BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: August 6, 2019

Title: P19CU00008 PARTNERS LAND LLC - N. ORACLE ROAD

Introduction/Background:

This is a request for a Type II Conditional Use Permit (CUP) for a contractor's yard along N. Oracle Road.

Discussion:

The proposed Type II CUP for a contractor's yard is on approximately 2.38 acres zoned GR-1 (GZ-1) (Rural Residential - Gateway Overlay). The conditional use permit is for "base operation for the landscape services that are provided for Catalina, Rancho Vistoso, and Oro Valley" to store equipment, trucks, trailers, and storage containers on the property.

Conclusion:

If approved by the Board of Supervisors, this project will need to go to the Board of Adjusments for a variance and the Design Review Committee for a Gateway Overlay Zone review.

Recommendation:

Staff and the Hearing Administrator recommend approval subject to standard and special conditions.

Fiscal Impact:

N/A

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

JUL 22 '19 AM 11:15 PC CLK OF BD

Department: Development Services, Planning Division Telephone: 520-724-8800

Contact: Nick Coussoulis, Planner Senior Telephone: 520-724-6692

Department Director Signature/Date: 7/17/19

Deputy County Administrator Signature/Date: 7/18/19

County Administrator Signature/Date: C. Dalquest 7/18/19

PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District #1

FROM: Chris Poirier, Planning Official Tom Prasowski
Public Works-Development Services Department-Planning Division

DATE: July 11, 2019

SUBJECT: **P19CU00008 PARTNERS LAND LLC – N. ORACLE ROAD**
(Conditional Use – Type II – Contractor's Yard)

The above referenced Conditional Use Permit is within your district and scheduled for the Board of Supervisors' **TUESDAY, August 6, 2019** hearing.

REQUEST: Conditional Use – Contractor's Yard

OWNER: Partners Land LLC
3747 E. Southern Ave.
Phoenix, AZ 85206

AGENT: Jordan Davis
4742 N. Romero Rd.
Tucson, AZ 85705

DISTRICT: 1

STAFF CONTACT: Nick Coussoulis, Planner Senior

PUBLIC COMMENT TO DATE:
As of July 11, 2019, staff has received no written correspondence.

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

STAFF RECCOMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (MMBCLS): Approximately 31% of the western edge of the parcels are within the important riparian area of the Conservation Land System. The proposed site location and project will not disturb the important riparian area.

TD/NC/ar
Attachments

PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P19CU00008

FOR AUGUST 6, 2019 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Planning Official Tom Drazowski
Public Works-Development Services Department-Planning Division

DATE: July 11, 2019

ADVERTISED ITEM FOR PUBLIC HEARING

CONDITIONAL USE PERMIT

P19CU00008 PARTNERS LAND LLC – N. ORACLE ROAD
Request of Partners Land LLC, represented by Jordan Davis, for a Type II Conditional Use Permit for a contractor's yard in the GR-1 (GZ-1) (Rural Residential – Gateway Overlay) zone, located at 16473 and 16515 N. Oracle Road. Staff and the Hearing Administrator recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.** (District 1)

Summary of the Hearing Administrator Meeting (April 4, 2019)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on May 29, 2019. The applicant presented the case to the hearing administrator and answered his questions. No (0) members of the public attended the hearing.

Staff indicated that one (1) phone call had been received on this request, which could be described as informational. No email or written correspondence has been received.

Upon hearing all of the above, the Hearing Administrator closed the public hearing.

After visiting the subject property and after considering the facts and the testimony presented at the public hearing on this request, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a contractor's yard. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following conditions:

Special Conditions and Comments on Applicant's Proposed Variance Request

This use is subject to Standard Zoning Code requirements per Sec. 18.12.030.B.15, or as may be modified by approval of a Variance by the District 3 Board of Adjustment. Recognizing that the Hearing Administrator has no authority or standing in the granting of variances, this same Hearing Administrator expresses no objection to the applicant's desire to reduce the normal Code-required setbacks on this property for the intended use. Given the site's immediate surroundings and its agency to a major transportation artery, the proposed AAA Landscape contractor's yard would co-exist satisfactorily with its surroundings if operated per the submitted concept plan; same utilizes precisely the same area of operation as was recently used by the Arizona Department of Transportation (ADOT) during its own contractor activities.

Special Conditions

1.A formal Development Plan and customary attendant analyses (e.g. drainage report) shall be submitted for review and approval prior to final permitting or use of the property for this proposed contractor's yard.
2. The submitted Development Plan shall be substantially consistent with the submitted concept plan accompanying this conditional use permit application.
3. No new or additional site area shall be cleared or impacted beyond that which has already been so by the past ADOT construction-yard activities.
4. The Hearing Administrator opposes asphalt paving of the property, preferring that it be surfaced for dust-control purposes with gravel or a suitable alternative material. Same shall be reflected on the submitted Development Plan, subject to acceptance by PCDOT.
5. Any desired expansion or the proposed use on this property or an adjacent property, or any new site impact beyond that which already exists from past ADOT activities, shall require a new conditional use permit application, public hearing, etc.

TD/NC/ar
Attachments

cc: Partners Land LLC, 3747 E. Southern Ave., Phoenix, AZ 85206
Jordan Davis, 4742 N. Romero Rd., Tucson AZ 85705
Tom Drzazgowski, Chief Zoning Inspector Pima County Development Services
Nick Coussoulis, Planner Senior Pima County Development Services
P19CU00008 File

MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

P19CU00008

FOR BOARD OF SUPERVISORS AUGUST 6, 2019 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: June 3, 2019

DOCUMENT: P19CU00008

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Request of Partners Land, LLC, represented by Jordan Davis, for a **Type II Conditional Use Permit for a contractor's yard** in the GR-1 (GZ-1) zone (Rural Residential – Gateway Overlay zone), on property located at **16473 & 16515 N. Oracle Road.** (District 1)

CASE BACKGROUND AND PARTICULARS

The applicant's request is to establish the permanent location of a contractor's yard for AAA Landscaping. This yard would provide a place for the storage of company vehicles, equipment, and supplies, as well as a secure area for employees to park their personal vehicles during the day while away at remote job sites. Landscaping and nursery materials would be stored at other AAA off-site locations. The subject property was previously cleared and fenced when it was used as a contractor base of operations, by the Arizona Department of Transportation (ADOT), in completing major roadway improvements to Oracle Road (State Route 89). As such, the site is already prepared for the proposed use by AAA Landscaping; no new impacts or disturbance are necessary nor intended. AAA plans to resurface the site with gravel for dust-control purposes, augmented the asphalt millings that were laid down by ADOT.

SUMMARY OF THE HEARING ADMINISTRATOR MEETING

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on May 29, 2019. The applicant presented the case to the hearing administrator and answered his questions. No (0) members of the public attended the hearing.

Staff indicated that one (1) phone call had been received on this request, which could be described as informational. No email or written correspondence has been received

Upon hearing all of the above, the Hearing Administrator closed the public hearing.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and after considering the facts and the testimony presented at the public hearing on this request, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a contractor's yard. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following conditions:

Special Conditions and Comments on Applicant's Proposed Variance Request

This use is subject to Standard Zoning Code requirements per Sec. 18.12.030.B.15, or as may be modified by approval of a variance by the District 3 Board of Adjustment. Recognizing that the Hearing Administrator has no authority or standing in the granting of variances, this same Hearing Administrator expresses no objection to the applicant's desire to reduce the normal Code-required setbacks on this property for the intended use. Given the site's immediate surroundings and its agency to a major transportation artery, the proposed AAA Landscape contractor's yard would co-exist satisfactorily with its surroundings if operated per the submitted concept plan; same utilizes precisely the same area of operation as was recently used by the Arizona Department of Transportation (ADOT) during its own contractor activities.

Special Conditions

1. A formal Development Plan and customary attendant analyses (e.g. drainage report) shall be submitted for review and approval prior to final permitting or use of the property for this proposed contractor's yard.
2. The submitted Development Plan shall be substantially consistent with the submitted concept plan accompanying this conditional use permit application.
3. No new or additional site area shall be cleared or impacted beyond that which has already been so by the past ADOT construction-yard activities.
4. The Hearing Administrator opposes asphalt paving of the property, preferring that it be surfaced for dust-control purposes with gravel or a suitable alternative material. Same shall be reflected on the submitted Development Plan, subject to acceptance by PCDOT.
5. Any desired expansion or the proposed use on this property or an adjacent property, or any new site impact beyond that which already exists from past ADOT activities, shall required a new conditional use permit application, public hearing, etc.

REQUIRED STANDARDS AND FINDINGS

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

1. **It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.**

   The Pima County Comprehensive Plan designates this site and surrounding area as *Multi-functional Corridor (MFC)*, the purpose of which is to provide designated areas for the integrated development of complementary uses along major transportation corridors. The *MFC* designation serves a purpose similar to that of Pima Prospers *Community Activity Centers (CAC's)*. The western portion of the subject property is designated as *Resource Sensitive (RS)* due to an adjacent major wash corridor that lies mostly on State Land, but this portion of the subject site is not being disturbed with this proposal.

   It is the Hearing Administrator's finding that the proposed construction yard is an acceptable and compatible use along the major Oracle Road transportation corridor. It is already populated with numerous high-intensity businesses featuring outdoor sales, drive-thru restaurants, etc. In addition, the entire subject site has already been cleared and used previously by the Arizona Department of Transportation (ADOT) as its base of operations for the major roadway improvements it recently completed on Oracle Road (designated State Route 89). For all of these reasons, the Hearing Administrator finds that the proposed use to not be in conflict with the *Comprehensive Plan.*

2. **It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.**

   It is the Hearing Administrator's position that the proposed conditional use, if conducted in conformance with the *Special Conditions* prescribed above, will satisfactorily safeguard the adjacent properties and the permitted uses of same.

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

   The site has direct access to Oracle Road, which is a designated "major street" on the Pima County Major Streets & Routes Plan, as well a designated as State Route 89 by the Arizona Department of Transportation. Access is found to be adequate.

4. **It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.**

   Required parking shall be reviewed accordingly during the Development Plan process.

5. **It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.**

It is the Hearing Administrator's finding that the new use poses no significant public threat in any of the above ways, including noise and dust, as long as the use is conducted in accordance with the *Special Conditions* enumerated above.

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

   Limiting the hours of operation is not necessary. The nature of this use dictates primarily daytime operation.

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

   Designated landscape buffers shall be delineated on the required Development Plan.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

1. Important Riparian Areas — 95% undisturbed natural open space
2. Biological Core Management Areas — 80% undisturbed natural open space
3. Special Species Management Areas — 80% undisturbed natural open space
4. Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The majority of the property lies **OUTSIDE OF** the MMB-CLS and this is the only portion of it that is utilized for the proposed contractor's yard. The far west portion of the site falls within the CLS *Important Riparian Area (IRA)* category, but this area is being left undisturbed.

Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. The property has already been disturbed by the Arizona Department of Transportation (ADOT) as a contractor base of operations for ADOT's recent improvements to Oracle Road; no new impacts of any significant resources will result from the operation of the proposed contractor's yard.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is located within an area that was not designated as former critical habitat and is not part of draft recovery area. This site is not located within the Priority Conservation Area (PCA) for this species.

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

Pima Pineapple Cactus. The subject property is located within a general area that is outside of the known range for the Pima Pineapple cactus. It is not within the Priority Conservation Area (PCA) for this species.

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

DEPT. OF TRANSPORTATION & FLOOD CONTROL RECOMMENDATION:

The Department of Transportation and the Regional Flood Control District will further review the project as needed during the final permitting process.

attachments

cc: Carla Blackwell, Director, Development Services
Dan Ice, Chief Building Official
Chris Poirier, Planning Official
Tom Drzazgowski, Chief Zoning Inspector
Jordan Davis, Applicant
Partners Land, LLC, Owner

PIMA COUNTY
DEVELOPMENT SERVICES

MEMORANDUM

PUBLIC HEARING – May 29, 2019

DATE: May 9, 2019

TO: Jim Portner, AICP, Hearing Administrator

FROM: Nick Coussoulis, Senior Planner

SUBJECT: **P19CU00008 PARTNERS LAND LLC - N. ORACLE ROAD**
(Partners Land LLC –Owner)
(Jordan Davis – Applicant)
Type II Conditional Use – contractor's yard

LOCATION:
The subject site, (16473 & 16515 N Oracle Road) is located on the west side of N. Oracle Road adjacent to the roadway. The closest intersection is E Pinal Street and N Oracle Road to the South. The property, approximately 2.38 acres, is zoned GR-1 (GZ-1) (Rural Residential – Gateway Overlay).

SURROUNDING LAND USE OR CONTEXT:
There are several types of zoning in the general vicinity of the two parcels. The zones include: CB-1 (Local Business), CB-2 (General Business), TR (Transitional), CR-3 (Single Residence), and CR-4 (Mixed-Dwelling Type). The parcel is located along N Oracle Road, a scenic and State Route. The vast majority of the zoning in the area is CB-1 and CB-2. The Lariat Estates Subdivision is directly east of the subject property. To the north is vacant undeveloped property. To the south is a vacant/abandoned gas station. To the west is vacant undeveloped state land. The subject property is located along N Oracle Road, a scenic and state route.

PUBLIC COMMENT:
No public comments have been received as of May 9, 2019.

PREVIOUS CASES ON PROPERTY:
There have been no previous conditional use permits on this parcel.

BACKGROUND INFORMATION
The proposed type II Conditional Use Permit for a contractor's yard will be across both parcels as shown in the site plan submitted. The applicant is applying for a conditional use permit in order to use these properties as "a base of operation for the landscape services that are provided for Catalina, Rancho Vistoso, and Oro Valley." They seek to store equipment, trucks, trailers, and storage containers on the property. A complete development plan will be required upon permitting.

Additionally, the applicant is seeking to apply for a variance, in specific regard to the required setback regulations. The Variance process and the DRC (Design Review Committee) process will be required prior to the final development plan.

DEVELOPMENT SERVICES COMMENTS:

This is a type II conditional use permit for a contractor's yard in GR-1 zoning. Contractor's yard conditional use requirements refer to Section 18.12.030.B.15 of the Pima County Zoning Code. The development requirements are as follows: a one hundred (100) foot setback from any property line, yard to be completely enclosed by screening a minimum of six feet in height, access be onto a paved public road with "collector" classification or higher, and the parking and driveway areas be maintained to minimize the generation of dust. Staff does have concern with the placement and use of any "temporary buildings". Along the west property line, roughly ~25% of the parcels are within the HDZ (Hillside Development Zone). Approximately ~31% of the western edge of the parcels are within the important riparian area of the Conservation Land System.

DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT

Flood control has no objection.

Any comments received from The Department of Transportation will be provided prior to the hearing.

CULTURAL RESOURCES

Please be aware that Pima County cultural resources requirements could apply to Pima County Conditional Use Permits. If cultural or historic sites will be impacted by the proposed use, mitigation of impacts on sites eligible to the National Register of Historic Places could be required before the County issues the building permit. A first step in identifying the cultural resources status of your property is to request an archaeological records review from the Arizona State Museum (ASM), at 621-2096, and submit it with the permit application. The County Office of Cultural Resources and Historic Preservation will review the ASM report and determine whether additional cultural resources actions are necessary.

STAFF RECOMMENDATION

If approved by the Board of Supervisors, this project will need to go to the Board of Adjustments for a variance and the Design Review Committee for a Gateway Overlay Zone Review. Both of these other processes involve public hearings. The Gateway review is meant to ensure that development within entry points to town, are carefully reviewed and ensure compatibility with the surrounding natural environment, protect the southwest character of the community and provide a transition from the natural preserves and more urbanized areas. Staff believes that a complete development plan should be required should the hearing administrator decide to recommend approval. This will ensure that appropriate infrastructure is installed.

Should the hearing administrator recommend approval to the Board of Supervisors, staff is requesting the following conditions be included:

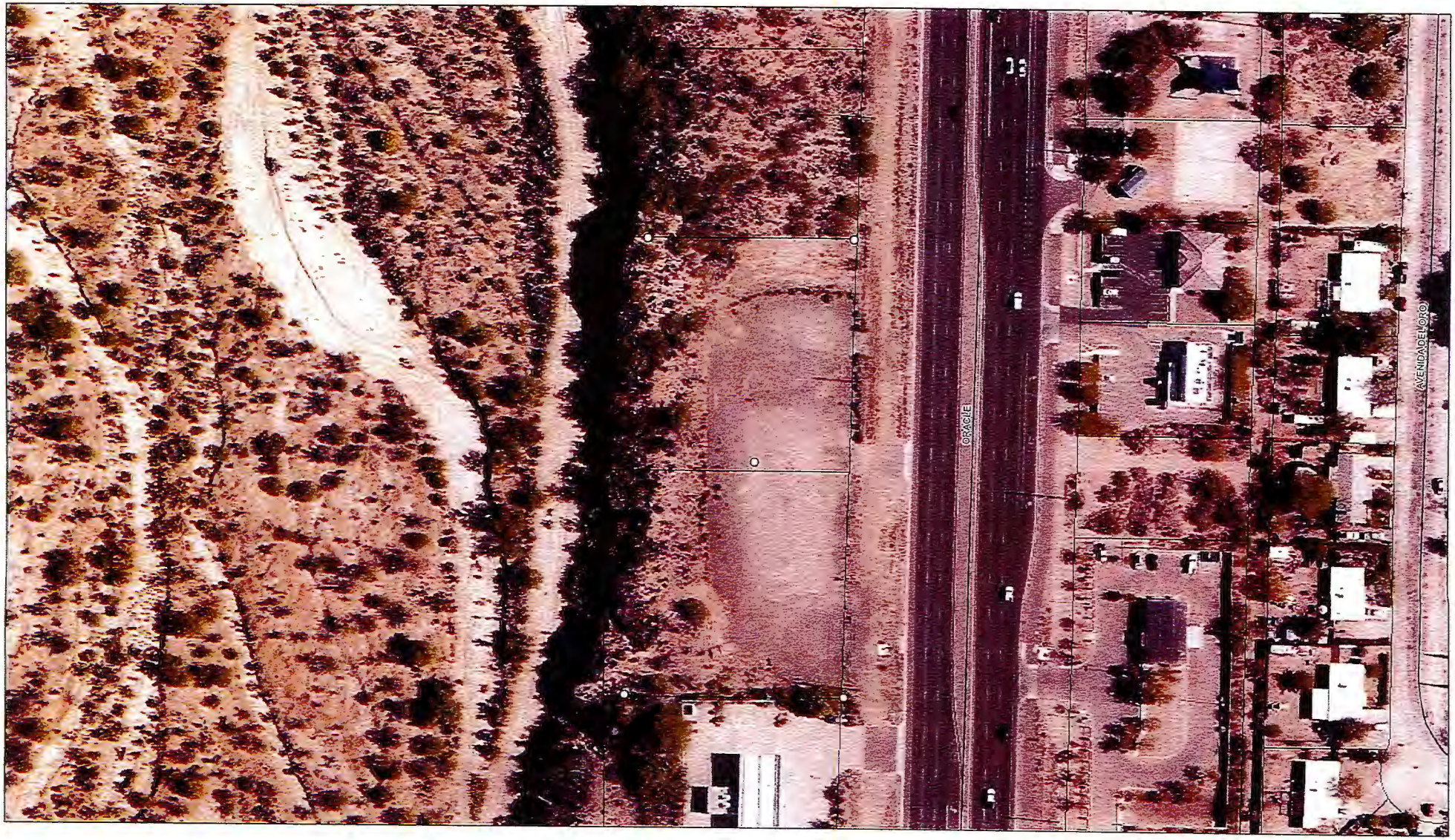
Standard Conditions:

1. Type II Conditional Use Permit Procedures
2. Minimum Setback: One hundred feet from any property line.
3. Yard to be completely enclosed by screening a minimum of six feet in height.
4. Access be onto a paved public road with "collector" classification or higher.
5. The parking and driveway areas be maintained to minimize the generation of dust.

Special Conditions:

1. Submittal and approval of a development plan.
2. Adherence to the approved site plan.
3. No expansion or modification of the type II CUP is permitted without a revised type II conditional use permit.

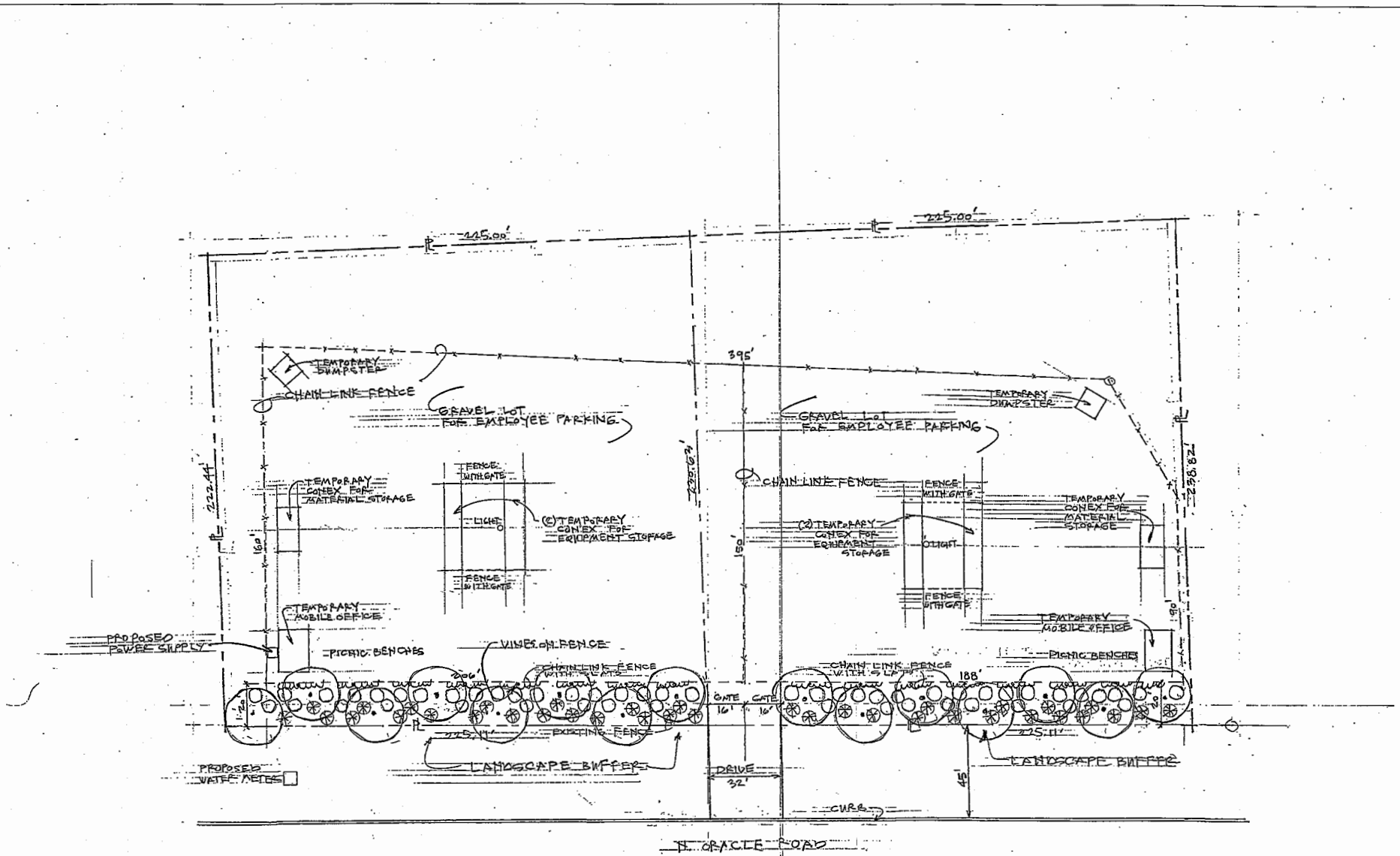
c: Tom Drzazgowski – Chief Zoning Inspector
Jordan Davis, Applicant



0 87.5 175 350 Feet

N

Parcelled Area = 2.38 acres



16473 and 16515 N. ORACLE RD.
TUCSON, ARIZONA

LANDSCAPE

NORTH
1"=20'-0"
5.28.19
4.19.19 REVISED

PIMA COUNTY
DEVELOPMENT SERVICES

Conditional Use Permit Application

Property Owner: PARTNERS LAND LLC. Phone: 602 437 2690

Owner's Mailing Address, City, State & Zip: 3747 E. SOUTHERN AVE.

Applicant (if different from owner): JORDAN DAVIS Phone: 520 245 9131

Applicant's Mailing Address, City, State & Zip: 4742 N. ROMERO RD. TUCSON 85705

Applicant's or Owner's Email Address: j.davis@avalandscape.com

Property Address or Tax Code: 16473 & 16515 N. ORACLE RD.

Type of Use Proposed for the Property: LANDSCAPE CONTRACTORS YARD, STORAGE OF EQUIPTMENT, TRUCKS & LANDSCAPE MATERIALS.

Discuss the proposed use and it's compatibility with the surrounding area: THE CURRENT SITE WAS USED AS A CONTRACTORS YARD BY PREVIOUS OWNERS.

☒ The applicant agrees to contact the Regional Flood Control District to discuss the proposal prior to application submittal.

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

This application is for a (Select one):

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

Terms and Conditions

☒ I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: 4.10.2019

PIMA COUNTY

DEVELOPMENT SERVICES

LETTER OF AUTHORIZATION

As required by Arizona Revised Statues I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

16473 & 16515 N. ORACLE RD.

Property Address

TEMPORARY USE / CONDITIONAL USE

Type of Permit Applied for: (SFR/MH/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Adult Care/Secondary Dwelling/Assisted Living/Group Home)

Signature of Applicant — Date: 3.29.19

AUTHORIZED BY:

Signature of Property Owner — Date: 3-29-19

AAA LANDSCAPE
AN UNDERWOOD BROTHERS CO.
Est. 1975

We Beautify the World

Board of Adjustment District 1 Board Members,

I am submitting application for a Conditional Use Permit for 16473 & 16515 n. Oracle Road, these properties in the past were used as construction laydown yards during the construction of Oracle Road. AAA Landscape intends to develop these properties as a base of operation for the landscape services we provide for Catalina, Rancho Vistoso and Oro Valley. Equipment, trucks and trailers would be storied on these properties, along with storage containers. AAA Landscape intends to submit a complete development plan for approval.

We are also requesting a variance for the current 100′ setback on the north, west and south property lines no permanent structures will be built on the site .

Thank you for your time and consideration

Jordan Davis
AAA Landscape
4742 n. Romero Rd.
Tucson AZ 85705

Phoenix Office
3747 E. Southern Ave.
Phoenix, AZ 85040
P 602.437.2690

San Antonio Office
10930 Wye Drive
Suite 108
San Antonio, TX 78217
P 210.650.0909

Tucson Office
4742 N. Romero Rd.
Tucson, AZ 85705
P 520.696.3223

aaalandscape.com

Jordan Davis

From: Jordan Davis
Sent: Wednesday, April 10, 2019 9:19 AM
To: 'scottrichardson@fws.gov'
Subject: Pima Couty Conditional Uses Application 16473 &16515 N. Orcal Rd.

Good morning Scott,

We have recently purchased the property at 16473 and 16515 n. Oracle Rd. I will be submitting application for a Conditional Use Permit thru Pima County. We are intending to use the property as a base of operation for the landscape services we provide in and around this area.

Thank you.

Jordan Davis
Construction Manager

AAA LANDSCAPE
4742 N Romero Road Tucson, AZ, 85705
C: 520.245.9131 **P**520.696.3223 **F**520.696.0314
aaalandscape.com

R.O.C.# 81595 A, R.O.C.# 96971 C-21 & R.O.C. #250648 B-1

We Beautify the World!

PIMA COUNTY
DEVELOPMENT SERVICES
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701-1207
(520) 724-9000

Biological Impact Report

(Not Applicable for Rezonings that Require a Site Analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

This report will include information provided by both Pima County Planning staff (Part I) as well as the applicant (Part II).

Part I. Information Provided by Pima County staff:

Pima County Planning staff will provide the following information for the proposed project site, as applicable:

1. Is the project located in the Maeveen Marie Behan Conservation Lands System? IRA
   Any Special Species Management Areas? No
2. Is the project in the vicinity of any of the six Critical Landscape Linkages? One
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property? No
4. Is the project located within the Priority Conservation Area for any of the following species?
   a. Cactus ferruginous pygmy-owl No
   b. Western burrowing owl No
   c. Pima pineapple cactus No
   d. Needle-spined pineapple cactus No

Part II. Information Provided by the Applicant:

1. Has the owner of the project site had any communications with Pima County about the County potentially acquiring the property? No

   If yes, provide a summary of those communications: _____

PIMA COUNTY
DEVELOPMENT SERVICES

2. Several species are of particular interest. Please fill out the following table to the best of your ability.

Species	Ever found on project site?	Date of last observation if found on project site?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

Contact the Office of Sustainability and Conservation at 520-724-6940 if you have any questions about this report.