



**BOARD OF SUPERVISORS AGENDA ITEM REPORT**

Requested Board Meeting Date: May 12, 2015

APR 27 15 10 09 PRC CLK/DJ BK

**Title:** Consent for Sale of Surplus Property, and Waiver Letter for rezoning to the City of Tucson

**Introduction/Background:**

Staff asks the Board of Supervisors to consent to the sale of vacant land located on the east side of 1st ave. and north of River Rd., consisting of all of tax parcel 108-17-001A and a portion of tax parcel 108-17-002A (the "Property"). The Property contains 10,200 square feet and is located in the City of Tucson. The Property was purchased by the Pima County Department of Transportation as part of the 1st Avenue - River Road project.

The owner of the land and self storage facility adjacent to the Property is First and River Self Storage LLC ("Self Storage"). The principal owner of Self Storage is Scott Shulze. Self Storage has requested that the County sell the Property in order to allow Self Storage to expand its facility. Self Storage is working with The Planning Center on a rezoning with the City, and has requested a letter from Pima County authorizing the City of Tucson to waive the 70 day Zoning Examiner public hearing requirement (the "Waiver Letter"). A copy of the Waiver Letter is attached.

The appraised value of the Property is \$10,000.00 The minimum bid will start at \$11,000.00, which includes an administrative fee. The sale will be in accordance with Arizona Revised Statutes Section 11-251(9).

**Discussion:**

The consent will authorize Real Property Services to proceed with the sale of the Property by auction to the highest bidder.

**Conclusion:**

The Property will be auctioned pursuant to state law. It is anticipated that Self Storage will submit a bid to purchase the Property.

**Recommendation:**

It is recommended that the Board of Supervisors authorize the sale of the Property, and execute the Waiver Letter, which is conditioned on Self Storage being the successful bidder at the auction.

**Fiscal Impact:**

The County will no longer have liability and maintenance responsibility for the Property, and will receive revenue from the sale.

**Board of Supervisor District:**

- 1
- 2
- 3
- 4
- 5
- All

Department: Real Property Services/Rita Leon

Telephone: 724-6462

Department Director Signature/Date: [Signature] 4-22-2015

Deputy County Administrator Signature/Date: [Signature] 4/22/15

County Administrator Signature/Date: [Signature] 4/23/15



**Public Works Administration**  
**Real Property Services**  
201 N. Stone Avenue, Sixth Floor  
Tucson, Arizona 85701-1215  
(520) 724-6313 FAX (520) 724-6763

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May 12, 2015

City of Tucson  
Planning and Development Services  
201 North Stone Ave., 2<sup>nd</sup> Floor  
Tucson, AZ 85701

**Subject: First and River Storage Rezoning**  
**Assessor Parcel Number: 108-17-001A & 108-17-002A**

To Whom It May Concern:

On behalf of the Board of Supervisors of Pima County, Arizona, this letter authorize the Planning Center and Scott Shulze of First & River Storage, LLC to act as the agent of Pima County throughout the above-referenced City of Tucson rezoning application process for the parcels of County-owned real Property indicated above.

This authorization to apply for rezoning of the Pima County owned parcel(s) is subject to the imposition of a rezoning condition requiring First & River Storage, LLC to be the successful purchaser of the above mentioned parcels from Pima County in the event Pima County determines to sell said parcels pursuant to A.R.S. section 11-251(9). If First & River Storage, LLC is unsuccessful in purchasing the subject parcels, the existing zoning will remain in place. Nothing in this letter obligates or requires Pima County to offer the subject parcels for sale.

Pima County also authorizes the City of Tucson to waive the seventy (70) day Zoning Examiner public hearing requirement in this rezoning matter in accordance with Article 3, Section 3.5.3.J.3 of the City of Tucson Unified Development Code.

Very Truly Yours,  
Pima County

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Chair, Pima County Board of Supervisors

Attest:

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Robin Brigode, Clerk of the Board of Supervisors