



## **BOARD OF SUPERVISORS AGENDA ITEM REPORT**

**Requested Board Meeting Date:** August 17, 2020

**Title:** P20CU00003 CLARK - W. AJO HIGHWAY

### **Introduction/Background:**

This is a request for a Type II Conditional Use Permit (CUP) for a Feed Store along W. Ajo Highway in Three Points.

### **Discussion:**

The proposed Type II CUP for a Feed Store is on approximately 3.56 acres located at 16550 W. Ajo Highway. The property is zoned GR-1 (Rural Residential). The Conditional Use Permit will allow the use of a Feed Store in an existing structure currently on the property along with a hay barn as depicted in the site plan.

### **Conclusion:**

Staff has received several phone calls of support and two members of the public spoke in support of the permit request at the public hearing.

### **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

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

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

Department Director Signature/Date:  7/22/2020

Deputy County Administrator Signature/Date:  7/24/2020

County Administrator Signature/Date:  7/24/20

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**PIMA COUNTY**  
DEVELOPMENT SERVICES

**TO:** Honorable Sharon Bronson, Supervisor, District #3  
**FROM:** Chris Poirier, Deputy Director *Bob Tom Draszowski*  
Public Works-Development Services Department-Planning Division  
**DATE:** July 15, 2020  
**SUBJECT:** P20CU00003 CLARK – W. AJO HWY  
(Conditional Use – Type II – Feed Store)

The above referenced Conditional Use Permit is within your district and scheduled for the Board of Supervisors' **MONDAY, August 17, 2020** hearing.

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**REQUEST:** Conditional Use – Feed Store

**OWNER:** Brenda Jean Clark  
16550 W Ajo Highway  
Tucson, Arizona 85735

**AGENT:** Daniel Flores  
16550 W Ajo Highway  
Tucson, AZ 85735

**DISTRICT:** 3

**STAFF CONTACT:** Nick Coussoulis, Senior Planner

**PUBLIC COMMENT TO DATE:**

Staff has received several phone calls of support. There were no letters of objection received.

**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 (CLS):** The subject property is designated as Agricultural Inholdings within the CLS.

TD/NC/ds  
Attachments



## **BOARD OF SUPERVISORS MEMORANDUM**

Subject: P20CU00003

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### **FOR AUGUST 17, 2020 MEETING OF THE BOARD OF SUPERVISORS**

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: July 15, 2020

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

#### **CONDITIONAL USE PERMIT**

#### **P20CU00003 CLARK – W. AJO HWY**

Request of Brenda Clark, represented by Daniel Flores, located at 16550 W. Ajo Highway, in the GR-1 (Rural Residential) zone for a Type II Conditional Use Permit for a Feed Store, in accordance with Section 18.14.030 of the Pima County Zoning Code. Staff and the Hearing Administrator recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.** (District 3)

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#### **Summary of the Hearing Administrator Meeting (June 29, 2020)**

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on June 29, 2020. The applicant presented the case to the hearing administrator and answered all of his questions.

Two members of the public attended the hearing, both of whom elected to speak on the matter and express their strong support for the application. Both speakers indicated that the proposed store was greatly needed in the area, given the volume of livestock properties in the region. The applicant was already viewed as a valuable business figure in their community who had established a reputation for great and considerate customer service and delivery. The location of the new store near the intersection of W. Ajo Highway (State Hwy. 86) and S. Sasabe Road (State Hwy. 286) was viewed as a convenient location for all concerned.

Staff indicated that one phone call of support had also been received. After hearing all of the above, the Hearing Administrator closed the public hearing and verbally indicated his intention to recommend approval of the application to the Board of Supervisors.

After visiting the subject property and considering the facts and testimony presented at the public hearing, together with the written materials submitted by the applicant and neighbors, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a

P20CU00003

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feed store. 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 standard and special conditions:

*Standard Conditions & Requirements per the Pima County Zoning Code*

1. A feed store is allowed in the GR-1 Zone as a conditional use per Section 18.14.030.

*Special Conditions Recommended by the Hearing Administrator*

1. This conditional use permit is for the operation of feed store, together with its normal and customary ancillary activities. A new hay barn is specifically authorized as part of this approval.
2. Any desired expansion of the feed store operation (inclusive of the future hay barn), by more than twenty-five percent (25%) of the total under-roof building area, shall require a new CUP, public notice, and public hearing process.
3. No other non-residential or commercial uses are implied or approved for the property other than those specific ones described above.
4. No formal Development Plan or Site Construction Permit shall be required. The applicant shall submit a more formal site plan, drawn to scale and indicating all existing and proposed structures, to the Pima County Chief Zoning Inspector, who is then tasked with reviewing it, coordinating as needed with other County reviewing departments, and for determining any related permits necessary to ensure compliance with all applicable codes.
5. Prior to the construction of the proposed hay barn, the stacking of hay products shall not exceed twenty-four feet (24') in height.
6. The use of alternative materials, such as gravel, are permitted for the vehicular circulation and parking areas on the property.
7. Any proposed outdoor lighting shall be in compliance with the Pima County Outdoor Lighting Code.
8. The applicant/owner shall obtain a Floodplain Use Permit (FUP) from the Pima County Regional Flood Control District.
9. The applicant/property owner accepts responsibility for the maintenance, safety, and liability of all privately owned roads on the site.
10. The applicant shall duly coordinate with the Arizona Department of Transportation (ADOT) and shall adhere to any separate requirements established by same. Some form of written evidence of this coordination (e.g. email) shall be furnished to Pima County during the above site plan review and permitting process.

TD/NC/ds  
Attachments

cc: Brenda Clark, 16550 W Ajo Hwy, Tucson, AZ 85735  
Daniel Flores, 16550 W Ajo Hwy, Tucson, AZ 85735  
Tom Drzazgowski, Chief Zoning Inspector Pima County Development Services  
P20CU00003 File

GR-1  
RESIDENTIAL

W. AJO HWY  
EASEMENT

EASEMENT

EASEMENT

DRIVE WAY

433.36 FT

ENF FEEDS

16550 W AJO HWY (8535)

Parcel #

208660020

PIMA COUNTY AZ


PARKING CALCS:


7 SPACES


EA. SPACE = 9X20

TOTAL PARKING AREA = 1260 FT<sup>2</sup>

LANDSCAPING CALCS:

 = STATE LAND

 = 40' NATURAL DESERT  
Vegetation Bufferyard

 = 63X20 GRAVEL PARKING  
Including ACCESS/DRIVE

NOTES:

1) ZONING: GR-1. This project  
will require A CONDITIONAL  
USE permit.

2) Use: Retail sale of Hay &  
Feed supplies

3) Size of Parcel: Approx  
3.56 ACRES

4) TAX CODE NO: ZC8-66-0020

5) PROPOSED FIX UNITS: 2

6) SERVICING WATER CO:

THIM  
ELECTRIC PROVIDED BY  
TRICO

7) PROPERTY IS FENCED  
IN ON ALL SIDES BY  
COUNTY PER COUNTY REGS

8) STORE IS AN EXISTING  
PERM STRUCTURE  
(BRICK & MORTAR)

9) SEWER: SEPTIC

130 FT

174 FT

FIG A

ACCESS

20 FT

292 FT

GARAGE

STORE

70

41 FT

158 FT

49.50

75.74

380.17 FT

STATE LAND

366.43 FT

STATE LAND



FIG A  
PROPOSED,  
HAY BARN & STORAGE  
ROOM

NOTE!  
NO SCALE,  
FIGURE DRAWN  
FOR CLARIFICATION

PROPOSED  
HAY STORAGE  
20x60x14





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# MEMORANDUM

## PUBLIC WORKS - DEVELOPMENT SERVICES

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### **FOR BOARD OF SUPERVISORS AUGUST 17, 2020 PUBLIC HEARING**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Jim Portner, Hearing Administrator

**DATE:** July 7, 2020

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**DOCUMENT:** P20CU00003

#### **CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:**

Request of Daniel Flores, on property located at **16550 W. Ajo Highway**, in the GR-1 (Rural Residential) Zone, for a **Type II Conditional Use Permit for a Feed Store**, in accordance with Section 18.41.030 of the Pima County Zoning Code. (District 3)

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#### **CASE BACKGROUND AND PARTICULARS**

This is a request to establish a feed store on the subject property. The proposed store's office and grain/feed/hay storage uses can all be accommodated within the existing structures already on the property. A new hay barn is also proposed for the permanent storage of hay. These uses will occupy and very small portion of the 3.4-acre property and be well set back from the surrounding properties.

#### **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 June 29, 2020. The applicant presented the case to the hearing administrator and answered all of his questions.

Two (2) members of the public attended the hearing, both of whom elected to speak on the matter and express their strong support for the application. Both speakers indicated that the proposed store was greatly needed in the area, given the volume of livestock properties in the region. The applicant was already viewed as a valuable business figure in their community who had established a reputation for great and considerate customer service and delivery. The location of the new store near the intersection of W. Ajo Highway (State Hwy. 86) and S. Sasabe Road (State Hwy. 286) was viewed as a convenient location for all concerned.

Staff indicated that it had received one (1) phone call of support.

After hearing all of the above, the Hearing Administrator closed the public hearing and verbally indicated his intention to recommend approval of the application to the Board of Supervisors.

#### HEARING ADMINISTRATOR'S COMMENTS

The Hearing Administrator is in full support of this application and is gratified that the support of the surrounding property owners appears to be strong.

The submitted materials contain a hand-drawn site plan showing minimal impact or disturbance on the property. The recommended *Special Conditions* clarify a simplified review & permitting process for the project and specifically declare that the more involved *Development Plan* and/or *Site Construction* permit processes are not warranted in this case. The remainder of the *Special Conditions* address certain routine operational and general requirements.

#### HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and considering the facts and testimony presented at the public hearing, together with the written materials submitted by the applicant and neighbors, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a feed store. 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 standard and special conditions:

#### Standard Conditions & Requirements per the Pima County Zoning Code

1. A feed store is allowed in the GR-1 Zone as a conditional use per Section 18.14.030.

#### Special Conditions Recommended by the Hearing Administrator

1. This conditional use permit is for the operation of feed store, together with its normal and customary ancillary activities. A new hay barn is specifically authorized as part of this approval.
2. Any desired expansion of the feed store operation (inclusive of the future hay barn), by more than twenty-five percent (25%) of the total under-roof building area, shall require a new CUP, public notice, and public hearing process.
3. No other non-residential or commercial uses are implied or approved for the property other than those specific ones described above.
4. No formal Development Plan or Site Construction Permit shall be required. The applicant shall submit a more formal site plan, drawn to scale and indicating all existing and proposed structures, to the Pima County Chief Zoning Inspector, who is then tasked with reviewing it, coordinating as needed with other County reviewing departments, and for determining any related permits necessary to ensure compliance with all applicable codes.

5. Prior to the construction of the proposed hay barn, the stacking of hay products shall not exceed twenty-four feet (24') in height.
6. The use of alternative materials, such as gravel, are permitted for the vehicular circulation and parking areas on the property.
7. Any proposed outdoor lighting shall be in compliance with the Pima County Outdoor Lighting Code.
8. The applicant/owner shall obtain a Floodplain Use Permit (FUP) from the Pima County Regional Flood Control District.
9. The applicant/property owner accepts responsibility for the maintenance, safety, and liability of all privately owned roads on the site.
10. The applicant shall duly coordinate with the Arizona Department of Transportation (ADOT) and shall adhere to any separate requirements established by same. Some form of written evidence of this coordination (e.g. email) shall be furnished to Pima County during the above site plan review and permitting process.

### **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 the nearby private properties as *Medium Intensity Rural (MIR)*, the purpose of which is to provide designated areas for densities consistent with rural settlements in reasonable proximity to Rural Crossroads, arterials, and suburban areas.

It is the Hearing Administrator's position that the proposed feed store is wholly consistent with the purpose of the *MIR* district, especially in this particular instance where it is in such close proximity to W. Ajo Highway (State Route 86) and S. Sasabe Road (State Route 286). The proposed use is greatly needed in the area and will be located within the established commercial core that characterizes the intersection of the above two State highways.

- 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 operated in conformance with the above recommended *Special Conditions*, will satisfactorily safeguard the adjacent properties and their permitted uses of same.

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

The site has direct access to W. Ajo Highway (State Route 86), which is a paved, public street and a designated major route on the County's *Major Streets & Routes Plan*. 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 addressed accordingly by staff at the time of site plan review and permitting.

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.

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

Hours of operation are found to not be an issue in this instance.

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

Required landscape buffers, etc. shall be addressed by staff at the time site plan review and permitting.

## **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 subject property is designated as **AGRICULTURAL INHOLDINGS** within the MMB-CLS.

### **Staff Commentary on Biological Impacts**

Staff has reviewed this application and finds that the area of the site being devoted to the new feed store has already been wholly disturbed by the existing structures thereon. As long as the site is developed in conformance with the submitted conceptual site plan and the recommended special conditions, then: 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. No additional material impacts will result from the approval this conditional use permit.

### **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 Priority Conservation Area (PCA) No. 23 for this species.

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

**Pima Pineapple Cactus.** The subject property is located within the Priority Conservation Area (PCA) for this species.

**Needle-Spined Pineapple Cactus.** The subject property is located within an 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 RECOMMENDATION:**





The Department of Transportation has reviewed this application and provided specific comments; these have been addressed in recommended Special Condition Nos. 9 & 10.

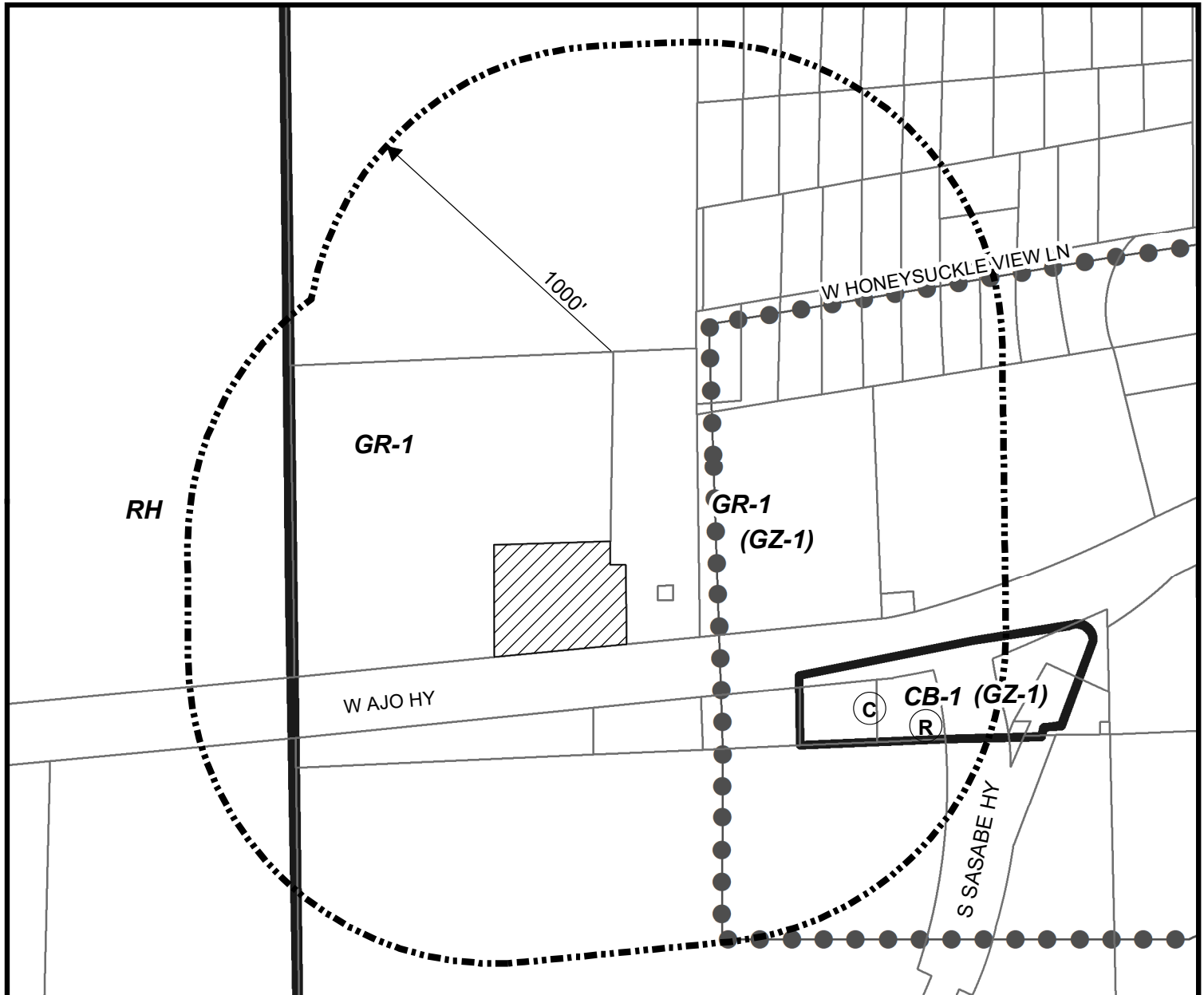
attachments

cc: Carla Blackwell, Director, Development Services  
Dan Ice, Chief Building Official  
Chris Poirier, Planning Official  
Tom Drzazgowski, Chief Zoning Inspector  
Lauren Ortega, DSD/DOT  
Ann Moynihan, RFCD  
Brenda Jean Clark, Owner  
Daniel Flores, Applicant

**P20CU00003 CLARK - W. AJO HIGHWAY**  
**Parcel(s): 208-66-0020**

**Legend**

-  1000' Notification Area
-  Subject Property
-  Zoning Boundary
-  Gateway Overlay Zone (GZ-1)



0 220 440 880 Feet

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING DIVISION**



Notes: **CONDITIONAL USE PERMIT - TYPE II**

Map Scale: 1:6,000

Map Date: 3/11/2020 - ds





# MEMORANDUM

## PUBLIC HEARING – June 29, 2020

DATE: June 17, 2020

TO: Jim Portner, AICP, Hearing Administrator

FROM: Nick Coussoulis, Senior Planner

SUBJECT: **P20CU00003 CLARK – W. AJO HWY**  
(Brenda Jean Clark – Owner)  
(Daniel Flores – Applicant)  
Type II Conditional Use – Feed Store

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### **LOCATION:**

The subject property, addressed as 16550 W. Ajo Hwy is located in Three Points, across the street from the Three Points Border Patrol Station. The closest major intersection is 1,200 feet east of the subject property at W. Ajo Hwy (State Highway 86) and S. Sasabe Rd (State Highway 286). The property is approximately 3.4 acres, and zoned GR-1 (Rural Residential).

### **SURROUNDING LAND USE OR CONTEXT:**

Zoning in the vicinity is a mix of GR-1, RH, and CB-1 that includes very low to medium density residential rural land. There is also a considerable amount of rural vacant property in the area. Properties range in size from 1 to 40 acres. The Three Points junction is located to the east and the Border Patrol Station is directly south. The nearest feed store is just under two miles east, with the general store and gasoline station at the southeast corner of the highway junction.

### **PUBLIC COMMENT:**

One phone call of support was received.

### **PREVIOUS CASES ON PROPERTY:**

There have been no previous conditional use permits on this parcel.

### **BACKGROUND INFORMATION**

The proposed Type I Conditional Use Permit for a feed store will be on property located at 16550 W. Ajo Hwy as shown in the site plan submitted. The feed store will consist of an existing residential house that has been repurposed for feed storage and customer interaction. In addition, one pole barn structure has been provided for outdoor hay storage. The pole barn is yet to be permitted and constructed. The land has been cleared and all other structures removed with the exception of the single family house. The hay is currently being stacked toward the front of the property. Staff would recommend the hearing administrator consider a height restriction and/or a maximum footprint area in the interim for the hay. Staff finds this recommendation reasonable until the pole barn is constructed in order to maintain a tidy appearance from the road and contain the haystack in an orderly manner.

**DEVELOPMENT SERVICES COMMENTS:**

This is a Type II conditional use permit for a feed store in GR-1 zoning. Feed stores are permitted as a Type II conditional use under conditional uses in GR-1 zoning.

**DEPARTMENT OF TRANSPORTATION**

The site is served directly by Ajo Highway, a paved two-lane roadway identified as State Highway by the Pima County Major Streets Plan. This Type II Conditional Use permit request is to provide feed and grain to the surrounding ranches, boarding facilities, and the local community that have livestock in the surrounding area. At this point and with the limited information provided, parking areas, service building, and circulation cannot be determined. Moreover, it appears that the driveway is a shared access with the adjoining property to the east. The Department of Transportation has no objection to this Conditional Use Permit Request subject the following conditions:

1. A Site Construction permit shall be submitted for review and approval by Development Services Department during the permitting process.
2. The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads.
3. Prior development permitting approval, proof of coordination with Arizona Department of Transportation (ADOT) shall be provided to Pima County Development Services.

**REGIONAL FLOOD CONTROL DISTRICT**

1. The site includes a sheet flood area of one foot depth and also Federal Emergency Special Flood Hazard Area Zone AO1. The District has no objection subject to the following condition.

- a) A Floodplain Use Permit is required.

**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**

Staff has no objection to the Conditional Use Permit request subject to the following conditions:

- This Type II Conditional Use Permit applies to only one feed store and one ancillary hay barn/storage structure as depicted on the site plan.
- Prior to the completed construction of the barn, the hay stack shall not exceed a maximum height of 24 feet.
- Any expansion beyond any size, scale, or intensity shall require an amendment to this Type II Conditional Use Permit by revisiting the Conditional Use Permit procedure.
- Any proposed outdoor lighting or fixtures shall be in compliance with the Pima County Lighting Ordinance.
- Adherence to conditions from Department of Transportation and Regional Flood Control District.

c: Tom Drzazgowski – Chief Zoning Inspector  
Daniel Flores – Applicant

Brenda Jean Clark - Owner



## Conditional Use Permit Application

Property Owner: Brenda Jean Clark Phone: \_\_\_\_\_  
Owner's Mailing Address, City, State & Zip: 16550 W. Ajo Hwy, Tucson, AZ 85735  
Applicant (if different from owner): Daniel Flores Phone: 520-780-3861  
Applicant's Mailing Address, City, State & Zip: 16550 W. Ajo Hwy, Tucson, AZ 85735  
azpanels@hotmail.com  
Applicant's or Owner's Email Address: \_\_\_\_\_  
2058-66-0020  
Property Address or Tax Code: \_\_\_\_\_  
Type of Use Proposed for the Property: Feed Store

Discuss the proposed use and it's compatibility with the surrounding area: \_\_\_\_\_  
The proposed use is to provide feed and grain to the surrounding ranches, boarding facilities, and the local community that have livestock in this rural area.

☒ 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: 3/4/2020



### 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:

16550 W. Ajo Hwy, Tucson, AZ 85735

Property Address

### Type II Conditional Use Permit

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

2-27-20  
Date

### AUTHORIZED BY:

  
Signature of Property Owner

2/27/2020  
Date



201 N. Stone Avenue, 2<sup>nd</sup> 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?
- Any Special Species Management Areas?
2. Is the project in the vicinity of any of the six Critical Landscape Linkages?
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property?
4. Is the project located within the Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl
  - b. Western burrowing owl
  - c. Pima pineapple cactus
  - d. Needle-spined pineapple cactus

### **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?

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.**

16550 West Ajo HWY 85735  
Parcel # 208660020

To whom it may concern,

March 8, 2020

This letter is for the description and the intention of the use of the above address. We are seeking to obtain a Conditional Use Permit Type II for this property. It is a prime location to open a feed store. The main purpose of this feed store will be to broker and supply hay and grain, and any other products sold in a feed store to the surrounding ranches within the general area and to the hobby farmers and to the families in the Robles Junction area involved in farming and livestock.

We will be using the existing structure as the store and office and receiving area for our customers. The existing structure is ample room to store grain and supplies that belong in a feed store. There is electricity (TRICO) already in use and running water, all other structures i.e. mobile homes and storage, have been removed from the property and we can provide updated pictures upon request.

We feel that FNF FEEDS LLC can become a corner stone of the Robles Junction (3 POINTS) community, by bringing in business and educating our customers on proper care for crops but most importantly animals, and a feed store in this location will not only open commerce but will pave the way for good communication among neighbors, in a rural setting as this one. Feed stores are the gathering place for farmers and ranchers alike, it is also a place where clinics can be held for education on said subjects, that can promote proper care of livestock and land.

In conclusion we at FNF FEEDS LLC thank PIMA COUNTY for careful consideration of this application, and thankful for promoting small business in order for our county to grow while remembering our roots. If you have any further questions or feel like you would like to establish communication, please feel free to contact me any time.

Respectfully yours,



Daniel J. Flores  
FNF FEEDS LLC, Owner  
520-780-3861  
azpanels@hotmail.com

(SITE PLAN REVIEW)

16550 W. AJO HWY (PARCEL # 208660020) PIMA CO. 85735

OWNER/BRENDA CLARK (520) 272-7716

PREPARER/LESSEE: DANIEL J. FIORES 2261 W. NEBRASKA ST TUC. AZ 85746  
520-780-3861

AREA WITHIN BOUNDARY = 147,557.33 FT<sup>2</sup>

PERIMETER = 1,564.67 FT

Legal?