BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: January 19, 2021

Title: P20CA00004 DE SANTIAGO - W. YEDRA ROAD PLAN AMENDMENT

Introduction/Background:

The applicant requests an amendment of the Pima County Comprehensive Plan from the Low Intensity Rural (LIR) to Medium Intensity Rural (MIR) land use designation on 4.77 acres located approx. 1200 feet east of the intersection of W. Yedra Road and S. Vahalla Road in the Southwest Planning Area.

Discussion:

The change in land use designation would permit an increase in residential density from 0.3 residences per acre (RAC) to 1.2 RAC, to allow a future rezoning from RH Rural Homestead to GR-1 Rural Residential zoning, to permit a single division of the property to allow two family members to own separate parcels to care for aging parents on the property.

Conclusion:

The site is outside the Maeveen Marie Behan Conservation Lands System, is similar to other approved amendment requests in the region, and is in the Pima Prospers Southwest Focused Development Investment (growth) Area.

Recommendation:

Staff and the Planning and Zoning Commission recommend APPROVAL of the Comprehensive Plan amendment, subject to one rezoning policy to require avoiding development in regulated riparian habitat.

Fiscal Impact:

n/a

Board of Supervisor District:

☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ All

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

Contact: Mark Holden, AICP, Principal Planner Telephone: 520-724-6619

Department Director Signature/Date: Paula S. Blackwell 12-21-2020

Deputy County Administrator Signature/Date: [illegible] 12-23-2020

County Administrator Signature/Date: C. Durkhetbury 12/23/20

PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Sharon Bronson, Supervisor, District 3

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

DATE: December 28, 2020

SUBJECT: **P20CA00004 DE SANTIAGO – W. YEDRA ROAD PLAN AMENDMENT**

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JANUARY 19, 2021** hearing.

REQUEST: For a **Comprehensive Plan amendment** of approximately 4.77 acres from the Low Intensity Rural (LIR) to the Medium Intensity Rural (MIR) land use designation, located approximately 1200 feet east of the intersection of W. Yedra Road and S. Vahalla Road, and **addressed as 7600 W. Yedra Road**.

OWNERS: Tony and Carmen De Santiago
7600 W. Yedra Road
Tucson, AZ 85757-9003

AGENT: Judith De Santiago

DISTRICT: 3

STAFF CONTACT: Mark Holden, Principal Planner

PUBLIC COMMENT TO DATE: As of December 28, 2020, staff has received no public comments.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO A REZONING POLICY (8 – 0, Commissioners Bain and Hook were absent)

STAFF RECOMMENDATION: APPROVAL SUBJECT TO A REZONING POLICY

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

TD/MH/ds
Attachments

PIMA COUNTY
DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P20CA00004

FOR JANUARY 19, 2021 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: December 28, 2020

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

P20CA00004 DE SANTIAGO – W. YEDRA ROAD PLAN AMENDMENT
Tony and Carmen De Santiago, represented by Judith De Santiago, request a **Comprehensive Plan amendment** of approximately 4.77 acres from Low Intensity Rural (LIR) to Medium Intensity Rural (MIR) land use designation, located approximately 1200 feet east of the intersection of W. Yedra Road and S. Vahalla Road, and addressed as **7600 W. Yedra Road**, in Section 21, Township 15 South, Range 12 East, in the Southwest Planning Area. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO A REZONING POLICY** (8-0, Commissioners Bain and Hook were absent). Staff recommends **APPROVAL SUBJECT TO A REZONING POLICY**.
(District 3)

Planning and Zoning Commission Public Hearing Summary (November 25, 2020)
Chairman Johns and staff were present in the hearing room; the remaining seven commissioners participated via telephone as a public health precaution due to the COVID-19 pandemic.

Staff presented information about the proposed Comprehensive Plan amendment to the commission and explained the owners' desire to ultimately rezone the property to split for ownership by family members.

A commissioner asked staff under what circumstances denial of such a request would be considered, and if there should be broader consideration of the land use in this region. Staff responded that there were obvious cases when a request would be recommended for denial (e.g., within the Conservation Lands System, regulated riparian habitat); and, that the region should be examined for an increase in land use intensity, probably during the next Comprehensive Plan update.

The applicant spoke and said that the parcels would be split between two siblings, who would share the care of aging parents on the property. The commission had no questions.

The commission opened the public hearing. No one requested to speak and the commission closed the public hearing.

Commissioner Gungle made a motion to recommend **APPROVAL SUBJECT TO A REZONING POLICY**; Commissioner Becker gave second.

A commissioner asked if this request was eligible for a concurrent plan amendment and rezoning. Staff replied that the subject parcel lacked the appropriate abutting land use designation or zoning of higher intensity that would have permitted a concurrent amendment and rezoning request.

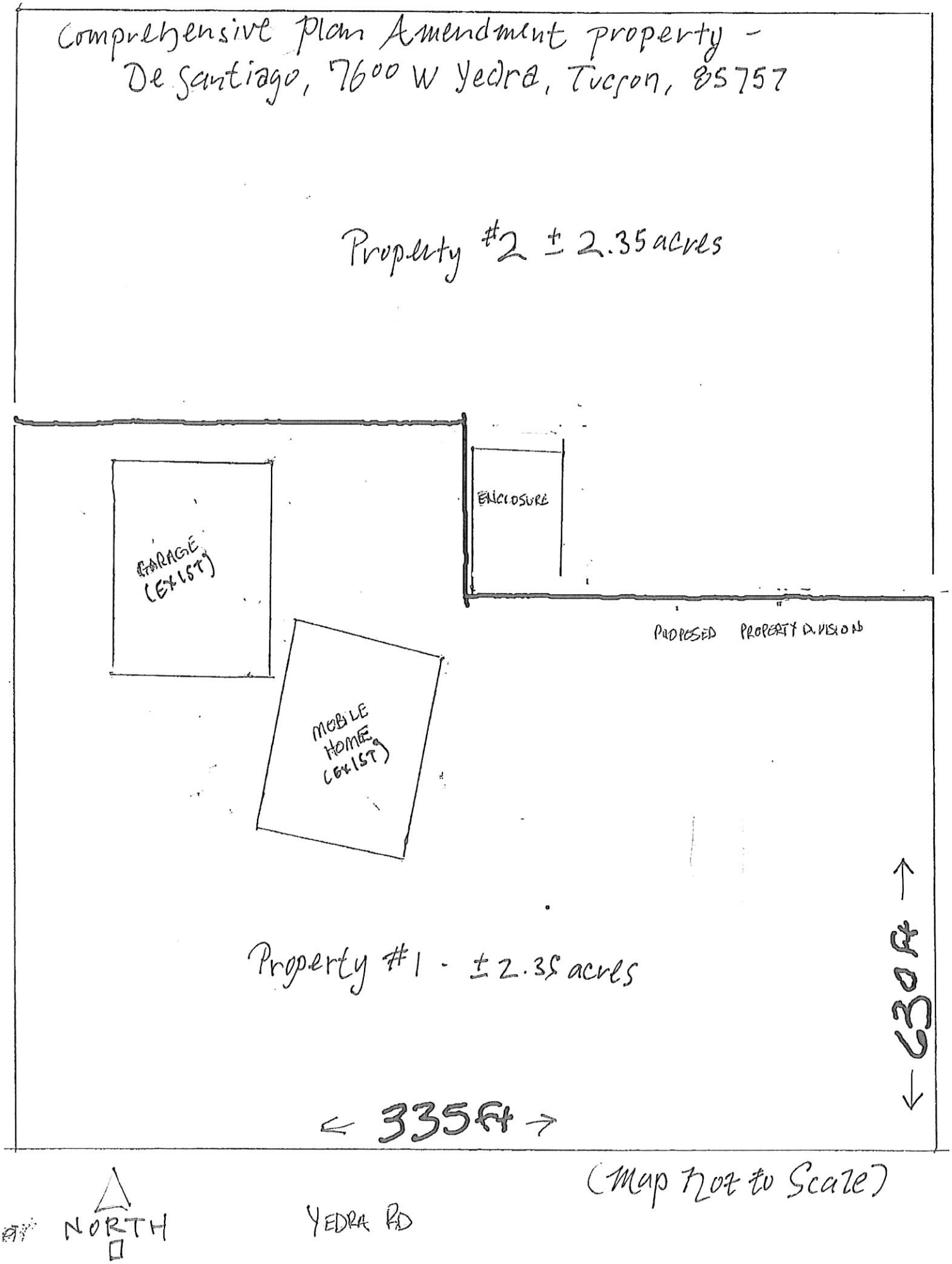
Upon a roll call vote, the motion to recommend **APPROVAL SUBJECT TO A REZONING POLICY** passed (8-0, Commissioners Bain and Hook were absent) as follows:

> The 4.77-acre comprehensive plan amendment property shall be split into north and south parcels at rezoning to avoid and minimize disturbance to Pima County Regulated Riparian Habitat.

TD/MH/ds
Attachments

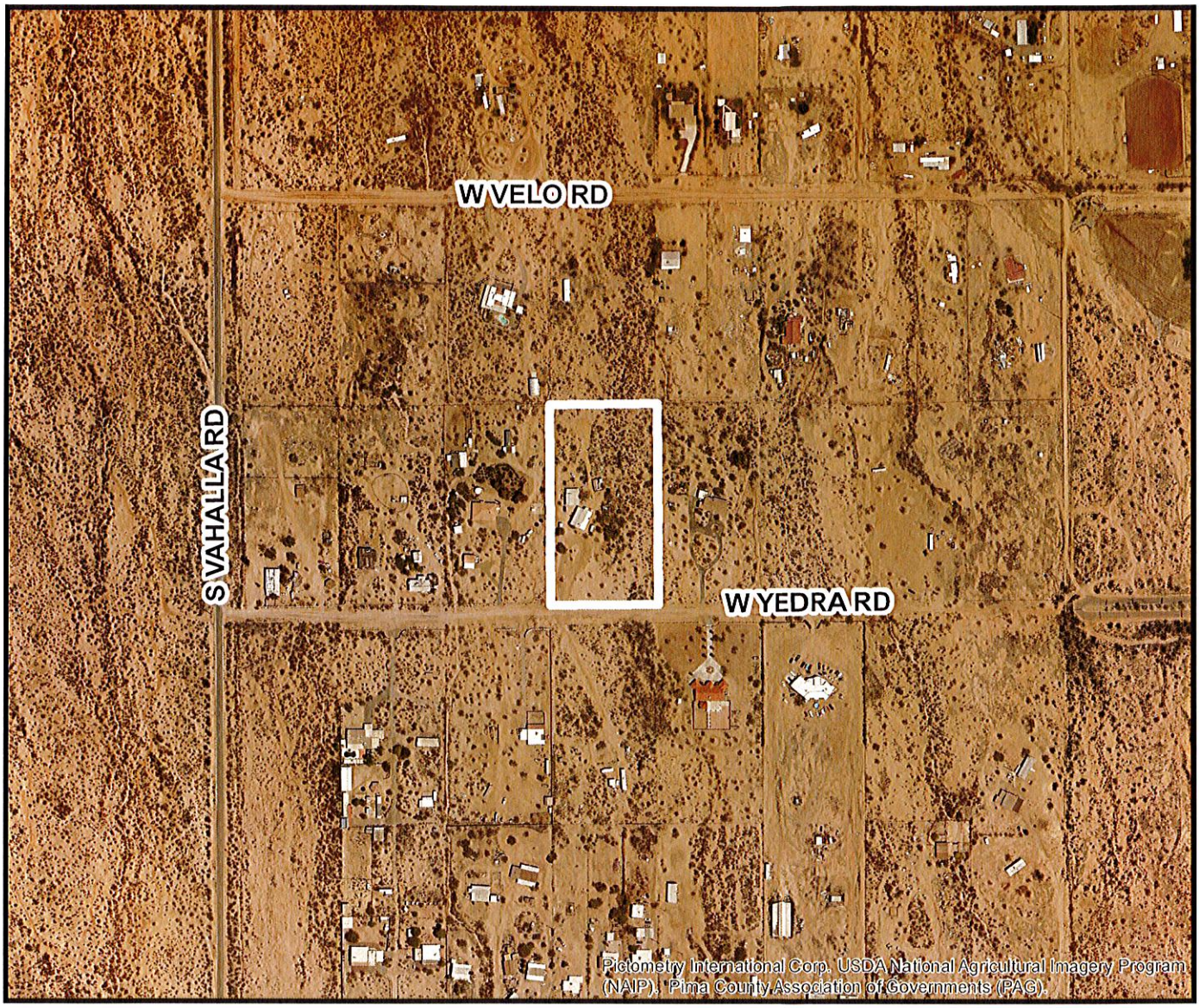
cc: Tony and Carmen De Santiago, 7600 W. Yedra Road, Tucson, AZ 85757-9003
Judith De Santiago
Tom Drzazgowski, Chief Zoning Inspector
P20CA00004 File

Comprehensive Plan Amendment property -
De Santiago, 7600 W Yedra, Tucson, 85757



COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



0 220 440 880 Feet

Taxcode: 210-41-0370	**P20CA00004 DE SANTIAGO - W. YEDRA ROAD PLAN AMENDMENT** Request: Low Intensity Rural (LIR) to Medium Intensity Rural (MIR) 4.77 Acres +/-	Districts 3 Location: Approx 1200 feet east of the intersection of W. Yedra Road and S. Vahalla Road
	Southwest Planning Area under Pima Prospers Section 21, Township 15 South, Range 12 East	North
	Planning and Zoning Commission Hearing: November 25, 2020	Map Scale: 1:6,000
	Board of Supervisors Hearing: January 19, 2021	Map Date: October 21, 2020 / dms

2020 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION
STAFF REPORT

PIMA COUNTY
DEVELOPMENT SERVICES

HEARING DATE	November 25, 2020
CASE	P20CA00002 DE SANTIAGO – W. YEDRA ROAD PLAN AMENDMENT
PLANNING AREA	Southwest
DISTRICT	3
LOCATION	North side of W. Yedra Road, approx. 1,200 feet east of the intersection of W. Yedra Road and S. Vahalla Road, and addressed as 7600 W. Yedra Road
REQUEST	Low Intensity Rural (LIR) to Medium Intensity Rural (MIR) for approx. 4.77 acres
OWNER	Tony & Carmen De Santiago, 7600 W. Yedra Road, Tucson AZ 85757
AGENT	Judith De Santiago

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN:

"We are submitting a Comprehensive Amendment Plan Application to divide this property into two roughly equal lots for the purpose of building a home on each lot. One lot will be the property owners' home and the other lot would be his eldest daughter's home. The current acreage is 4.77, so dividing it into two lots would make each lot about 2.3 acres each. The current land use is designated as Low Intensity Rural which for our intended purposes would need to be changed to Medium Intensity Rural as submitted on the application."

STAFF REPORT:

Staff recommends **APPROVAL** of the proposed Comprehensive Plan amendment to **Medium Intensity Rural (MIR)**. The amendment property is within the Comprehensive Plan Southwest Focused Development Investment Area identified for growth, and outside the Maeveen Marie Behan Conservation Lands System. County departments, agencies and other stakeholders have no objections to the requested amendment. The Regional Flood Control District recommends the following rezoning policy:

The 4.77-acre comprehensive plan amendment property shall be split into north and south parcels at rezoning to avoid and minimize disturbance to Pima County Regulated Riparian Habitat.

Background

The amendment property (hereafter, *property*) is 4.77 acres in area, located in southwestern Tucson about 1.4 miles south of W. Valencia Road and 1,200 feet east of W. Vahalla Road, on the north side of W. Yedra Road. The property is zoned RH (Rural Homestead) and is developed with a single residence and accessory structures. Most of the remainder of the parcel is undeveloped and roughly the eastern half of the property is designated as Xeroriparian C habitat.

The property ranges in elevation from 2,560 feet on the south end to 2,550 feet at the north end, with a gentle grade from south to north; Average Cross Slope is approximately two percent.

The property and surrounding parcels are un-subdivided and have LIR land use and RH zoning, with a few scattered properties that were amended to MIR and subsequently rezoned to GR-1 (Rural Residential) for lot splits. Other smaller parcels in the area that were not rezoned were most likely created prior to the adoption of the RH zone in November 1985. The property is located in a broader region of mixed land uses: there is high-density single-family residential development in the Star Valley Specific Plan area with Planned Development Community (PDC) land use designation to the east; planned and constructed residential subdivisions with mainly CR-3 (Single Residence) and CR-4 (Mixed-Dwelling Type) zoning, and Medium Intensity Urban (MIU) land use designation to the north; undeveloped federal and state lands to the west with RH zoning, and MIU and Resource Sensitive (RS) land use designations; and, Tohono O'odham reservation lands to the south.

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

1a. Growing Smarter Acts
The request is a simple division of property to allow multiple generations of family to live on separately-owned adjacent parcels.

1b. Comprehensive Plan Policies, Special Area Policies, and Rezoning Policies
The property is within Special Area Policy S-29 Southwest Infrastructure Plan (SWIP), to guide provision of infrastructure and services related to transportation, flood control, wastewater and parks. The property is also within the Southwest Focused Development Investment Area (FDIA), designated under the 2015 comprehensive plan update *Pima Prospers* as a growth area identified for a variety of land uses, infrastructure expansion, and multi-modal transportation.

1c. Maeveen Marie Behan Conservation Lands System
The property is outside the Maeveen Marie Behan Conservation Lands System (MMBCLS).

2. Oversights, Inconsistencies, or Land Use Related Inequities/Changes
The property and area immediately surrounding have LIR land use designation, for a gross residential density of 0.3 residences per acre (RAC); the proposed amendment to MIR would increase the density to 1.2 RAC. There were six similar amendment requests approved in this area between 1994 and 2015, the last two being individual requests approved under Pima Prospers. The other smaller parcels in the area created prior to the RH zone would be considered legal non-conforming.

The proposed amendment meets and is supported by comprehensive plan policies, is within a plan-designated growth area, and does not impact MMBCLS areas. The increase in density of one parcel and residence should have negligible effect on surrounding properties.

DEPARTMENT/AGENCY COMMENTS:

Department of Transportation
The department has no comments.

Regional Flood Control District
The entire site is within Federal Emergency Management Agency Special Flood Hazard Area

Zone A. Much of the eastern half of the site is also impacted by Pima County Regulated Riparian Habitat (PCRRH). The applicant has configured the split to provide a building area outside the PCRRH as requested. Due to the presence of the flood hazard and PCRRH, a Floodplain Use Permit is required for development. Therefore the District has no objection, subject to a rezoning policy on splitting the parcels to avoid disturbance to PCRRH.

Regional Wastewater Reclamation Department
The department has no comments.

Environmental Planning Division
The site is located outside of the MMBCLS, but is within the Priority Conservation Area for the Pima Pineapple cactus (*Coryphantha scheeri* var. *robustispina*). A survey for the cactus may be required at the time of rezoning.

Cultural Resources & Historic Preservation Division
The subject property is within a high archaeological sensitivity zone as designated by the Sonoran Desert Conservation Plan. A cultural resources survey may be required as a condition of any future rezoning.

Department of Environmental Quality
The proposed residential properties will use on-site wastewater (septic) systems.

Natural Resources, Parks and Recreation
There are no planned or constructed county trails, nor other county recreational facilities in the vicinity of the comprehensive plan amendment site.

Trico Electric Cooperative
Trico has no comments.

Tucson Unified School District
The district has no comments.

Diablo Village (Metropolitan Southwest) Water District
The district has no comments.

Drexel Heights Fire District
Drexel Heights does not object to this amendment but this area does not have an established water infrastructure to supply fire flow to hydrants. If a land split is approved all structures will be required to meet fire flow for those structures along with access to those structures.

Kitt Peak National Observatory
Kitt Peak Observatory has no comments.

US Fish & Wildlife Service
USFWS has no comments.

San Xavier District, Tohono O'odham Nation / Pasqua Yaqui Nation
Neither tribal nation have comments.

PUBLIC COMMENTS:

As of November 6, 2020, staff has received no public comments regarding this amendment request.

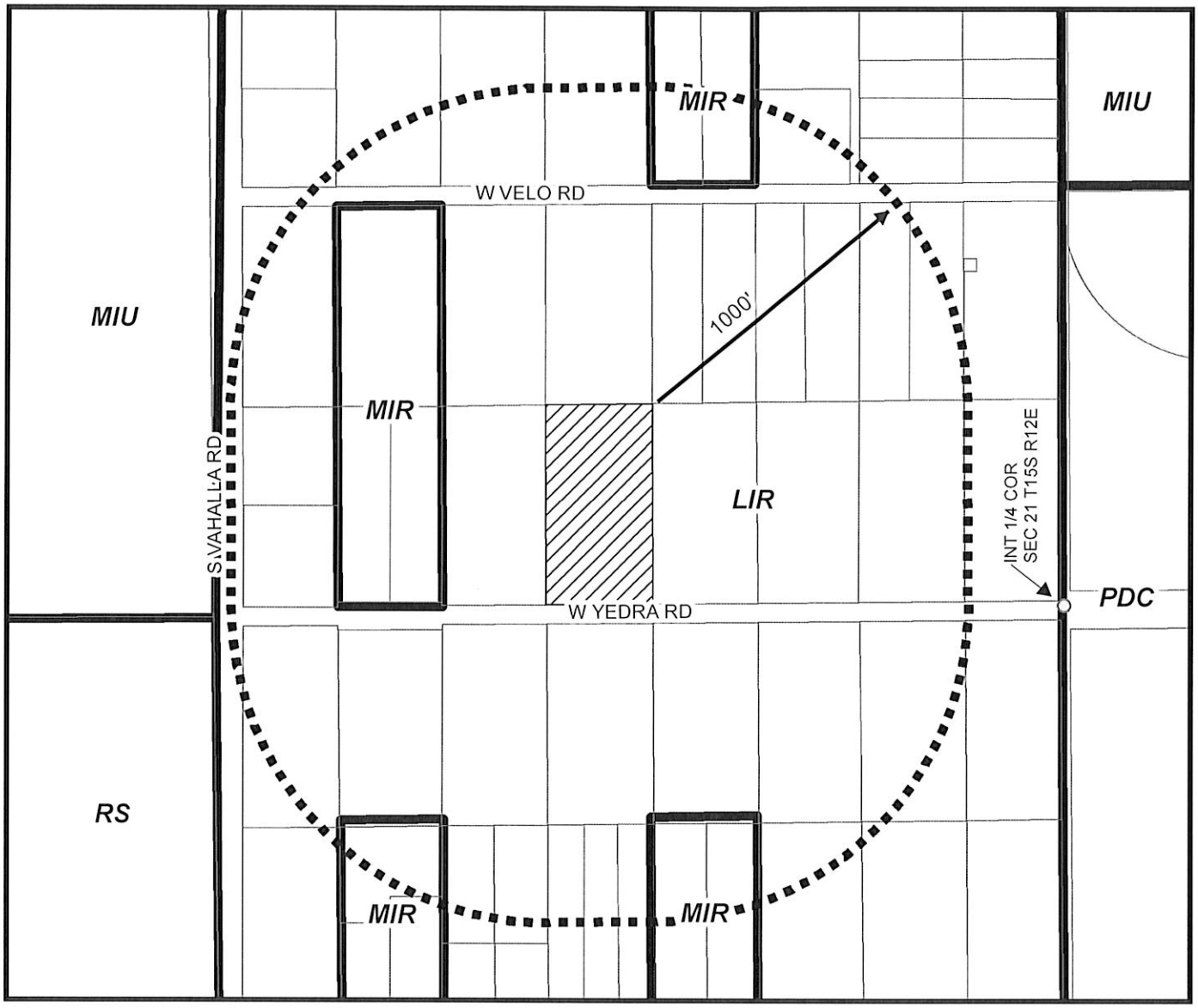
Respectfully submitted,

Mark Holden, AICP
Principal Planner

cc: Judith De Santiago

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



0 220 440 880 Feet

1000' Notification Area Subject Property

Taxcode: 210-41-0370	**P20CA00004 DE SANTIAGO - W. YEDRA ROAD PLAN AMENDMENT** Request: Low Intensity Rural (LIR) to Medium Intensity Rural (MIR) 4.77 Acres +/-	Districts 3 Location: Approx 1200 feet east of the intersection of W. Yedra Road and S. Vahalla Road
	Southwest Planning Area under Pima Prospers Section 21, Township 15 South, Range 12 East	North
	Planning and Zoning Commission Hearing: November 25, 2020	Map Scale: 1:6,000
	Board of Supervisors Hearing: January 19, 2021	Map Date: October 26, 2020 / dms

Current: Low Intensity Rural (LIR)

Objective: To designate areas for residential uses at densities consistent with rural and resource-based characteristics.

- Residential Gross Density: Minimum- none; Maximum- 0.3 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 0.3 RAC

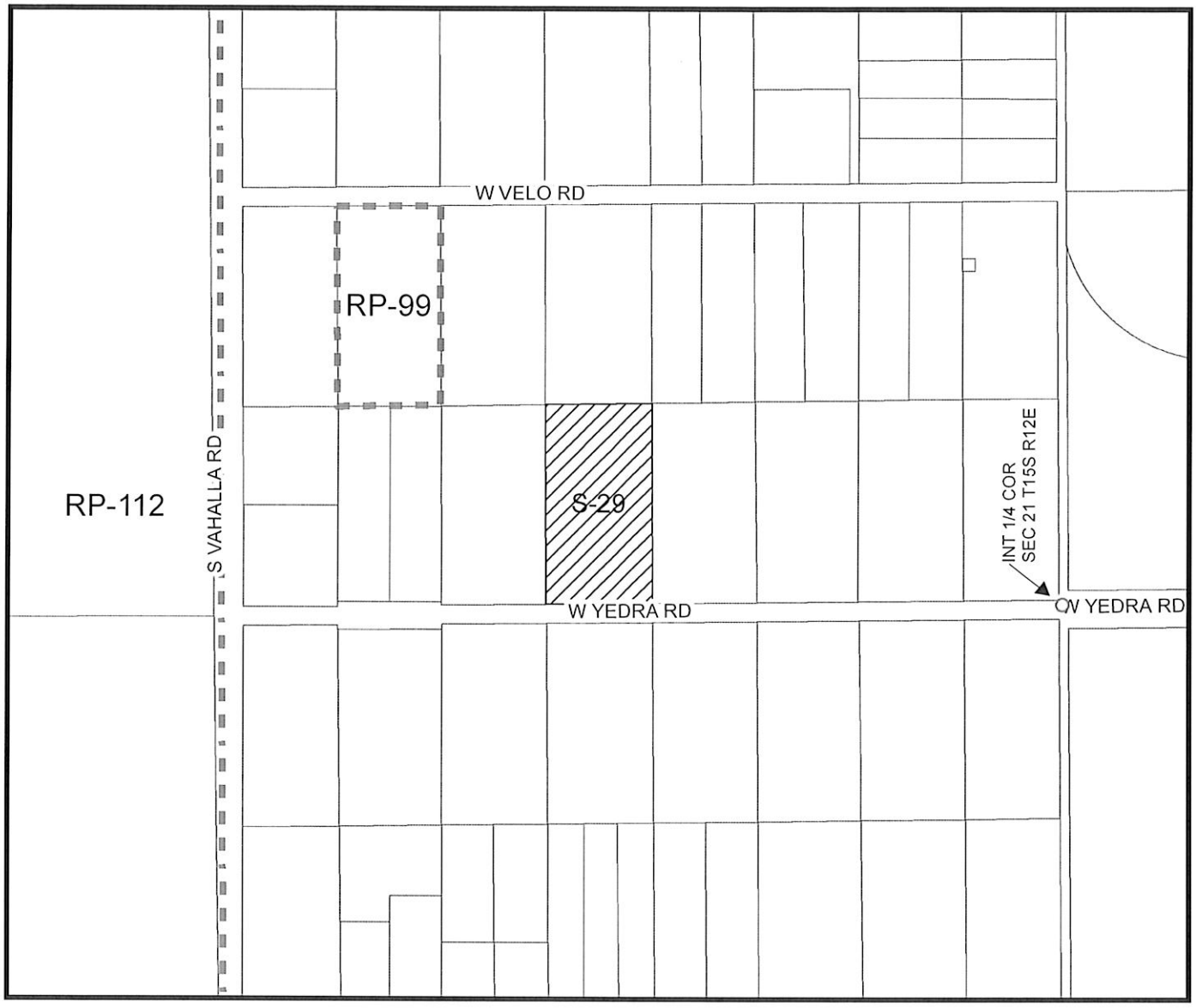
Requested: Medium Intensity Rural (MIR)

Objective: To designate areas for residential uses at densities consistent with rural settlements in reasonable proximity to Rural Crossroads, arterials or suburban areas.

- Residential Gross Density: Minimum- none; Maximum- 1.2 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 1.2 RAC

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



0 220 440 880 Feet

Subject Property | RP = Rezoning Policy | S = Special Area Policy

Taxcode: 210-41-0370	**P20CA00004 DE SANTIAGO - W. YEDRA ROAD PLAN AMENDMENT** Request: Low Intensity Rural (LIR) to Medium Intensity Rural (MIR) 4.77 Acres +/-	Districts 3 Location: Approx 1200 feet east of the intersection of W. Yedra Road and S. Vahalla Road
	Southwest Planning Area under Pima Prospers Section 21, Township 15 South, Range 12 East	North
	Planning and Zoning Commission Hearing: November 25, 2020	Map Scale: 1:6,000
	Board of Supervisors Hearing: January 19, 2021	Map Date: October 26, 2020 / dms

October 20, 2020

Mark Holden
AICP, Principal Planner
Pima County Development Services
201 N. Stone,
Tucson, Arizona 85701

RE: P20CA00004 W. Yedra Road Plan Amendment

Mr. Holden,

Drexel Heights has received this amendment and has reviewed it. Drexel Heights does not object to this amendment but this area does not have an established water infrastructure to supply fire flow to hydrants.

If a land split is approved all structures will be required to meet fire flow for those structures along with access to those structures.

If you should have any further concerns or questions regarding this letter, please feel free to contact me.

Sincerely,

Dennis Stiegleiter

Dennis Stiegleiter
Fire Marshal.
Drexel Heights Fire District
5950 S Cardinal
Tucson AZ. 85746
520-571-8700
520-419-3863

PIMA COUNTY

DEVELOPMENT SERVICES

201 N. Stone Avenue, Tucson, AZ 85701
(520) 724-9000
www.pima.gov/developmentservices

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.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

INSTRUCTIONS FOR SAVING FORM: 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

Project ID *(case no., APN no., address, or other identifying info)*: 7600 W Yedra, Comp Plan amendment

7600 W Yedra, Comp Plan amendment

Part I. Information Provided by Pima County Staff

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

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections)

   NA
   IMPORTANT RIPARIAN AREA
   BIOLOGICAL CORE
   MULTI-USE MANAGEMENT AREA

2. Is the project within a CLS Special Species Management Area? NO
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? NO
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? NO
5. Is the project located within a Priority Conservation Area for any of the following species?
   a. Cactus ferruginous pygmy-owl: NO
   b. Western burrowing owl: NO
   c. Pima pineapple cactus: Yes
   d. Needle-spined pineapple cactus: NO

Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? NO
   If yes, provide a summary of those communications:

2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	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

Questions about this form?
Contact the Office of Sustainability and Conservation at (520) 724-6940.

From: DSD Planning
Sent: Tuesday, September 29, 2020 8:16 AM
To: Mark Holden
Subject: FW: Comprehensive Plan Amendment Application OR Concurrent Comprehensive Plan Amendment and Rezoning or Specific Plan Application
Attachments: 11486034.zip

From: noreply@server.mailjol.net <noreply@server.mailjol.net>
Sent: Monday, September 28, 2020 8:42 PM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: Comprehensive Plan Amendment Application OR Concurrent Comprehensive Plan Amendment and Rezoning or Specific Plan Application

****
This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.
****

Some files had been uploaded along with this submission. To download the files visit the link provided below. You will need to supply your AllForms login e-mail and password to download the files. We store all the uploaded files in zipped format, so you will need a unzipping program like WinZip to view or extract the files. Make sure you do a virus scan before trying to access these files on your system.

Download (http://allforms.mailjol.net/file.php?id=712a2c2e-11486034-35b306e5)

Form Results	
Disregard	***>>> DISREGARD The message above the Form Results ROW <<<***
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	Anthony - Carmen DeSantiago
Owner Address	7600 w. Yedra Rd.
Owner City	Tucson
Owner State	AZ
Owner Zipcode	85757
Owner Phone	520-883-7974
Owner_Email	dvdtorrez@hotmail.com
Applicant Name	Judith DeSantiago
Applicant Address	Same as above
Applicant City	
Applicant State	AZ
Applicant Zipcode	
Applicant Phone	

Applicant_Email	dvdtorrez@hotmail.com
Property Address	7600 w. Yedra Rd
Property Parcel Number	210410370
Property Acreage	4.77
Current Land Use Designation	LIR
Proposed Land Use Designation	MIR 4.77
Policies	Southwest / 529
Concurrent Property Acreage	
Property Present Zone	
Property Proposed Zone	
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	2020-09-28
More Information about this submission and submitter	
Submission ID	11486034
Date & Time	28th Sep 2020 8:41 PM
Form Location	--
IP Address	174.238.5.133
Browser info	Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/85.0.4183.121 Safari/537.36
Predicted Country	--

September 30, 2020

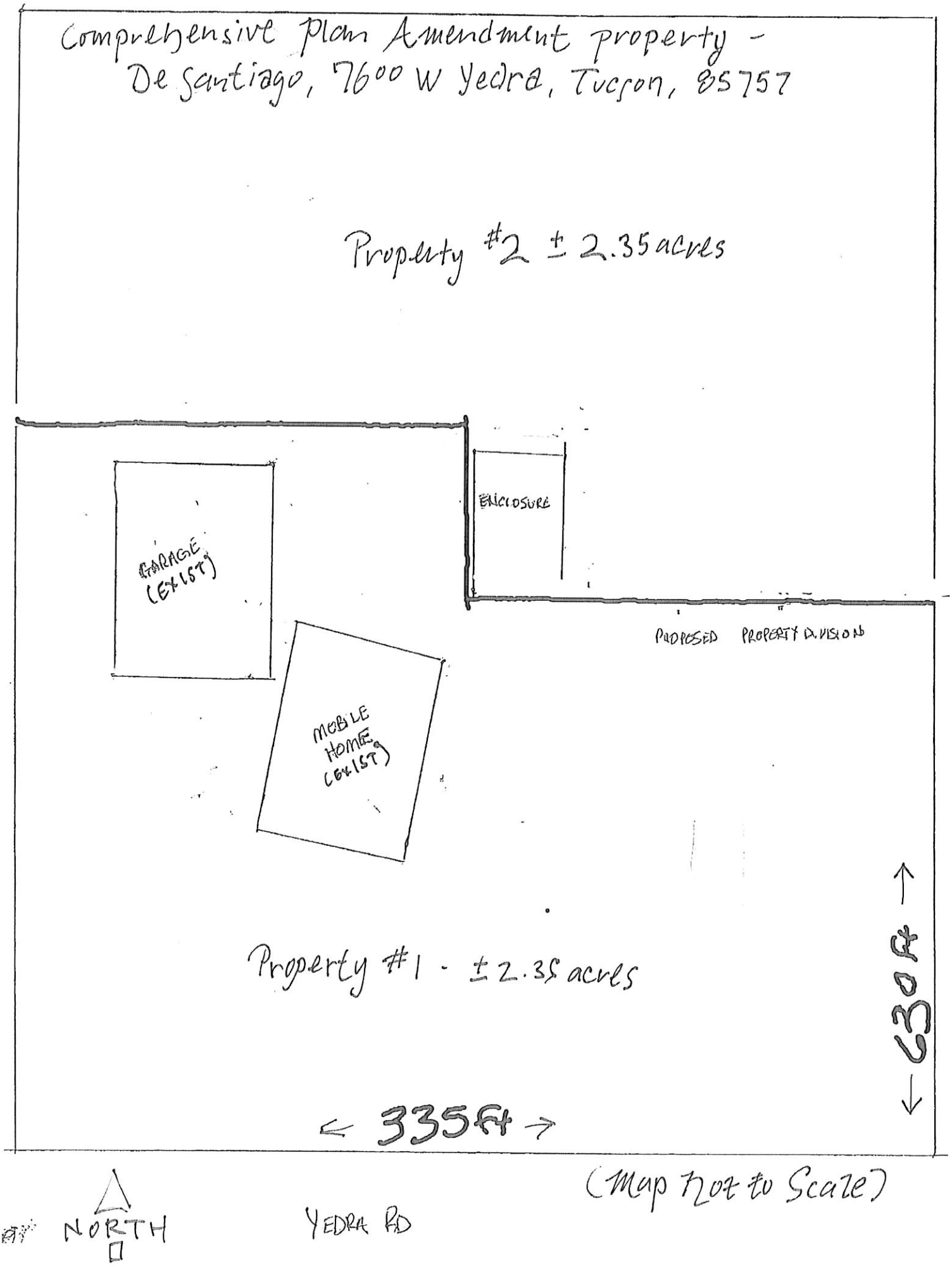
To Whom It May Concern,

This letter is in regards to the property at 7600 W. Yedra Rd. owned by Anthony and Carmen DeSantiago. We are submitting a Comprehensive Amendment Plan Application to divide this property into two roughly equal lots for the purpose of building a home on each lot. One lot will be the property owners home and the other lot would be his eldest daughter's home. The current acreage is 4.77, so dividing it into two lots would make each lot about 2.3 acres each. The current land use is designated as Low Intensity Rural which for our intended purposes would need to be changed to Medium Intensity Rural as submitted on the application. Once this process is begun we will also be looking into Rezoning from a current RH to a GR1.

Sincerely.

Judith DeSantiago

Comprehensive Plan Amendment property -
De Santiago, 7600 W Yedra, Tucson, 85757



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:

7600 W. YEDRA RD
Property Address

COMPREHENSIVE PLAN AMENDMENT
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** 09-22-2020

AUTHORIZED BY:

Anthony De Santiago
Signature of Property Owner — **Date** 9-22-2020

From: Brown, Shaun <Shaun.Brown@tusd1.org>
Sent: Tuesday, December 15, 2020 3:12 PM
To: Mark Holden
Subject: RE: Pima Co. Comprehensive Plan amendment

****
This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.
****

Mark Holden,

Sorry for late notice. After reviewing the proposed Comprehensive Plan Amendment, Tucson Unified School District, Planning Services has no concerns. Thank you.

Shaun Brown
District Planner
TUSD, Planner Services
E-mail: Shaun.Brown@tusd1.org
Phone: 520-225-4767
Fax: 520-225-4939

From: Mark Holden <Mark.Holden@pima.gov>
Sent: Monday, October 19, 2020 2:42 PM
To: engineering@metrowater.com; fgonzales <fgonzales@trico.coop>; Brown, Shaun <Shaun.Brown@tusd1.org>; incomingazcorr@fws.gov; lallen@noao.edu; dchappell@drexelfire.org; Artemio.Hoyos@pascuayaqui-nsn.gov; Pugh, Mark C. <mpugh@waknet.org>
Subject: Pima Co. Comprehensive Plan amendment

CAUTION [EXTERNAL EMAIL]: This email originated from outside of the TUSD organization. Do not click on links or open attachments or reply unless you recognize the sender and know the content is safe.

Attached please find request for review and comment for a Comprehensive Plan amendment for approx. 4.77 acres on W. Yedra Road in southwest Tucson. If the amendment approved, the applicants will rezone the property to create two parcels total.

Please provide comments by Friday, November 6. 2020. Thank you,

Mark Holden