



MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

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

FROM: Arlan M. Colton, Planning Director

A handwritten signature in black ink, appearing to read "AMC", is written over the name "Arlan M. Colton".

DATE: April 2, 2014

SUBJECT: Co9-96-09 4-D PROPERTIES-LAVERGNE THOMPSON WHOLESALE
L.L.C. - LITTLETOWN ROAD REZONING

The above referenced Rezoning Closure/Time Extension within your district is scheduled for the Board of Supervisors' **APRIL 15, 2014** hearing.

***This case requires 2 motions.**

- REQUEST:**
- A. To **close** an 8.75 acre portion of a 17.5 acre rezoning from the SR (AE) (Suburban Ranch) (Airport Environs) to CI-2 (AE) (General Industrial) (Airport Environs) zone.
 - B. For a five-year **time extension** for an 8.75 acre portion of a 17.5 acres rezoning from the SR (AE) (Suburban Ranch) (Airport Environs) to CI-2 (AE) (General Industrial) (Airport Environs) zone.

OWNERS:

Clay & Jeanie Gilbert
8241 E. 20th
Tucson, AZ 85710
141-03-030F – 2 acres
141-03-030B – 3 acres

Greg & Pamela Etchart
10300 E. Placita Guanajuato
Tucson, AZ 85749
141-03-035A – 3.75 acres

AGENT:

JAS Engineering
Jeff Stanley
P.O. Box 1888
Tucson, AZ 85702

DISTRICT: 4

STAFF CONTACT: Terrill Tillman

PUBLIC COMMENT TO DATE: As of April 2, 2014, no written public comments have been received.

STAFF RECOMMENDATION: A) AGAINST CLOSURE. B) APPROVAL OF A FIVE-YEAR TIME EXTENSION WITH MODIFIED STANDARD AND SPECIAL CONDITIONS.

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

CP/TT/ar
Attachments



Board of Supervisors Memorandum

Subject: Co9-96-09

Page 1 of 9

FOR APRIL 15, 2014 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director
Development Services Department-Planning Division

DATE: April 2, 2014

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING CLOSURE / TIME EXTENSIONS

A. CLOSURE

Co9-96-09 4-D PROPERTIES-LAVERGNE THOMPSON WHOLESALE L.L.C. -
LITTLETOWN ROAD REZONING

Proposal to close an 8.75 acre portion of a 17.5 acre rezoning from the SR (AE) (Suburban Ranch) (Airport Environs) to CI-2 (AE) (General Industrial) (Airport Environs) zone. The 17.5 acre site was rezoned in 1996. The 8.75 acre subject area of the rezoning expired September 17, 2004. The site is located off Littletown Road, approximately one-half mile east of Wilmot Road. Staff recommends **AGAINST CLOSURE**.
(District 4)

B. TIME EXTENSION

Co9-96-09 4-D PROPERTIES-LAVERGNE THOMPSON WHOLESALE L.L.C. -
LITTLETOWN ROAD REZONING

Request of Gilbert and Jeanie Clay and Greg and Pamela Etchart represented by JAS Engineering for a five-year time extension for an 8.75 acre portion of a 17.5 acres rezoning from the SR (AE) (Suburban Ranch) (Airport Environs) to CI-2 (AE) (General Industrial) (Airport Environs) zone. The 17.5 acre site was rezoned in 1996. The 8.75 subject area of the rezoning expired on September 17, 2004. The site is located off Littletown Road, approximately one-half mile east of Wilmot Road. Staff recommends **APPROVAL OF A FIVE-YEAR TIME EXTENSION WITH MODIFIED AND ADDITIONAL STANDARD AND SPECIAL CONDITIONS**.
(District 4)

STAFF RECOMMENDATION

Staff recommends **AGAINST CLOSURE AND APPROVAL** of a **five-year rezoning time extension** to **September 17, 2019** for the remaining approximately **8.75** acres with modified standard and special conditions. The modified conditions represent the current rezoning conditions.

If the decision is made to approve the time extension, the following standard and special conditions should be considered:

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 Department of Transportation, Real Property Division.
6. Transportation condition conditions:
~~An area consisting of the southern 200 feet of the subject property shall be reserved from development by a recorded covenant, running with the land, for a period of five years. In this instance, development means the construction of any permanent structure as defined in Pima County Code. Use of the reserved area for storage of parking shall be allowed. Any materials within the reserved area shall be removed at no cost to Pima County if any or all of the reserved area becomes public right-of-way. The construction of a chip seal pavement over appropriate sub-grade material will be allowed within the reserved area and private access easement to provide access to the subject property until such time that the Valencia Road re-located decision is made or the five year reserve period expires. In the event that alignment Alternative II is selected for the relocation of Valencia Road within the five year reserved period, the property owner(s) shall dedicate to Pima County up to 75 feet of property adjacent to the south property line of the subject property at no cost except for the replacement costs of the existing well and ancillary equipment. In addition the property owner(s) would be under no further obligation to improve the access road. If alternate II is not selected for the relocation of Valencia Road, or if the five year reserve period expires before a selection is made, the owner(s) of the property shall construct permanent access improvements within the reserved area and private access easements according to Pima County standards.~~

- A. One Plat or Development Plan shall be completed for the entire rezoning.
 - B. The property owner shall provide onsite and offsite improvements determined necessary by Department of Transportation.
 - C. The property owner shall provide for turnarounds at terminus of internal access streets/driveways.
 - D. Written certification from the City of Tucson stating satisfactory compliance with all its requirements shall be submitted to the Pima County prior to the approval of the final plat.
- 7. Flood Control conditions:
 - A. Drainage shall not be altered, disturbed or obstructed without the written approval of the Flood Control District.
 - B. All internal drainage improvement required to mitigate drainage impacts caused by the proposed development shall be constructed at no cost to the District.
 - C. At the time of development, the applicant shall submit a Final Integrated Water Management Plan consisting of the table identifying internal and external water conservations measures and a site plan showing the location of external measures. First flush retention shall be provided.
- 8. Wastewater Management condition:

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

Subsurface sewage disposal shall not exceed 1,200 gallons per acre per day. Any further development will need to be reviewed during the development plan process to insure that the sewage disposal density limit is not exceeded. At the time when development exceeds the sewage disposal density limited then the property will be required to connect to the sewer.

 - A. It must be documented that the total discharge of nitrogen into ground water is controlled, pursuant to Arizona Administrative Code, Title 18, Chapter 9 (R18-9-E323 4.23), prior to the construction and/or continued use of either of the following:
 - 1. an on-site wastewater treatment facility with a design flow from 3000 gallons per day to less than 24,000 gallons per day; or,
 - 2. two or more on-site wastewater treatment facilities on a property, or adjacent properties under common ownership, with a combined design flow from 3000 gallons per day to less than 24,000 gallons per day;
 - B. 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.

10. Cultural Resources conditions:

~~Prior to ground modification activities, an on-the-ground archaeological survey and appropriate mitigation measures shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological sites on the subject property, shall be submitted at the time of, or prior to the submittal of any tentative plat or development plan. The mitigation plan shall be prepared and reviewed as described in the Pima County Site Analysis Requirements.~~

A. All work must be within the area as shown on the proposed project map in the submitted development plan.

B. A caution must be noted concerning human burials. Archaeological clearance recommendations do not exempt the construction and other ground-disturbing activities from compliance with State burial protection laws. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

~~11. Concurrent with tentative plat or development plan submittal, a plant preservation/mitigation study and plan shall be prepared by an independent horticulturalist or other qualified professional and submitted to the Planning Division for review and approval. The developer shall preserve in place, relocated or mitigate significant on-site cacti and trees as recommended by the preservation plan, including but not limited to: Threatened or endangered plant species, plants on the Arizona Protected Plants List, areas of riparian vegetation, or significant wildlife habitat and corridors.~~

~~4211.~~ Building heights are limited to 25 feet.

~~4312.~~ Adherence to the preliminary development plan as approved at public hearing.

~~4413.~~ Uses are restricted to CI-1 uses, machine or welding shop with ancillary uses, automobile repair and storage, junk, salvage, auto wrecking, impoundment storage, used materials or automobile recycling in accordance with Section 18.53.030.H (including the need for authorization by the board of adjustment for expansion such uses).

14. Environmental Planning condition:
Upon the effective date of the Ordinance, the owner(s)/developer(s) 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.
15. The property owner shall execute and record the following disclaimer regarding : Proposition 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)."

STAFF REPORT:

Staff recommends against closure of the remaining 8.75 acre portion of the 17.5 acre rezoning to provide additional time for the owners to meet the rezoning conditions. The zoning code does not allow a time extension beyond ten years from the date of approval. If the Board of Supervisor's considers a closure and does not close the rezoning, then the Board may extend the rezoning beyond the ten year limit. Staff supports the requested five-year time extension based on findings of concurrency of infrastructure and of progress made toward satisfying rezoning conditions for a portion of the site under separate ownership which included the approval of a time extension and development plan (P1211-058) in 2011. The development plan is for a construction yard for an 8.75 acre portion of the original 17.5 acre rezoning site which is now "hard-zoned" having satisfied rezoning conditions and is not subject to this time extension request. The development plan demonstrates the use of outdoor storage with adequate on-site parking and paved access to the site. The remaining 8.75 acre portion of this site which is the subject of this time extension contains a large amount of existing open storage. As the previous approval of a time extension in 2011 allowed the property owners time to bring a portion of the property into compliance, approval of this time extension request will give these applicants adequate time to address the condition of the remaining property and the on-site issues. With the time extension, a development plan should help to improve the visual blight in the area and help to protect the property values of adjacent property owners. Staff also recognizes the state of the economy as a factor for the time extension.

The conditional CI-2 (General Industrial) rezoning remains compliant with the site's Military Airport (MA) comprehensive plan designation. The site is in the airport growth area. Surrounding zoning remains mostly the same as when the rezoning was approved in 1996 with established industrial properties and uses. If the time extension is not approved, and this portion of the rezoning is closed, the subject property will revert to SR (Suburban Ranch), a zoning classification that does not conform to the MA designation or uses in the area.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (MMBCLS)

The site is outside of the Maeveen Marie Behan Conservation Lands System (MMBCLS) designation. It is within modeled habitat for the Pima pineapple cactus in which no Pima pineapple cacti had been located at the time of the rezoning approval. A native plant preservation plan will be required before a development plan may be approved.

SURROUNDING LAND USES/GENERAL CHARACTER:

| | |
|---------------------------|--------------------------------------------------|
| North: CI-2, SR | Vacant, Only residential development in area |
| South: City of Tucson I-1 | Vacant industrial subdivision |
| East: SR | Vacant residential property owned by Pima County |
| West: City of Tucson I-2 | Industrial |

| CONCURRENCY CONSIDERATIONS | | |
|-----------------------------------|---------------------------------------------------|------------------------------------|
| Department | Concurrency Considerations Met: Yes / No / N/A | Other Comments |
| TRANSPORTATION | Yes/Secondary Concern | No objection/City of Tucson review |
| FLOOD CONTROL | Yes | No objection subject to conditions |
| WASTEWATER | Yes | No objection subject to conditions |
| PARKS & RECREATION | N/A | N/A |
| WATER | Yes | No comment |
| SCHOOLS | N/A | N/A |
| AIR QUALITY | Yes | No objection subject to conditions |

TRANSPORTATION REPORT:

There is a Secondary Concurrency Concern for this rezoning because Kolb Road, north of Valencia Road is operating overcapacity. There are no funded improvements to Kolb Road. Current improvements are under design for Valencia Road from Wilmot Road to Kolb Road. This project is administrated by the Regional Transportation Authority and consists of widening Valencia Road from Wilmot Road from four lanes to six lanes including improving capacity at the intersection of Valencia Road and Kolb. Improvements will include sidewalks and bike lanes.

The capacity for Valencia Road is 35,820 ADT and will increase to 53,910 ADT once the improvements are completed. The capacity for Kolb Road is 35,820 ADT. Current traffic counts in the area are as follows:

- Valencia Road (west of Kolb, four lane divided) 24,700 ADT in 2013
- Valencia Road (east of Kolb, four lanes through intersection, drops to two lanes 1,400 east of intersection) 18,0290 ADT in 2013
- Kolb Road (north of Valencia, 4 lane divided) 46,911 in 2013
- Kolb Road (south of Valencia, 4 lane divided) 15,840 in 2013
- Littletown Road no counts available

There is paved access to the site via private easements to Littletown Road. There is an easement along the south portion of the rezoning site, where the east/west existing access road is built (DKT 11224 PG 2429). There is an existing 75 foot right-of-way located southwest of the rezoning site, which continues west but the paved access road only skirts the very east end of the right-of-way. Encroachment into the right-of-way will need appropriate right-of-way use permits and possibly other reviews/permits. Since the original rezoning and 1st time extension, this portion of Littletown Road has been annexed into the City of Tucson. Encroachment into the right-of-way will need to be approved by the City.

There is an existing 60 foot easement granted by plat south to Littletown Road through Lots 1 of Century Park Business Center, which is recorded at book 41 page 99. There is also existing 30 feet right-of-way that is located along the east property boundary of the rezoning site that continues north to Old Vail Road and Valencia Road. It appears to have an unpaved road within it. In the interior of the site and along the southern edge of the site, there are paved roads that connect to Littletown Road. The applicant should provide additional pavement to allow for vehicles to turnaround at each end as part of the Plat/Development Plan.

Because a portion of this rezoning was already granted a time extension, DOT finds that the rezoning conditions should be revised to reflect similarly to the rest of the rezoning site. The Department of Transportation has no objection to the time extension request subject to the modification of condition #'s 6A-6D.

REGIONAL FLOOD CONTROL DISTRICT (PCRFCD) REPORT:

District staff has reviewed the subject request and has the following comments:

1. One regulatory watercourse runs along the southern site boundary for which a rectilinear drainage easement is shown on the PDP. The adequacy of this easement is unknown and will be determined at the time a development plan or plat is submitted
2. Existing conditions are in place to address these resources and should be continued.
3. Since the original rezoning the County adopted the Comprehensive Plan Regional Water Policy. While the requirement for a Preliminary Integrated Management Plan is not applicable as the Site Analysis was submitted prior to adoption of the policy, when the development plan is submitted the applicant will be required to adopt water conservation measures consistent with this policy and a Final Integrated Water Management Plan consisting of Table B identifying selected measures shall be required. Furthermore new standards requiring first flush retention have been adopted.

RFCD has no objection to time request subject to the new recommended conditions #7C.

REGIONAL WASTEWATER RECLAMATION DEPARTMENT (PCRWRD) REPORT:

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has received and reviewed the above referenced time extension request, and offers the following comments for your use.

The PCRWRD has no objection to the proposed 5 year extension of the rezoning subject to the update of rezoning condition #8.

DEPARTMENT OF ENVIRONMENTAL QUALITY (PCDEQ) REPORT:

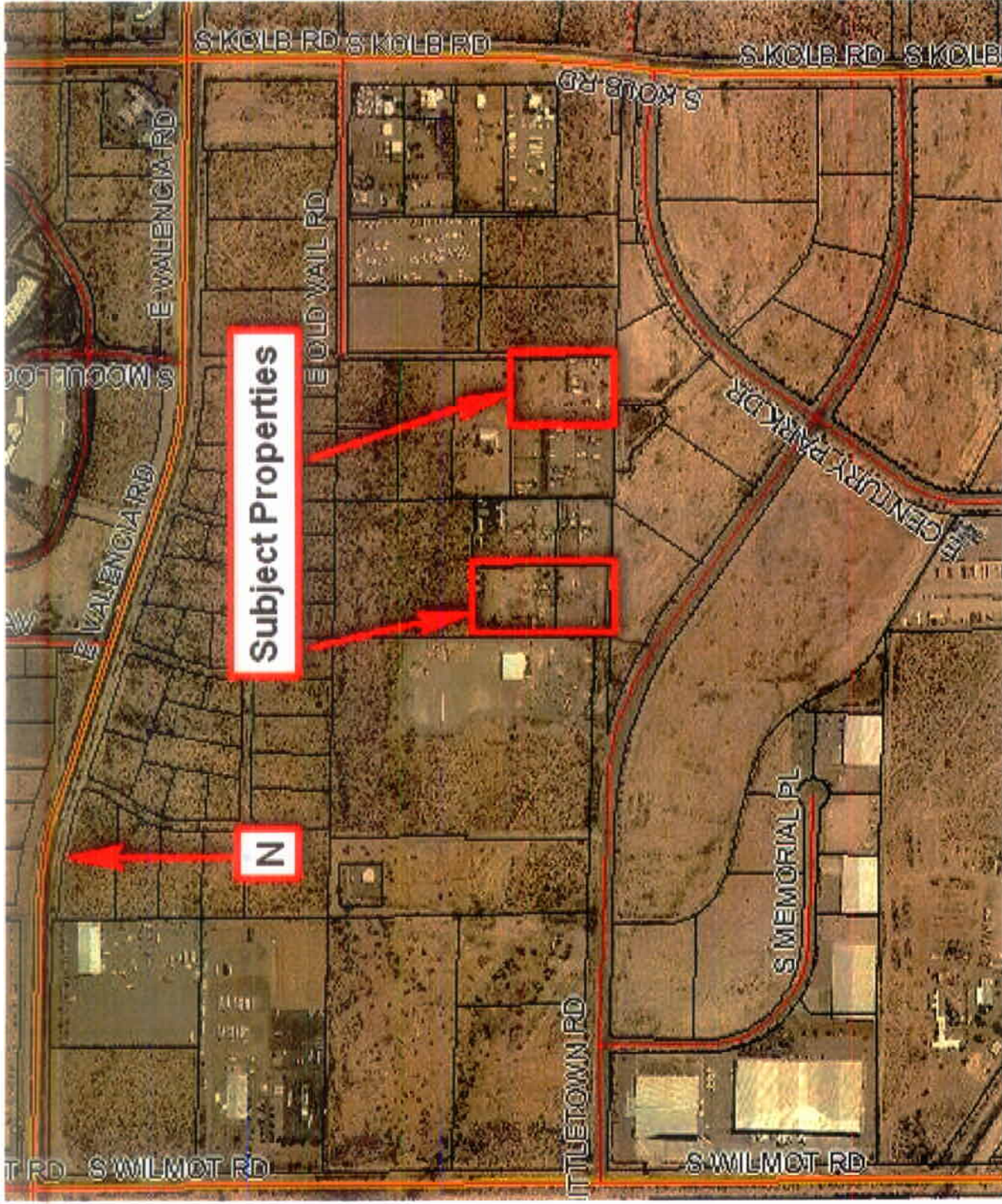
The department has no objection to the proposed Rezoning Time Extension request and requests the modification to condition #'s 9A and 9B.

CULTURAL RESOURCES REPORT

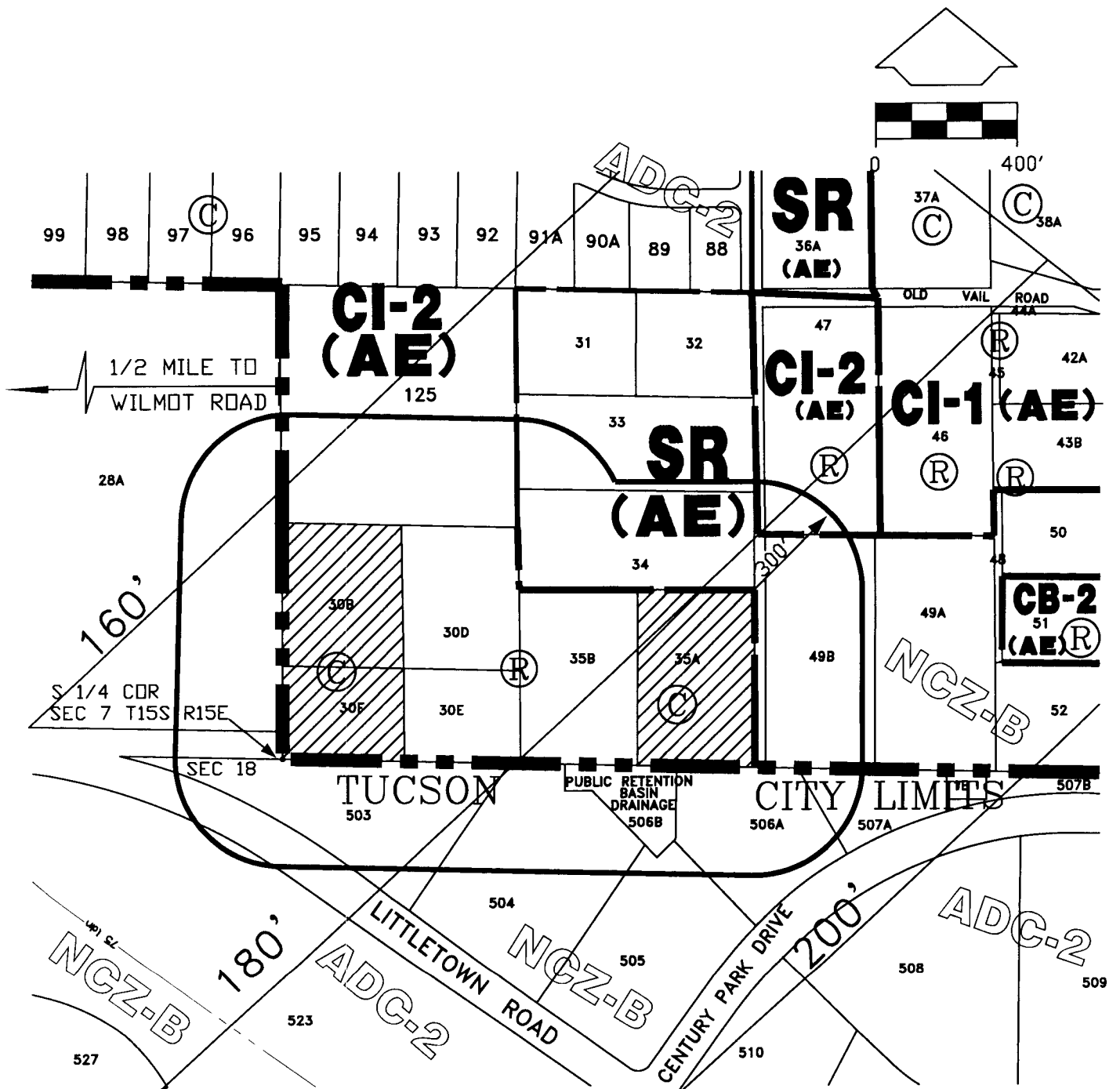
Cultural resources review of the Tentative Plat, conducted on 1/5/2012, resulted in issuance of a cultural resources clearance, based on an assessment that impacts on cultural resources were unlikely. County records show that the subject property has been previously used (developed) and no archaeological sites or historic sites have been identified on the property; although it was never surveyed for cultural resources. As far as Pima County is concerned, it is unlikely that this time extension request will have an effect on cultural resources. Therefore, the County cultural resources requirements have been met and except for the amendment of and addition of condition #'s 10A and 10B, we have no comment on this request.

CP/TT/ar
Attachments

c: Clay & Jeanie Gilbert, 8241 E. 20th, Tucson, AZ 85710
141-03-030F – 2 acres, 141-03-030B – 3 acres
Greg & Pamela Etchart, 10300 E. Placita Guanajuato, Tucson, AZ 85749
141-03-035A – 3.75 acres
JAS Engineering, Jeff Stanley, P.O. Box1888, Tucson, AZ 85702
Chris Poirier, Assistant Planning Director
Co9-96-09 File



Co9-96-09 4-D Properties - Lavergne Thompson Wholesale LLC - Littletown Road
Rezoning
Five-Year Time Extension Request



Petition area



Notification area

BASE MAP 58

Notes CLOSURE/ TIME EXTENSION

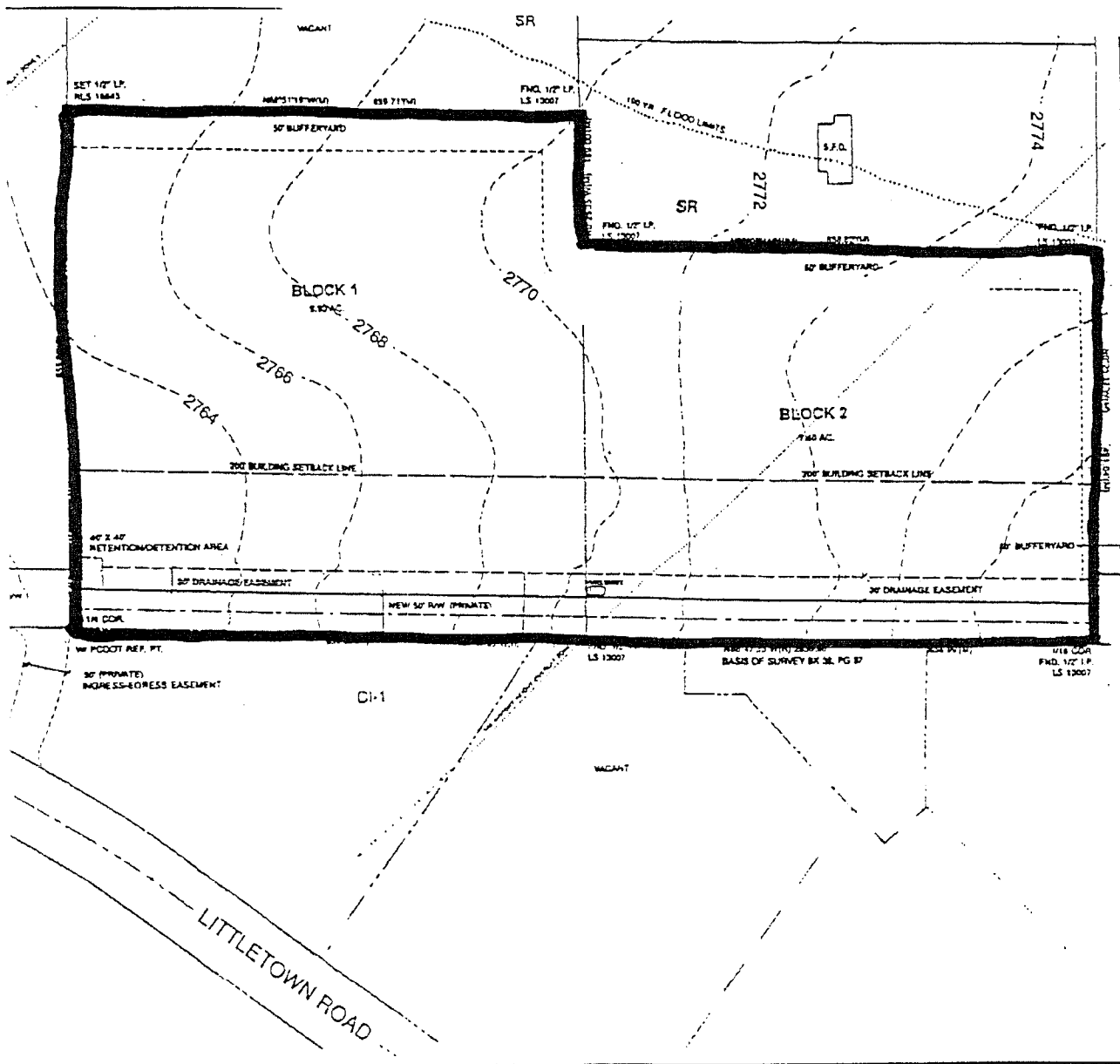
Tax codes 141-03-030B,
141-03-030F & 141-03-035A

Date 03/10/14
Drafter DS

File no. C09-96-09
4D PROP/ LAVERGNE THOMPSON
WHOLESALE - LITTLETOWN ROAD REZ

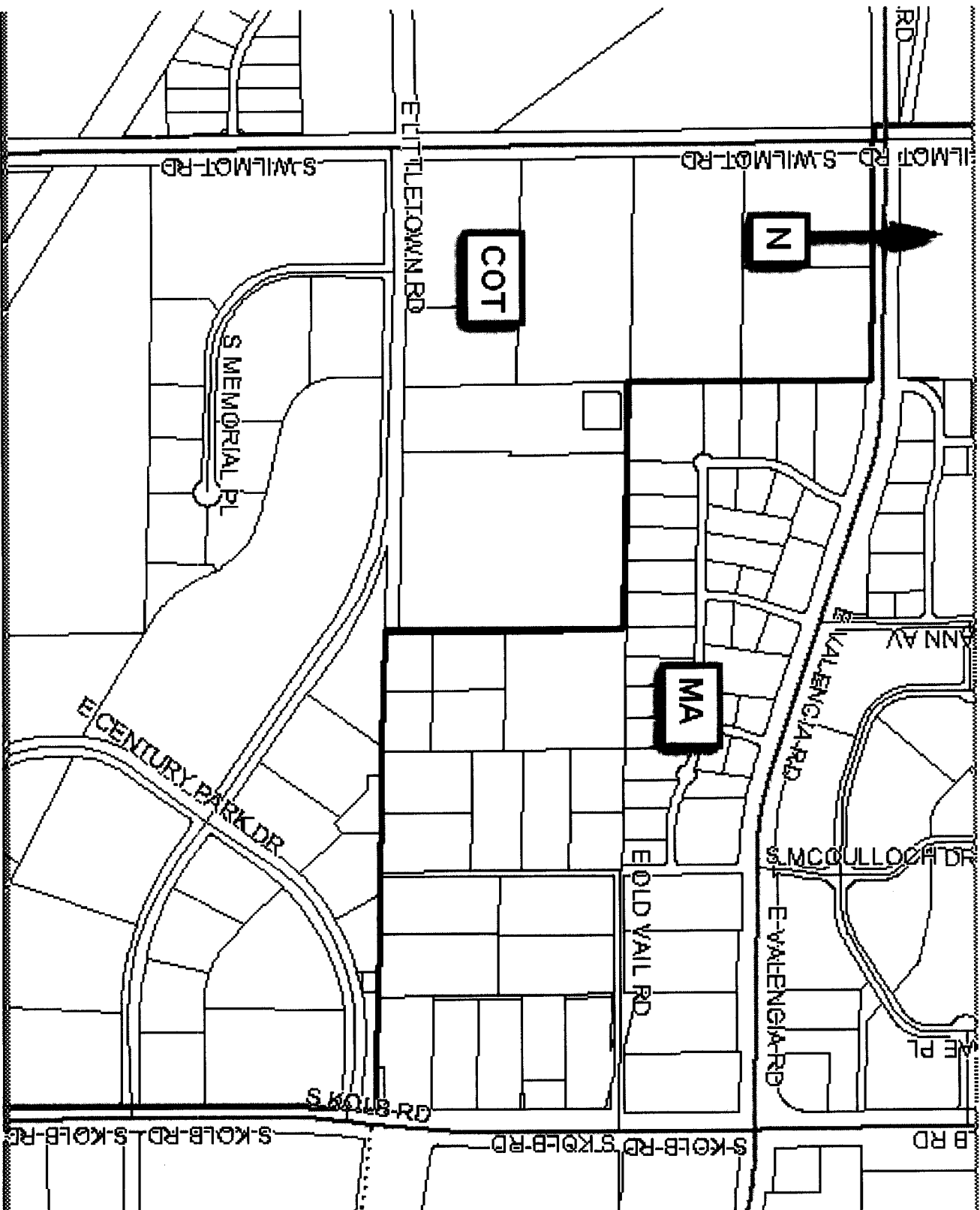
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

EXHIBIT C



NORTH
 SCALE: 1" = 200'
 2' Contour Intervals

69-96-09
 Preliminary Development Plan



Prima County Comprehensive Plan

Subregion: Rincon Southeast/Santa Rita

Designation: Military Airport (MMA)

**Military Airport
'MA' on the Land Use Plan Maps**

a. Purpose: To recognize Davis-Monthan Air Force Base (DMAFB) as a unique and significant factor in shaping the history, character, and economy of Eastern Pima County; provide guidance for future compatible land uses to promote the health, safety and welfare of the community; and, to promote the long-term viability of the base and its missions. Applies to High Noise Areas, Accident Potential Zones (APZ), and Approach-Departure Corridors (ADC) for DMAFB.

b. Residential Gross Density: New residential development is not a compatible use.

c. 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) CB-1 Local Business Zone
- 2) CB-2 General Business Zone
- 3) CPI Campus Park Industrial Zone
- 4) CI-1 Light Industrial/Warehousing Zone
- 5) CI-2 General Industrial Zone

RECORDED BY MML
DEPUTY RECORDER
1951 R00A
P0230
PIMA CO CLERK OF THE BOARD



PAGE: 448
NO. OF PAGES: 3
SEQUENCE: 9616993E
ORDIN 10/03/96 10:54:00
PICKUP
AMOUNT PAID \$ 3.00

TUCSON AZ 85701

ORDINANCE 1996-81

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING PROPERTY (TAX CODES 141-02-0300 AND 0350) IN CASE Co9-96-09 4D PROPERTIES/LAVERGNE THOMPSON WHOLESALE, LLC - LITTLETOWN ROAD REZONING; LOCATED ON LITTLETOWN ROAD, APPROXIMATELY ½ MILE EAST OF WILMOT ROAD; AMENDING PIMA COUNTY ZONING MAP NO. 58

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

Section 1. The 17.50 acres described on the attached rezoning ordinance map, which amends Pima County Zoning Map No. 58, are hereby rezoned from SR to CI-2.

Section 2. Rezoning Conditions.

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 Department of Transportation, Real Property Division.

6. Transportation condition:

An area consisting of the southern 200 feet of the subject property shall be reserved from development by a recorded covenant, running with the land, for a period of five years. In this instance, development means the construction of any permanent structure as defined in Pima County Code. Use of the reserved area for storage or parking shall be allowed. Any materials within the reserved area shall be removed at no cost to Pima County if any or all of the reserved area becomes public right-of-way. The construction of a chip seal pavement over appropriate subgrade material will be allowed within the reserved area and private access easement to provide access to the subject property until such time that the Valencia Road re-location decision is made or the five year reserve period expires. In the event that alignment Alternative II is selected for the relocation of Valencia Road within the five year reserved period, the property owner(s) shall dedicate to Pima County up to 75 feet of property adjacent to the south property line of the subject property at no cost except for the replacement costs of the existing well and ancillary equipment. In addition the property owner(s) would be under no further obligation to improve the access road. If alternate II is not selected for the relocation of Valencia Road, or if the five-year reserve period expires before a selection is made, the owner(s) of the property shall construct permanent access improvements within the reserved area and private access easements according to Pima County standards.

7. Flood Control conditions:

A. Drainage shall not be altered, disturbed or obstructed without the written approval of the Flood Control District.

B. All internal drainage improvements and any external drainage improvements required to mitigate drainage impacts caused by the proposed development shall be constructed at no cost to the District.

8. Wastewater Management condition:

The property owner or his agent must secure approval from the Pima County Department of Environmental Quality to use individual sewage disposal systems within the proposed rezoning.

9. Environmental Quality condition:

Subsurface sewage disposal shall not exceed 1,200 gallons per acre per day. Any further development will need to be reviewed during the development plan process to insure that the sewage disposal density limit is not exceeded. At the time when development exceeds the sewage disposal density limit then the property will be required to connect to the sewer.

10. Prior to ground modification activities, an on-the-ground archaeological survey and appropriate mitigation measures shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological sites on the subject property, shall be submitted at the time of, or prior to the submittal of any tentative plat or development plan. The mitigation plan shall be prepared and reviewed as described in the Pima County Site Analysis Requirements.
11. Concurrent with tentative plat or development plan submittal, a plant preservation/mitigation study and plan shall be prepared by an independent horticulturalist or other qualified professional and submitted to the Planning Division for review and approval. The developer shall preserve in place, relocate or mitigate significant on-site cacti and trees as recommended by the preservation plan, including but not limited to: threatened or endangered plant species, plants on the Arizona Protected Plants List, areas of riparian vegetation, or significant wildlife habitat and corridors.
12. Building heights are limited to 25 feet.
13. Adherence to the preliminary development plan as approved at public hearing.
14. Uses are restricted to CI-1 uses, machine or welding shop with ancillary uses, automobile repair and storage, junk, salvage, auto wrecking, impoundment storage, used materials or automobile recycling in accordance with section 18.53.030.H (including the need for authorization by the board of adjustment for expansion of such uses).

Section 3. Time limits, extensions and amendments of conditions.

1. Conditions 1 through 14 shall be completed within eight years from the date of the signing of this ordinance by the Chairman of the Board of Supervisors.
2. The time limit may be extended by the Board of Supervisors by adoption of a resolution in accordance with Chapter 18.91 of the Pima County Zoning Code.
3. No building permits shall be issued based on the rezoning approved by this Ordinance until all conditions 1 through 14 are satisfied and the Planning Official issues a Certificate of Compliance.
4. The rezoning conditions of Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. The effective date of this Ordinance shall be on the date of signing of this Ordinance by the Chairman of the Board of Supervisors.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, this 17th day of September, 1996.

Paul G. Marsh
Chairman, Board of Supervisors

SEP 17 1996
Date

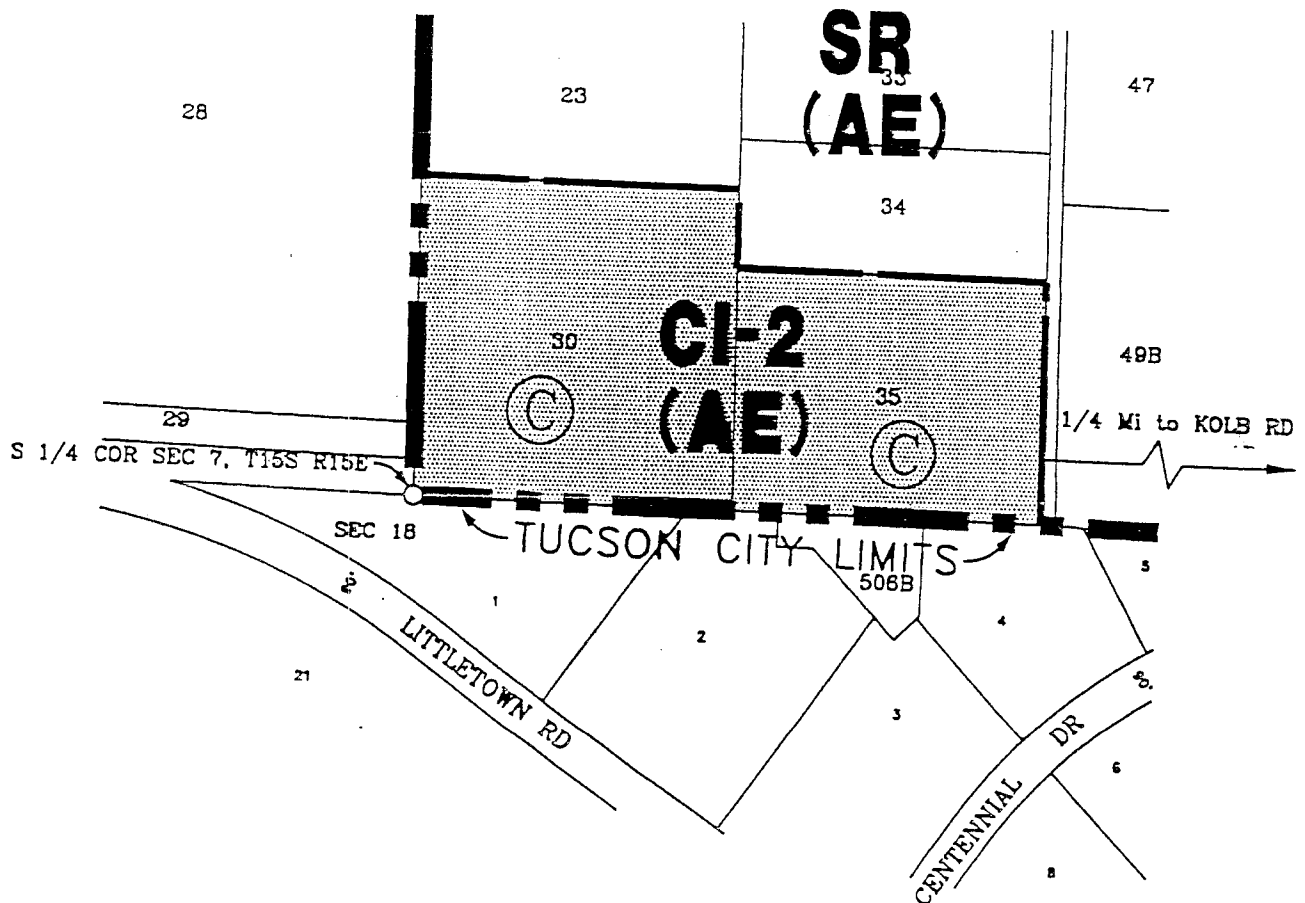
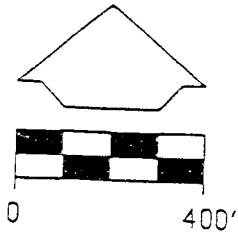
ATTEST:

Jane S. Williams
Clerk, Board of Supervisors

[Signature]
Executive Secretary
Planning and Zoning Commission

AMENDMENT NO. 16 BY ORDINANCE NO. 1996-81
TO PIMA COUNTY ZONING MAP NO. 58 TUCSON, AZ.
PARCELS 30 AND 35 BEING A PART OF THE SW 1/4
OF THE SE 1/4 OF SEC 7, T15S R15E.

ADOPTED 9-17-96 EFFECTIVE 9-17-96



[Signature]
EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SR 17.50 ac±
sp-AUGUST 16, 1996

CD9-96-09
CD7-89-2
141-02-0300
141-02-0350