



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 16, 2018

Title: P18CA00006 Dynacare Properties LLC - W Desert Harbor Circle Plan Amendment

### Introduction/Background:

Applicants are requesting an amendment of Pima County Comprehensive Plan land use designation from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) for approx. 17.76 acres located 360 feet west of the intersection of N La Canada Drive and W Desert Harbor Circle. Applicants propose a future rezoning for an assisted living facility.

### Discussion:

Amendment site contains a neighborhood with assisted living homes which currently allows a maximum of ten residents per home and each home is separately licensed. The purpose of this request is for a rezoning for a use that will accept an assisted living facility. Benefits of an assisted living facility: Allowance for additional residents, centralized kitchen and operates under one license.

### Conclusion:

The purpose of the amendment request is not about residential density but rather to request a rezoning that would allow a change to the land use to consolidate the existing use from assisted living homes to an assisted living facility. The development footprint would remain unchanged except for the addition of one building. The Nanini Wash would remain as protected open space.

### Recommendation:

Planning & Zoning Commission recommends APPROVAL of the comprehensive plan amendment; staff also recommends APPROVAL of the plan amendment.

### Fiscal Impact:

N/A

### Board of Supervisor District:

☒ 1      ☐ 2      ☐ 3      ☐ 4      ☐ 5      ☐ All

Department: Development Services

Telephone: 724-9000

Contact: Donna Spicola, Planner

Telephone: 724-9000

Department Director Signature/Date:

*[Signature]* 9/27/18

Deputy County Administrator Signature/Date:

*[Signature]* 10/2/18

County Administrator Signature/Date:

*C. Deibel* 10/2/18

DOCTOP18M0447PCCLKJFHD

  
**PIMA COUNTY**  
DEVELOPMENT SERVICES

**TO:** Honorable Ally Miller, Supervisor, District 1

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

**DATE:** September 24, 2018

**SUBJECT:** P18CA00006 DYNACARE PROPERTIES LLC – W. DESERT HARBOR CIRCLE  
PLAN AMENDMENT

The above referenced Comprehensive Plan Amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, OCTOBER 16, 2018** hearing.

**REQUEST:** To amend the Pima County Comprehensive Plan land use designation from Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU) for approximately 17.76 acres located 350 feet west of the intersection of N. La Canada Drive and W. Desert Harbor Circle.

**OWNERS:** Dynacare Properties LLC  
Attn.: John Stiteler  
1599 E. Orangewood Avenue  
Phoenix, AZ 85020

**AGENT:** ISL Development and Construction  
LLC c/o Bill Dycus  
1547 W. Desert Harbor Circle  
Tucson, AZ 85704

**DISTRICT:** 1

**STAFF CONTACT:** Donna Spicola

**PUBLIC COMMENT TO DATE:** As of September 24, 2018, staff has no comments regarding the proposed comprehensive plan amendment.

**PLANNING & ZONING COMMISSION RECOMMENDATION:** APPROVAL SUBJECT TO REZONING POLICIES (8-0; Commissioners Gungl and Hook were absent).

**STAFF RECOMMENDATION:** APPROVAL SUBJECT TO REZONING POLICIES.

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

TD/DS/ar  
Attachments



## **BOARD OF SUPERVISORS MEMORANDUM**

Subject: P18CA00006

Page 1 of 2

### **FOR OCTOBER 16, 2018 MEETING OF THE BOARD OF SUPERVISORS**

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: September 24, 2018

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### **ADVERTISED ITEM FOR PUBLIC HEARING**

#### **COMPREHENSIVE PLAN AMENDMENT**

#### **P18CA00006 DYNACARE PROPERTIES LLC – W. DESERT HARBOR CIRCLE PLAN AMENDMENT**

Request of Dynacare Properties LLC, represented by ISL Development and Construction LLC, to amend the Pima County Comprehensive Plan land use designation from Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU) for approximately 17.76 acres located 350 feet west of the intersection of N. La Canada Drive and W. Desert Harbor Circle, in Section 3, Township 13 South, Range 13 East, in the Catalina Foothills Planning Area. On motion, the Planning and Zoning Commission voted 8-0 to recommend **APPROVAL SUBJECT TO REZONING POLICIES** (Commissioners Gungle and Hook were absent). Staff recommends **APPROVAL SUBJECT TO REZONING POLICIES**.  
(District 1)

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#### **Planning and Zoning Commission Public Hearing Summary (August 29, 2018)**

Staff presented information from the comprehensive plan amendment to the commission, stating that the increase in land use intensity to Medium Intensity Urban designation would increase permitted residential density but the purpose of the amendment is to request a rezoning to change the use on the property from single assisted living homes to an assisted living center. The development footprint would remain unchanged except for the addition of one building and the Nanini Wash would remain as protected open space.

A commissioner asked about the additional building and residential density permitted under Medium Intensity Urban land use designation. Staff reiterated that the purpose of the amendment request was not about the residential density but rather to request a rezoning that would allow a change to the land use to consolidate the existing uses.

The applicants' agent spoke and stated that the current operation required 14 separate licenses from the state, and would like to consolidate services and reduce to the state license to one for an assisted living center. The facility has also begun to take in indigent cases and they want to increase patient density to help offset the loss in revenue.

The commission had no additional questions and opened the public hearing. No one appeared. It was moved by Commissioner Bain, seconded by Commissioner Matter to close the public hearing.

It was moved by Commissioner Matter and seconded by Commissioner Becker to recommend **APPROVAL** of comprehensive plan amendment P18CA00006. Upon a voice vote, the motion to recommend **APPROVAL** passed (8-0; Commissioners Gungle and Hook were absent).

TD/DS/ar  
Attachments

cc: Dynacare Properties LLC, Attn.: John Stiteler, 1599 E. Orangewood Avenue  
Phoenix, AZ 85020  
ISL Development and Construction LLC, c/o Bill Dycus, 1547 W. Desert Harbor Circle  
Tucson, AZ 85704  
Tom Drzazgowski, Chief Zoning Inspector  
P18CA00006 File



## 2018 PLAN AMENDMENT PROGRAM

### PLANNING AND ZONING COMMISSION STAFF REPORT



HEARING DATE	August 29, 2018
CASE	P18CA00006 Dynacare Properties LLC – W. Desert Harbor Circle Plan Amendment
PLANNING AREA	Catalina Foothills
DISTRICT	1
LOCATION	350 feet west of the intersection of N. La Cañada Boulevard and W. Desert Harbor Circle
REQUEST	Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU) on 17.76 acres
OWNERS	Dynacare Properties LLC
APPLICANT	ISL Development and Construction LLC

#### **APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:**

"The Villas at La Cañada is an assisted living neighborhood comprising 14 large single-family homes used for assisted living along with eight individual townhouses used as rental housing or offices. Each assisted living home currently allows for no more than 10 residents and all homes are licensed separately by the Arizona Department of Health as directed care homes. Applicant desires to have the neighborhood licensed as a "facility," allowing for a centralized kitchen and storage space, and allowing additional residents within each home. The application will allow ownership to better serve its residents and community without changing the cohesive nature of the neighborhood, which serves seniors that need traditional assisted living and memory care services, and also seniors that are developmentally disadvantaged. The designation as a "facility" will also allow the ability to provide more affordable care alternatives to the community in a market showing growing demand for care services, and shrinking resources to pay for that care."

#### **STAFF REPORT:**

Staff recommends **APPROVAL** of the proposed Comprehensive Plan Amendment.

Staff recommends approval of the proposed amendment because:

- The footprint of the current site will slightly change with the addition of one residence. The Nanini Wash will remain preserved. There will be a negligible change to the current land use.

#### **Background**

The site currently has a Low Intensity Urban 1.2 (LIU-1.2) Comprehensive Plan land use designation, for residential uses with a density minimum of none to a maximum of 1.2 residences per acre (RAC). The applicant is requesting Medium Intensity Urban (MIU) Comprehensive Plan land use designation, for a mix of medium density housing with a density minimum of 5 RAC to a maximum of 13 RAC. MIU also allows non-residential uses such as offices, medical offices and hotels.

The site is surrounded by the LIU-1.2 designation. There are two areas to the north of the subject site which are within one-quarter of a mile that are designated MIU.

The subject site is located on 17.76 acres near the west intersection of N. La Cañada Boulevard and W. Desert Harbor Circle. The site currently consists of the CR-2 (Single Residence) zone. The property had been rezoned from the SR (Suburban Ranch) zone to the current CR-2 zone subject to rezoning conditions stated in rezoning case Co9-82-16. Due to the rezoning a cluster option subdivision named Desert Harbor was platted.

Currently under single ownership, 14 assisted living homes and eight townhomes exist on the subject property. Each licensed assisted living home allows for 10 residents or less. Lot 47 of Desert Harbor remains undeveloped. Desert Harbor contains 2.35 acres of Common Area A for private streets, 2.38 acres of Common Area B for open space, and an additional 9.65 acres of Common Area C for drainage including Nanini Wash, set aside as natural open space under the cluster development.

The zoning of surrounding properties consists of the CR-1 (Single Residence) zone with one site contiguous and east of the subject site containing the SR zone. Additionally, within approximately one-quarter mile north of the subject site (south of Ina Road) there is an additional SR lot and a TR (Transitional) zone site.

Should this Comprehensive Plan amendment be approved the applicant will be able to proceed with a rezoning to TR to allow a commercial Assisted Living Center which is a state licensed residential care institution that provides care services for 11 or more residents. Commercial use not subject to residential density standards.

#### **Plan Amendment Criteria**

Staff has reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

#### Arizona Growing Smarter Acts

The Arizona Growing Smarter Act will be enhanced by compact design and preservation of open space. The applicant states the following:

"The footprint of the Villas at La Cañada will not change significantly. The land on the perimeter designated for open space and the washes will remain the same."

The current development was developed as a cluster development within the Single Residence (CR-2) zone. With the addition of one residence, the compact development shall be preserved along with the continued preservation of the riparian habitat associated within the Nanini Wash.

#### Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies

With respect to Comprehensive Plan Policies, this request would be in line with the Human Infrastructure Connectivity, Health Services Element Goal 9 which supports the "needs of the County's aging population". Turning the current assisted living homes into an assisted living facility would allow for care for additional elderly residents. The elderly will also benefit with the restructure to a "facility" by providing long-term care programs for assisted living residents, access to health care and healthy foods/meals.

There are no existing Special Area or Rezoning Policies on this site.

Maeveen Marie Behan Conservation Lands System (MMBCLS)

The amendment site is **outside** of the MMBCLS.

Oversights, Inconsistencies, or Land Use Related Inequities/Changes

N/A

**AGENCY/DEPARTMENT COMMENTS:**

**Regional Flood Control District (RFCD):**

RFCD reviewed the application and has the following comments:

1. The northwest portion of the site includes floodplains and regulated riparian habitat associated with Nanini Wash. These are avoided by existing and proposed development.
2. As required, staff has conducted the Water Resources Impact Analysis (WRIA), including providing demand projections as follows:
  - a. The site is within the Metropolitan Water District main service area wherein they provide Renewable and Potable Water.
  - b. The site is within the Tucson Active Management Area modeled by the Safe Yield Task Force wherein declines of between 10 and 20 feet are expected between 2010 and 2025 resulting in depths over 250'.
  - c. The site is not located within a covered subsidence zone.
  - d. The site is not within a mile of a shallow groundwater area.
  - e. The site is not within an Isolated Basin, and the depth to bedrock ranges from 1600 to 3200 feet.

RFCD has no objection.

**Department of Environmental Quality (DEQ):**

DEQ has no objection to this plan amendment.

**Department of Transportation (DOT):**

DOT has no objection to this request. Compliance will be determined as the development progresses through the rezoning and permitting stages.

**Regional Wastewater Reclamation Department (PCRWRD):**

The plan amendment area is within the PCRWRD service area and is tributary to the Tres Rios Water Reclamation Facility. The existing assisted living neighborhood is currently served by a 10" public sewer located in N. Pomona Rd. The proposed development will not have a significant impact on public sewer. The capacity allocation will be determined at the time of the rezoning review.

The PCRWRD has no objection to the proposed comprehensive plan amendment. A no objection shall not construe any action by Pima County as a commitment to provide sewer to any new development within the plan amendment area, and does not ensure that there is adequate treatment and conveyance capacity to accommodate this plan amendment area in the downstream public sewerage system.

**Office of Sustainability and Conservation, Environmental Planning Division (OSC):**

OSC – Environmental Planning has no additional comment on this proposal.

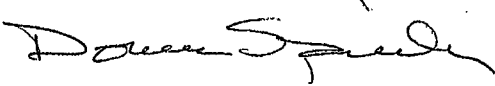
**Office of Sustainability and Conservation, Cultural Resources Protection Division:**  
No additional comment.

**Town of Oro Valley:**  
No additional comment or objection.

**Amphitheater School District:**  
The school district has no comment.

**PUBLIC COMMENTS:**  
Staff notified property owners within 500 feet of the boundary of the proposed amendment site.

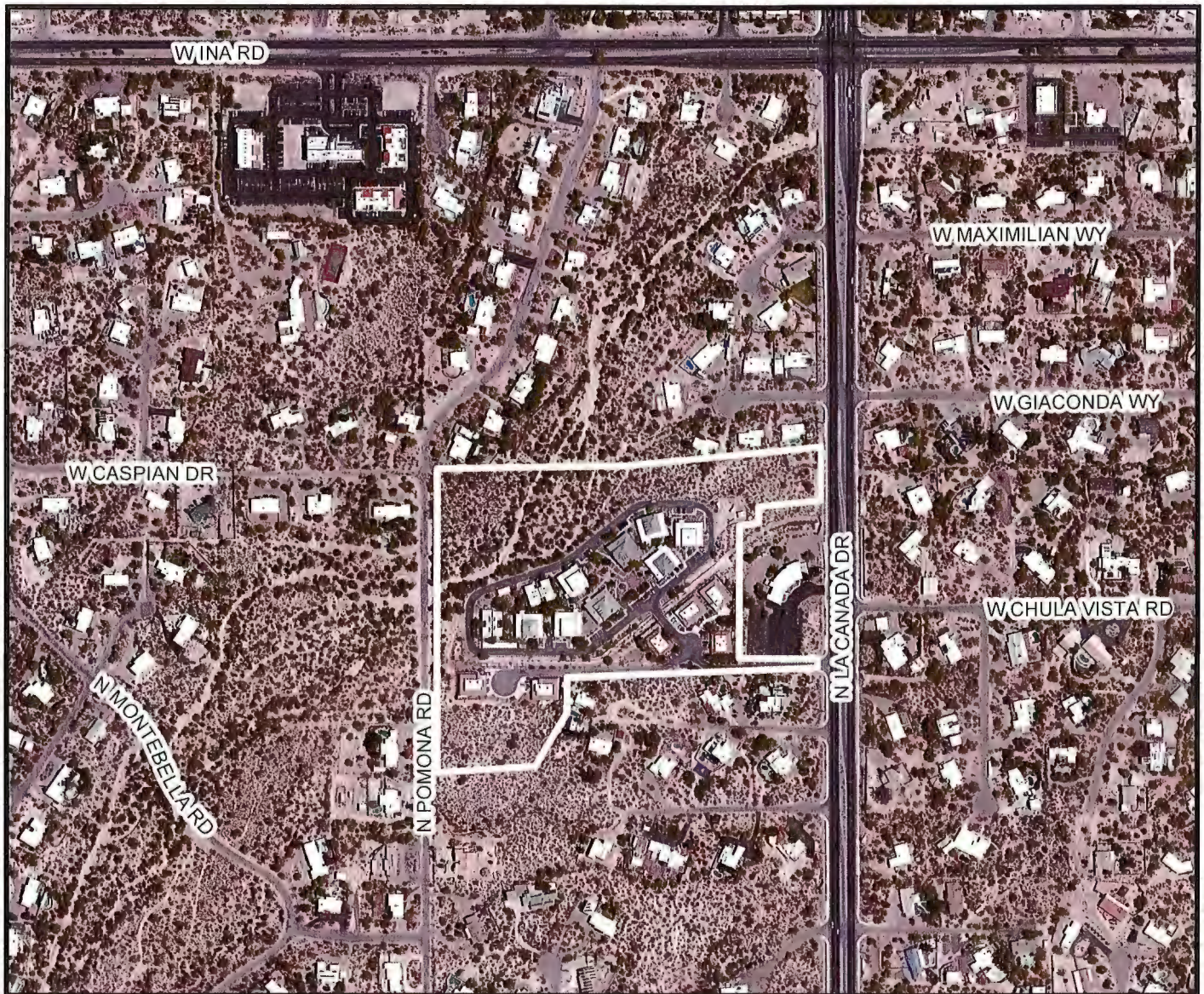
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Donna Spicola". The signature is fluid and cursive, with a long horizontal stroke at the end.


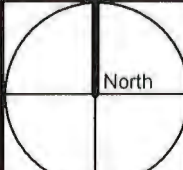
Donna Spicola  
Planner

# COMPREHENSIVE PLAN AMENDMENT

Planned Land Use

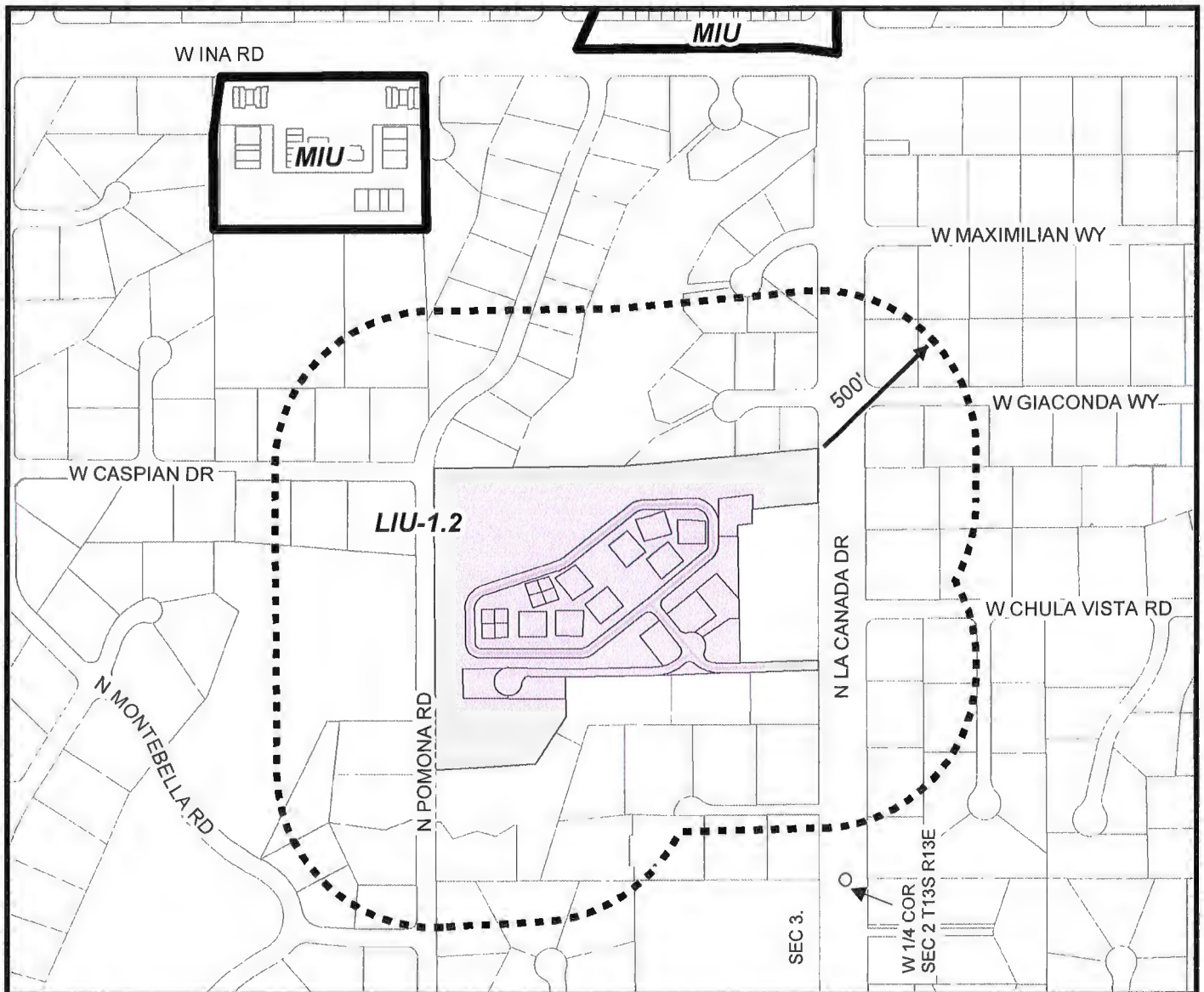


0 220 440 880 Feet

Taxcode: Multiple	<b>P18CA00006 DYNACARE PROPERTIES LLC - W DESERT HARBOR CIRCLE PLAN AMENDMENT</b>	Districts 1 Location: 350' west of the intersection of N La Canada Drive and W Desert Harbor Circle	
	Request: Low Intensity Urban 1.2I (LIU-1.2) to Medium Intensity Urban (MIU) 17.76 Acres +/-		
	Catalina Foothills Area under Pima Prospers Section 3, Township 13 South, Range 13 East		
	Map Date: August 9, 2018 / dms		Map Scale: 1:6,000


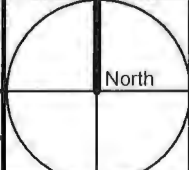
# COMPREHENSIVE PLAN AMENDMENT

## Planned Land Use



0 220 440 880 Feet

500' Notification Area Subject Property

Taxcode: Multiple	<b>P18CA00006 DYNACARE PROPERTIES LLC - W DESERT HARBOR CIRCLE PLAN AMENDMENT</b>		Districts 1 Location: 350' west of the intersection of N La Canada Drive and W Desert Harbor Circle
	Request: Low Intensity Urban 1.2I (LIU-1.2) to Medium Intensity Urban (MIU) 17.76 Acres +/-		
	Catalina Foothills Area under Pima Prospers Section 3, Township 13 South, Range 13 East		
	Planning and Zoning Commission Hearing: August 29, 2018	Map Scale: 1:6,000	
Board of Supervisors Hearing: October 16, 2018 (projected)	Map Date: August 6, 2018 / dms		

COMPREHENSIVE PLAN MAP EXHIBIT



**P18CA00006 Dynacare Properties LLC – W Desert Harbor Circle Plan Amendment**

**Comprehensive Plan Land Use Designations**

**EXISTING:**

Low Intensity Urban (LIU)

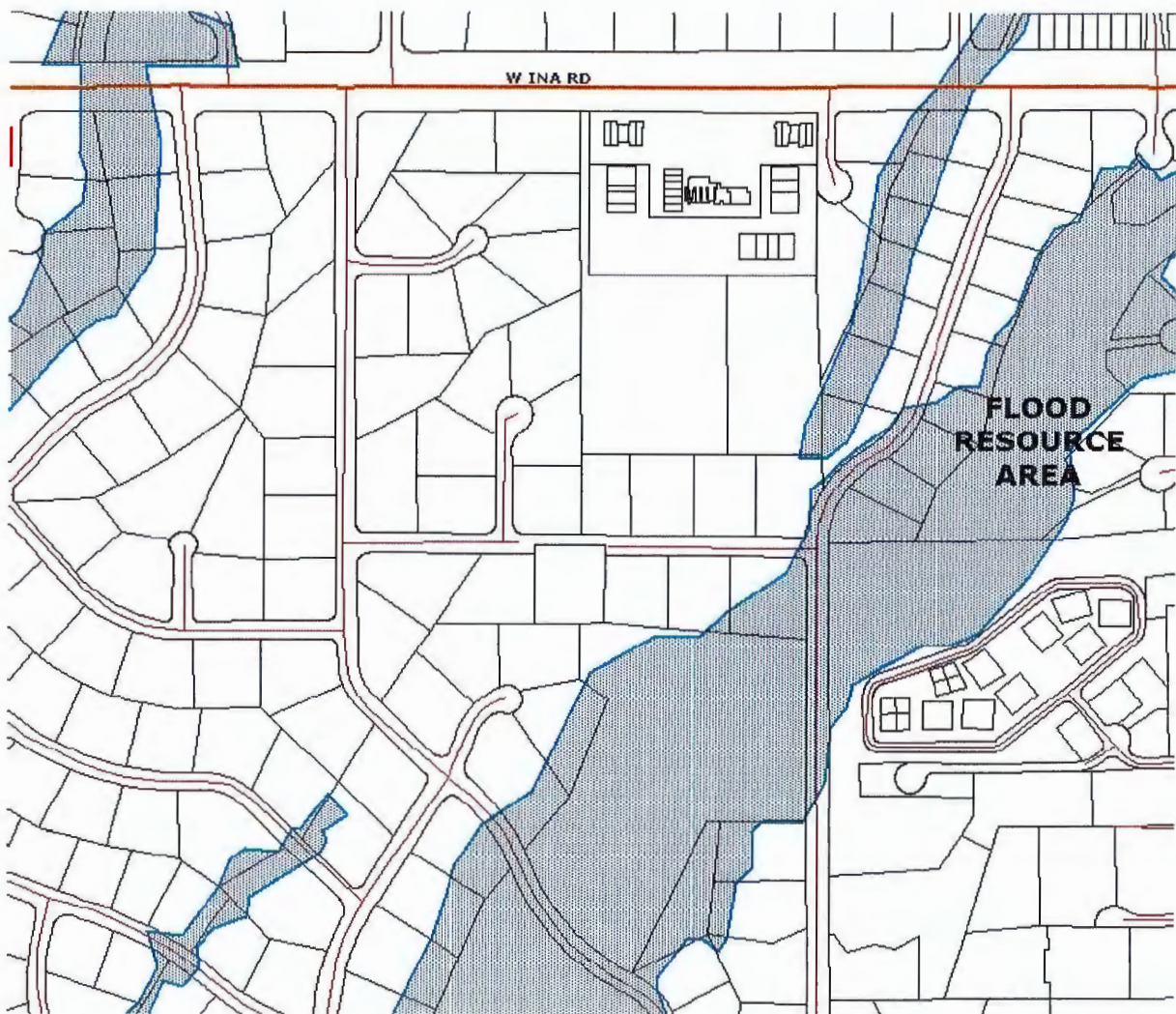
Objective: to designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and / or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves. Residential Gross Density: minimum - none; maximum - 1.2 residences per acre (RAC). 2.5 RAC with 45 percent open space; or 4 RAC with 60 percent open space.

**REQUESTED:**

Medium Intensity Urban (MIU)

Objective: to designate areas for a mix of medium density housing types, such as attached dwellings, single-family, as well as non-residential uses such as offices, medical offices and hotels. Residential Gross Density: minimum - 5 residences per acre; maximum - 13 residences per acre.

FLOOD RESOURCE AREA



## ISL Development and Construction, LLC

ROC 276730

1547 W. Desert Harbor Circle

Tucson, AZ 85704

[bwdycus@msn.com](mailto:bwdycus@msn.com)

Bill Dycus 520-400-7863

Klaus Axen 520-256-7000

### **The Villas at La Cañada Application for Change of Comprehensive Plan**

**April 27, 2018**

#### **Landowner/Applicant:**

Dynacare Properties, LLC

1599 E. Orangewood Ave, Suite 250

Phoenix, AZ 85020-5161

Attn: John Stiteler -- [John@premisesaz.com](mailto:John@premisesaz.com)

Christina Ryan [ctina@pathwaysaz.com](mailto:ctina@pathwaysaz.com)

Phone: 602-944-1177

#### **Applicant Representative:**

Bill Dycus

ISL Development and Construction, LLC

1547 W. Desert Harbor Circle

Tucson, AZ 85704

520-400-7863

[bwdycus@msn.com](mailto:bwdycus@msn.com)

#### **Project Location:**

The Villas at La Cañada

1547 W. Desert Harbor Circle

Tucson, AZ 85704

#### **Summary Reason for Request:**

The Villas at La Cañada is an assisted living neighborhood comprising 14 large single-family homes used for assisted living along with eight individual townhouses used as rental housing or offices. Each assisted living home currently allows for no more than 10 residents and all homes are licensed separately by the Arizona Department of Health as directed care homes. Applicant desires to have the neighborhood licensed as a "facility," allowing for a centralized kitchen and storage space, and allowing additional residents within each home. The application will allow ownership to better serve its residents and community without changing the cohesive nature of the neighborhood, which serves seniors that need traditional assisted living and memory care services, and also seniors that are developmentally disadvantaged. The designation as a "facility" will also allow the ability to provide more affordable care alternatives to the community in a market showing growing demand for care services, and shrinking resources to pay for that care.

## ISL Development and Construction, LLC

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1547 W. Desert Harbor Circle

Tucson, AZ 85704

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Bill Dycus 520-400-7863

Klaus Axen 520-256-7000

### **Relevant Background Information:**

The Villas at La Cañada is built on a residential subdivision plat consisting of 17.76 acres (Desert Harbor Book 44, Page 14 Recoded on November 8, 1991). Pima County Board of Supervisors approved a rezoning from CR-1 to CR-2 with conditions on October 19, 1987 (C09-82-12) and amendments to the conditions were made on February 3, 1987.

The plat was "clustered," which allowed for smaller lots including the quad-plex townhouses. Former owners converted eight of the quad-plex lot groupings to one building envelope, combining tax codes, and built eight single-family assisted living homes on the individually allowed footprint. The other remaining lots designated in the plat for single family or single assisted living homes have been built. One buildable lot (Lot 47) remains undeveloped.

Ownership of the project and all lots has remained under singular ownership. Selling individual lots or homes is not economically viable or practical. TR zoning allows for assisted living centers. The applicant desires this zoning designation, without changing the underlying development restrictions.

### **Compliance with Arizona Growing Smarter Act and Pima County Comprehensive Plan:**

The application either enhances or is neutral to the goals of the Arizona Growing Smarter Act. The aspects of the Act which will be enhanced and should be mentioned are:

- a) **Mixed Use:** The property is currently operating as a mixed-use neighborhood; however, formally allowing a mixed use designation will benefit the residents of Pima County. If The Villas at La Cañada is licensed as a "facility" under State Department of Health and Pima County Code, it will allow for better and more economical service to the residents, as tasks such as food service, maintenance and housekeeping will be centralized on-site. The benefit to Pima County is that lowered operational costs will allow ownership to accept additional residents at lower rates, both private pay and those who receive ALTCS benefits. The State of Arizona employs third-party managers (Banner Care and Mercy Care) which grant contracts to assisted living operators to care for those residents who have demonstrated financial hardship. Those needing assisted living are classified by their level of care needs. Those needing less care, have lower reimbursements. The Villas at La Cañada currently accepts those in highest need, but ownership would like to provide service to other classifications of acuity. Currently, few assisted living providers care for those with lowered reimbursement rates and the demand for care is not being met.

## ISL Development and Construction, LLC

ROC 276730

1547 W. Desert Harbor Circle

Tucson, AZ 85704

[bwdycus@msn.com](mailto:bwdycus@msn.com)

Bill Dycus 520-400-7863

Klaus Axen 520-256-7000

If The Villas at La Cañada was able to accept these residents, it will lower the financial burden on the County and State and improve care to those in need.

- b) Compact Design: The footprint of The Villas at La Cañada will not change significantly. The land on the perimeter designated for open space, and the washes, will remain the same. One additional building will be added in the common area of the central area, and any other construction and remodeling will take place where current buildings exist, or on the one remaining vacant lot. The rezoning conditions with respect to building heights will remain in place. The character of the neighborhood will not change.

With respect to the implementation of other policies set forth in the Use of Land, Physical Infrastructure, Human Infrastructure and Economic Development sections of the Comprehensive Plan and Special Area Policies and Rezoning Policies, the policies are either enhanced as stated above or are neutral. The Maeveen Marie Behan Conservation Lands System, policies or goals will not be impacted with the change in zoning classification.

This application is not requesting a major change of use (as is normally the case with zoning applications), only a change of formal designation. The neighborhood is operating as an assisted living community and will continue to do so irrespective of the outcome of the application. However, approval will benefit to the community with better and more cost-effective service to county residents and taxpayers. There will be no change to the environmental impact to the land.

The approval of the change in comprehensive plan rectifies an inconsistency in zoning and the Comprehensive Plan Overlays. The Desert Harbor Plat was approved prior to the existence of the Comprehensive Plan. When the Comprehensive Plan layered designations, the plat was included in LIU-3.0 and the existing zoning was non-confirming to the Comprehensive Plan designation. The original developers of the property envisioned a senior living community that allowed for independent and assisted living care. The developers platted the property and built two assisted living homes and two quad-plexes. Subsequent owners and developers built the community over a 10-year period. The neighborhood -- and its discrete, individual lots -- is allowed by right, but it exists as a whole in an undefined space with respect to zoning or State Department of Health code and rules. Allowing the change of use will bring the neighborhood into the spirit of zoning code and will benefit the community at large.

## ISL Development and Construction, LLC

ROC 276730

1547 W. Desert Harbor Circle

Tucson, AZ 85704

[bwdycus@msn.com](mailto:bwdycus@msn.com)

Bill Dycus 520-400-7863

Klaus Axen 520-256-7000

Sincerely,

*Bill Dycus*

Bill Dycus

Designated Representative

### **Attachments:**

List of Tax Codes

Desert Harbor Plat

Putt Engineering Desert Harbor ALTA Survey

Map of Surrounding Comprehensive Plan Designations



**PIMA COUNTY COMPREHENSIVE PLAN**  
**FALL 2017 PLAN AMENDMENT PROGRAM**  
**Application**

**OWNER/APPLICANT INFORMATION**

**PROPERTY OWNER(S):** Dynacare Properties, LLC. Attn: Christina Ryan or John Stiteler

**DAYTIME PHONE:** 602944-1177/602-2187633

**FAX:** \_\_\_\_\_

**ADDRESS:** 1599 E. Orangewood Ave, Suite 250  
Phoenix, AZ 85020-5161

**E-MAIL:** ctina@pathwaysaz.com

**APPLICANT (if other than owner):** William Dycus

**DAYTIME PHONE:** 520-400-7863

**FAX:** \_\_\_\_\_

**ADDRESS:** 1547 W. Desert Harbor Circle

Tucson, AZ 85704

**E-MAIL:** Bwdycus@msn.com

**AMENDMENT REQUEST INFORMATION**

**TAX CODE NO(S):** See Attached List

**TOTAL ACRES:** 17.76

**GENERAL PROPERTY LOCATION:** The Villas at La Cañada: South of Ina Rd. bounded by  
La Cañada Dr. to the east and Pomona Rd to the west

**CURRENT/CONDITIONAL ZONING:** CR-2 (Platted as a Residential Cluster)

**EXISTING LAND USE:** Assisted Living Homes and Independent Senior Apartments

**CURRENT PLAN DESIGNATION(S) AND ACREAGE(S):** LIU-3.0; 17.76

**REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S):** MIU; 17.76

**SPECIAL AREA OR REZONING POLICIES BY POLICY #, WHICH CURRENTLY APPLY TO THE PROPERTY:**

Re-Zoning Conditions C09-82-12 approved 10/19/1987 and amendments on 2/3/1987  
Plat Recorded November 8, 1991; Book 44 Page 14.

**SPECIAL AREA OR REZONING POLICIES PROPOSED AS PART OF THE AMENDMENT REQUEST:**

None

**REASONS FOR PROPOSED AMENDMENT**

Please refer to Section 6(A&B) of the Application Introduction document (p.2 above). Explain how one or more of the reasons described in Section 6 support your Plan Amendment request. Attach additional page(s), if necessary.

See Attached

**SIGNATURES**

This complete 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.

\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
NAME OF APPLICANT - PRINTED

## BIOLOGICAL RESOURCES & COMPATIBILITY WITH THE MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM

Please answer the following questions as they relate to the amendment site. Most of the requested information can be found by accessing the on-line Sonoran Desert Conservation Plan (SDCP) MapGuide Map at <http://gis.pima.gov/maps>.

### 1. Landscape Resources

- A. Identify whether the proposed project site occurs wholly or partially within any Maeveen Marie Behan Conservation Lands System (CLS) Category including Important Riparian Areas and Special Species Management Areas.

No      Yes      Designation(s)\_\_\_\_\_

- B. Identify whether the proposed project occurs in the vicinity of any of the six general areas identified as Critical Landscape Linkages identified on the CLS map (p.10, below).

No      Yes      Area\_\_\_\_\_

- C. If the property is a Habitat Protection or Community Open Space priority acquisition property, as displayed on SDCP MapGuide, identify which designation applies to the site and comment on the status of communications, if any, between the owner and Pima County regarding the County's potential acquisition of the property.

No      Yes      Designation(s)\_\_\_\_\_

### 2. Species Specific Resources – Federally Listed Threatened/Endangered Species and Pima County SDCP Species

- A. Cactus Ferruginous Pygmy-Owl:

- 1) Does the proposed amendment site occur within Survey Zone 1 or a Priority Conservation Area for the cactus ferruginous pygmy-owl? If so, please specify which designation applies to the site.

No      Yes      Designation(s)\_\_\_\_\_

- 2) Has the proposed amendment site been surveyed for the pygmy-owl? If yes, provide survey date(s) and a summary of the results.

No      Yes      Survey date(s)\_\_\_\_\_

- B. Pima Pineapple Cactus:

- 1) Does the proposed amendment site occur within the Priority Conservation Area for the Pima pineapple cactus? This information is viewable on the SDCP MapGuide.

No      Yes

- 2) Have Pima pineapple cactus been found on the proposed amendment site?

No      Yes      Unknown

- 3) Has the proposed amendment site been surveyed for Pima pineapple cactus? If yes, provide survey date(s) and a summary of the results.

No            Yes            Survey date(s) \_\_\_\_\_

C. Needle-Spined Pineapple Cactus:

- 1) Does the proposed amendment site occur within the Priority Conservation Area for the Needle-spined pineapple cactus? This information is viewable on the SDCP MapGuide.

No            Yes

- 2) Have Needle-spined pineapple cactus been found on the proposed amendment site?

No            Yes            Unknown

- 3) Has the proposed amendment site been surveyed for Needle-spined pineapple cactus? If yes, provide survey date(s) and a summary of the results.

No            Yes            Survey date(s) \_\_\_\_\_

D. Western Burrowing Owl:

- 1) Does the proposed amendment site occur within a Priority Conservation Area for the western burrowing owl? This information is viewable on SDCP MapGuide.

No            Yes

- 2) Have western burrowing owl been found on the proposed amendment site?

No            Yes            Unknown

- 3) Has the proposed amendment site been surveyed for western burrowing owl? If yes, provide survey date(s) and summary of the results.

No            Yes            Survey date(s) \_\_\_\_\_

DYNACARE PROPERTIES LLC  
1599 E ORANGEWOOD AVE STE 250  
PHOENIX AZ 85020-5161

	Tax Parcel
1	10210035A
2	10210039A
3	10210043A
4	102100470
5	102100480
6	102100490
7	102100500
8	102100510
9	102100520
10	102100530
11	102100540
12	10210055A
13	10210059A
14	10210063A
15	10210067A
16	10210071A
17	102100750
18	102100760
19	102100770
20	102100780
21	102100790
22	102100800
23	102100810
24	102100820
25	102100830
26	102100840

# DESERT HARBOR

MP 44014

RECORDED: NOVEMBER 8, 1991

\*\*\* THE FOLLOWING PLAT IS AN ANNOTATED  
VERSION OF THE ORIGINAL DOCUMENT. IT HAS  
BEEN ALTERED BY PIMA COUNTY DEVELOPMENT  
SERVICES TO SHOW ADDITIONAL INFORMATION.  
ORIGINAL COPIES MAY BE OBTAINED FROM THE  
PIMA COUNTY RECORDER\*\*\*

## APPROVALS

James D. Alcantara 10-12-91  
PIMA COUNTY DEPT. OF PLANNING AND DEVELOPMENT SERVICES DATE

Frank A. Kline 11/4/91  
PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT DATE

John L. Thompson 11/4/91  
PIMA COUNTY DEPARTMENT OF WASTEWATER MANAGEMENT DATE

## BOARD OF SUPERVISORS

I, JANE S. WILLIAMS, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THE 5th DAY OF NOVEMBER 1991.

Jane S. Williams 11-5-91  
CLERK, BOARD OF SUPERVISORS DATE

ANNOTATED  
COPY

## ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT FROM LAWYERS TITLE OF ARIZONA, INC. AS RECORDED IN BOOK 1127 HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) FOR THIS SUBDIVISION. TRUST # 71692-T

BY: Regina Morrison 11-5-91  
CHAIRMAN, BOARD OF SUPERVISORS PIMA COUNTY, ARIZONA DATE

## CERTIFICATE OF WATER ADEQUACY

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

BY: Robert M. Markbank 11-1-91  
PIMA COUNTY SUBDIVISION COORDINATOR DATE

## CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN AS OF THE DATE OF SURVEY IN 1987.



DAVID L. PUTT R.L.S. NUMBER 13019

## GENERAL NOTES

- THE GROSS AREA OF THIS SUBDIVISION IS 17.76 ACRES.
- THE TOTAL NUMBER OF LOTS IS 47.
- THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST ONE QUARTER OF SECTION 3, T-13-S, R-13-E, AS SHOWN ON ORACLE HEIGHTS ESTATES, LOTS 368 THRU 403, RECORDED IN BOOK 27, PAGE 8 OF MAPS AND PLATS, PIMA COUNTY ARIZONA, SAID BEARING BEING NORTH 00°20'17" EAST.
- THE STREETS WITHIN THIS SUBDIVISION WILL NOT BE CONSTRUCTED TO STANDARDS FOR PUBLIC STREETS IN PIMA COUNTY. THE STREETS WITHIN THIS SUBDIVISION SHALL NOT BE MAINTAINED BY PIMA COUNTY, UNLESS THE STREETS ARE DEDICATED TO THE PUBLIC AND RECONSTRUCTED TO PUBLIC STANDARDS THROUGH THE FORMATION OF AN IMPROVEMENT DISTRICT OR OTHER PRIVATE FINANCING.
- THE PROPOSED USE OF THE PROJECT IS TEN (10) QUADRUPEX DWELLING UNITS AND SEVEN (7) SURROUNDING SINGLE FAMILY DETACHED RESIDENTIAL UNITS PERMITTED IN ACCORDANCE WITH SECTION 18.21.010 A-1.
- THE TOTAL NUMBER OF MILES OF PRIVATE STREET IS 0.66 MILES.
- 2" BRASS CAP SURVEY MONUMENT MARKED U/E-LS 13019 TO BE SET.
- A FOUND 2" BRASS CAP SURVEY MONUMENT AS SHOWN.
- 1/2" REBAR TO BE SET TAGGED L.S. 13019 UNLESS OTHERWISE NOTED.
- COMMON AREA "A" (PRIVATE STREETS) = 2.35 ACRES
- COMMON AREA "B" (OPEN SPACE) = 2.38 ACRES
- COMMON AREA "C" (DRAINAGE) = 9.65 ACRES
- LOTS 1 THRU 40 HAVE 1749.50 S.F. TYPICAL POR LOT.
- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- THE PROPOSED WATER COMPANY THAT WILL SERVE THIS SUBDIVISION IS: THE METROPOLITAN WATER COMPANY.
- APPROVAL OF THIS PLAT DOES NOT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY PRIVATE DEED RESTRICTION.
- IMPACT FEES (D.O.T.), CANADA DEL ORO AREA LOTS 1 THRU 40, HIGH DENSITY DISCOUNT.

## RESTRICTIVE NOTES

- THE EXISTING AND PROPOSED ZONING IS CR-2 (CLUSTER OPTION)
- THE ENGINEER MUST CERTIFY AS TO THE LINE, GRADE AND FUNCTION OF ALL PRIVATE AND PUBLIC IMPROVEMENTS FOR ROADWAY AND DRAINAGE DESIGN PRIOR TO REQUEST FOR FINAL INSPECTION AND THE RELEASE OF ASSURANCES.
- BUILDING LOCATIONS SHALL SUBSTANTIALLY CONFORM TO THE BUILDING ENVELOPES AS SHOWN ON THE APPROVED TENTATIVE PLAT ON FILE WITH THE PIMA COUNTY SUBDIVISION COORDINATOR.

## CERTIFICATION OF ENGINEERING

I HEREBY CERTIFY THAT ENGINEERING WORK EFFORT INCLUDING DETERMINATION OF WATER SURFACE ELEVATION WAS PERFORMED BY ME OR UNDER MY DIRECTION.

BY: Kyle G. Gifford 11/1/91  
DATE

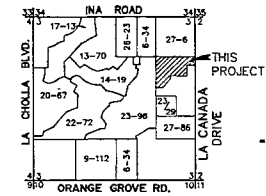
## BENEFICIARY

BENEFICIARY OF TRUST No. 7692-T: J. William Ott and Merle Ott, Husband and Wife  
6869 N. La Canada Drive  
Tucson, Arizona 85704

## RESTRICTIVE NOTES CONTINUED

- THE AREA SHOWN HEREON WITHIN THE 100 YEAR FLOOD LIMITS REPRESENTS AN AREA SUBJECT TO FLOODING FROM THE REGULATORY FLOOD EVENT. ALL USES WITHIN THIS AREA ARE TO BE COMPATIBLE WITH THE REQUIREMENTS OF THE PIMA COUNTY FLOODPLAIN MANAGEMENT ORDINANCE.
- THE OWNER COVENANTS THAT THERE WILL BE NO FURTHER SUBDIVISION OR LOT SPLITTING SUBJECT TO THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
- THIS PLAT IS SUBJECT TO THE BOARD OF SUPERVISORS REZONING CONDITIONS FOUND IN ZONING CASE NUMBER COB-82-16 APPROVED ON 10/19/82 AND AMENDED ON 2-3-87.
- THIS PROJECT WAS REVIEWED ON 8/04/83 AND APPROVED BY THE DESIGN REVIEW COMMITTEE IN ACCORDANCE WITH SECTION 18.09.04 OF THE PIMA COUNTY ZONING CODE.
- GARAGES OR CARPORTS SHALL NOT BE CONVERTED TO USES OTHER THAN OFFSTREET PARKING UNLESS IT CAN BE DEMONSTRATED THAT SUFFICIENT ON SITE PARKING EXISTS.

SEE SHEET 2 OF 3 FOR CONTINUATION OF NOTES.



LOCATION PLAN  
SECTION 3, T-13-S, R-13-E  
G. & S.R.B.M. PIMA CO., ARIZ.  
Scale 3" = 1 Mile

## DEDICATION

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE HEREBY CONVEY TO THE PUBLIC AND ALL UTILITY COMPANIES ALL EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

THE PRIVATE STREETS, PRIVATE SEWERS, COMMON AREAS "A", "B" AND "C" AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO THE PUBLIC AND ALL UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES. TITLE TO THE LAND OF THE PRIVATE STREETS, (COMMON AREA "A") AND COMMON AREAS "B" AND "C" SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET # 11167 PAGE 1224 IN THE OFFICE OF THE PIMA COUNTY RECORDER. THE ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR CONTROL, MAINTENANCE AND LIABILITY FOR THE PRIVATE STREETS, (COMMON AREA "A") AND COMMON AREAS "B" AND "C" WITHIN THIS SUBDIVISION. COMMON AREA "C" IS RESERVED FOR DRAINAGE.

WE THE UNDERSIGNED DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS, ASSIGNS, THEIR EMPLOYEES, OFFICERS AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASONS OF FLOODING, FLOWAGE, EROSION OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL.

LAWYERS TITLE OF ARIZONA, INC., TRUSTEE UNDER TRUST NO. 7692-T.

BY: Paula Lawson  
TRUST OFFICER

STATE OF ARIZONA

COUNTY OF PIMA

ON THIS 15th DAY OF October 1991, BEFORE ME, Paula Lawson

APPEARED NIGHT ATLAS WHO ACKNOWLEDGED  
HIS SELF TO BE THE TRUST OFFICER OF LAWYERS TITLE OF ARIZONA, INC., A CORPORATION, AS SUCH TRUST OFFICER BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES 9-13-95 NOTARY PUBLIC Paula Lawson

MAP 76  
ZONE CR-2

DESERT HARBOR

LOTS 1 THRU 47 & COMMON AREAS "A", "B", AND "C"

BEING A RESUBDIVISION OF A PORTION OF LOT 5, PALOS VERDES EXTENSION BKS PG34 MAPS AND PLATS IN THE SE 1/4 NE 1/4 SECTION 3, T13S, R13E, G. & S.R.B.M., PIMA COUNTY, ARIZONA

Adm. Address = 6899  
N. La Canada Dr.

COB-82-16  
COB 111-83-14  
COB-87-09  
COB-56-6

Rev. 1-19-91  
DATE: 9-11-87

DRAWN: SST

JOB No. 90296  
87016

SHEET 1 OF 3 SHEETS

# ANNOTATED COPY

## RESTRICTIVE NOTES CONTINUED

9. ALL BUILDINGS ARE TO BE ONE STORY IN HEIGHT AND EXTERIOR NOT TO EXCEED 10% WOOD SIDING.
10. NO ALTERATION OF NANNINI WASH IS TO OCCUR.
11. STREET/SAFETY LIGHTING SHALL NOT EXCEED 3 (Three) FEET IN HEIGHT AND SHALL NOT BE SCREENED OR HOODED ABOVE.
12. ALL REQUIRED PARKING SHALL BE OFF STREET, ON SITE.
13. THE BASE FLOOD PEAK DISCHARGES AND THEIR RESPECTIVE DRAINAGE AREAS ARE PROVIDED BY THE OWNER FOR INFORMATION PURPOSES ONLY.
14. THE AREA WITHIN THE EROSION HAZARD SETBACK LIMITS REPRESENTS AN AREA WHICH MAY BE SUBJECT TO EROSION BY THE REGULATORY FLOOD EVENT. LAND WITHIN THIS AREA SHALL NOT BE UTILIZED FOR THE PLACEMENT OF STRUCTURES OR OTHER USES PROHIBITED BY THE CURRENT FLOODPLAIN AND EROSION HAZARD MANAGEMENT ORDINANCE.
15. ALL DRAINAGEWAYS, DRAINAGE EASEMENTS AND DRAINAGE STRUCTURES SHOWN AND LABELED AS SUCH UPON THIS PLAN WHICH ARE TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROJECT SHALL ENTIRELY CONTAIN THEIR RESPECTIVE 100-YEAR FLOOD LINE UPON COMPLETION OF CONSTRUCTION, UNLESS CLEARLY LABELED OTHERWISE.

## DESERT HARBOR

LOTS 1 THRU 47 & COMMON AREAS "A", "B" AND "C"

BEING A RESUBDIVISION OF A PORTION OF LOT 5, PALOS VERDES EXTENSION BK. 6, PG. 34, MAPS AND PLATS IN THE SE 1/4 NE 1/4 SECTION 3, T-13-S, R-13-E, G. & S.R.B. & M., PIMA COUNTY, ARIZONA

URBAN / ENGINEERING  
PLANNERS / ENGINEERS / SURVEYORS / LANDSCAPE ARCHITECTS  
6303 E. TANQUE VERDE  
TUCSON, ARIZONA 85715  
(602) 296-3232

C09-82-16  
C010(1)-83-14  
C012-87-59  
C013-58-8

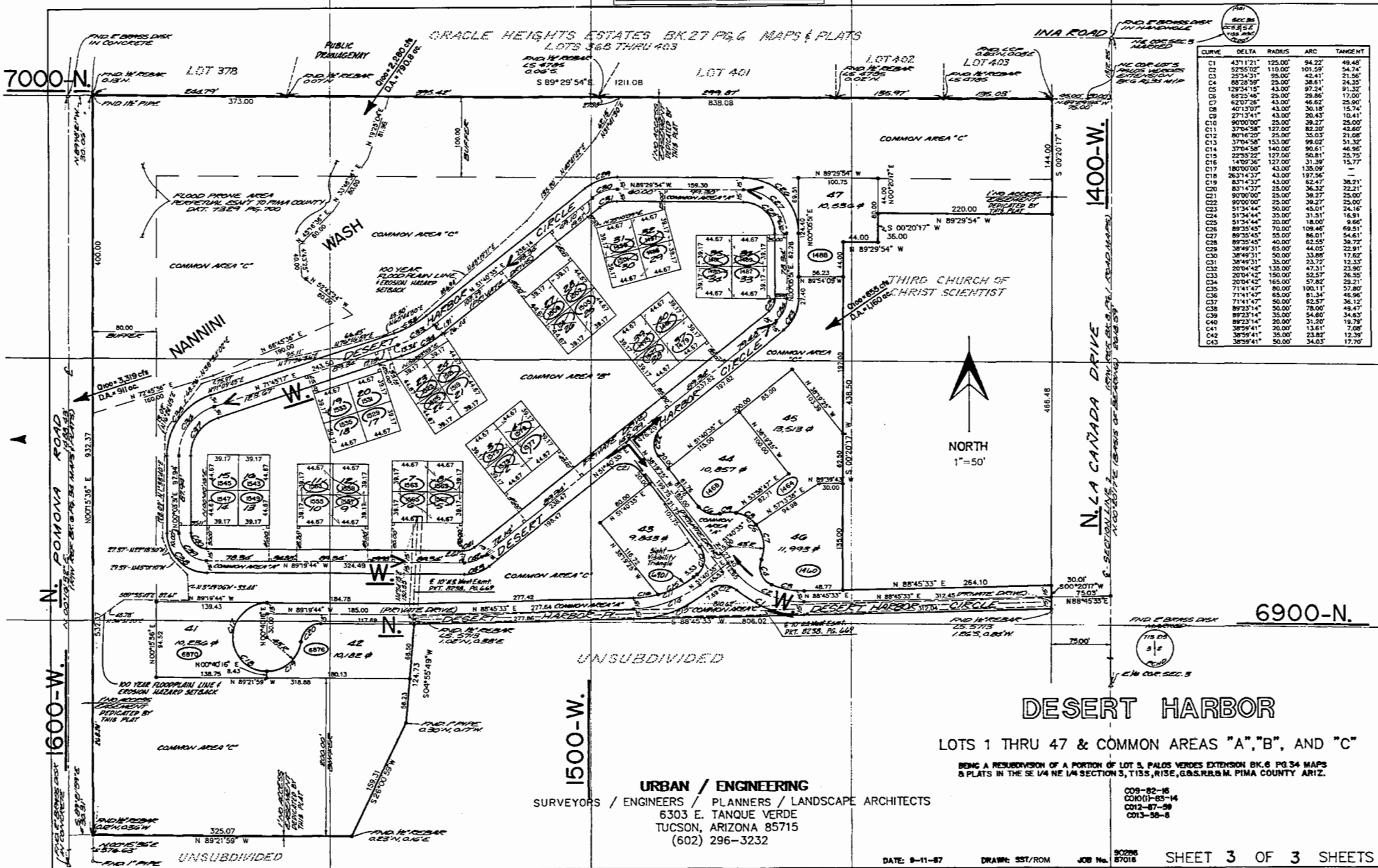
3-12-91

DRAWN: R.R.H.

90286  
JOB NO. 87016

SHEET 2 OF 3

# ANNOTATED COPY



CURVE	DELTA	RADIUS	ARC	TANGENT
C1	43°17'31"	125.00'	94.22'	49.48'
C2	52°55'32"	110.00'	101.59'	54.74'
C3	25°34'31"	85.00'	42.41'	21.50'
C4	88°29'59"	25.00'	38.81'	24.35'
C5	129°34'15"	43.00'	97.24'	91.32'
C6	167°23'40"	25.00'	39.86'	17.00'
C7	62°07'28"	43.00'	46.62'	25.90'
C8	40°13'07"	43.00'	30.18'	15.74'
C9	27°13'41"	43.00'	20.43'	10.41'
C10	90°00'00"	25.00'	28.27'	25.00'
C11	37°04'58"	127.00'	82.20'	42.60'
C12	80°16'20"	25.00'	35.03'	21.08'
C13	37°04'58"	153.00'	99.02'	51.32'
C14	37°04'58"	140.00'	90.61'	46.95'
C15	22°35'22"	127.00'	50.81'	25.75'
C16	14°09'36"	127.00'	31.39'	15.77'
C17	180°00'00"	43.00'	135.09'	—
C18	26°14'33"	43.00'	137.54'	—
C19	83°14'37"	43.00'	62.47'	38.21'
C20	83°14'37"	25.00'	36.32'	22.21'
C21	90°00'00"	25.00'	38.27'	25.00'
C22	90°00'00"	25.00'	38.27'	25.00'
C23	51°34'44"	30.00'	43.01'	24.16'
C24	51°34'44"	30.00'	31.51'	16.91'
C25	51°34'44"	30.00'	18.00'	9.66'
C26	89°25'45"	70.00'	109.46'	69.51'
C27	89°25'45"	35.00'	86.01'	54.61'
C28	89°25'45"	40.00'	62.55'	38.72'
C29	38°49'31"	65.00'	44.05'	22.91'
C30	38°49'31"	50.00'	33.88'	17.62'
C31	38°49'31"	35.00'	23.72'	12.33'
C32	20°04'42"	135.00'	47.31'	23.90'
C33	20°04'42"	150.00'	52.57'	26.95'
C34	20°04'42"	165.00'	57.82'	29.21'
C35	71°41'47"	80.00'	100.11'	57.80'
C36	71°41'47"	65.00'	81.34'	46.95'
C37	71°41'47"	50.00'	62.57'	36.12'
C38	89°23'14"	50.00'	78.00'	49.47'
C39	89°23'14"	35.00'	54.60'	34.63'
C40	89°23'14"	20.00'	31.20'	19.79'
C41	38°59'41"	50.00'	13.61'	7.00'
C42	38°59'41"	35.00'	23.82'	12.39'
C43	38°59'41"	50.00'	34.63'	17.70'





# The Villas at La Cañada

1547 W. Desert Harbor Circle  
Tucson, AZ 85704

Aerial Map



Quad-plex town homes  
(eight units, two buildings)



Un-Developed – Lot 47

Assisted Living Homes  
(14 Individual Homes)

# The Villas at La Cañada

1547 W. Desert Harbor Circle

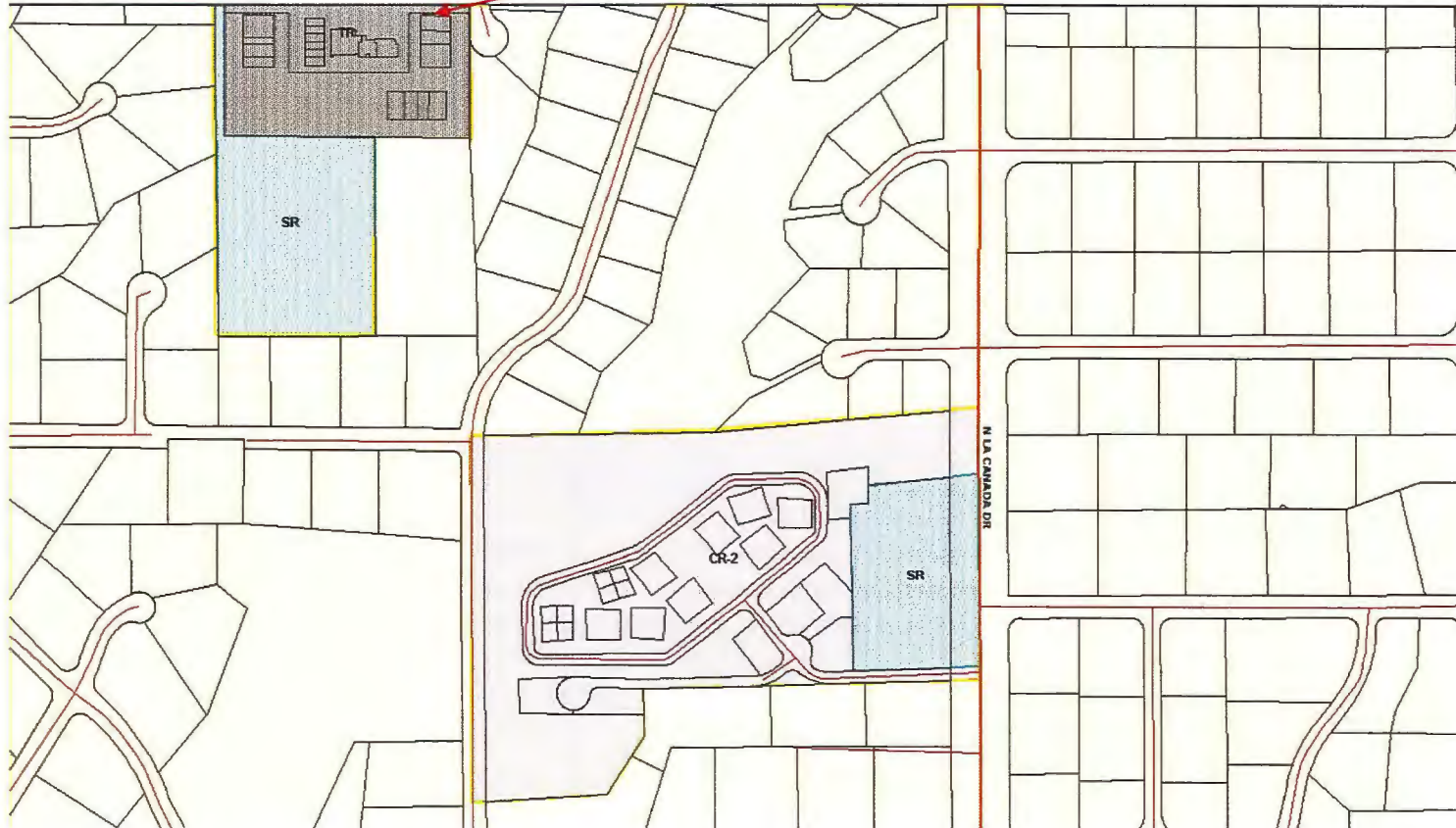
Tucson, AZ 85704

## Zoning Surrounding The Villas at La Cañada

Yellow Represents CR-1 zoning.

Grey is TR Transitional Zone, which allows for Assisted Living Centers.

Subject Property is zoned CR-2





## Pima County Geographic Information Systems

### Parcel 102-10-0480

---

Read the [Disclaimer](#). Information on this page is **unofficial**.

#### Mail name and address

102-10-0480  
DYNACARE PROPERTIES LLC  
1599 E ORANGEWOOD AVE STE 250  
PHOENIX AZ 85020-5161

#### Legal description

DESERT HARBOR LOT 14

#### Situs (property) address

(About situs addresses)

Street Address	Jurisdiction	Postal City	Zip Code	
1547 W DESERT HARBOR CI	PIMA COUNTY	TUCSON	85704	<input type="button" value="ZIP+4 Lookup"/>

---

#### Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **102100480** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
  - [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
  - **Recorded Information from the Pima County Recorder's Office**
    - [Recorded Document](#) for Sequence Number 20163200630.
    - [Voter Precinct and Districts](#)
  - [Subdivision Plat Map](#) for Book 44, Page 14.
  - Pima County [Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
  - **Permits from Pima County Development Services**
    - [Permit Database Search](#)
    - [Historical Permit Cards](#) - Prior to about 1998
  - City of Tucson Development Activity Records are not available because the parcel is not in the City of Tucson.
  - [Section Information and Maps](#) for Township 13S, Range 13E, Section 3.  
This parcel's GIS [overlay details](#) Grids group is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
-

Dynacare Properties, LLC  
1599 E. Oranewood Ave, Suite 250  
Phoenix, AZ 85020-5161

April 27, 2018

Pima County Development Services  
201 S. Stone Avenue  
Tucson, Arizona 85701

RE: Letter of Authorization For Comprehensive Plan Amendment Application

To Whom It May Concern:

The letter hereby authorizes ISL Development and Construction, LLC, Klaus Axen and Bill Dycus, to submit an application for a Comprehensive Plan Amendment for Dynacare Properties, LLC, owner of the Villas at La Canada, 6899 N. La Canada, Tucson, Arizona, 85704.

Sincerely,

By: 

Its Manager