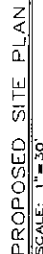


1) 15' UTILITIES EASEMENT, DOCKET 7307 PAGE 901;
 2) 15'X30' EFFICIENT EASEMENT, DOCKET 9595 PAGE 1742
 3) UTILITIES EASEMENT, DOCKET 7307 PAGE 901 W/10' OF
 THE \$37,50' OF THE 120'4"
 4) EXISTING CONCRETE DRIVE ENTRANCE
 5) EXISTING GRAVEL FOR DUST CONTROL
 6) EXISTING PERIMETER FENCE
 7) SIGHT VISIBILITY TRIANGLE
 8) EXISTING 25' LANDSCAPE BUFFERVARD 'D'
 TO CONVERT TO 20' TYPE 'D', "BOZO" PLANT LIST
 9) EXISTING CONCRETE DRIVEWAY
 10) EXISTING ASPHALT DRIVEWAY
 11) DEEPRESSED WATER HARVESTING/LANDSCAPE AREA
 12) EXISTING FIRE HYDRANT
 13) EXISTING GAS METER & LINE
 14) EXISTING WATER METER & LINE
 15) GRAVEL, CHIP SEAL OR ASPHALT PAVING
 16) EXISTING SAGUARO TO REMAIN
 17) EXISTING CONCRETE SLAB
 18) EXISTING SHED
 19) EXISTING CANOPY
 20) EXISTING BICYCLE PARKING
 21) NEW GRAVEL FOR DUST CONTROL
 22) 4' WIDE DECOMPOSED GRANITE
 23) 12' WIDE ASPHALT PAVING
 24) EXISTING IRONWOOD TREE TO REMAIN
 25) EXISTING 25' LANDSCAPE BUFFERVARD 'D'
 TO CONVERT TO 15' TYPE 'D', "BOZO" PLANT LIST
 26) 15' TYPE 'D', "BOZO" PLANT LIST

PRELIMINARY-N
FOR CONSTRUCT

20 EXISTING BICYCLE PARKING
21 NEW GRAVEL FOR DUST CONTROL
22 4" WIDE DECOMPOSED GRANITE
23 12" WIDE ASPHALT PAVING
24 EXISTING IRONWOOD TREE TO REMAIN
25 EXISTING 25' LANDSCAPE BUFFERVARD "D"
26 TO CONVERT TO 15' TYPE "D", "BOZO" PLANT LIST
27 15' TYPE "D", "BOZO" PLANT LIST

1. THERE ARE TWO SCOURGERS ON SITE & TWO IRONED TIES THAT WILL BE PRESERVED IN PLACE.
2. SITE WILL BE LANDSCAPED WITH DROUGHT TOLERANT SPECIES PER APPROVED DEVELOPMENT/MAINTENANCE PLAN.
3. A 10' WIDE STREET WILL BE ALONG STANDARD ROAD IS 45' WIDE.
4. ASSESSORS TAX PARCEL #213-07-0140
5. ALL LANDSCAPE AREAS SHALL BE DERESSED 6 INCHES.
6. THE EXISTING 10' WIDE SIDEWALK STRUCTURES THE ENTIRE PROJECT, NO NEW SIDEWALKS IMPACT ~1% OF THIS DEVELOPMENT PLAN, BUT DO NOT AFFECT THE WATER COMPANY THAT WILL SERVE THE DEVELOPMENT.
7. THIS DEVELOPMENT IS APPRA VALLEY WATER THE EXISTING UTILITIES, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND 70% OF THE COMMENTS REQUESTED BY THE DEVELOPMENT SHALL BE AT NO EXPENSE TO THE PUBLIC.
8. ANY NEW CURB LIGHTING SHALL BE MOORED AND CONTROLLED SUCH THAT IT DOES NOT ILLUMINATE ANY ADJACENT RESIDENTIAL AREAS BEYOND THE BOUNDARY OF THE SITE.



SANDARIO ROAD SHOPS
6625 NORTH SANDARIO ROAD, TUCSON, ARIZONA 85743
SITE PLAN

807-07 1Q
P195CYYV

[illegible]



Building & Site Development
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701-1207

LETTER OF AUTHORIZATION

As required by Arizona Revised Statutes 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:

6625 N SANDARIO
Property Address

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

[Signature]
Signature of Applicant

6-29-19
Date

AUTHORIZED BY:

[Signature]
Signature of Property Owner

6-29-19
Date

Per Board of Technical Registration and Registrar of Contractors regulation, Registrants and Licensed Contractors may apply for building permits without use of this form.

SITE ANALYSIS AND INVENTORY

**6625 NORTH SANDARIO ROAD
PIMA COUNTY ARIZONA**

INTRODUCTION

This report summarizes the results of an inventory and analysis study recently completed. The purpose of this study is to establish and manifest the factors that directly or indirectly influences a rezoning decision in the Subject Property located at 6625 North Sandario Road

The Subject Property measures 3.02 acres in size and is owned by Mark & Mary Lou Wright, Jeff Stewart, Steadfast Drafting & Design, LLC is an authorized representative for this Rezoning Application. This property is located within Pima County. It is currently zoned "GR-1 & CB-1 (~21 s.f.)", and the Subject Property is described as E264' S330' SE4 NE4 SE4 EXC SANDARIO RD 1.43 AC SEC 4-13-11.

The purpose of this report is to supplement our rezoning application to change the present GR-1 Rural Residential use to CB-2-Commercial. This request is consistent with the current designation for S-6 Picture Rocks Activity Center (AV).

In addition to visiting the site, this report was compiled utilizing existing topographic and hydrologic studies and responses from the appropriate governmental agencies and background data. The plans contained herein are in response to the sites' opportunities and constraints, while conveying sound engineering and planning principles.

The existing condition for the project site is presently developed and improved land. There are approved Development, Landscape Plans (C07-07-10) in place for this Property and a preliminary site plan is submitted for this application. A new (revised) Development Plan and Landscape Plan will be submitted upon approval of the rezoning

I. SITE ANALYSIS AND INVENTORY

A. EXISTING LAND USES:

1. Site Location in Regional Context:

The Subject Property is 1.43 acres in size; located at 6625 North Sandario Road. The Subject Property is situated in Section 4, Township 13 South, Range 12 East G&SRB&M – Pima County, Arizona. *"See Exhibit I.A.1., Location and Vicinity Map".*

This Parcel is currently zoned "GR-1" – (Rural Residential) & CB-1 (Commercial), the Assessor's Parcel number is 213-07-0140. This parcel is subject to section 18.77. 040 – Scenic Routes. This region is currently developed residential and commercial in nature. It encompasses commercial and residential uses.

2. Existing Land Uses on Site:

Site has been previously developed with existing buildings, paved and unpaved parking areas, fences, concrete slabs, sidewalks and landscaping.

"See Exhibit I.A.2 Aerial Map".

3. Surrounding Properties within a ¼ mile radius:

a) Existing Zoning:

GR-1 Rural Residential – Firehouse

"See Exhibit I.A.3.a. - Zoning Map".

b) Surrounding Zoning within a ¼ Mile Radius:

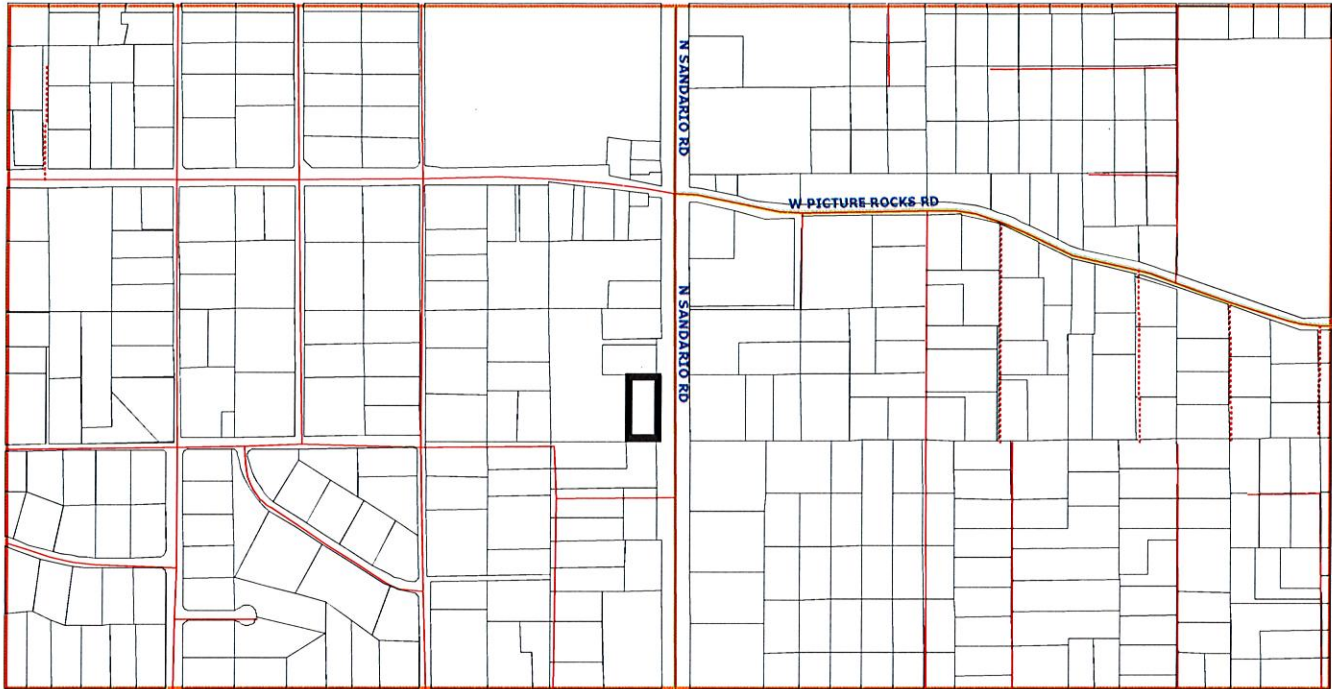
North: CB-1; Commercial

South: CB-1; Commercial

East: GR-1; Residential (Vacant)

West: CB-1; Commercial (Vacant)




Exhibit I.A.1: Location and Vicinity Map

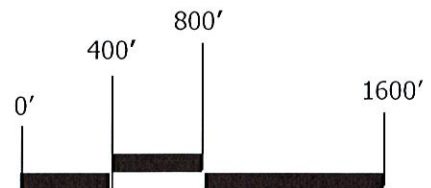


Pima County Assessor's Parcel Number is 213070140



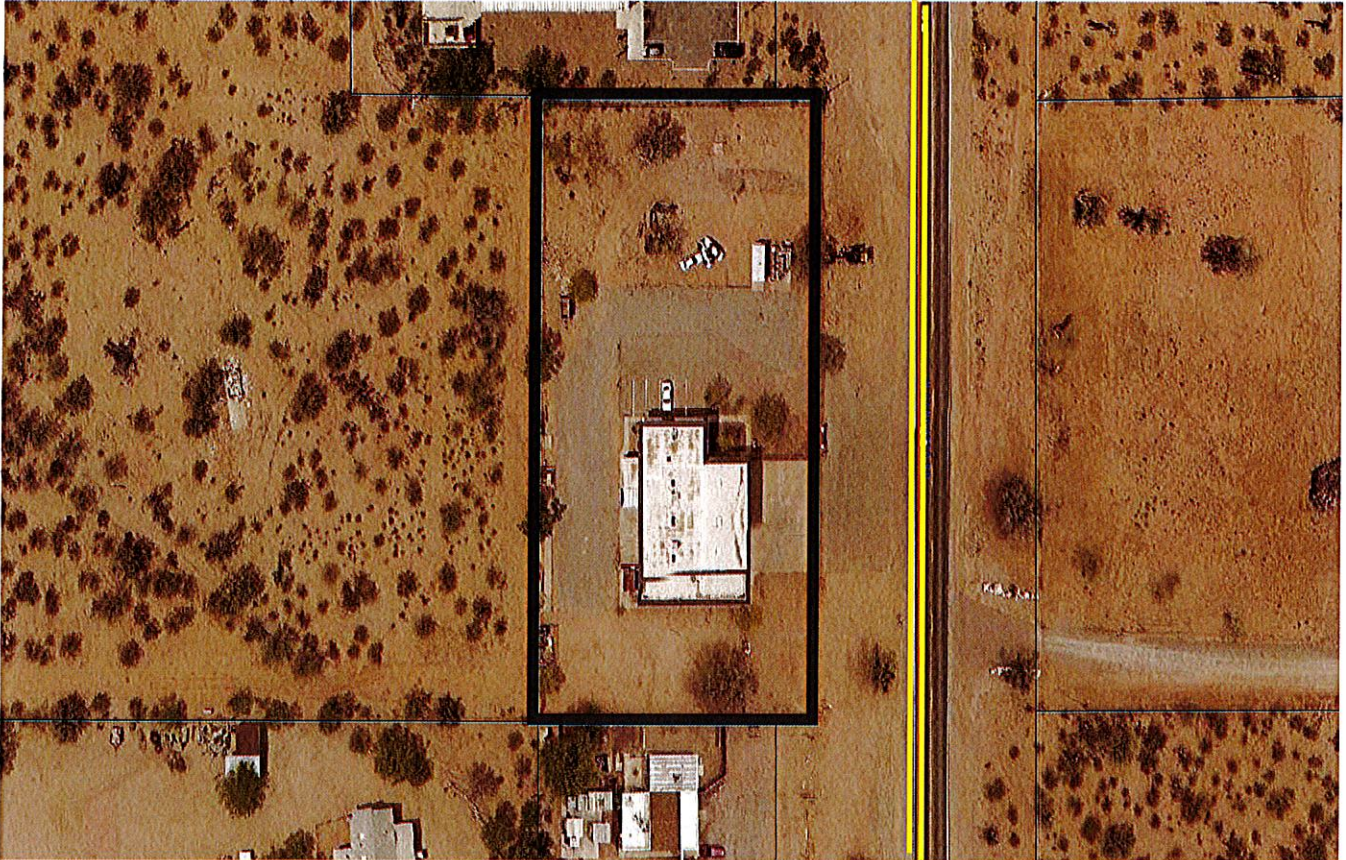
Legend

-  Rezone Boundary
-  Streets
-  Township, Range Section






Source: Mapguide, Pima County Transportation Department, GIS Division, 2018

Exhibit I.A.2: Aerial Context



Legend

-  Major Streets
-  Streets
-  Rezone Boundary

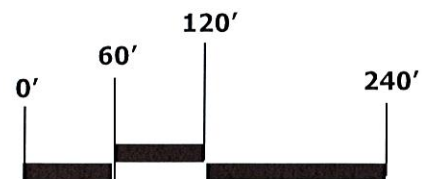
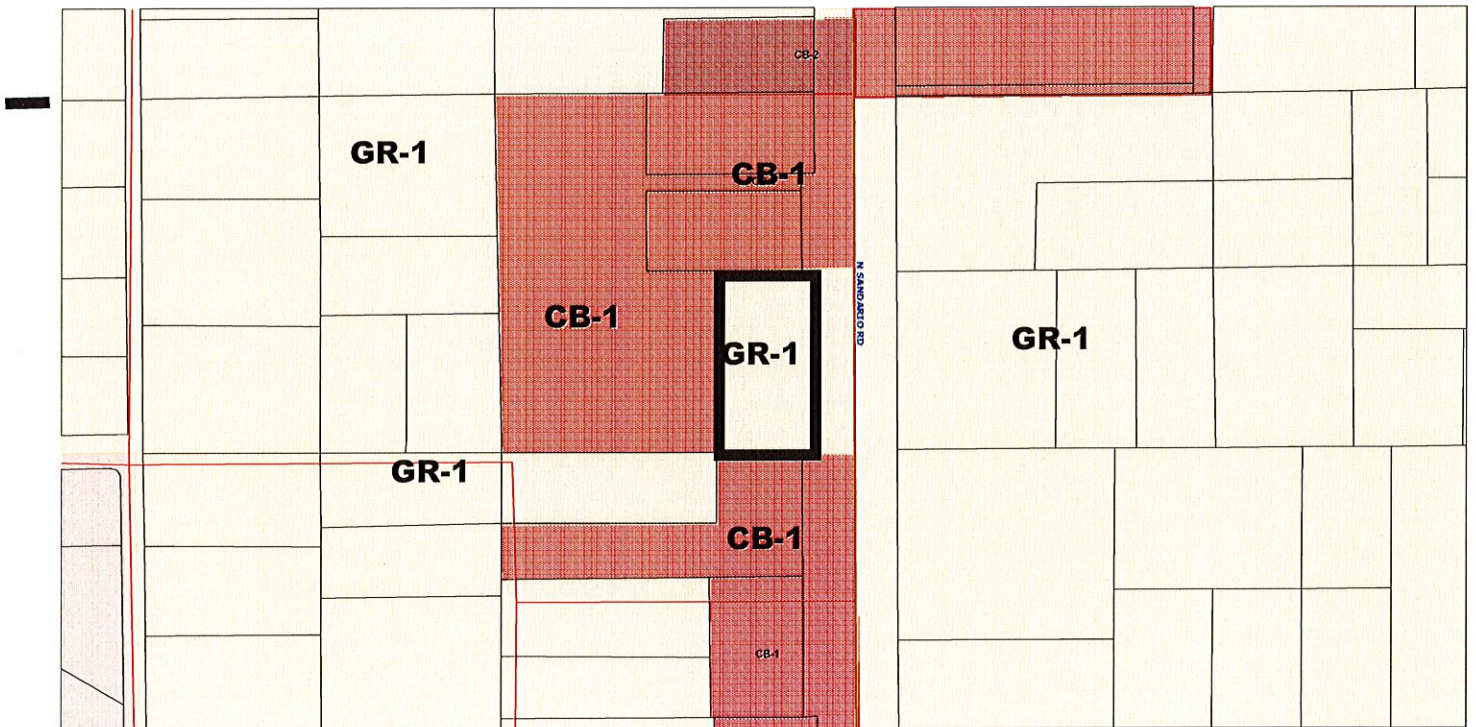

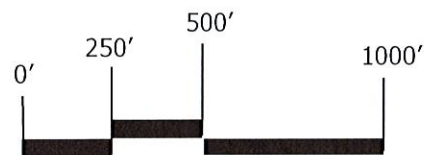


Exhibit I.A.3a: Existing Zoning



Legend

 Rezone Boundary



c) Surrounding Buildings:

The area is comprised of one-story structures and vacant land

4. Land Use:

a) Surrounding Land Use within a ¼ mile radius:

North: Rural Crossroads (RX) & Medium Intensity Rural (MIR)

South: Rural Crossroads (RX) & Medium Intensity Rural (MIR)

East: Rural Crossroads (RX) & Medium Intensity Rural (MIR)

West: Rural Crossroads (RX) & Medium Intensity Rural (MIR)

"See Exhibit I.A. 4.a Existing Land Uses and Exhibit I.A. 3.b.i Surrounding Comprehensive Land Use Plans"

b) Building Heights:

Structures within a ¼ mile from the site are a combination of single family residential, and commercial with heights from one to two stories – 12.0' – 20.6'.

c) Pending Rezoning Within ¼ of a Mile:

Currently, there are no pending rezonings within ¼ of a mile from the project site.

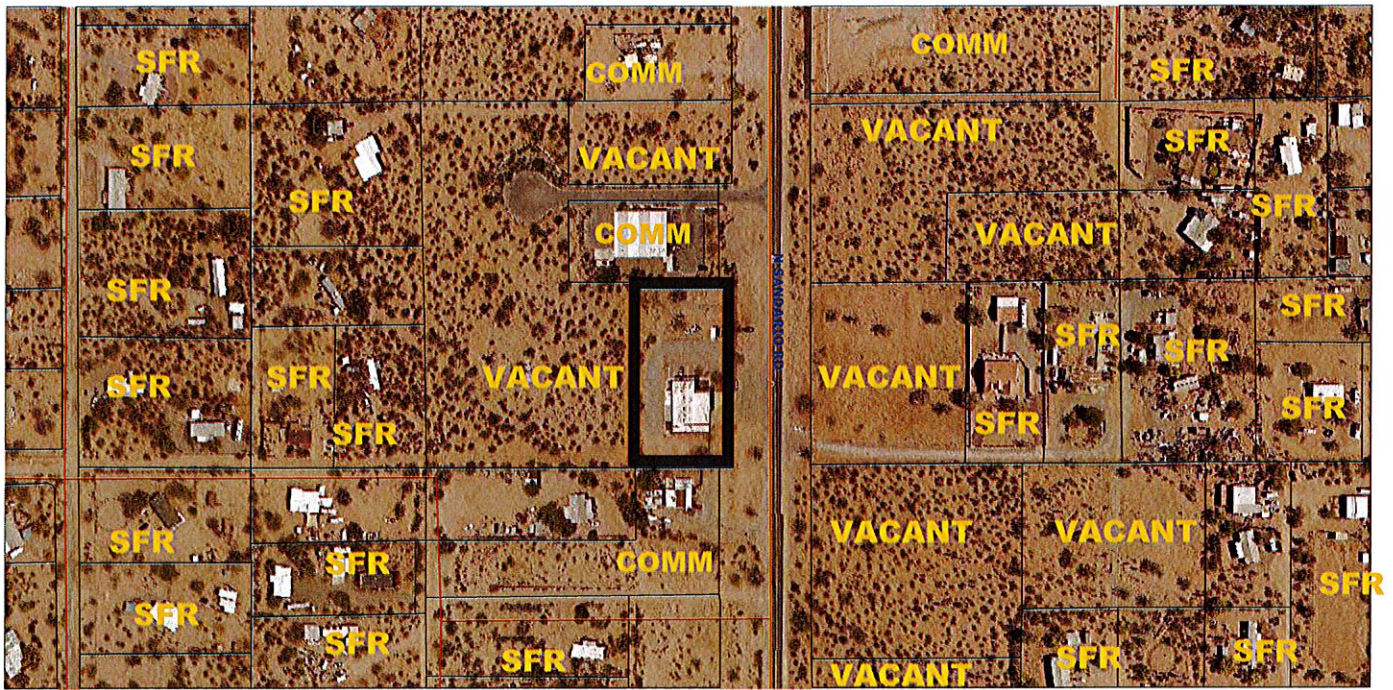
d) Subdivisions / Development Plans Approved:

Case No. Co7-07-10, D.P.

CoSW 88-34

e) Architectural Styles used in Adjacent Projects:

Most of the developments around the Subject Property were built over twenty years ago. They consist mainly of stucco style finishes or manufactured homes with siding roof styles are mostly pitched and parapet roofs with at least one mansard roof. These are mainly residential, with commercial retail & restaurant. The most recent project, built within the past decade was retail and is a metal building atop a masonry pony wall with glass storefront.



Legend

—— Rezone Boundary

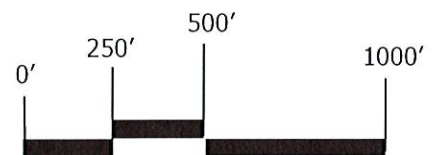


Exhibit I.A.4b: Surrounding Comprehensive Land Use Plans



Legend

 Rezone Boundary



B. TOPOGRAPHY:

1. Topographic Characteristics:

Existing topography at 2.0' contour intervals as shown on "Exhibit I.B.1.-Topography". The site has no significant natural topographic features and is a relatively flat, graded and paved developed parcel with an existing building. For existing conditions, the ground elevation varies by ~6' and slopes in a northwesterly direction with no changes to the existing stormwater flow. The northwest corner elevation is approximately at ~2213' while the southeast elevation is approximately ~2219'.

a. Hillside Conservation Areas:

The site is not located within a Hillside Conservation Area.

b. Rock Outcrops:

There are no rock outcrops on the subject site.

c. Slopes of 15% or greater:

No areas on site contain slopes of 15% or greater.

d. Other Significant Topographic Features:

There are no other significant topographic features.

2. Pre & Post - development Cross Slope:

The average cross slope (ACS) for the entire property is approximately 2.8% based on undeveloped grades. The average cross slope was calculated by using the formula below:

$$\text{Average Cross Slope} = \frac{2 \times L \times 0.0023}{A}$$

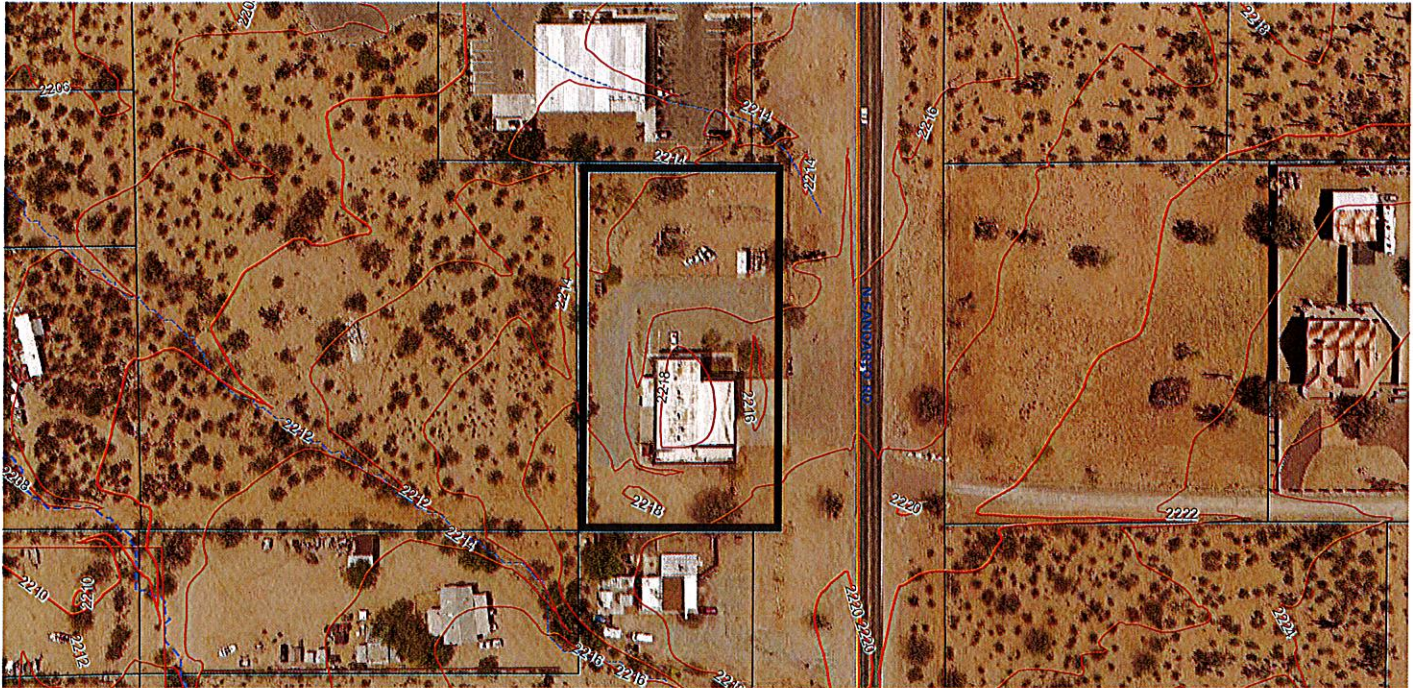
Where I = Contour Interval

L = Total Length of Contours

0.0023 = conversion of "square feet" into
acres x 100"

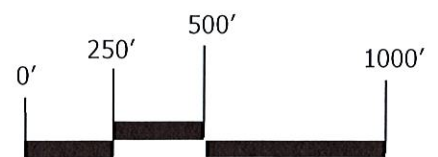
A = Total Site Area in Acres

Exhibit I B 1: Topography



Legend

-  Rezone Boundary
-  2' Contour Line
-  10' Contour Line



The cross slope for the entire parcel is as follows:

$$CS = \frac{2.0 \times 1,356 \times 0.0023}{3.02} = 2.1\%$$

The grades are conducive to the development. Given this measured cross slope, the project site is not subject to any development limitations.

C. HYDROLOGY:

1. Offsite Watersheds & Offsite Features Affecting the Site:

The Subject Property is potentially affected by a .05' sheet flow designation, existing and future peaks will be the same, no new impervious cover.

2. Onsite Hydrology:

The existing condition for the Subject Property is presently developed land with an existing building. The flow is from the southeast in a northwesterly direction. The site does not receive runoff from offsite watersheds except small amounts from adjacent rights-of-way.

On-site detention – retention is not required for this project because it has No new impervious surfaces structures. There is no riparian habitat within the project limits.

D. VEGETATION:

1. Vegetative Communities and Associations on the Site:

The Subject Property was previously developed in 1988 and is being re-developed in 2020. It has an existing building, paving, sidewalks, curbing and landscape areas. There are some saguaros and ironwoods that were part of the original landscape plan onsite. These are to be preserved in place per the NPPP and Landscape Plans to be submitted with the Development Plan post rezoning approval.

This site is effectively flat topography most of which has been graded and has little natural vegetation. There is drought tolerant vegetation as part of the prior approved Landscape Plan, characterized by planted bufferyards along the perimeter and onsite trees and shrubs. The limited existing vegetation assists in screening, buffering and adds to the scenic values of the Subject Property.

There is no portion of the Subject Property within the boundaries of the CLS. There are no Important Riparian Areas or washes that carry a 100-year flow of ≥ 250 cfs present within the Subject Property. Neither is the site within or in close proximity to a Critical Landscape Linkage.

E. WILDLIFE:

2. Exhibit I-E-1: Arizona Game & Fish Department Letter, Phoenix Office:

An online report from the Phoenix Regional Office of the Arizona Game & Fish Department is included in this report, "*See Exhibit I.E.1 - Arizona Game & Fish Department*".

The Site does not fall within a Critical Habitat Area or a Draft Recovery Zone of the cactus ferruginous pygmy-owl, (*Glucidium brasilianum cactorum*), a species listed as endangered under the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 et seq.).

Furthermore, the letter states that their records indicate that there is no special status species in the vicinity of this project (3-mile radius).

"See attached report, no areas to be mapped, map excluded."

Arizona Environmental Online Review Tool Report



Arizona Game and Fish Department Mission

To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:

6625 north Sandario road Tucson

Project Description:

6625 north Sandario road

Project Type:

Development Within Municipalities (Urban Growth), Residential single dwelling and associated infrastructure, Maintenance/expansion/rehabilitation of existing facilities

Contact Person:

Jeff Stewart

Organization:

Steadfast

On Behalf Of:

PRIVATE

Project ID:

HGIS-09960

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented **population of species of special concern**.
4. HabiMap Arizona data, specifically **Species of Greatest Conservation Need (SGCN)** under our State Wildlife Action **Plan (SWAP)** and **Species of Economic and Recreational Importance (SERI)**, represent potential species **distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.**

Locations Accuracy Disclaimer:

Project locations are **assumed to be both precise and accurate for the purposes of environmental review**. The creator/owner of the **Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.**

Recommendations Disclaimer:

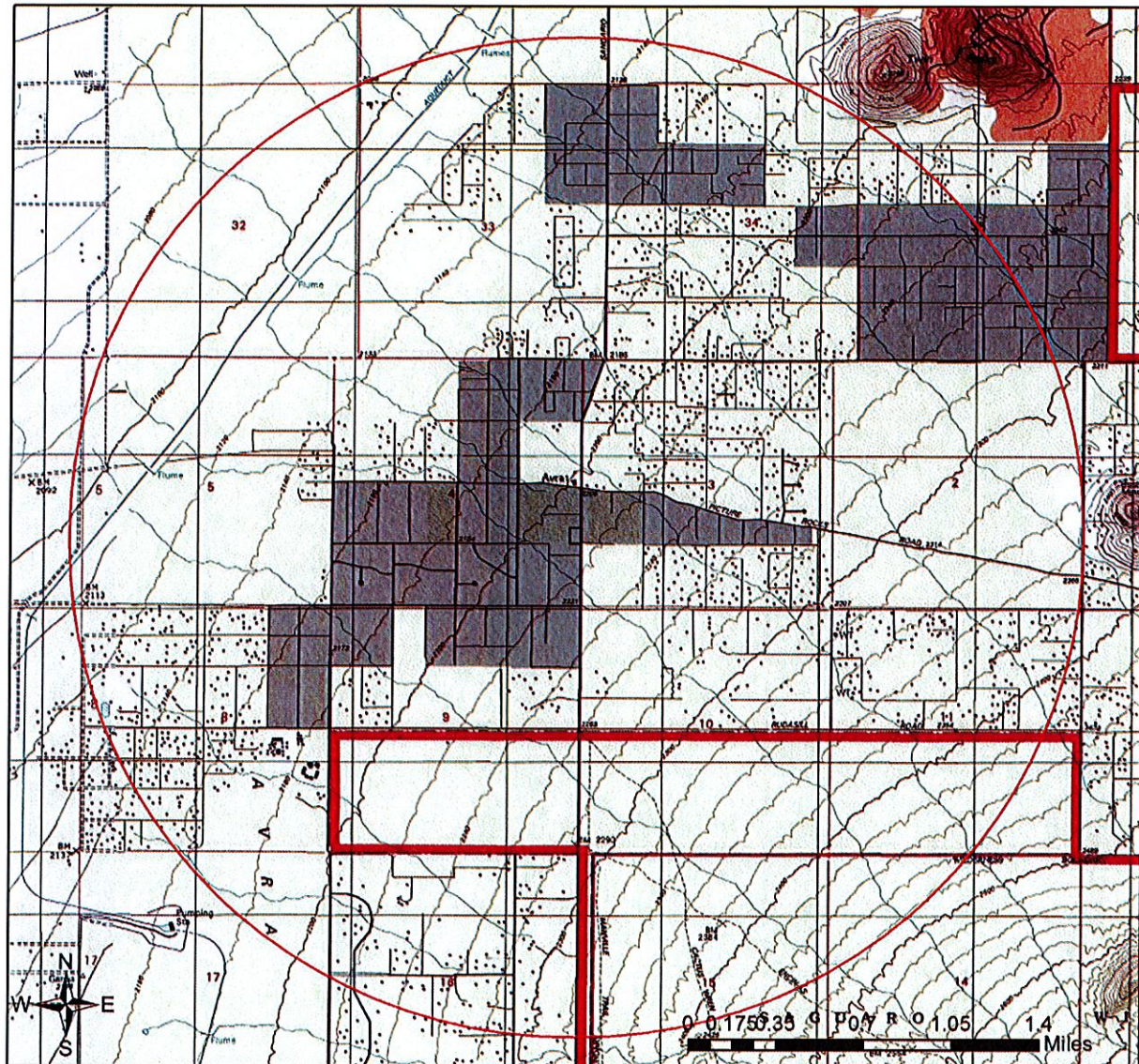
1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:

Project Evaluation Program, Habitat Branch
Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086-5000
Phone Number: (623) 236-7600
Fax Number: (623) 236-7366
Or

PEP@azgfd.gov

6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

6625 north Sandario road Tucson USA Topo Basemap With Locator Map



- ☐ Project Boundary
- ☐ Buffered Project Boundary

Project Size (acres): 1.95

Lat/Long (DD): 32.3249 / -111.2186

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T13S, R11E

USGS Quad(s): AVRA

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

