

David Petersen

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Sent: Wednesday, August 14, 2019 5:49 PM
To: DSD Planning
Subject: Application For Rezoning or Specific Plan
Attachments: 11215371.zip

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Note about attachments	***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened. <<<***
Owner Name	David Gurvine
Owner Address	10120 N. CAMINO DEL FIERRO
Owner City	TUCSON
Owner State	AZ
Owner Zipcode	85742
Owner Phone	520-204-2927
Owner_Email	gurvine@msn.com
Applicant Name	Same
Applicant Address	
Applicant City	
Applicant State	AZ
Applicant Zipcode	
Applicant Phone	
Applicant_Email	
Property Address	10120 N. CAMINO DEL FIERRO
Property Parcel Number	224-42-004L

Property Acreage	4.67
Property Present Zone	SR
Property Proposed Zone	SR-2
Policies	Low Intensity Urban - C <i>03 1.2 D.P.</i>
FTP-Link	
Signature	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.)
Application Date	14-Aug-2019
More Information about this submission and submitter	
Submission ID	11215371
Date & Time	14th Aug 2019 5:49 PM
Form Location	https://web1.pima.gov/applications/rezoning/
IP Address	73.24.168.230
Browser info	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/76.0.3809.100 Safari/537.36
Predicted Country	United States

Pima County Zoning and Planning
130 W. Congress St.
Tucson, AZ. 85701

August 13th, 2019

Zoning and Planning Commission,

This is a "Request Letter for a Non-Site Analysis Rezoning". This proposal is for a rezoning of my current residence from SR to a SR-2 (minimum of 1.6 acres). The purpose for the rezoning and split of my current residence is to create two lots of ~1.9 acres and 2.77 acres. I would retain and continue living on the 2.77 acres and would plan to sell the newly created 1.9 acre lot. My reason for doing so are the following:

1. Maintaining a lot size of 4.67 is difficult
2. My lot size doesn't match the neighborhood
3. I have a friend currently desiring to purchase the land and to build a single family residence

The additional lot would be for a single story site built home (not for manufactured home) with access from Oasis Springs. There is no existing use of the site.

Oasis Springs is a private drive. Neighborhood meetings were held with the residence of Oasis Springs to discuss impact. In order to allow access to the newly created 1.9 acre lot from Oasis Springs the residence and I have agreed to the following self-imposed restrictions:

- Participate in the Oasis Springs road maintenance agreement
- The site built home location would have a required set back from Oasis Springs of 75 ft.
- Hardscape driveway (not dirt or gravel)
- Participate in CCRs of the residence of Oasis Springs
- The site built home will be single story only with a max height of 20 ft.

Other information confirmed during the pre-meeting:

- Water, gas, cable, phone, etc. are all accessible at the property line to the north of the lot
- Septic would be required for the lot
- The vegetation is typical of the sonoran desert with Saguaro, barrel, and other types of cactus
- There are no significant riparian areas on the newly proposed 1.9 acre lot.

Thank you for your consideration.

David and Laura Gurvine
10120 N. Camino Del Fierro
Tucson, AZ. 85742
(520) 204-2927
gurvine@msn.com



PIMA COUNTY

DEVELOPMENT SERVICES

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

Biological Impact Report

(Not Applicable for Rezoning 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? (Select) ☒ **Yes**
Any Special Species Management Areas? (Select) ☒ **Yes (total)** IRAMUMA
2. Is the project in the vicinity of any of the six Critical Landscape Linkages? (Select) ☒ **No**
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property? (Select) ☒ **No**
4. Is the project located within the Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl (Select) ☒ **Yes #1**
 - b. Western burrowing owl (Select) ☒ **No**
 - c. Pima pineapple cactus ☒ **No**
 - d. Needle-spined pineapple cactus (Select) ☒ **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? (Select) ☒ **No**

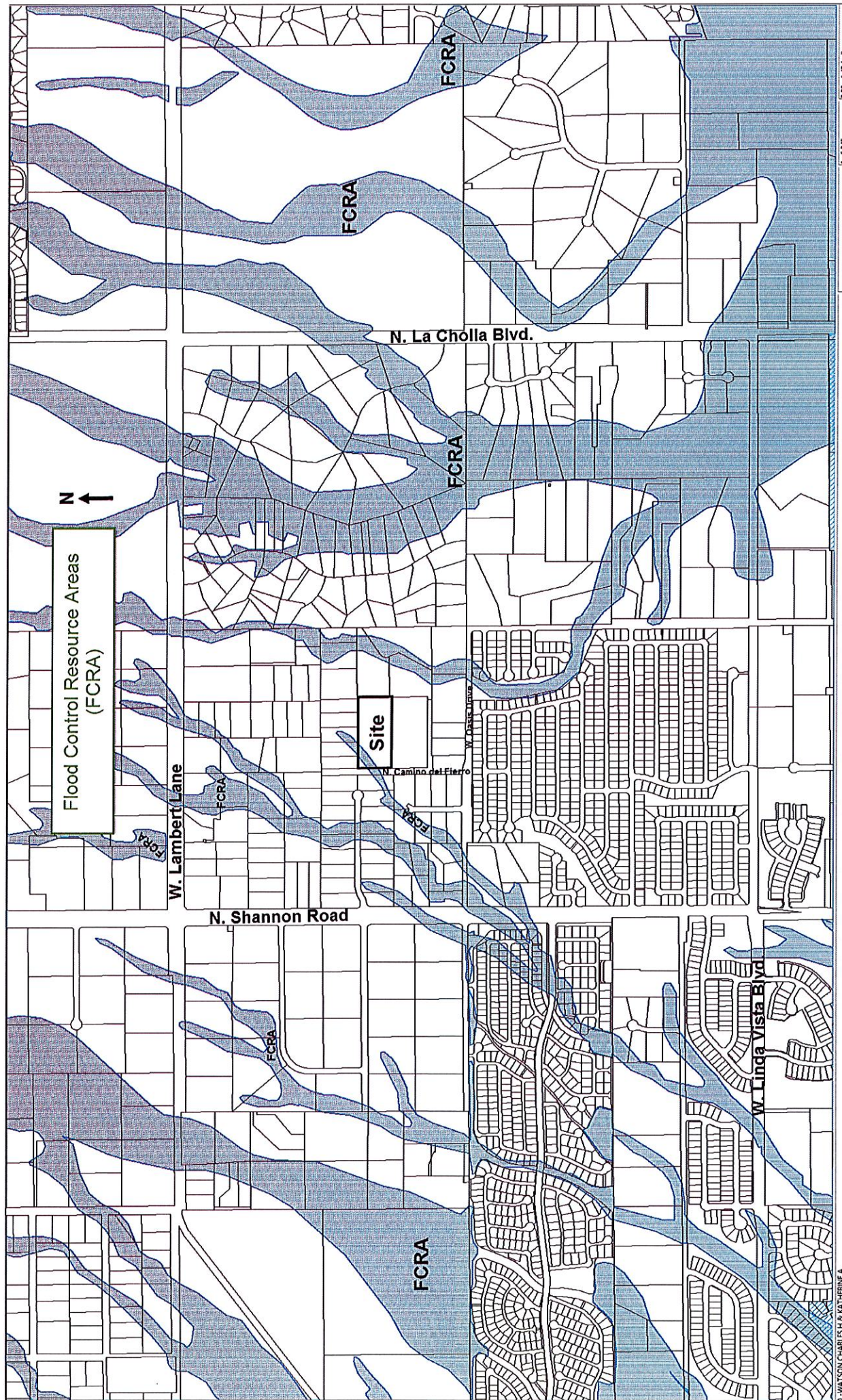
If yes, provide a summary of those communications: _____

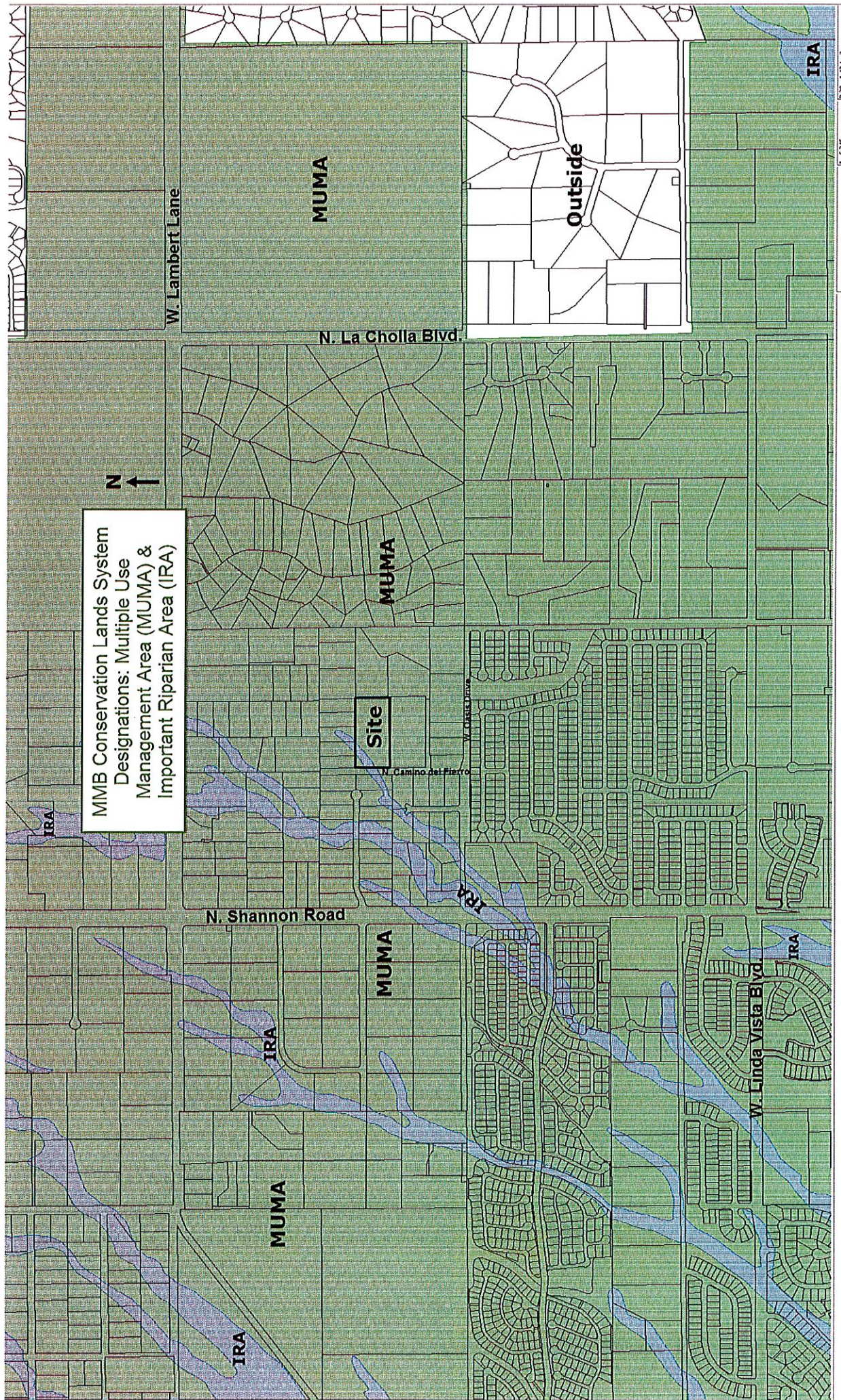


2. Several species are of particular interest. Please fill out the following table to the best of your ability.

Species	Ever found on project site?	Date of last observation if found on project site?	Future surveys planned?
Cactus ferruginous pygmy owl	No	<input type="text"/>	<input type="text" value="No"/>
Western burrowing owl	No	<input type="text"/>	<input type="text" value="No"/>
Pima pineapple cactus	No	<input type="text"/>	<input type="text" value="No"/>
Needle-spined pineapple cactus	No	<input type="text"/>	<input type="text" value="No"/>

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





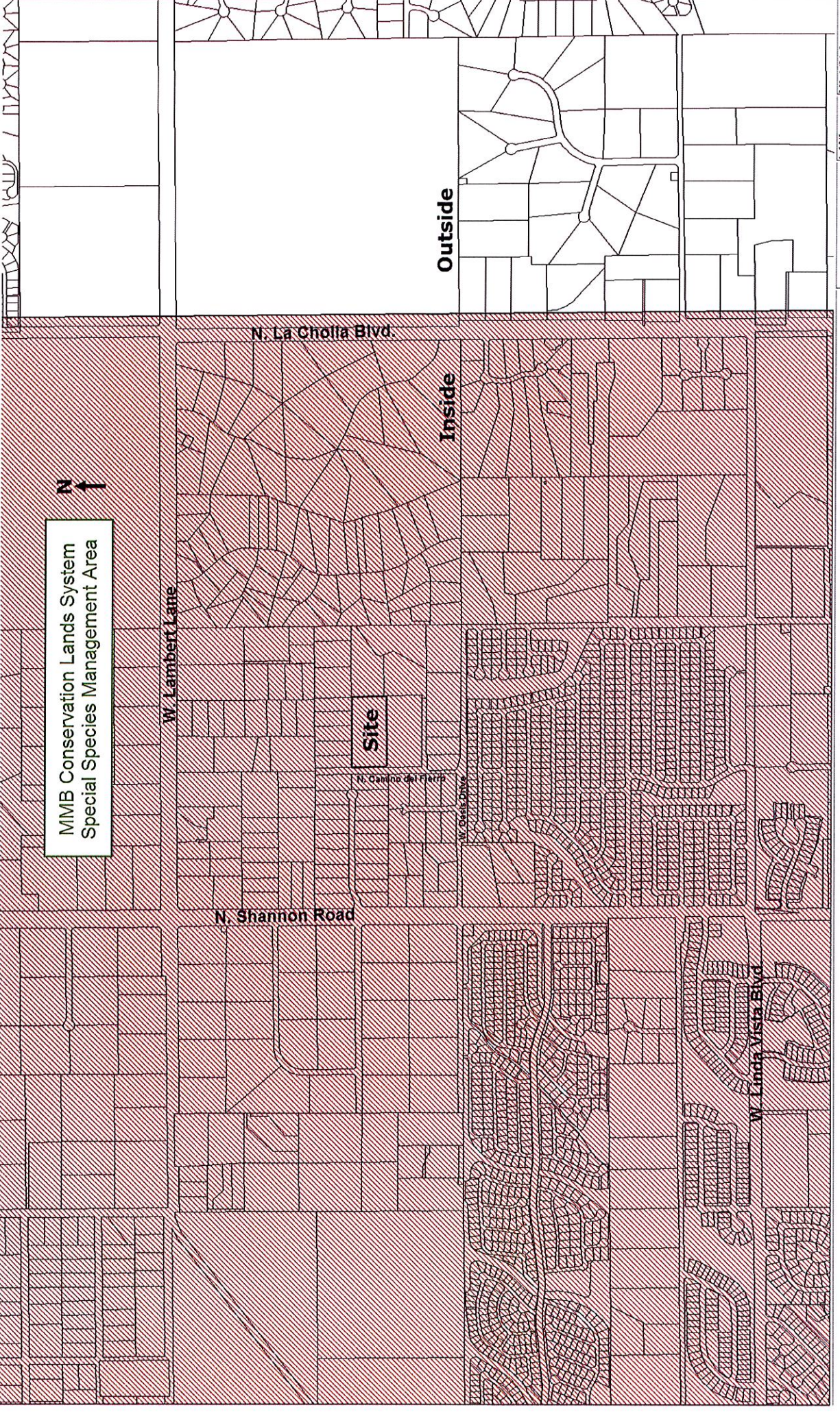
MMB Conservation Lands System
Designations: Multiple Use
Management Area (MUMA) &
Important Riparian Area (IRA)

Site

Outside

IRA

1:6,345
2.39 x 1.42 (m)



MMB Conservation Lands System
Special Species Management Area

N ↑

N. Shannon Road

W. Lambert Lane

Site

N. Camino del Florero

W. Oak Drive

W. Linda Vista Blvd.

Outside

Inside

N. La Cholla Blvd.

1:6,345 2.39 x 1.42 (in)

