fire Department

www.rmfire.com

December 16, 2013

Pima County Development Services  
Planning Division  
201 N. Stone Avenue, Second Floor  
Tucson, AZ 85701  
Attn.: David Peterson, Senior Planner

RE: Case Co9-13-14 Tanque Verde Hay & Feed Supply Rezoning

Dear David,

The Rural/Metro Fire Department has reviewed the submittal for the above referenced case and has the following comments to the amendment:

1. As the development continues into the plan stage, the applicant will need to submit plans to our fire prevention department for review of fire code compliance. This review will cover fire flow and fire hydrant requirements, fire department access, fire sprinklers, fire alarm systems and all other applicable fire code requirements. As of April 7, 2007 the 2003 edition of the International Fire Code shall be the applicable fire code for this project.

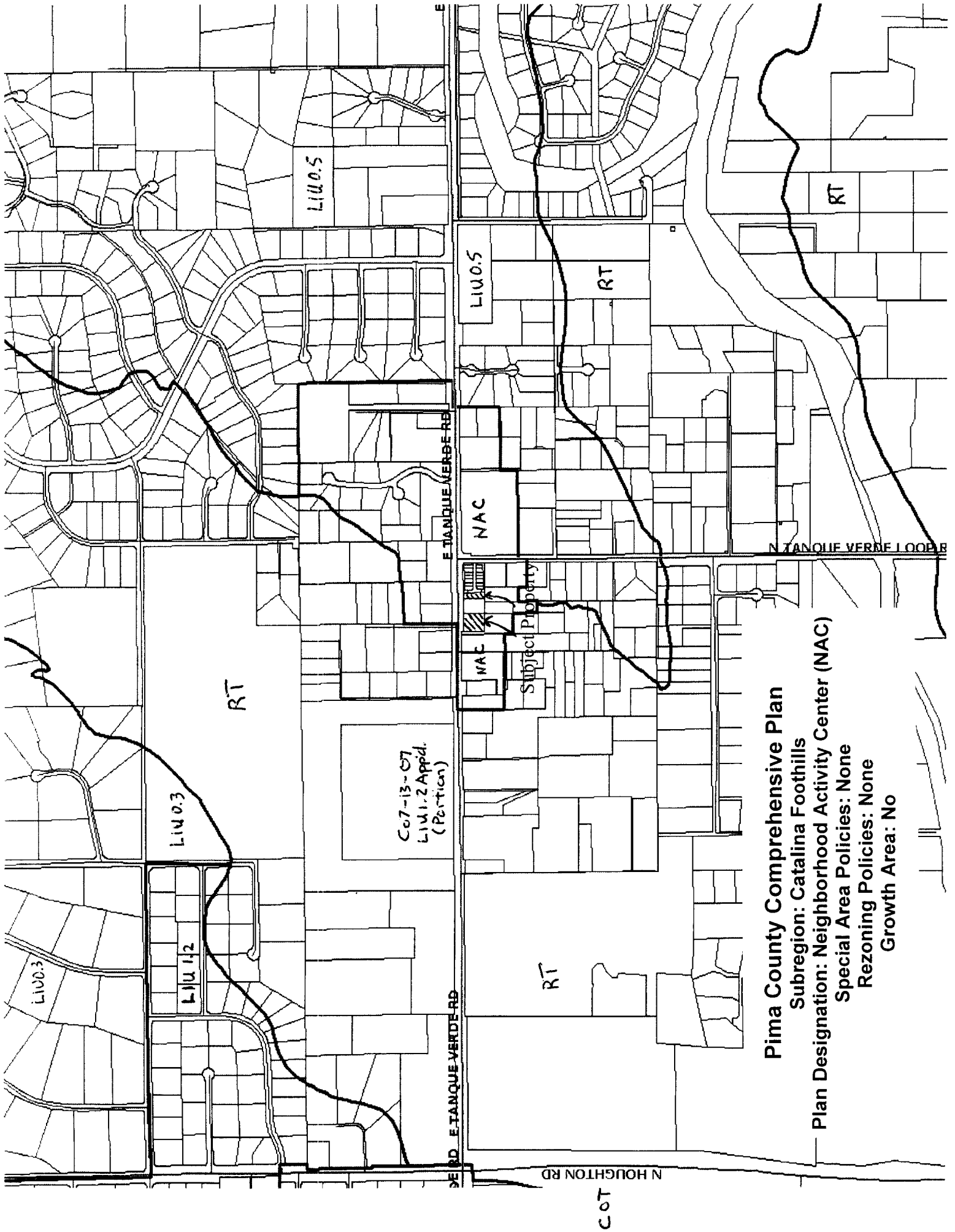
If I can be of any further assistance on this matter you may contact me at 981-0280.

Sincerely,

William F. Treatch  
Deputy Fire Marshal/Battalion Chief  
Rural/Metro Fire Department

3759 N. Commerce Drive  
Phone (520) 297-3600

Tucson, Arizona 85705  
Fax (520) 797-1825



**Pima County Comprehensive Plan**  
 Subregion: Catalina Foothills  
 Plan Designation: Neighborhood Activity Center (NAC)  
 Special Area Policies: None  
 Rezoning Policies: None  
 Growth Area: No

## **Neighborhood Activity Center**

### **'NAC' on the Land Use Plan Maps**

- a. Purpose: To designate low intensity mixed-use areas designed to provide convenience goods and services within or near suburban residential neighborhoods for day-to-day living needs.
- b. Objective: The center provides commercial services that do not attract vehicle trips from outside the immediate service area. A grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry, church, and bank. The center may include a mix of medium density housing types. Neighborhood Activity Centers are generally less than fifteen acres in size.
- c. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
  - 1) Minimum - none
  - 2) Maximum - 10 RAC
- d. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's). Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements; however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
  - 1) Minimum – 3 RAC
  - 2) Maximum – 5 RAC
- e. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
  - 1) CR-2 Single Residence Zone
  - 2) CR-3 Single Residence Zone
  - 3) CR-4 Mixed-Dwelling Type Zone
  - 4) CMH-1 County Manufactured and Mobile Home-1 Zone
  - 5) CMH-2 County Manufactured and Mobile Home-2 Zone
  - 6) TR Transitional Zone
  - 7) RVC Rural Village Center Zone
  - 8) CB-1 Local Business Zone
  - 9) CB-2 General Business Zone, provided however that the uses in such zone shall be limited to those set forth in Section 18.45.030B through 18.45.030C.

Important Riparian Area

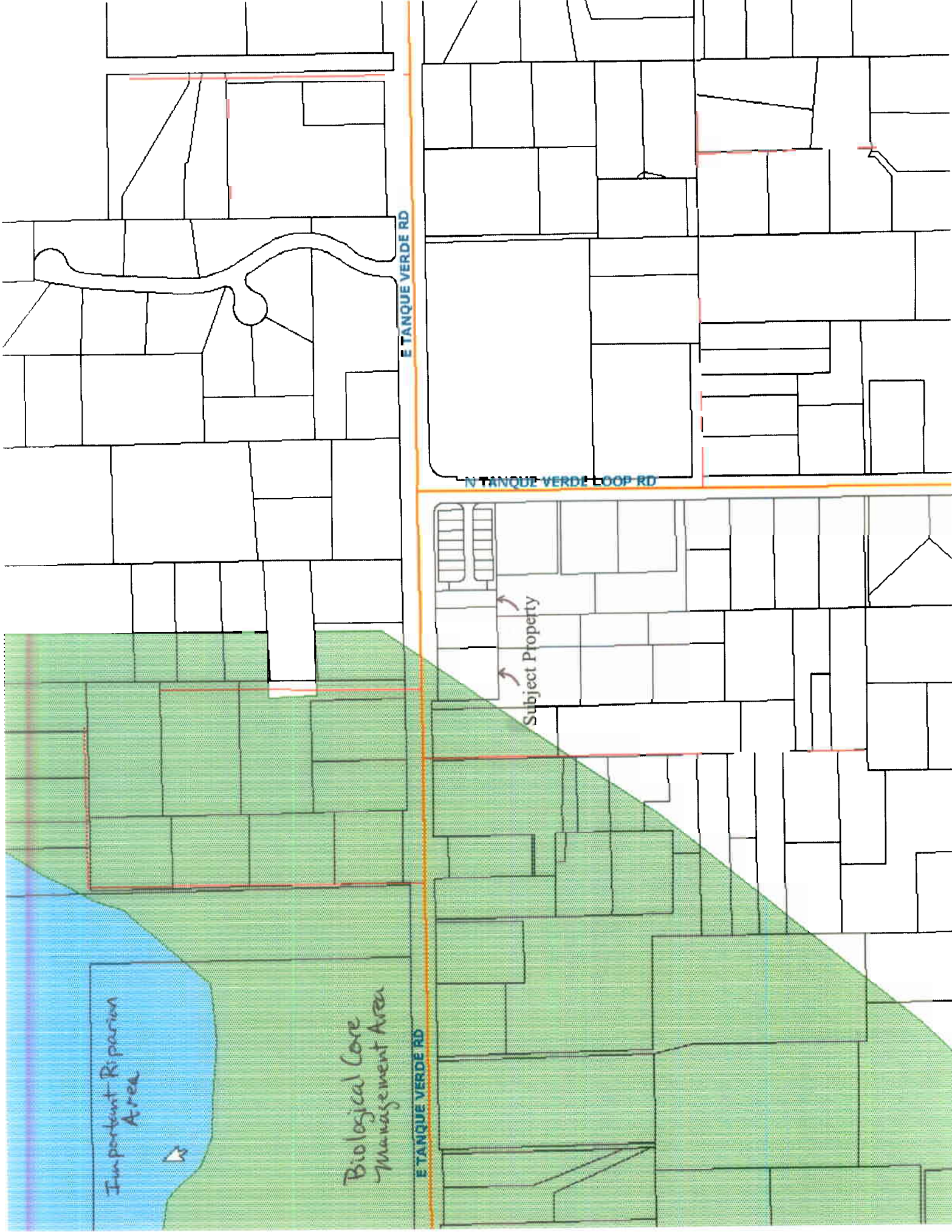
Biological Core Management Area

E TANQUE VERDE RD

E TANQUE VERDE RD

N TANQUE VERDE LOOP RD

Subject Property







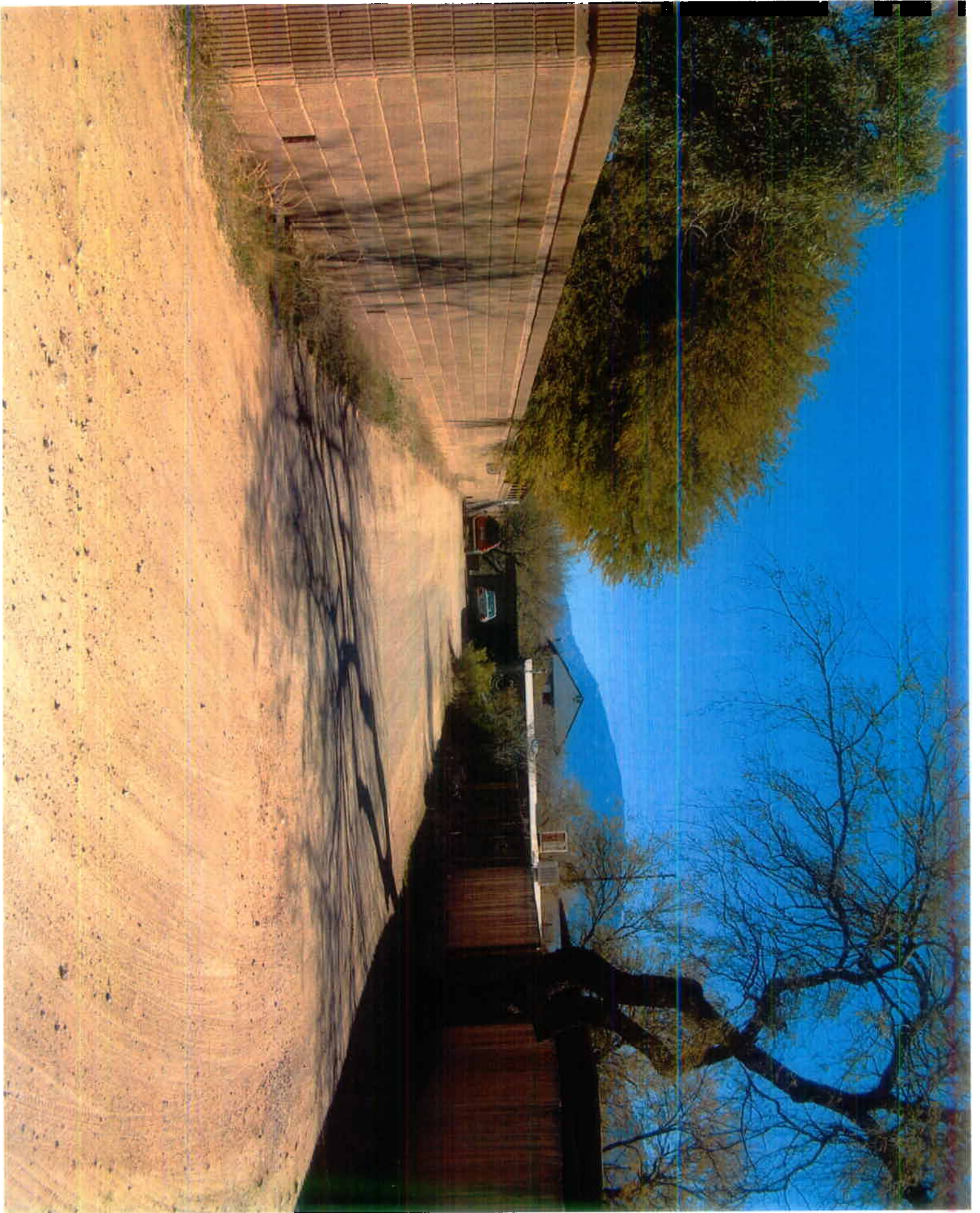
Portion of Site Front (along Tanque Verde Road)





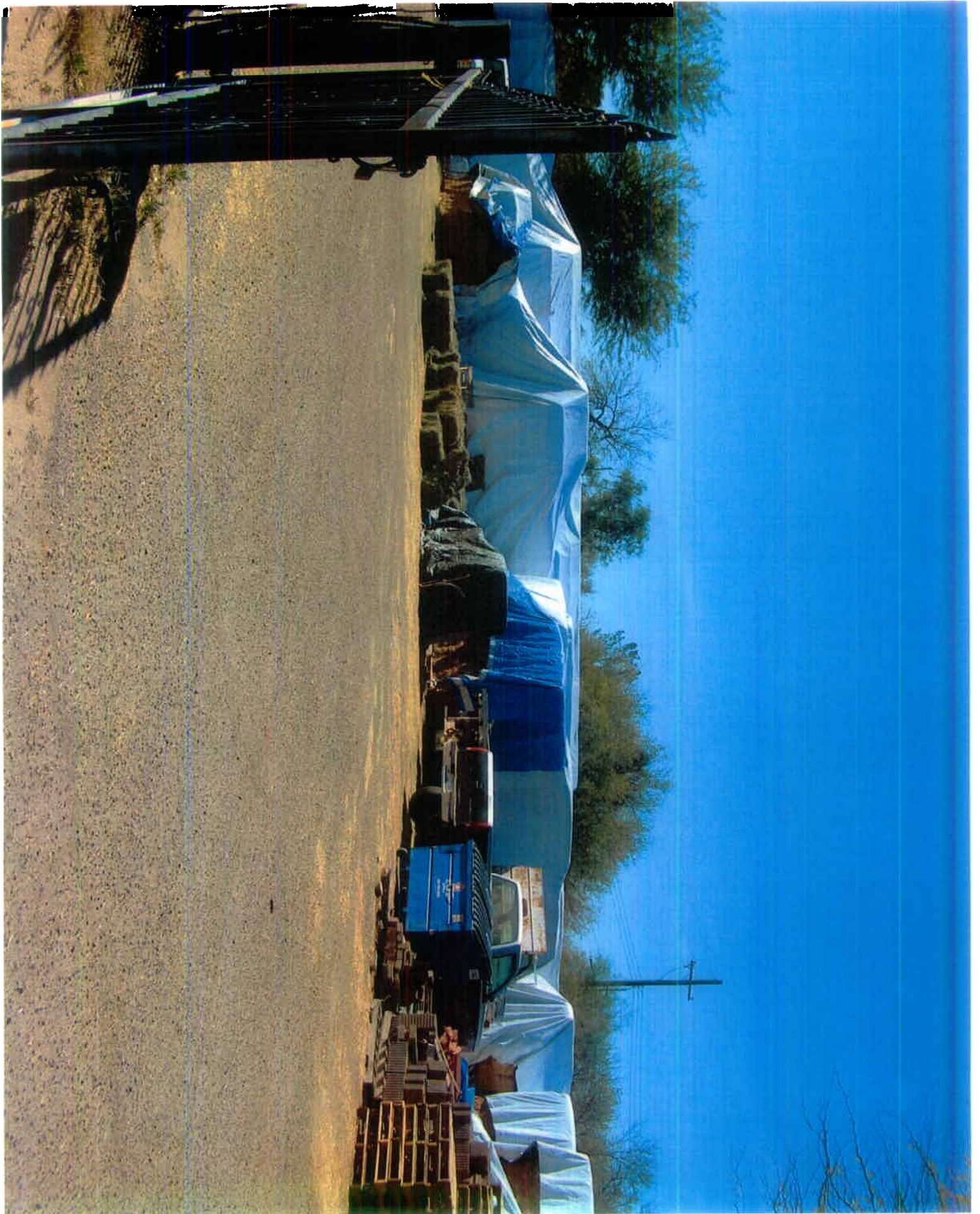
*Driveway adjacent to west side of site.*





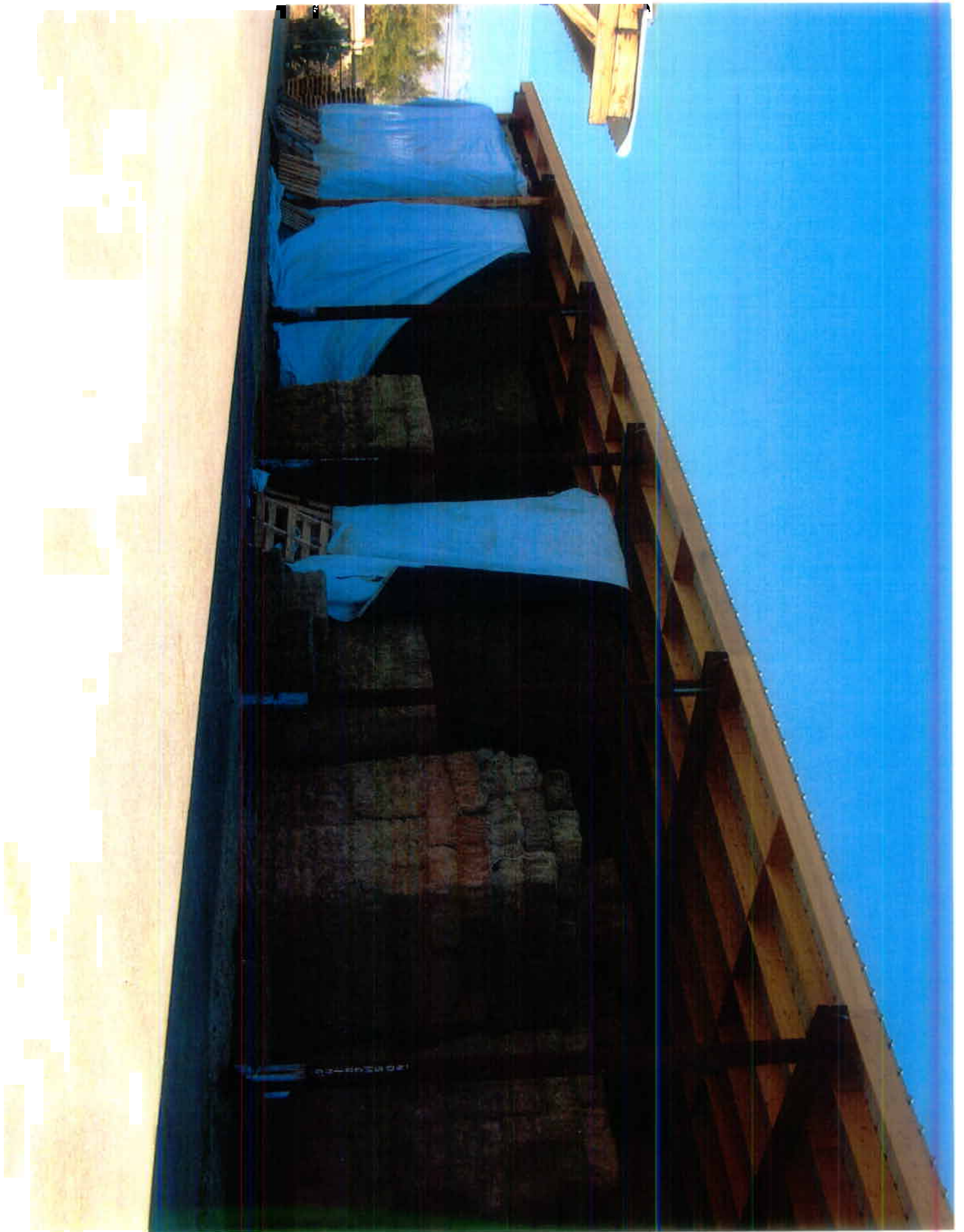
Wall along south side of site





Unauthorized Storage (Parcel 0780, west side)



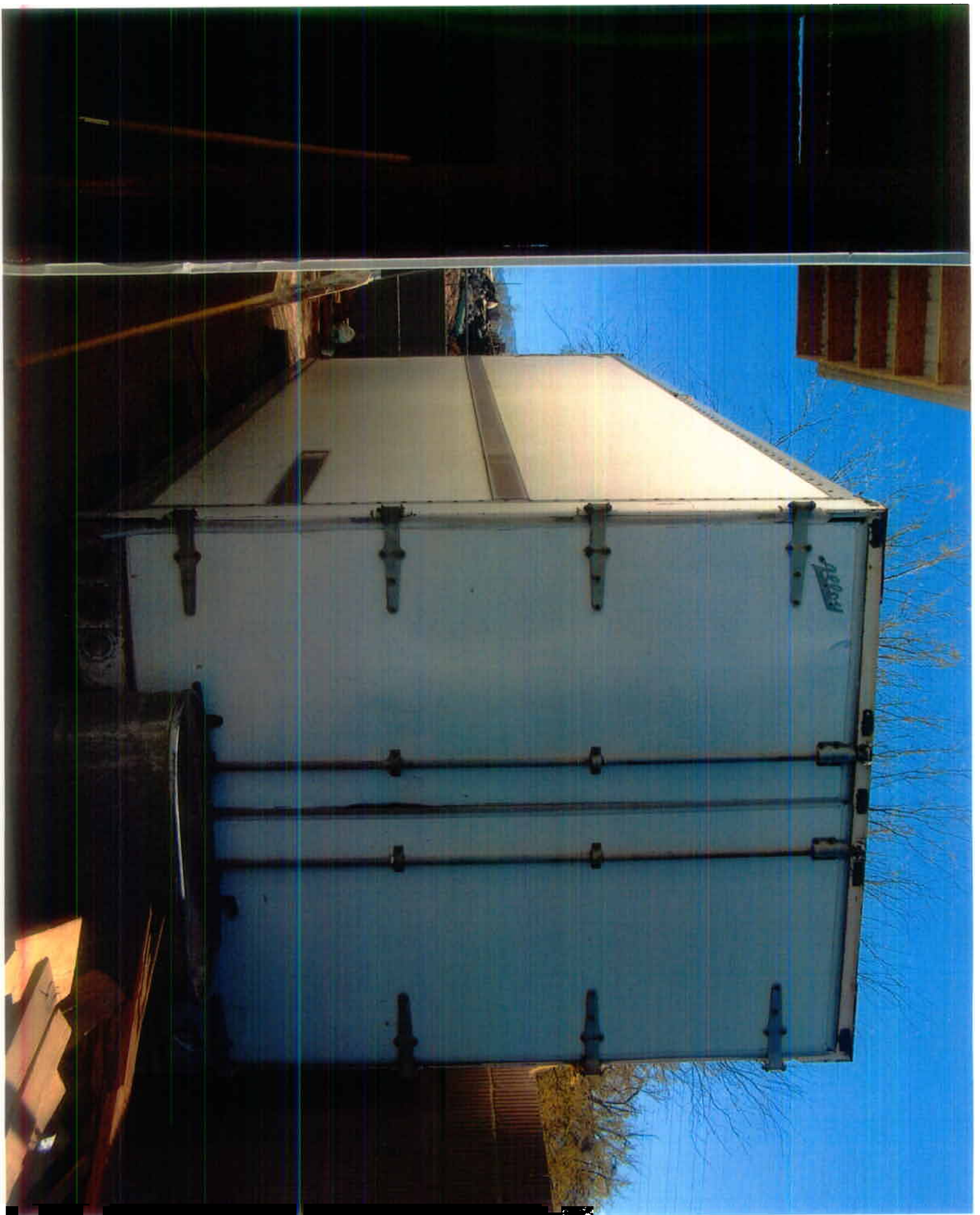


Unpermitted Hay Storage Cover Parcel 0800

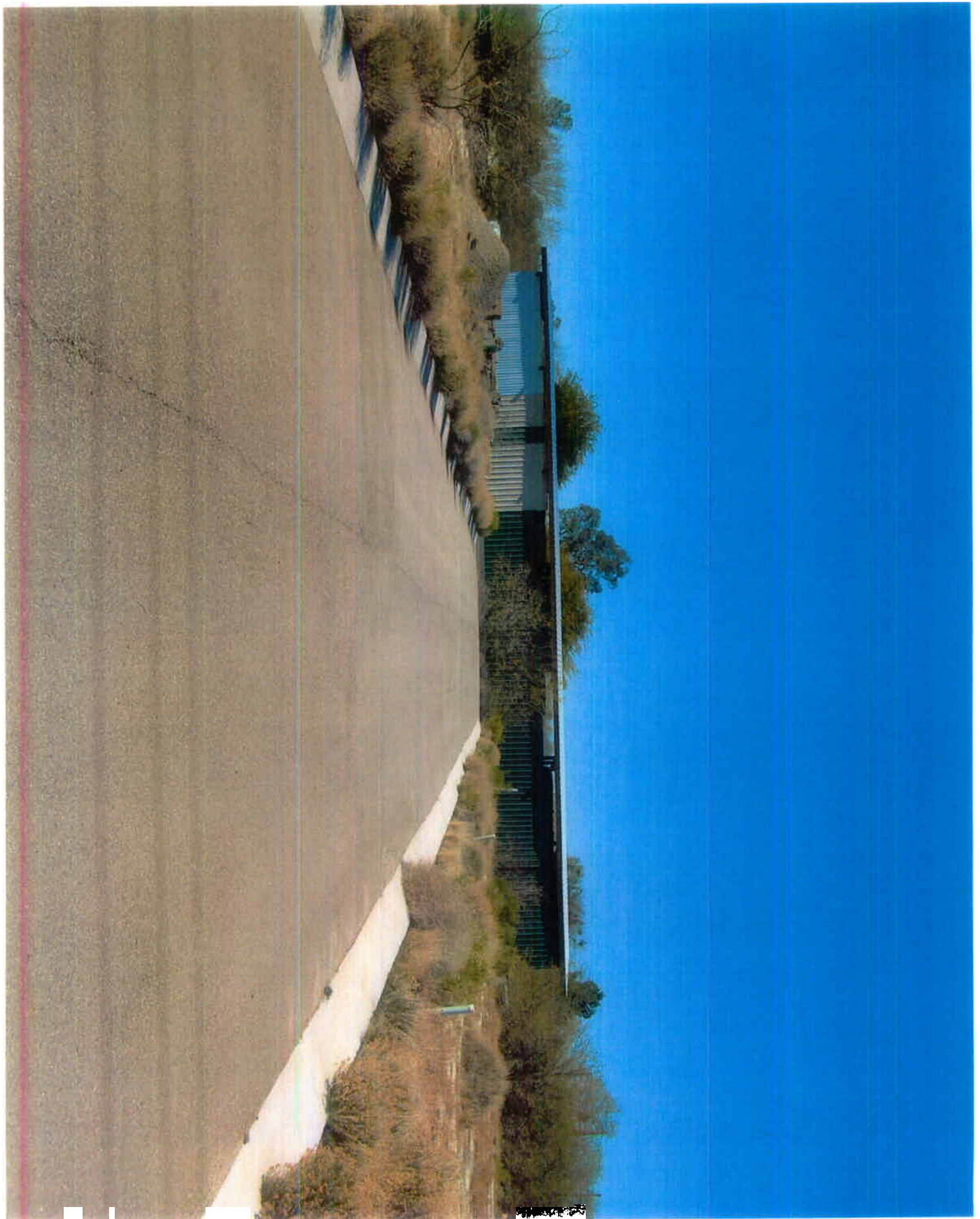


East Side of site Panel 0800



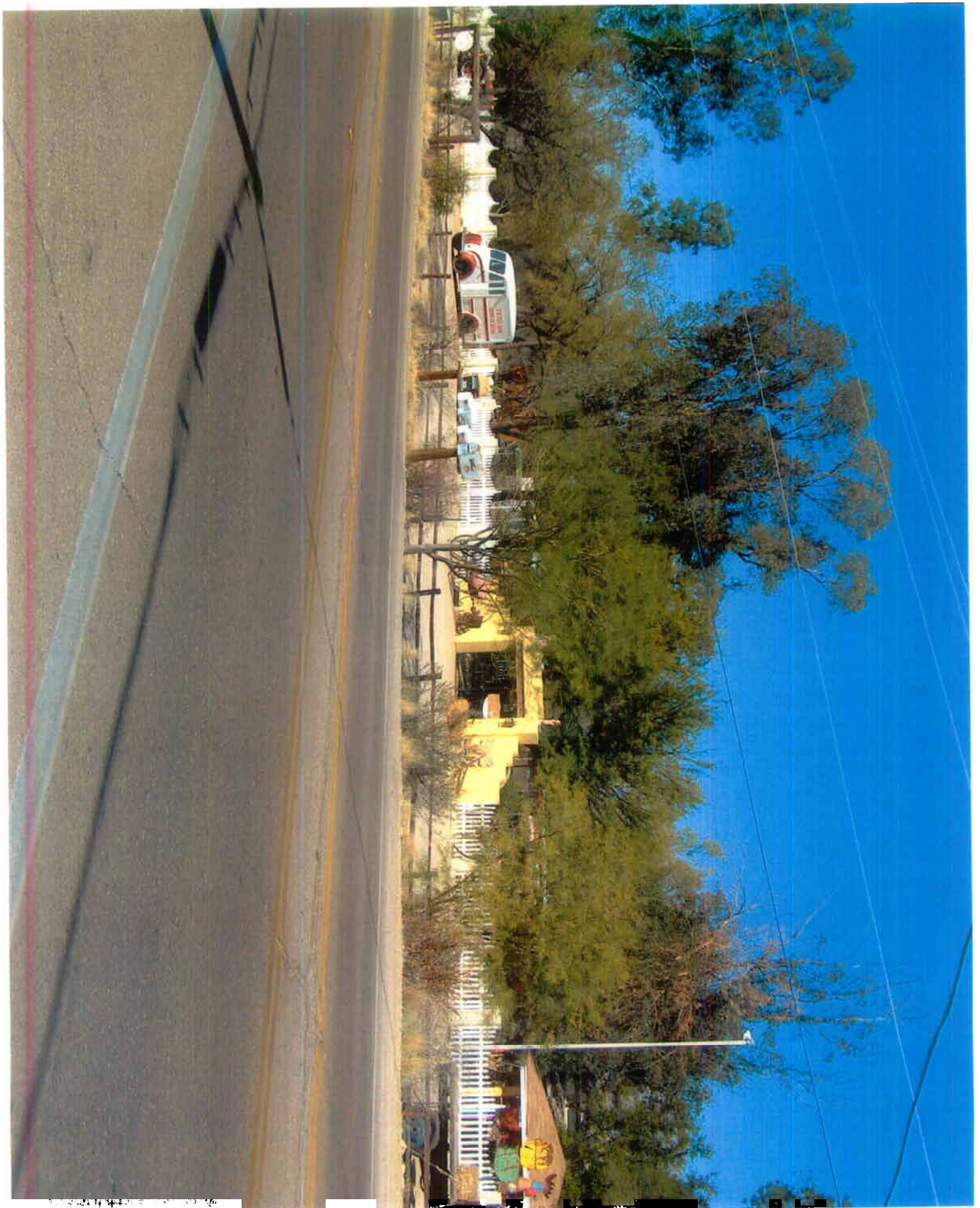


Unauthorized storage trailer container (southeast corner)

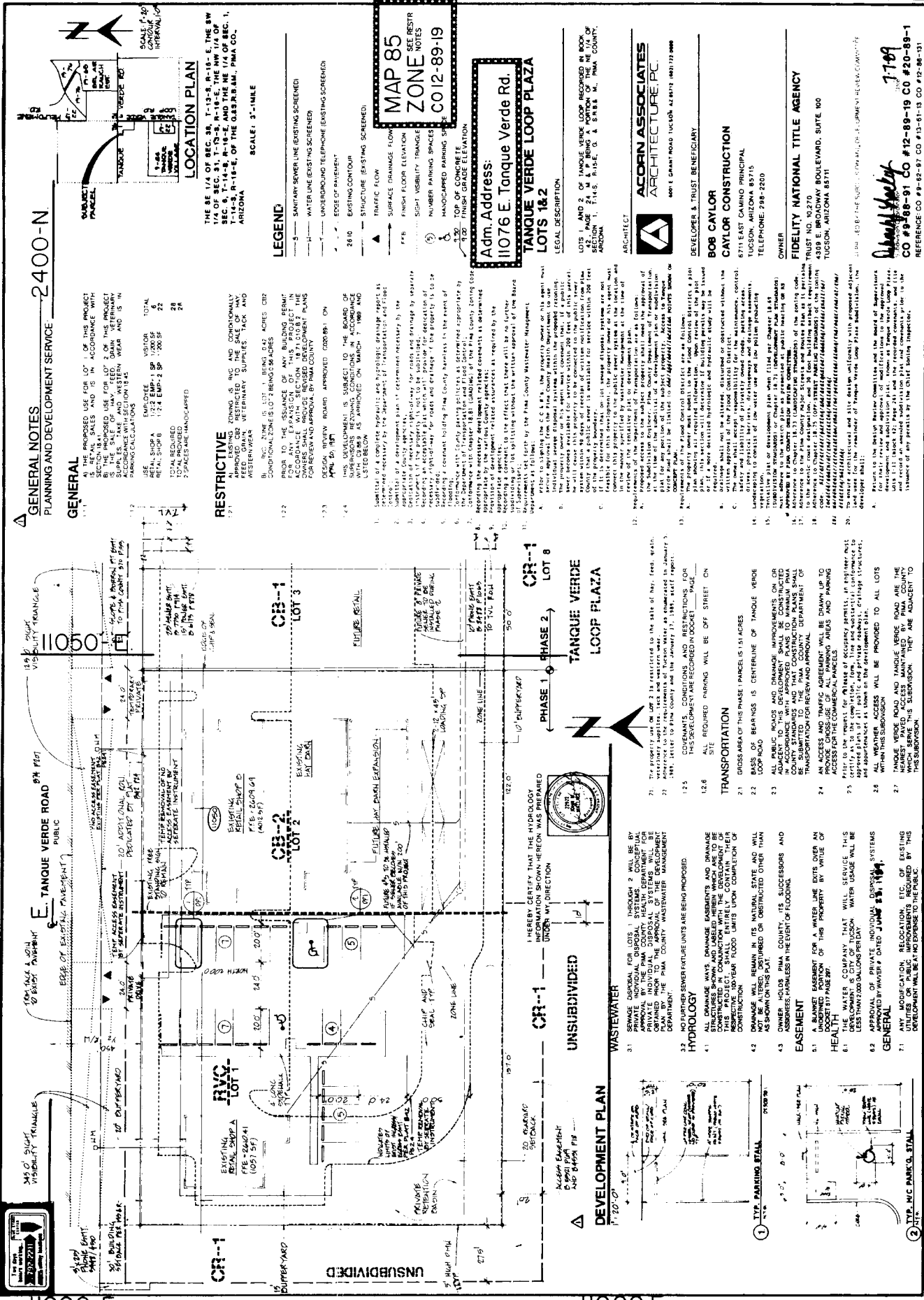


001 West at Hau Storage Cover From Tanque Verde Loop Road





Looking north across Tanguet Verde Road



Approved Development Plan for Hay Feed & Supply Co12-89-19

Lots 1 & 2 (Parcels 0780 & 0790) Lot 3 (Parcel 0800 Future Retail)



209-62-97  
209-89-19

4185

4185

### GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 6.9 ACRES.
2. THE GROSS AREA OF THIS SUBDIVISION IS 6.9 ACRES.
3. THIS PROJECT IS SUBJECT TO THE REZONING COMMISSION'S APPROVED RVC.
4. THE TOTAL NUMBER OF LOTS IS 11 (10 COMMERCIAL AND 1 RESIDENTIAL).
5. GROSS SITE AREA: 300,564 S.F.
6. PUBLIC DEDICATION: 11,823 S.F.
7. MINIMUM LOT SIZE: 288,741 S.F.
8. A REGISTERED CIVIL ENGINEER MUST CERTIFY THE LINE, GRADE AND SUBSTANTIAL ELEVATION OF THE PROPOSED HIGHWAY AND ALL PUBLIC AND PRIVATE IMPROVEMENTS FOR DRAINAGE AND IRRIGATION.
9. A BOARD OF ADJUSTMENT VARIANCE WAS GRANTED ON DECEMBER 9, 1986, CASE NO. CO-82-29, ON THE CONDITIONALLY APPROVED RVC PARCEL FOR A REDUCTION IN THE FRONT BUILDING SETBACK FROM THE SURROUNDING RESIDENTIAL ZONE AND THE FRONT BUILDING SETBACK FROM THE CENTERLINE OF TRUNK ROAD, WHICH IS A SCENIC ROUTE.
10. THE CONDITIONS OF REZONING, CASE NUMBER CO-82-29 ARE:
  1. THE PROPOSED HIGHWAY SHALL BE IN CONFORMANCE WITH THE CONFORMANCE WITH COUNTY ENGINEERING, ROAD AND DRAINAGE REQUIREMENTS.
  2. ELEVATION CHARACTER SHALL BE IN CONFORMANCE TO PRESENTATION.
  3. EXCEPT THAT THE DARK GREY CONCRETE BRICK OR BLOCK WILL BE SUBSTITUTED FOR THE DARK GREY CONCRETE BRICK OR BLOCK.
  4. NO SIGNS, AS INDICATED, (NAMED SIGNS) SHALL BE BROUGHT BACK TO THE DESIGN REVIEW COMMITTEE FOR CONSIDERATION IN KEEPING WITH THE DESIGN REVIEW COMMITTEE.
  5. THE ADJACENT CO-1 DEVELOPMENT WILL CONFORM WITH THE APPROVED RVC DEVELOPMENT AS TO ARCHITECTURE, STYLE, COLOR, MATERIALS AND LANDSCAPING REQUIREMENTS.
  6. A.C.A.R.A.M., PIMA COUNTY, ARIZONA, RECORDED IN THE PUBLIC RECORDS IN BOOK 9 AT PAGE 24, SAID BEARING BEING 600°00'00" N, MUST BE QUANTIFIED BY A REGISTERED LAND SURVEYOR OR CIVIL ENGINEER PRIOR TO RELEASE OF OCCUPANCY PERMITS.

### LEGEND

- INDICATES AN EXISTING SURVEY MONUMENT (P.D. 5/8" IRON PIN TAGGED "LS 4285").
- INDICATES A 1/2" IRON PIN SET AT ALL PROPERTY LINE CORNERS, TAGGED "P.L.S. NO. 15116".
- INDICATES UTILITY EASEMENT AND BUILDING SETBACK, AS NOTED.
- INDICATES NOT ACCESS LOCATION.

### CERTIFICATION OF WATER ADEQUACY

THIS DEVELOPMENT LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

BY: James J. Williams DATE: 6-1-88  
PIMA COUNTY SUBDIVISION COORDINATOR

### APPROVALS

BY: James J. Williams DATE: 6-1-88  
PIMA COUNTY DEPT. OF PLANNING & DEVELOPMENT SERVICES

BY: James J. Williams DATE: 6-1-88  
PIMA COUNTY DEPT. OF TRANSPORTATION & PAVEMENT CONSTRUCTION

BY: James J. Williams DATE: 6-1-88  
PIMA COUNTY DEPT. OF WASTEWATER MANAGEMENT

BY: James J. Williams DATE: 6-1-88  
PIMA COUNTY DEPT. OF WASTEWATER MANAGEMENT

BY: James J. Williams DATE: 6-1-88  
PIMA COUNTY DEPT. OF WASTEWATER MANAGEMENT

### RECORDING

STATE OF ARIZONA  
COUNTY OF PIMA  
NO. 74728  
FEE \$43.00

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF GREINER ENGINEERING, INC. IN BOOK 9 AT PAGE 24, SAID BEARING BEING 600°00'00" N, THEREON ON THIS THE DAY OF JUNE 9, 1988 AT 3:54 PM.

BY: Richard J. Kennedy  
PIMA COUNTY RECORDER

### CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ARE CORRECTLY SHOWN AS TO LOCATION, SIZE AND MATERIAL.

BY: William B. Carroll, Jr.  
P.E. 13478

### ASSURANCES

ASSURANCES THROUGH AN ASSURANCE AGREEMENT IN THE FORM OF A THIRD PARTY TRUST AGREEMENT FROM FIDELITY NATIONAL TITLE AGENCY, INC. AN ARIZONA CORPORATION, IS RECORDED IN BOOK 9 AT PAGE 15116. THE ASSURANCE AGREEMENT HAS BEEN PROVIDED TO GUARANTEE THE SURVEY STANDARDS IN THIS SUBDIVISION.

BY: James J. Williams DATE: 6-1-88  
PIMA COUNTY SUBDIVISION COORDINATOR

### DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL THE ONLY PARTIES HAVING AN INTEREST IN THE LAND HEREIN, AND WE HAVE NO OTHER PARTIES WHOSE INTERESTS ARE NOT HEREIN SHOWN.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHT-UP-TO AS SHOWN HEREON, A PRIVATE FLOWAGE EASEMENT ACROSS LOT 1, FOR THE BENEFIT OF THE PROPERTY OWNERS OF LOTS 1 THROUGH 6, IS GRANTED BY THIS PLAT.

RESPONSIBILITY FOR CONTROL, MAINTENANCE, LIABILITY OF IMPROVEMENT, AND REPAIRS OF THE FLOWAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 9 AT PAGES 15116-15117, IN THE OFFICE OF THE PIMA COUNTY RECORDER.

PER SECTION 2 OF ARTICLE 9 OF THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 9 AT PAGES 15116-15117, THE UNDERSIGNED HEREBY WARRANT THAT THE FLOWAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 9 AT PAGES 15116-15117, IN THE OFFICE OF THE PIMA COUNTY RECORDER.

AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 9 AT PAGES 15116-15117, IN THE OFFICE OF THE PIMA COUNTY RECORDER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY FOR THE PRIVATE SUBDIVISION WITHIN THE SUBDIVISION.

WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD AGENTS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE INCURRED BY PIMA COUNTY OR ITS AGENTS ON THIS PLAT NOW AND IN THE FUTURE BY REASONS OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL, FIDELITY NATIONAL TITLE AGENCY, INC. AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. 10,270 ONLY AND NOT IN ITS CORPORATE CAPACITY.

BY: James J. Williams DATE: 5-23-88  
TRUST OFFICER

STATE OF ARIZONA  
COUNTY OF PIMA  
S.S.

ON THIS THE 23 DAY OF MAY, 1988, BEFORE ME, the undersigned, a Notary Public for the State of Arizona, appeared James J. Williams, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed.

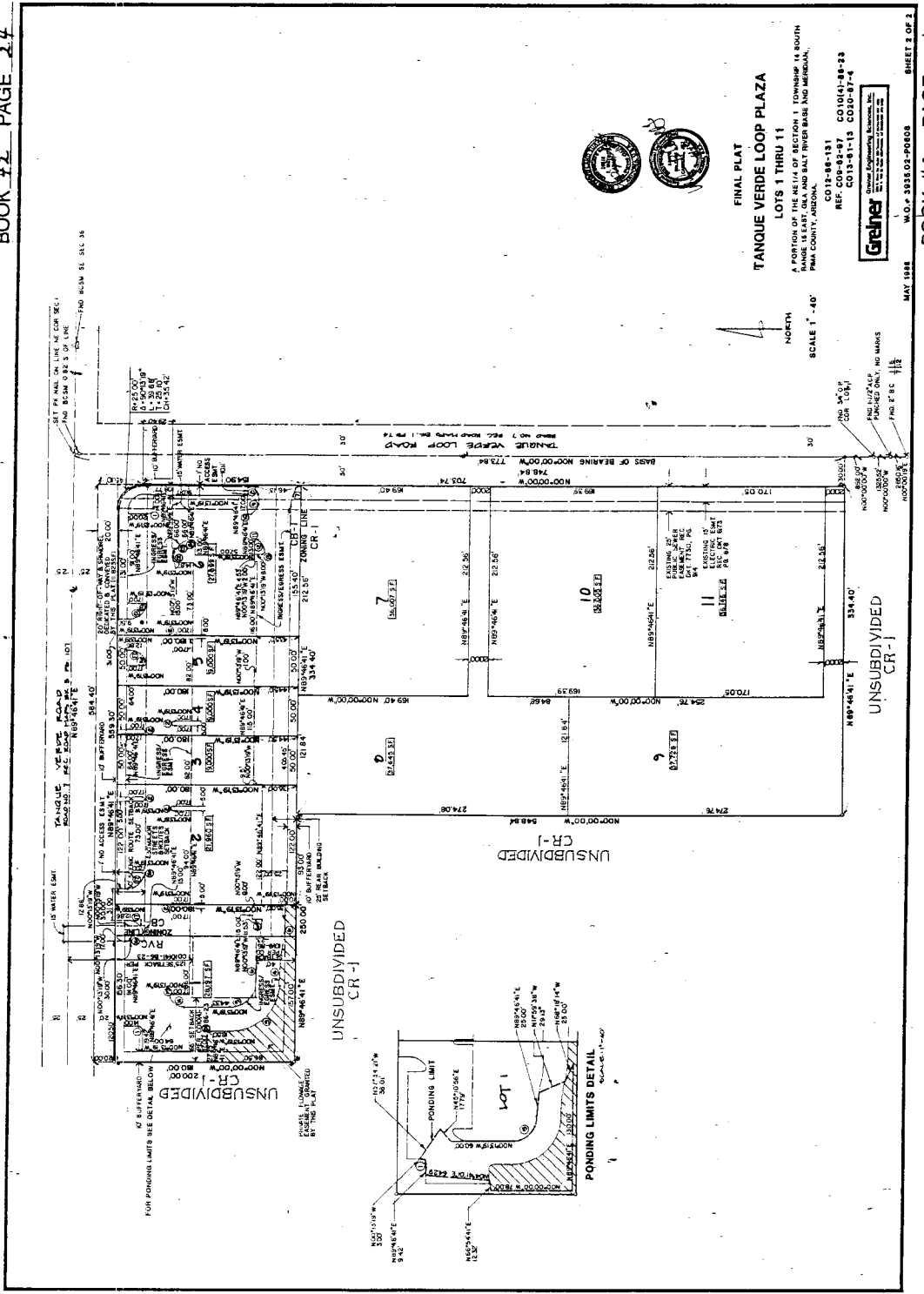
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIXED MY NOTARY PUBLIC SEAL AT Phoenix, Arizona this 23 day of May, 1988.



BY: James J. Williams DATE: 6-1-88  
PIMA COUNTY SUBDIVISION COORDINATOR



CO962-97

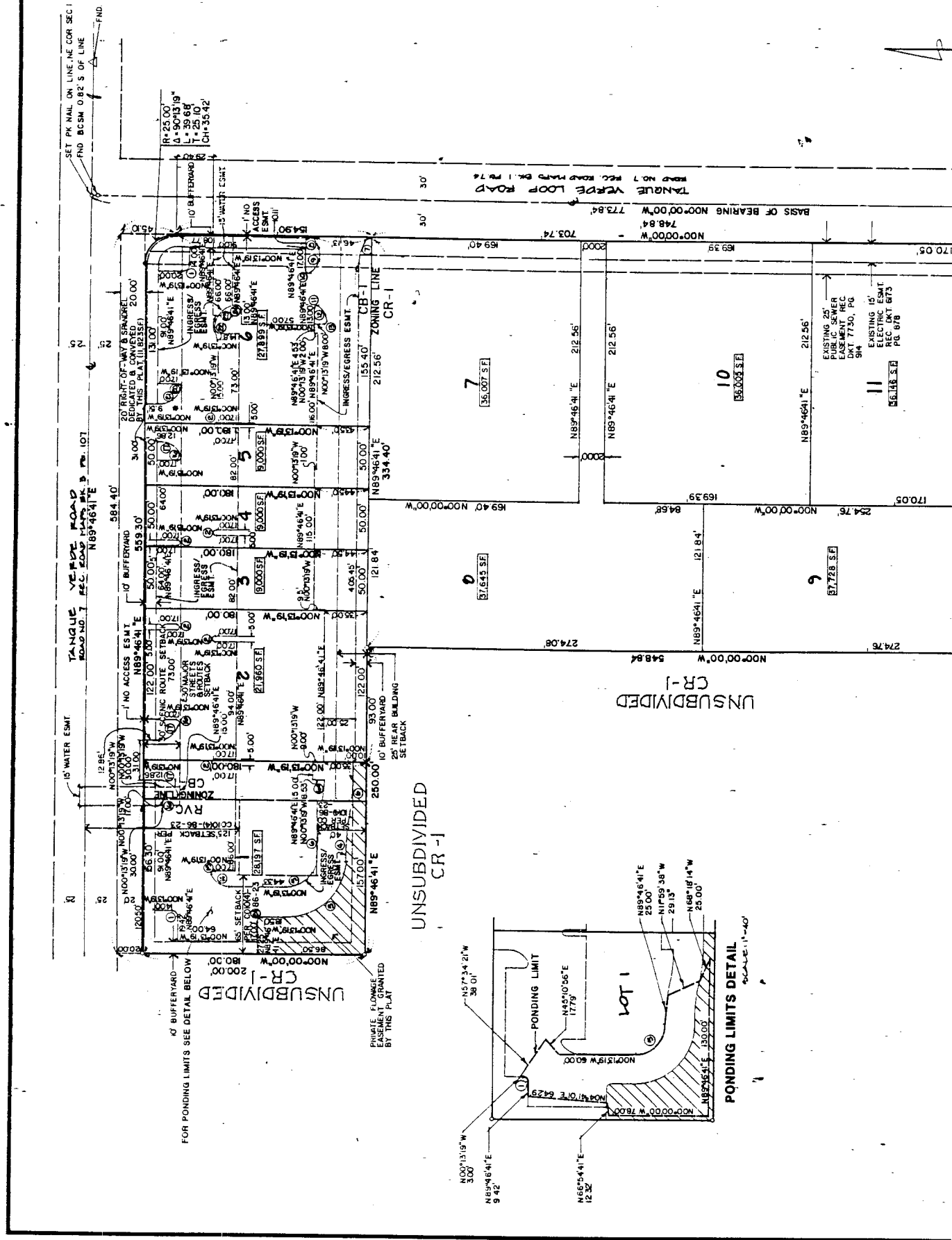




CO9-62-97

# 85

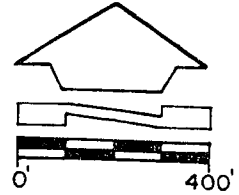
42-24



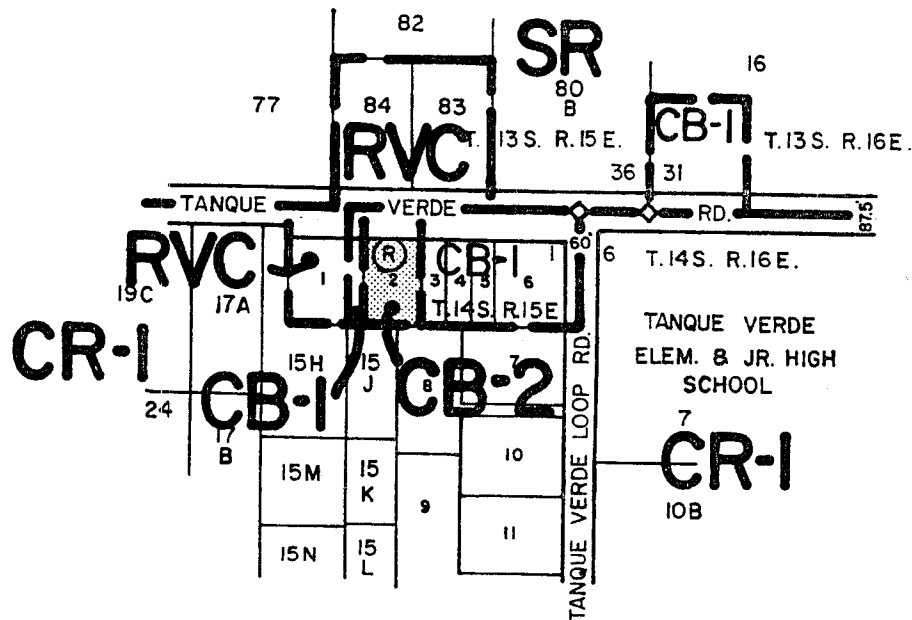
4

# CO9-88-91 Rezoning Ordinance Map (CB-2)

AMENDMENT NO. 52 BY ORDINANCE NO. 1989-102  
TO PIMA COUNTY ZONING MAP NO. 85, TUCSON, ARIZONA  
LOT 2 OF TANQUE VERDE LOOP PLAZA BEING A PART OF  
THE NE 1/4 OF THE NE 1/4 OF SEC. 1, T. 14 S. R. 15 E.



ADOPTED 8-14-89 EFFECTIVE 9-14-89



*James D. Altavista*

EXEC. SEC'Y COUNTY PLANNING AND ZONING COMMISSION

(R) NO FURTHER PARCEL SPLITS, THE PROPERTY USE ON LOT 2 IS RESTRICTED TO  
THE SALE OF HAY, FEED, GRAIN, VETERINARY SUPPLIES, TACK & WESTERN WEAR

from CB-1 0.56 acres

PSMc - July 10, 1989

CO9-88-91

CO12-89-19

CO13-61-13

CO20-89-1

Dkt. 8586 Pg. 1467

133-02-0790

# Co9-88-91 Rezoning Conditions



ROBERT C. JOHNSON  
DIRECTOR  
792-8401

PIMA COUNTY  
PLANNING & DEVELOPMENT SERVICES  
130 WEST CONGRESS  
TUCSON, ARIZONA 85701-1317

JIM ALTENSTADLER  
COMPREHENSIVE PLANNING DIVISION  
792-8401

GRAHAM K. ARROLL  
CHIEF ZONING INSPECTOR  
792-8401

STEPHEN BAKER  
ADMINISTRATIVE SERVICES MANAGER  
792-8401

E. W. BAMBAUER  
PLANNING & ZONING MANAGER  
792-8401

LEROY A. SAYRE  
CHIEF BUILDING OFFICIAL  
792-8401

CHARLOTTE SMYTH  
CENTRAL PERMITS MANAGER  
792-8401

March 15, 1989

Fidelity National Title Agency #10,270  
4903 E. Broadway, 100  
Tucson, AZ 85711

Re: Co9-88-91 FIDELITY NATIONAL TITLE - TANQUE VERDE ROAD REZONING

On Tuesday, March 7, 1989, the Pima County Board of Supervisors approved your request for the above referenced rezoning.

Completion of the following requirements for a rezoning ordinance within three years from the date of approval by the Board of Supervisors:

1. Submittal of a complete hydraulic and hydrologic drainage report as determined necessary by the Department of Transportation and Flood Control;
2. Submittal of a development plan if determined necessary by the appropriate County agencies;
3. Dedication of necessary right-of-way for roads and drainage by separate instrument if the property is not to be subdivided;
4. Recording an acceptable plat which will provide for dedication of necessary right-of-way for roads and drainage if the property is to be subdivided;
5. Recording a covenant holding Pima County harmless in the event of flooding;
6. Conformance with County paving policies as determined appropriate by the Department of Transportation and Flood Control;
7. Conformance with Chapter 18.81 (GRADING) of the Pima County Zoning Code.
8. Recording the necessary development related covenants as determined appropriate by the various County agencies;
9. Provision of development related assurances as required by the appropriate agencies;
10. Recording a covenant to the effect that there will be no further subdividing or lot splitting without the written approval of the Board of Supervisors;
11. Requirements set forth by the Pima County Wastewater Management Department as follows:

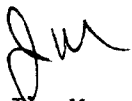
- A. Prior to signing the C C & R's, the property owner or his agent must secure approval from the Pima County Health Department to use individual sewage disposal systems within the proposed rezoning.
  - B. The property owner or his agent must covenant that, if a public sewer becomes available for service within 200 feet of this parcel, he will cause this property to be connected to the public sewer system within 90 days of receipt of written notification from Pima County that a public sewer is available for service within 200 feet of the property boundary.
  - C. If it is determined that on-lot sewage disposal systems are not feasible for this development, the property owner or his agent must connect this property to the public sewer system at the location and in the manner specified by Wastewater Management at the time of review of the tentative plat or development plan.
12. Requirements of the Department of Transportation are as follows:
- A. Proposed access to the subject property shall need the approval of the Subdivision Engineer, Pima County Department of Transportation, at the time of the submittal of a development plan or subdivision plat for any portion of the subject property. Access to Tanque Verde Road shall be limited to ~~one/approved/location~~ POINTS SHOWN ON CONCEPT PLAN.
13. Requirements of the Flood Control District are as follows:
- A. The property owner must submit to the Flood Control District a plot plan showing all required information. Upon review of the plot plan, this section will determine if building permits may be issued or if a more detailed hydrologic and hydraulic study will be required.
  - B. Drainage shall not be altered, disturbed or obstructed without the written approval of the Flood Control District.
  - C. The owner shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, parking areas, drives, physical barriers, drainageways and drainage easements.
14. Landscaping to consist of low water use and low pollen producing vegetation.
15. Tentative plat or development plan when filed per Chapter 18.69 (SUBDIVISION STANDARDS) or Chapter 18.71 (DEVELOPMENT PLAN STANDARDS) must adhere to the sketch plan as presented at public hearing OR AS APPROVED BY PIMA COUNTY DESIGN REVIEW COMMITTEE.
16. Adherence to Chapter 18.73 (LANDSCAPING STANDARDS) of the zoning code.
17. Adherence to the Pima County Major Streets and Routes Plan as it pertains to the scenic route designation, and 30 foot building setback requirement.
18. Adherence to Chapter 18.75 (OFF-STREET PARKING STANDARDS) of the zoning code. ~~ALL/off-street/parking/and/designated/loading/areas/shall/be/located/south/of/the/existing/building/~~
19. ~~No/vehicular/circulation/shall/be/permitted/along/the/west/end/of/the/existing/building/~~
20. To ensure architectural and site design uniformity with proposed adjacent land uses for the remainder of Tanque Verde Loop Plaza Subdivision, the developer shall:

- A. Return to the Design Review Committee and the Board of Supervisors for their review and approval of modifications to the approved development and subdivision plat, known as Tanque Verde Loop Plaza, Lots 1-11 (Block 42; Page 24) and the recorded covenants, and file and record an amended subdivision plat and covenants prior to the issuance of any permits by the Chief Zoning Inspector *of*.
- B. *Abandon the existing subdivision plat known as Tanque Verde Loop Plaza, Lots 1-11.*  
*In any case, prior to the submittal of a tentative plat of development plan, the existing RVC zone on the parcel located west of the subject property, and known as Lot 1 of the Tanque Verde Loop Plaza Subdivision, Lot 1-11 (Block 42, Page 24) and having tax code number 133-02-0780, shall be rescinded by the Board of Supervisors, and the zoning revert to the previous CR-1 zone.*
21. The property use ON LOT 2 is restricted to the sale of hay, feed, grain, veterinary supplies, tack and western wear.
22. Adherence to the requirements of Tucson Water as enumerated in January 5, 1989, letter to Pima County and the January 17, 1989, staff report.

Please be advised that all zoning requirements must be met and a zoning ordinance adopted by the Board of Supervisors prior to the issuance of building permits.

Please call me at 740-8393 if you have questions about this case or contact the Clerk of the Board of Supervisors at 740-8449 for a certified copy of the official action of the Board when the minutes are completed.  
Tucson, AZ 85711

Sincerely,



Jim Mazzocco  
Principal Planner

JM/pkp/cp

xc: Mark Tylutki, Tucson Electric Power Company  
Steve Snyder, County Assessor's Office  
Jane S. Williams, Clerk of the Board  
Joan Wolf, Transportation and Flood Control  
Gerald Sweeney, Property Management Division, TFCD  
Mark Stratton, Wastewater Management  
Madonna L. Miller, 5683 N. Swan Road, Tucson, AZ 85718  
Kim Acorn, Acorn Associates, 6001 E. Grant Road, Tucson, AZ 85712  
Robert Caylor 6711 E. Camino Principal, Tucson, AZ 85715



'89 JAN -6 P4:45

DATE: 01/05/89

PIMA COUNTY PLANNING

Pima County  
Planning and Zoning  
131 W. Congress  
Tucson, Arizona 85705

Attention: Arlan Colton  
Principal Planner

SUBJECT: CO9-88-091 FIDELITY NATIONAL TITLE  
CB-1  
TANQUE VERDE LOOP ROPE  
REZONING 0.5 ACRES 1 UNITS

WATER SUPPLY

Tucson Water has been designated by the State of Arizona, Department of Water Resources, as having an assured water supply. This does not mean that water service is currently available to the proposed development.

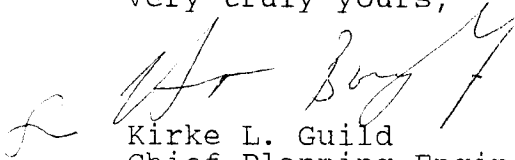
The development lies within the exterior boundary of Tucson Water's planned 50-year service area. Therefore, water supply is assured.

WATER SERVICE

The approval of water meter applications is subject to the availability of water service at the time an application is made. The developer shall be required to submit a water master plan identifying water use, fire flow requirements and all major on-site and off-site water facilities and the proposed connection points to the existing water system.

The comments herein made are valid for a period of one year only. If you have any questions, please call Hani Barghout at 791-4331.

Very truly yours,

  
Kirke L. Guild  
Chief Planning Engineer

KLG:HB

cc: Jim Spain, Design Engineering Supervisor  
Hani Barghout, Planning Evaluation Supervisor  
Project File

Tucson Water Planning Information  
WSA D1 WPA 141501AD



Design Review Committee  
Minutes of April 20, 1989, Meeting

VOTING MEMBERS PRESENT:

David Garber, Chairman  
Lance MacVittie, Vice Chairman  
Kim Acorn, Member  
Roy Noggle, Member (part)  
Bill Bambauer, Planning and Zoning Manager, Planning and Development Services  
Graham Arroll, Chief Zoning Inspector, Planning and Development Services  
Mike Ortega, Transportation and Flood Control District

C09-88-91  
DRC minutes

ABSENT:

Jim Miller, Member  
Jim Altenstadter, Interim Director, Planning and Development Services

ALSO PRESENT:

George Richard, Subdivision Section, Planning and Development Services  
Lori Woods, Subdivision Section, Planning and Development Services  
Spyros Sipsas, Subdivision Section, Planning and Development Services  
Pam Palmer, Recording Secretary, Planning and Development Services  
Felipe Sanchez, Department of Transportation and Flood Control District  
Russell Sorenson, Rezoning Division, Planning and Development Services  
Joe Garcia, Planning and Development Services, Observer

*HR*

---

STAFF BRIEFING:

The Chairman called the meeting to order at 1:48 p.m. Roll call was taken, with six voting members, six additional staff members, and one staff observer present.

In the staff briefing, George Richard stated that one of the housekeeping items to be taken care of was that of the proposed Policies and Procedures. Spy Sipsas distributed copies and explained that the proposed document was put together from input submitted by the previous DRC committee. He stated that staff would like input and requested members to put their names and phone numbers on the draft proposals so that staff would know where the comments came from. He added that Item V is new, compared to the original and addresses two options for presenting cluster projects. He advised that requirements covered in the zoning code can't be changed at will, but would have to go through formal procedures to be changed. In closing, he requested that members be prepared to discuss the document at the next meeting.

David Garber explained the problems regarding cluster review by the previous committee and stated he would like the issue of "what is a cluster" to be part of the deliberations.

Other discussion included the role of the DRC as it related to Specific Plans. It was explained that unless deviations from certain code chapters, such as landscaping, parking, roadway frontages or signage were requested, the DRC probably would not be involved in a specific plan review.

There being no further staff discussion, the meeting continued with the presentation of the scheduled projects.

---

PROJECT:        Co20-89-1 TANQUE VERDE ROAD REZONING AND RVC (Co9-88-91)

PRESENT:       Kim Acorn, Acorn & Associates  
                  Robert Caylor, Caylor Construction  
                  Dean Moreno, Dean Moreno Hay & Feed  
                  Madonna Miller, Caylor/Moreno  
                  There is no homeowner association listed for this area.

Mr. Garber asked staff if there was a written staff report and recommendation to be made part of the record. George Richard reported that staff recommends approval as presented and that Russ Sorenson of the Rezoning Section was present to give a history of the rezoning case and answer any questions.

Russ Sorenson then explained that in March, 1989, the Board of Supervisors conditionally approved the rezoning of Lot 2 from CB-1 to CB-2. He stated that one condition of the rezoning required review and approval by the DRC. Russ explained that this entire project site is part of a 1963, 40 acre RVC-rezoned parcel. Since 1963 there have been several ownerships. In 1986, a development plan was filed by Mr. Caylor for RVC, which was approved by the DRC. In January, 1989, staff received a request to rezone Lot 2 of this site to CB-2. He stated the petitioner proposed to use existing structures for a hay sales business. Both the Planning and Zoning Commission and the Board of Supervisors recommended approval, subject to DRC review and approval.

It was pointed out that if the existing buildings are demolished, any new structures would have to be designed in accordance with the previously approved requirements of the DRC (Co20-87-4). Kim Acorn commented that there are numerous documents to be recorded that will assure the original plan will be followed.

With no further discussion, Roy Noggle made a **MOTION** to: **APPROVE THE PROJECT AS PRESENTED AND AS REQUIRED BY THE BOARD OF SUPERVISORS, conditions #15 and #20A.** The motion was seconded by Mike Ortega and unanimously carried.

'89 FEB 21 P4:39

Kirk Atorn, AIA  
William A. Bishop, AIA  
James Canales, AIA

PIMA COUNTY PLANNING

February 21, 1989

PIMA COUNTY PLANNING AND DEVELOPMENT SERVICES  
130 W. Congress  
Tucson, Arizona 85701-1317

ATTN: Russ Sorenson

RE: C09-88-91 FIDELITY NATIONAL, 10270 TANQUE VERDE RD.  
REZONING (CB-1 TO CB-2) ALSO; REF. CO 9-62-97 AND  
CO 12-86-131  
AAA JOB #901804

Dear Russ:

As we discussed during our meeting on February 8, 1989, I am submitting a proposed development plan which incorporates the rezoning parcel in a unified plan with the existing RVC and CB-1 adjacent zones. This plan retains the two existing buildings located on Lots 1 and 2, and indicates future buildings on Lots 3-6.

The subject Parcel (Lot 2) is part of a previously approved development plan, tied to subdivision plat requirements associated with Lot 1 RVC zoning, and Lots 3-6 CB-1 zoning. The proposal to use existing buildings on Lots 1 and 2 rather than new buildings, alters somewhat, the previously approved development plan and subdivision plat requirements. These changes can be accomplished by the processing of a revised development plan for Lots 1-6 as a condition of this case.

Additionally, the RVC ordinance for a portion of Lot 1, can be maintained by stipulating that if the existing buildings are demolished, any new building must be constructed in accordance with the architectural character of the approved RVC submittal. It should be recognized, that new development on Lots 3-6 is also required to comply with the character of the RVC submittal.

In an effort to arrive at a point where the above described can be accomplished, we offer the following response to standard and special requirements 1-22.

REQUIREMENTS: (CON-88-171 17100 171-17100)

Items 1-11; Previously complied with.

Item 12; Previously complied with, however Westerly Drive is relocated.

Items 13-16; Previously complied with.

Item 17; Should apply only to any new construction.

Item 18; All off street parking and loading to comply with concept plan presented.

✓ Item 19; Delete.


Item 20; To insure architectural and site design uniformity with the proposed adjacent development within Tanque Verde Loop Plaza, the Developer shall file an amended development plan for Lots 1-6, and amended covenants governing future buildings. Additionally an amended plat will be recorded with an amended 1 foot no access easement, and amended notes per the new development plan.

Item 21; Should apply to Lot 2 only.

Item 22; Accepted.

I look forward to your review and discussion prior to the Board of Supervisors hearing.

Sincerely,  
ACORN ASSOCIATES ARCHITECTURE, P.C.

  
Kim Acorn, A.I.A.  
President

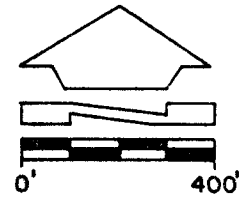
KA:po

Need to check  
Parking Sign  
6/19

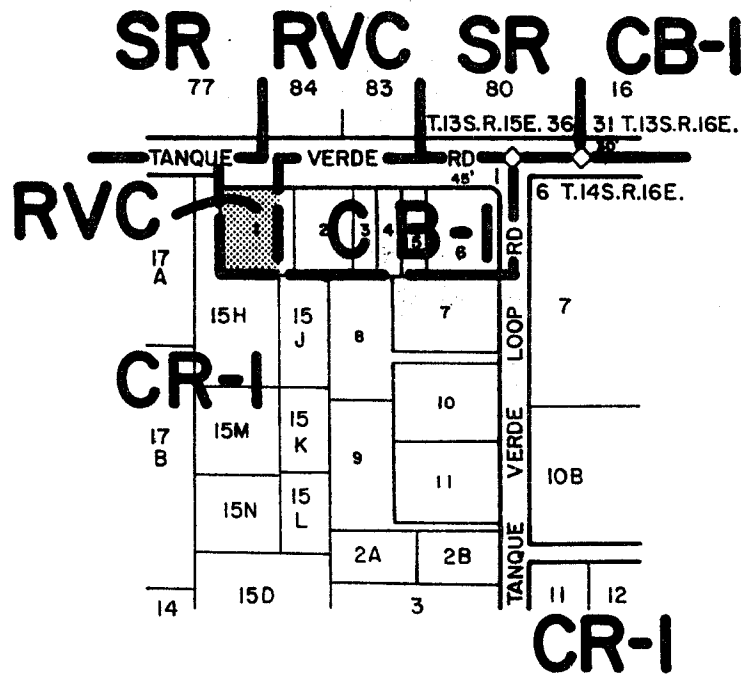
Possible conflict with rez. condition

# C09-62-97 Rezoning Ordinance Map (RVC)

AMENDMENT NO. 49 BY ORDINANCE NO. 1988-93  
TO PIMA COUNTY ZONING MAP NO. 85 TUCSON, ARIZONA  
W. 128' OF LOT 1, TANQUE VERDE LOOP PLAZA BEING A  
PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SEC. 1, T.14S.R.15E.



ADOPTED 6-7-88



EXEC. SEC'Y COUNTY PLANNING AND ZONING COMMISSION

from CR-1 and CB-1 .59 acres  
(CR-1 .34 acres)  
(CB-1 .25 acres)

Plan Amendment: CR-1 to RVC

Isf 26 May 1988

C09-62-97  
C010(4) 86-23  
C012-86-131  
C013-61-13  
133-02-015 B  
Bk 42 Pg 24

# BOS Minutes 7-2-63

## Co9-62-97 RVC Rezoning Approval

MINUTES, BOARD OF SUPERVISORS' MEETING  
JULY 2, 1963

(Approved August 5, 1963)

1. The Board of Supervisors of Pima County, Arizona, met in regular session at the regular meeting place of the Board in the Pima County Courthouse, Tucson, Arizona, at 10 a.m. on Tuesday, July 2, 1963. Upon roll call, those present and absent were as follows:

Present:

Thomas S. Jay, Chairman  
Pete Rubi, Member  
Elsa B. Hanna, Clerk

Absent:

Dennis Weaver, Member

- ✓ 2. DP&Z-Z: Co9-62-97, TANQUE VERDE VILLAGE CENTER PETITION

The Chairman announced that this is the time and the place for hearing on the petition--a supplement to the Rincon Area Plan (C13-59-1) and the Agua Caliente-Sabino Creek Community Plan (C13-61-13)--initiated by the Planning and Zoning Commission at the request of the Tanque Verde Valley Association to rezone from SR, CR-1, and CB-1 to RVC (Rural Village Center Zone) property at the intersection of Tanque Verde Road and Tanque Verde Loop Road. The Commission recommends that the rezoning be approved subject to an acceptable development plan including drainage requirements. The Chairman inquired whether anyone wished to be heard.

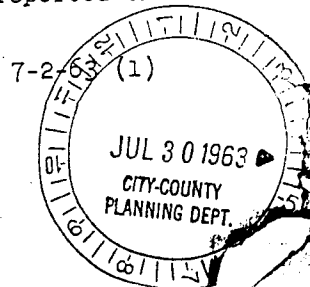
Robert L. Seiler (president, Tanque Verde Valley Association) appeared in support of the proposed rezoning. A brief discussion ensued among the Board members, the Planning Director (A. M. Faure), the County Engineer (Walter A. Burg), and Mr. Seiler relative to future road development in the area. On consideration, it was moved by Mr. Rubi, seconded by Mr. Jay, and carried that the Board (1) approve the proposed rezoning in accordance with the Commission's recommendations subject to filing an acceptable development plan in conformity with County engineering, road, and drainage requirements and (2) order the necessary ordinance drawn.

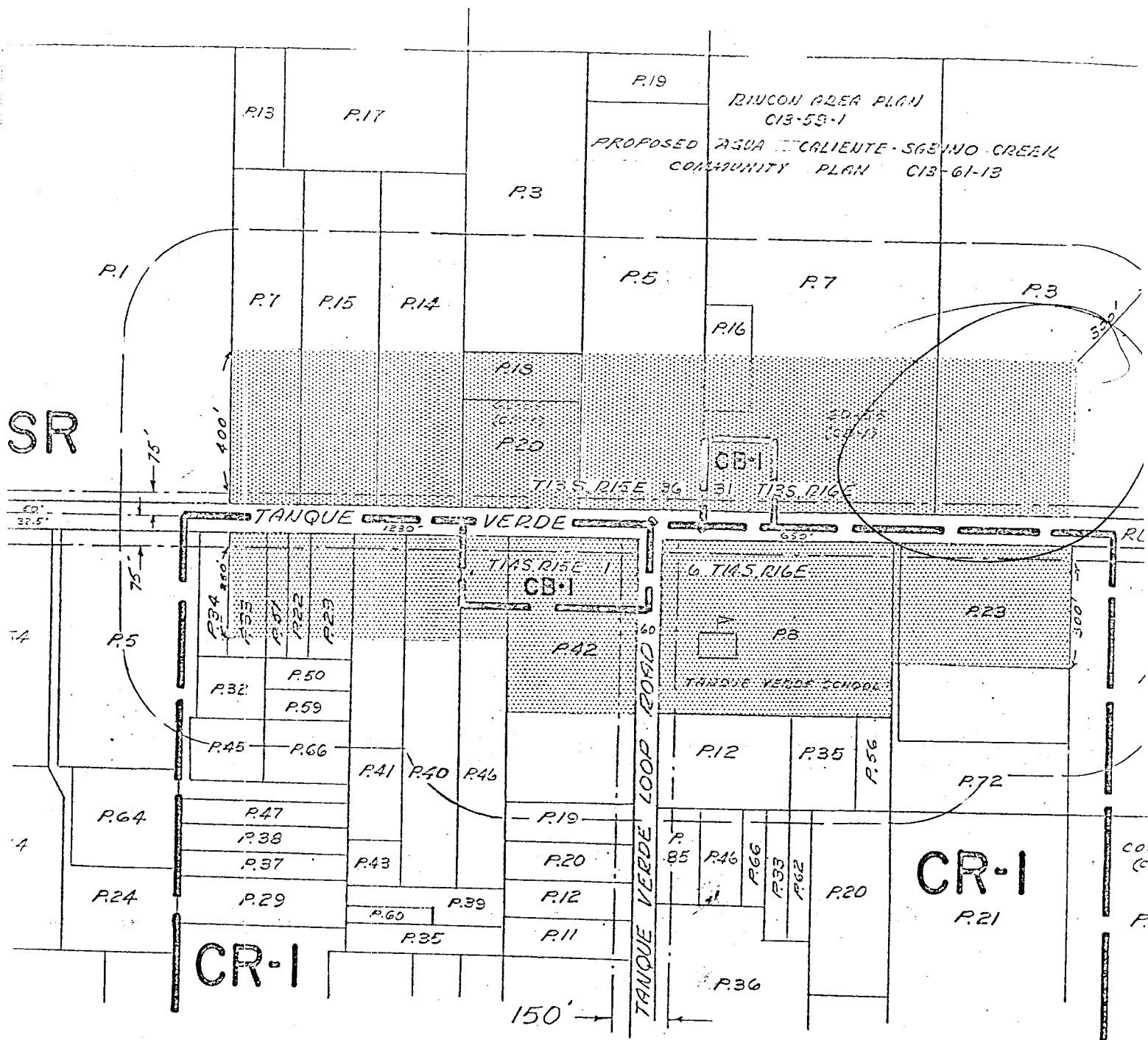
3. DP&Z-Z: Co9-62-101, GLENN L. BRETH PETITION

The Chairman announced that this is the time and the place for hearing on the petition of Glenn L. Breth and others to rezone from GR to CR-1 property north of Bilby Road between Cardinal Avenue and Camino de la Tierra. The Planning Director reported that the petition is in order. The Planning and Zoning Commission unanimously recommends that the rezoning be approved. The Chairman inquired whether anyone wished to be heard on this matter. No one appeared. It was thereupon moved by Mr. Rubi, seconded by Mr. Jay, and carried that the Board approve the proposed rezoning in accordance with the Commission's recommendations and order the necessary ordinance drawn.

4. DP&Z-Z: Co9-62-104, WETMORE AND NEFFSON PETITION

The Chairman announced that this is the time and the place for hearing on the petition of Ralph A. and Helen M. Wetmore and Dorothy Wetmore Neffson and Dr. A. Harry Neffson to rezone from SH, CR-3, CR-4, and CB-1 to CR-5 and CB-2 property east of Oracle Road north and south of Wetmore Road. The Planning Director reported that the





Area of proposed rezoning from **SR, CR-1, CB-1 to RVC**

Area of original request ☐

Notification area

BASE MAP NO. 85

### MASTER PLAN CONSIDERATIONS


CH'KD

CITY-COUNTY  
PLANNING DEPT.  
TUCSON, PIMA CO. ARIZONA

DRAWN  
CHECKED  
APPROVED

BY: EEW 2-8-63  
BY: 2-13-63  
BY:

FILE NO. C09-62-97  
TANQUE VERDE VILLAGE Center  
REZONING