BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 9/7/2021

**= Mandatory, information must be provided*

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

P15RZ00009 MAGEE COMO DEVELOPMENT ASSOC. LLC – N. LA CHOLLA BOULEVARD REZONING

***Introduction/Background:**

Applicant requests a five-year time extension for the rezoning from TR (Transistional) to the CB-2 (General Business) zone. The rezoning was approved in 2015 and expired February 2, 2021. The site is located approximately 150 feet north of W. Magee Road and 600 feet west of N. La Cholla Boulevard, on parcel code 225-44-5470.

***Discussion:**

The applicant cites the need for a five-year time extension to investigate the market and design uses within Magee Center II.

***Conclusion:**

The proposed retail-commercial use remains a suitable land use for the area. The recommended original and modified conditions updates certain conditions to current standard language and policy treatment. The time extension will allow a total of 10 years from the original Board of Supervisors approval to complete rezoning conditions.

***Recommendation:**

Staff recommends APPROVAL of a five-year time extension subject to original and modified standard and special conditions.

***Fiscal Impact:**

0

***Board of Supervisor District:**

☑ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

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

Contact: Donna Spicola, Planner Telephone: 520-724-9513

Department Director Signature: _____ Date: 8/18/21

Deputy County Administrator Signature: _____ Date: 8/18/2021

County Administrator Signature: _____ Date: 8/19/21

PIMA COUNTY

DEVELOPMENT SERVICES

TO: Honorable Rex Scott, Supervisor, District 1

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

DATE: August 17, 2021

SUBJECT: **P15RZ00009 MAGEE COMO DEVELOPMENT ASSOC. LLC – N. LA CHOLLA BOULEVARD REZONING**

The above referenced **Rezoning Time Extension** is within your district and is scheduled for the Board of Supervisors' **TUESDAY, SEPTEMBER 07, 2021** hearing.

REQUEST: A five-year **time extension** of a .88-acre rezoning from the TR (Transitional) to the CB-2 (General Business) zone located approximately 150 feet north of W. Magee Road and 600 feet west of N. La Cholla Boulevard.

OWNER: Magee Como Development Association LLC
5151 N. Oracle Road, Suite 210
Tucson, AZ 85704-3757

AGENT: Magee Como Development Association LLC
Attn: Craig Courtney, Manager
5151 N. Oracle Road, Suite 210
Tucson, AZ 85704-3757

DISTRICT: 1

STAFF CONTACT: Donna Spicola, Planner

PUBLIC COMMENT TO DATE: As of August 17, 2021, staff has received no written public comments.

STAFF RECOMMENDATION: APPROVAL OF A FIVE-YEAR TIME EXTENSION SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS.

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

TD/DS
Attachments

PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P15RZ00009

FOR TUESDAY, SEPTEMBER 07, 2021 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: August 17, 2021

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING TIME EXTENSION

P15RZ00009 MAGEE COMO DEVELOPMENT ASSOC. LLC – N. LA CHOLLA BOULEVARD REZONING

Magee Como Development Assoc. LLC, represented by Craig Courtney, requests a five-year **time extension** for an approximately .88-acre rezoning (Magee Center II, Lot 4, Seq #20193260717) from the TR (Transitional) to the CB-2 (General Business) zone, located approximately 150 feet north of W. Magee Road and 600 feet west of N. La Cholla Boulevard, addressed as 7791 N. La Cholla Boulevard. The subject site was rezoned in 2015 and the rezoning expired on February 2, 2021. Staff recommends **APPROVAL OF A FIVE-YEAR TIME EXTENSION SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS**.
(District 1)

STAFF RECOMMENDATION

Staff recommends **APPROVAL of a five-year time extension** to February 2, 2026 as per the applicant's request for an approximately .88-acre rezoning from TR (Transitional) to the CB-2 (General Business) zone, subject to original and modified standard and special conditions as follows:

~~1. The owner shall:~~

~~A. Submit a development plan if determined necessary by the appropriate County agencies.~~

~~B. Record the necessary development related covenants as determined appropriate by the various County agencies.~~

~~C. Provide development related assurances as required by the appropriate agencies.~~

~~D. Submit a title report (current to within 60 days) evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.~~

~~2~~1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.

~~3~~2. Transportation condition: The property shall be limited to the existing access points on Magee Road.

~~4~~3. Regional Flood Control District condition~~s~~: First flush retention shall be provided in Low Impact Development practices distributed throughout the site.

~~A. First flush retention (retention of the first ½ inch of rainfall) shall be provided for all newly disturbed and impervious surfaces. This requirement shall be made a condition of the Site Construction Permit.~~

~~B. On-site retention/detention shall be provided~~.

~~5~~4. Regional Wastewater Reclamation conditions:

A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.

B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any rezoning, tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.

D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.

E. The owners(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.

~~E~~F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

~~6~~5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove buffelgrass (Pennisetum ciliare) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future

owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner. ~~Prior to issuance of the certificate of compliance, the owner(s) shall record a covenant, to run with the land, memorializing the terms of this condition.~~

~~7~~6. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

~~8~~7. Adherence to the preliminary development plan as approved at public hearing. (Exhibit B)

~~9~~8. The uses of the property are limited to restaurants with/without a bar and CB-1 zone uses except for automotive related uses, drive-thru restaurants, and stand-alone bars.

~~10~~9. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

~~11~~10. The property owner shall execute and record the following disclaimer regarding the Private Property Rights Protection Act:~~.~~ ~~Proposition 207 rights.~~ "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

As part of the current Development Services Department standard practice, condition #'s 1A-D as listed in Ordinance 2016-32 are recommended for deletion to reduce redundant requirements and ease processes.

The Department of Transportation's original condition is renumbered as condition #2 and there are no additions or deletions to transportation's conditions.

Regional Flood Control District's original conditions are being deleted and a condition is being added regarding first flush retention to provide distribution throughout the site and is listed as condition #3.

Regional Wastewater Reclamation has provided minor adjustments to their original rezoning conditions and added a condition to meet current standard conditions. The updated conditions are renumbered as #4A-F.

The recommended modifications to conditions do not constitute a substantial change, which would require review by the Planning and Zoning Commission.

STAFF REPORT:

Staff supports a five-year time extension request, which if approved, will provide a total of 10 years from the original Board of Supervisors approval to complete the rezoning conditions. Because of the continued appropriateness of the P15RZ00009 rezoning, including the rezoning

conditions and the preliminary development plan layout, staff supports the time extension. Additionally, the rezoning supports the goals and policy of the Neighborhood Activity Center (NAC) land use designation and has minimal impact on the adjacent neighborhood. A five-year time extension will provide a new case expiration date of February 2, 2026.

The applicant cites delays due to the need to amend the Magee Center Final Plat to establish Magee Center II, Lots 1-6, which was approved by the Board of Supervisors on November 19, 2019. Currently Lots 3, 5, and 6 have sufficient time periods to investigate the market and design uses within Magee Center; with Lot 4 rezoning expired, a time extension is needed.

The subject property, known as Lot 4 of Magee Center II (Seq. #20193260717), is located north of W. Magee Road, approximately 600 feet west of N. La Cholla Boulevard. The .88-acre rezoning from TR to the CB-2 zone was approved by the Board of Supervisors on February 2, 2016 and the Board subsequently adopted ordinance 2016-32 memorializing the standard and special conditions. The approved preliminary development plan provides for a 25,000 square-foot two-story building (12,500 square-foot footprint) with permitted uses limited by Rezoning Policy RP-146 (restaurant with/without a bar and CB-1 zoning uses except for automotive related uses, drive-through restaurants and stand-alone bars). The policy will be implemented through renumbered condition #8.

The CB-2 rezoning is compliant with the NAC plan designation. The objective of the NAC designation is to provide convenience goods and services within or near suburban residential neighborhoods for day-to-day living needs without attracting vehicle trips from outside the immediate service area. NAC may include a mix of medium density housing types and commercial uses.

The property is not located within the Maeveen Marie Behan Conservation Lands System nor is located within a comprehensive plan-identified growth area. The rezoning promotes the Growing Smarter acts by the compact, mixed use planning of adjacent residential uses with the proposed limited commercial uses. The Magee Road improvements provide an opportunity for the expansion and establishment of a cohesive, compatible, neighborhood-scale development suitable to the surrounding business and residential area. Multi-model forms of transportation include a Sun Tran bus stop adjacent to the subject property and walking paths nearby. The Magee Road improvements have provided adequate infrastructure including sidewalk connectivity to nearby residences, businesses, and community services. This is a prime locale and a good infill project for an existing, diverse neighborhood.

Denial of the time extension will cause the site to revert to TR zoning, which would conform to the NAC plan designation. Closure of the rezoning would not preclude the possibility of a future CB-2 rezoning.

SURROUNDING LAND USES/GENERAL CHARACTER

North	SR/CR-5	Developed High Density/Developed Low Density Residential
South	TR/CB-1	High Density Residential/Magee Corporate Center/Foothills Mall
East	CB-2/CR-1	Undeveloped Commercial/Low Density Residential
West	TR/CR-1	Medical Office/High-Low Density Residential

Concurrency of Infrastructure

Concurrency of infrastructure exists to serve the proposed development:

CONCURRENCY CONSIDERATIONS		
Department/Agency	*Concurrency Considerations Met: Yes / No / NA*	*Other Comments*
TRANSPORTATION	Yes	No objection subject to condition
FLOOD CONTROL	Yes	No objection subject to conditions
WASTEWATER	Yes	No objection subject to conditions
PARKS AND RECREATION	Yes	No objection
WATER	Yes	No objection
SCHOOLS	N/A	None

TRANSPORTATION DEPARTMENT

In the vicinity of the site, improvements have been recently completed for Magee Road and La Cholla Boulevard by the County Capital Improvement Projects 4MMLIC and 4RTLTM-4LCIMR and there are no additional scheduled roadway projects. The most recent traffic count for Magee Road is 19,338 Average Daily Trip (ADT) with an approximate capacity of 33,830 ADT. The most recent traffic count for La Cholla Boulevard is 21, 570 ADT with an approximate capacity of 53,920 ADT.

No change to the approved Preliminary Development Plan or land uses are proposed. Given the current traffic counts and roadway capacity, there is capacity to accommodate the traffic to be generated by the site. Therefore, there are no concurrency concerns with this request.

The Department of Transportation has no objection to this rezoning time extension and no modifications nor additions to rezoning conditions are proposed. The Department of Transportation condition is renumbered as condition #2.

REGIONAL FLOOD CONTROL DISTRICT

The District has reviewed the site conditions and advises that Floodplain and Regulated Riparian Habitat does not impact the site.

The Pima County Regional Flood Control District has no objection subject to removing the existing Regional Flood Control District conditions in Ordinance 2016-32 and replacing with renumbered condition #3 for this time extension.

REGIONAL WASTEWATER RECLAMATION DEPARTMENT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has no objection to the request for the rezoning time extension but recommends the existing PCRWRD conditions in Ordinance 2016-32 be replaced with updated conditions. The updated rezoning conditions are provided in renumbered conditions #4A-F.

There are two 8-inch public sewer mains located on the property. The owner is advised to submit a Type I capacity request for investigative approval regarding sewer service availability. No such request was previously submitted to PCRWRD for review or approval.

UNITED STATES FISH AND WILDLIFE SERVICE
United States Fish and Wildlife Service has no comment.

TUCSON ELECTRIC POWER
Tucson Electric Power has no comment.

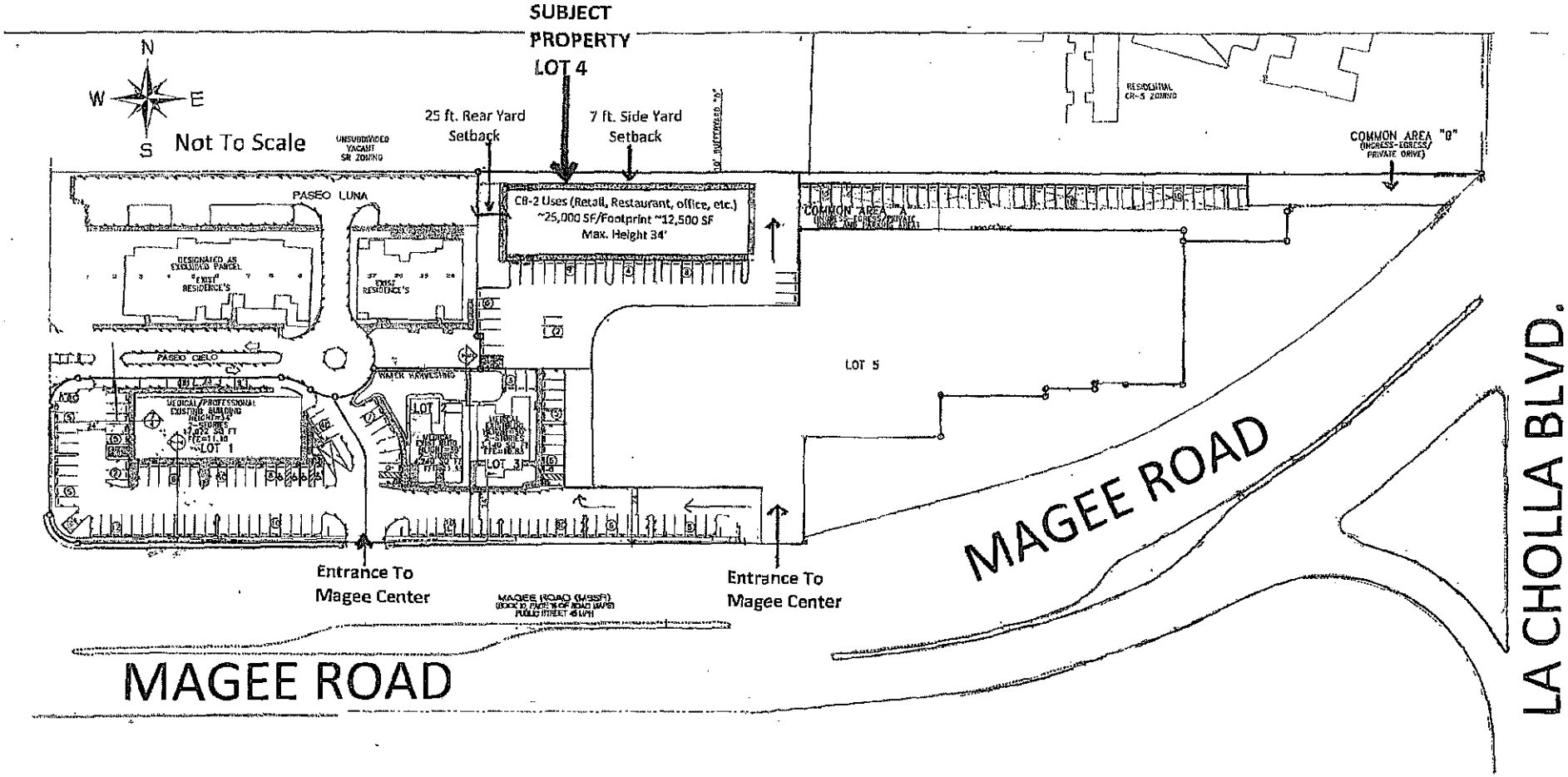
METRO WATER DISTRICT
Metro Water District has no comment.

GOLDER RANCH FIRE DISTRICT
Golder Ranch Fire District has no additional comments.

PUBLIC COMMENTS
As of August 17, 2021, staff has received no written public comments.

TD/DS
Attachments

c: Magee Como Development Association LLC, Attn: Craig Courtney, Manager,
5151 N. Oracle Road, Suite 210, Tucson, AZ 85704-3757



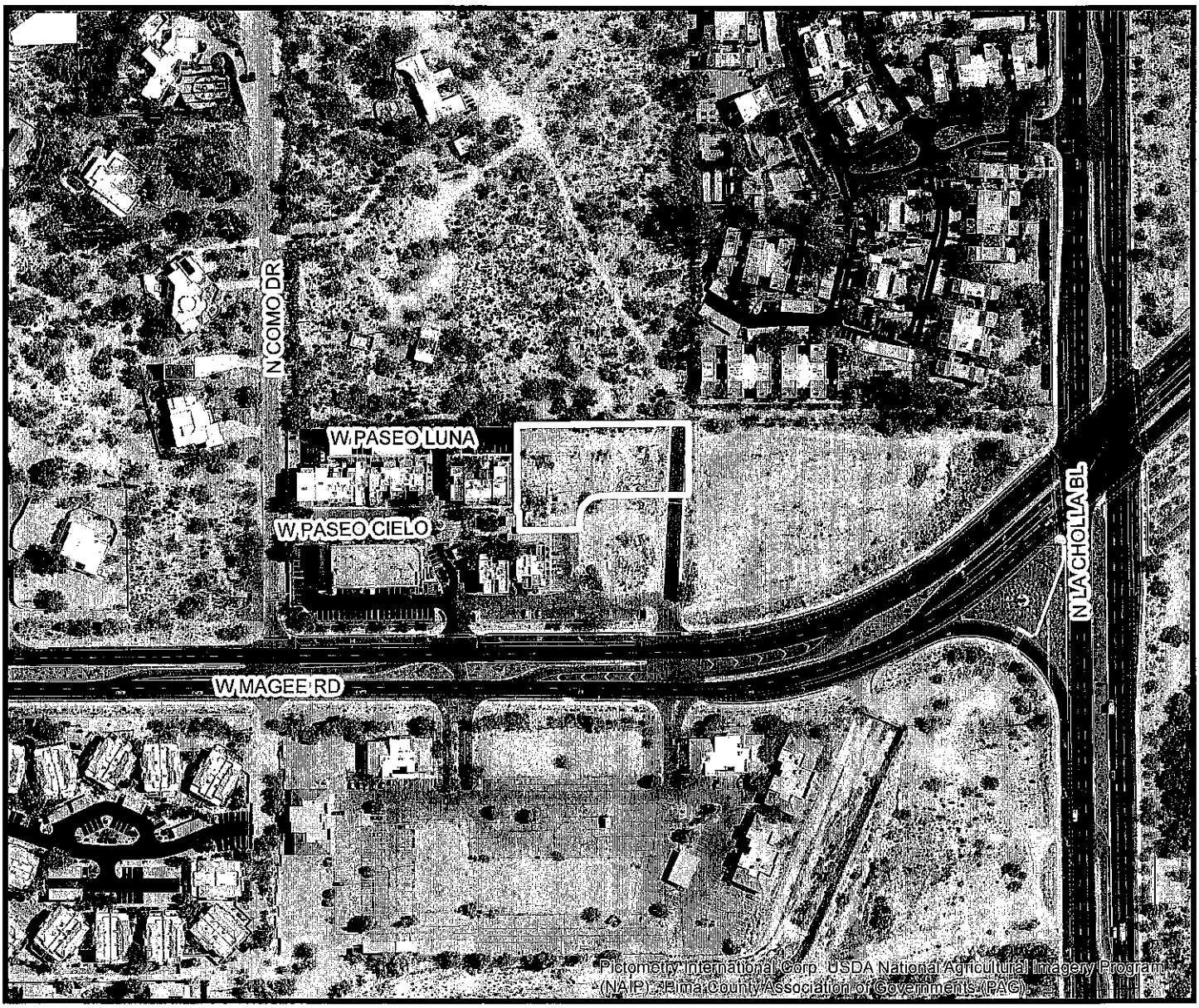
REZONING CONCEPT SITE PLAN

Exhibit B
Preliminary Development Plan
Page 6 of 6

Case #: P15RZ00009 - MAGEE COMO DEVELOPMENT ASSOC. LLC - N. LA CHOLLA BOULEVARD REZONING

Tax Code(s): 225-44-5470

Aerial Exhibit



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PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes: **Rezoning Time Extension**

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10 / CO7-15-01

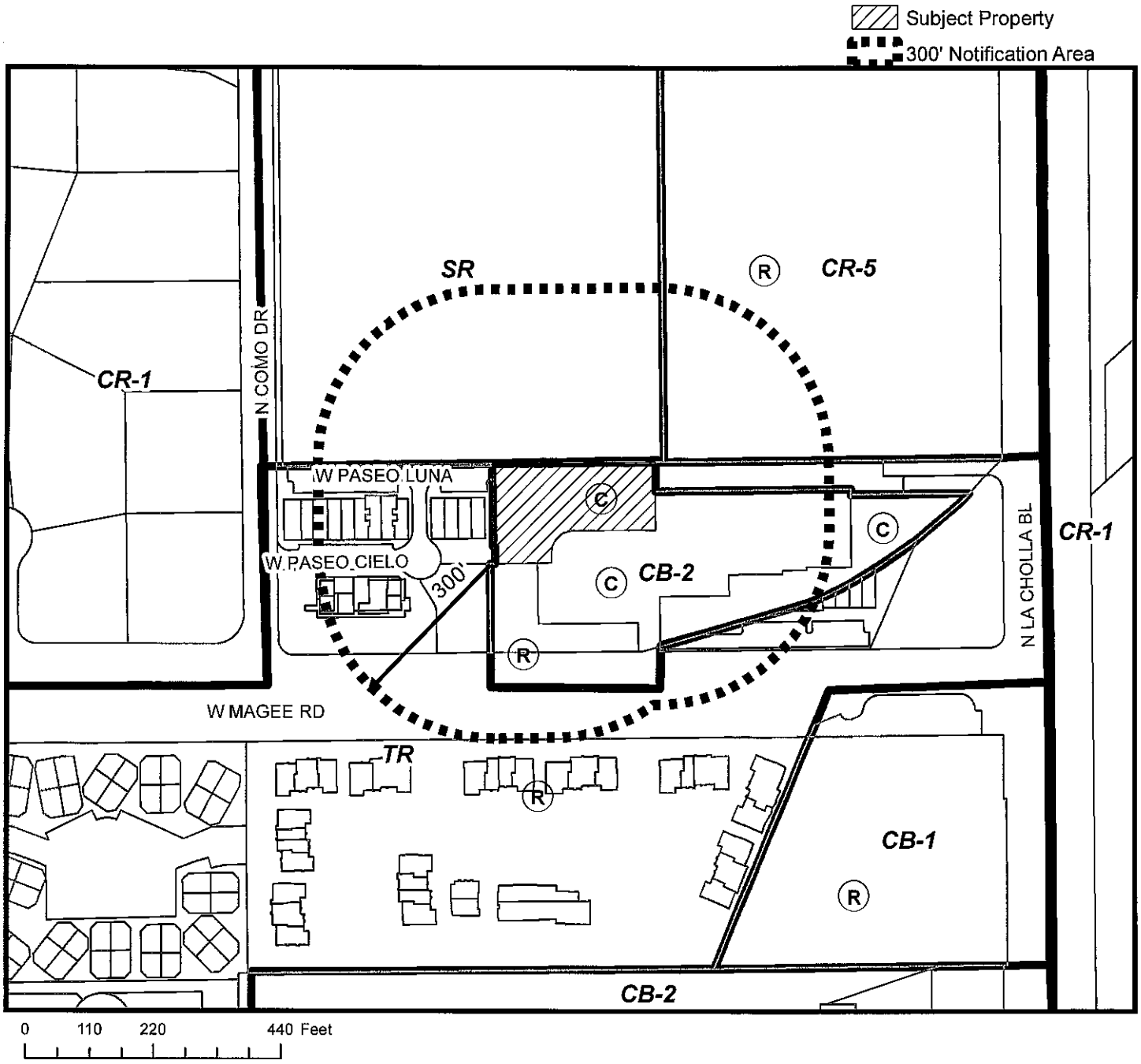
Board of Supervisors Hearing: 9/7/2021 | Ref Case #: P21SA00009

Map Scale: 1:3,000 | Map Date: 8/9/2021 - ds

N W E S

Case #: P15RZ00009 - MAGEE COMO DEVELOPMENT ASSOC. LLC - N. LA CHOLLA BOULEVARD REZONING

Tax Code(s): 225-44-5470



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes: **Rezoning Time Extension**

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10 / CO7-15-01

Board of Supervisors Hearing: 9/7/2021	Ref Case #: P21SA00009	
Base Map(s): 115	Map Scale: 1:3,000	Map Date: 8/9/2021 - ds

N W E S

Neighborhood Activity Center (NAC)

Objective: To designate lower intensity mixed use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services. For example a grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry, and bank. The center may include a mix of medium-density housing types. Neighborhood Activity Centers are generally less than 25 acres in size. Larger centers provide opportunity for a mix of intensive non-residential uses and medium-density residential uses, and are to be located on arterials. Smaller mixed use centers may contain medium density residential uses and may be located along collector or arterial streets. All centers will have direct pedestrian and bicycle access to the surrounding neighborhoods. Individual rezoning requests do not necessarily have to be a mixed use project; however, the application must demonstrate how the project serves to create or enhance the mixed use character of the designated activity center as a whole.

- Residential Gross Density: (if applicable) Minimum- 5 RAC; Maximum- 12 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 5 RAC; Maximum- 8 RAC

****

RP-146 N. La Cholla Boulevard Road (T)

General Location

Northwest corner of the intersection of N. La Cholla Boulevard and W. Magee Road in Section 33, Township 12 South, Range 13 East. (ref. Co7-13-09 / 2014-036, Co7-15-01 / 2015-094)

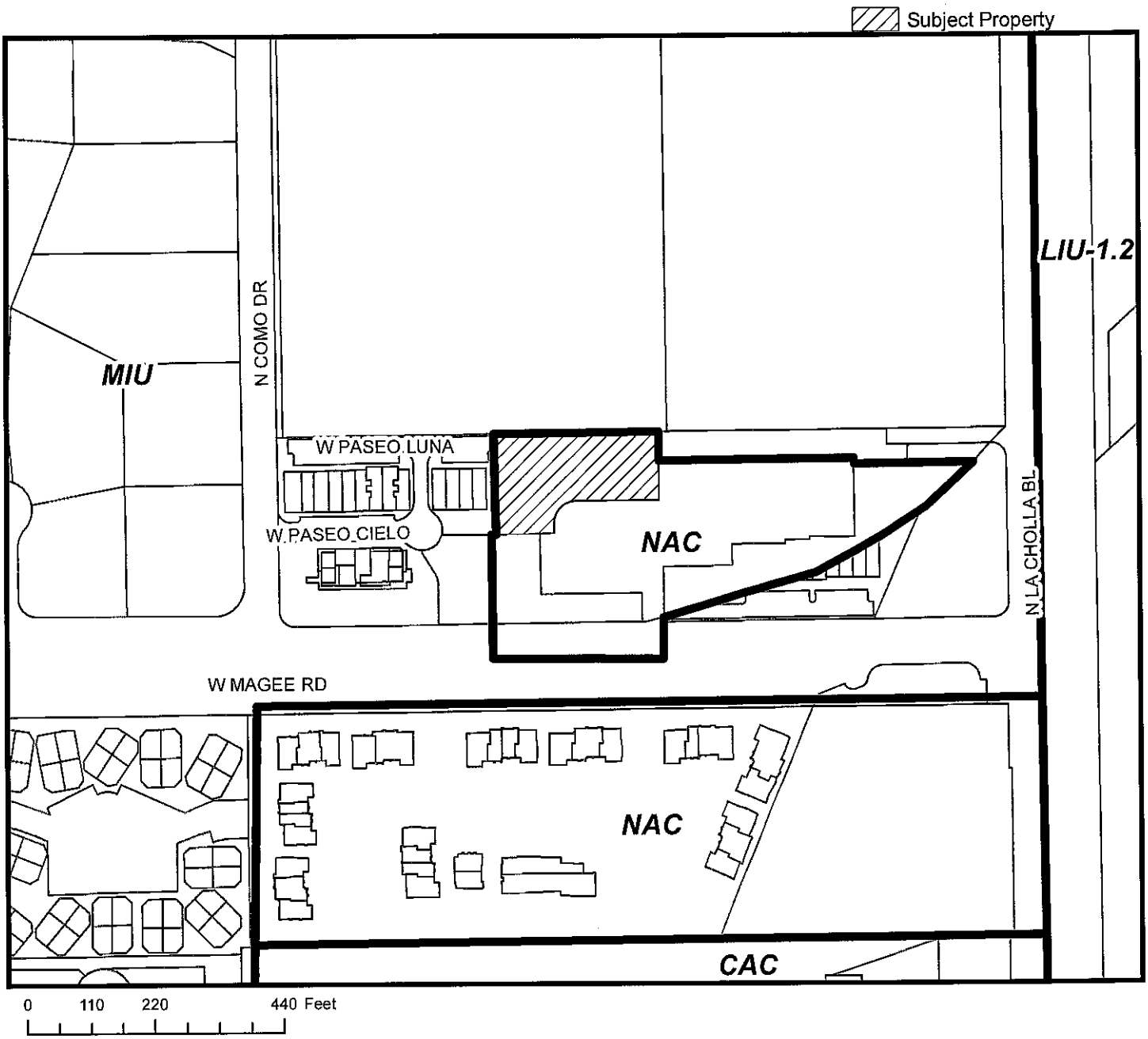
Policy

Uses of the property are limited to restaurants with/without a bar and CB-1 zoning uses except for automotive related uses, drive-through restaurants and stand-alone bars.

Case #: P15RZ00009 - MAGEE COMO DEVELOPMENT ASSOC. LLC - N. LA CHOLLA BOULEVARD REZONING

Tax Code(s): 225-44-5470

Comprehensive Plan Exhibit



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes: **Rezoning Time Extension**

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10 / CO7-15-01

Board of Supervisors Hearing: 9/7/2021 | Ref Case #: P21SA00009

Map Scale: 1:3,000 | Map Date: 8/9/2021 - ds

N W E S

TIME EXTENSION REQUEST
FOR
LOT 4 OF MAGEE CENTER

REZONING CASE, ORDINANCE 2016 –32

Magee Como Development Association, LLC
5151 North Oracle Rd., Suite 210, Tucson, AZ 85701
Phone: 520-247-3306
Email: ccourtney@azredco.com

June 22, 2021

Mr. Chris Poirier
Pima County Planning Division
201 North Stone Ave. 1st floor
Tucson, Arizona 85701
Phone: 724-9000

Re: Lot 4 of Magee Center II "Time Extension Request" for Rezoning Case # Co 9-07-026; Ordinance 2009 - 4 in Docket 13478, Page 2815.

Dear Mr. Poirier,

Please accept this letter as our application for a "Time Extension Request" for Lot 4's Rezoning Case # P15RZ0009, Ordinance 2016 – 32 recorded in Seq. # 20161620543. We would like to request the time extension be granted for 5 years through February 2, 2026. To assist you in evaluating our request, I have included the following information for easy reference.

I. *OWNERSHIP AND LETTER OF AUTHORIZATION*:

A. Magee Como Development Association, LLC, an Arizona limited liability company is a Manager Managed company. The Manager Member is Craig R. Courtney (520-247-3306) and the other Member is Michael G. Byrne (520-307-1290) at 5151 N. Oracle Rd., Ste 210, Tucson, Az. 85704.

B. The Company's "Letter of Authorization" is attached. It appoints both Craig R. Courtney and Michael G. Byrne as its agents for this request.

II. *PROPERTY DESCRIPTION*:

A. Zoning:
Lot 4, an .88-acre parcel located at the northwest corner of Magee Road and La Cholla Boulevard, was rezoned to CB-2 (General Business) with conditions referenced in Ordinance 2016 – 32 recorded in Seq. # 20161620543 **(See attached Zoning Ordinance - Exhibit "A")**,

Zoning Case Files (See Page 5 of **Exhibit "A"**):
1) Co 7 – 15 – 01, and
2) P15RZ0009,

B. Final Plat:
Magee Center's Final Plat II for Lots 1-6 and Common Areas A and B (Private Streets, Utilities, Drainage, and Parking) was recently re-platted to include Lot 6, **(See Final Re-Plat - Exhibit "B")**

Final Plat Case Files – Not noted in the Rezoning Case above.
1) P16R200004,
2) Co20-02-004,
3) P1202-049,
4) P1202-015, and
5) P18FP0029,

C. Development Plan:
The Development Plan for Magee Center-Revision 1 **(See attached approved Development Plan - Exhibit "C")** was approved on December 18, 2003 and covered Lots 1, 2 and 3 of Magee Center.

Development Plan Case Files - Not noted in the Rezoning Case or the Magee Center II Final Plat above.

1) P1203-063
2) Co – 10(3)02 – 57, and
3) Co – 10(3)02 – 51,

D. Assessor's Record Map - Lot 4 -Tax Code # 225-44-547 **(See attached Map – Exhibit "D").**

III. *CIRCUMSTANCES CREATING DELAY IN MEETING INITIAL TIME EXTENSION:*

A. This rezoning was completed in early February 2016 and was one of the remaining parcels along with Magee Center's Lots 3 and 5 and the Remnant Parcel that would be combined to be the northwest corner of Magee Road and La Cholla Blvd. In order to complete the rezoning conditions for Lot 4 its interior design needed to be integrated into a Development Concept Permit Plan that included the existing pad on Lot 3 and the approved building envelopes on Lot 5.

B. Before Lot 4's zoning requirements could be met the Magee Center Final Plat needed to be amended to include the Remnant Parcel as Lot 6 of Magee Center, since it consists of all of the frontage property along Magee Road east of the Magee Center Main entrance. This Re-plat established Magee Center II, Lots 1 through 6 and was approved by the Pima County Board of Supervisors on November 19, 2019 and recorded November 22, 2019 in Seq # 201932660717, Pages 1-3.

C. Once the Replat was finalized a time extension was still needed to extend Lot 5's zoning conditions as well. Delays due to the health issues and related problems affecting the commercial real estate market in 2019 and 2020, it was not until August 2020 that Lot 5's time extension was approved through October 2023.

D. Since Lot 6 still retained the prior zoning before Lots 3,4, and 5 were rezoned to business uses, it needed to be rezoned to a commercial use so that this entire corner could be designed as a retail center. This was completed in January 2021.

E. Except for Lot 4, Lots 3, 5 and 6 all have sufficient time periods to investigate the market and design uses within Magee Center that will be accepted in the marketplace.

IV. *TIME EXTENSION REQUEST AND CLARIFICATION OF ZONING CONDITION # 4:*

A. A 5-year time extension ending February 2, 2026, and
B. A separate letter from Regional Flood Control District that Condition # 4 can be meet by including Lot 4 in the drainage plan requirements for Lots 5's and 6's zoning conditions.

V. *SITE PLAN.*

The site plan in Lot 4's original Rezoning Case shall serve as the applicant's site plan requirement.

VI. *TIME EXTENSION FEE.*

To be determined by Pima County.

VII. BIOLOGICAL IMPACT REPORT. (See attached)

If you have any questions regarding this matter, please contact me at 520-247-3306.

Sincerely,

Craig R. Courtney, Magee Como Development Association, LLC,

C.C. Michael G. Byrne, Member of Magee Como Development Association, LLC

TABLE OF CONTENTS FOR TIME EXTENSION REQUEST FOR REZONING ORD. # 2016 –32.

I. OWNERSHIP AND LETTER OF AUTHORIZATION

II. PROPERTY DESCRIPTION
- A. Zoning Case Information **(See Exhibit "A")**
- B. Final Plat Information **(See Exhibit "B")**
- C. Development Plan Information **(See Exhibit "C")**
- D. Assessor's Record Map **(See Exhibit "D")**

III. CIRCUMSTANCES CREATING DELAY IN MEETING INITIAL TIME EXTENSION

IV. TIME EXTENSION REQUEST AND FLOOD CONTROL CLARIFICATION LETTER:

V. SITE PLAN.

VI. TIME EXTENSION FEE.

VII. BIOLOGICAL IMPACT REPORT. **(See Exhibit "E")**

Magee Como Development Associations, LLC,
an Arizona limited liability company
5151 N. Oracle Rd., Ste 210
Tucson, AZ 85704

June 22, 2021

Mr. Chris Poirier
Pima County Planning Division
201 North Stone Ave. 1st floor
Tucson, Arizona 85701
Phone: 724-9000

Re: letter of authorization for Magee Como Development Association, LLC to request a time extension for Lot 4 of Magee Center; Rezoning Case, Ordinance 2016 – 32 in Seq. # 20161620543.

Dear Mr. Poirier:

Magee Como Development Association, LLC ("Magee Como"), located at 5151 North Oracle Rd., Suite 210, Tucson, Az. 85704, is the sole owner of Lot 4 of Magee Center at 7787 N. La Cholla Blvd., Tucson, Az. 85704, (Property). Craig R. Courtney (520-247-3306) and/or Michael G. Byrne (520-307-1290) are Magee Como's representatives authorized to request and sign all necessary documentation in order to initiate and complete a time extension request for its Property referenced in Rezoning Case, Ordinance 2016 – 32. This authorization shall include, but not be limited to, them being authorized to obtain Development Services permits in Magee Como's name.

Please be advised this application is only requesting a time extension through February 2, 2026, leaving its current zoning conditions established in the original case the same along with the previously approved zoning conditions for all of the Magee Center properties that were part of Lot 5's current development agreements with Pima County and reaffirmed in its approved time extension in the Pima County Board of Supervisor's Resolution on August 27, 2020 for Case # Co9-07-26.

Thank you for your cooperation in this matter.

Sincerely,

Craig R. Courtney, Manager

EXHIBIT "A"

REZONING CASE
ORDINANCE # 2016 - 32

F. ANN RODRIGUEZ, RECORDER
Recorded By: ACA
DEPUTY RECORDER
4948

PIMA C
PIMA CO CLERK OF THE BOARD
PICKUP

SEQUENCE: 20161620543
NO. PAGES: 6
ORDIN 06/10/2016
14:40:59
PICK UP
AMOUNT PAID: $0.00

ORDINANCE 2016-32

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING LOT 4 OF MAGEE CENTER (BOOK 56 AND PAGE 94), AN APPROXIMATELY .88 ACRES OF PROPERTY (PARCEL CODE 225-44-5470) FROM THE TR (TRANSITIONAL) ZONE TO THE CB-2 (GENERAL BUSINESS) ZONE, IN CASE P15RZ00009 MAGEE COMO DEVELOPMENT ASSOCIATION, LLC – NORTH LA CHOLLA BOULEVARD REZONING, LOCATED APPROXIMATELY 150 FEET NORTH OF WEST MAGEE ROAD AND 600 FEET WEST OF NORTH LA CHOLLA BOULEVARD, AND AMENDING PIMA COUNTY ZONING MAP NO. 115.

IT IS ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

Section 1. The .88 acres located 150 feet north of Magee Road and 600 feet west of La Cholla Boulevard (Lot 4 of Magee Center) and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 115, is rezoned from the TR (Transitional) zone to the CB-2 (General Business) zone subject to the conditions in this ordinance.

Section 2. Rezoning conditions.

1. The owner shall:
   A. Submit a development plan if determined necessary by the appropriate County agencies.
   B. Record the necessary development related covenants as determined appropriate by the various County agencies.
   C. Provide development related assurances as required by the appropriate agencies.
   D. Submit a title report (current to within 60 days) evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.

2. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.

3. Transportation condition: The property shall be limited to the existing access points on Magee Road.

4. Regional Flood Control District conditions:
   A. First flush retention (retention of the first ½ inch of rainfall) shall be provided for all newly disturbed and impervious surfaces. This requirement shall be made a condition of the Site Construction Permit.
   B. On-site retention/detention shall be provided.

5. Regional Wastewater Reclamation conditions:
   A. The owner shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner to that effect.
   B. The owner shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
   C. The owner shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
   D. The owner shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
   E. The owner shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

6. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove buffelgrass (Pennisetum ciliare) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the certificate of compliance, the owner(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

7. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

8. Adherence to the preliminary development plan as approved at public hearing. (Exhibit B)

9. The uses of the property are limited to restaurants with/without a bar and CB-1 zone uses except for automotive related uses, drive-thru restaurants, and stand-alone bars.

10. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

11. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

Section 3. Time limits of conditions. Conditions 1 through 11 of Section 2 shall be completed no later than February 2, 2021.

Section 4. The rezoning conditions of Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

Section 5. The effective date of this Ordinance is the date the Chair of the Board of Supervisors signs this Ordinance.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this 7th day of June, 2016.

Chair, Pima County Board of Supervisors JUN 7 2016

ATTEST:

Clerk, Board of Supervisors

P15RZ00009

Approved As To Form:

4/8/16

Deputy County Attorney
Lesley M. Lukach

Approved:

5-12-16

Executive Secretary
Planning and Zoning Commission

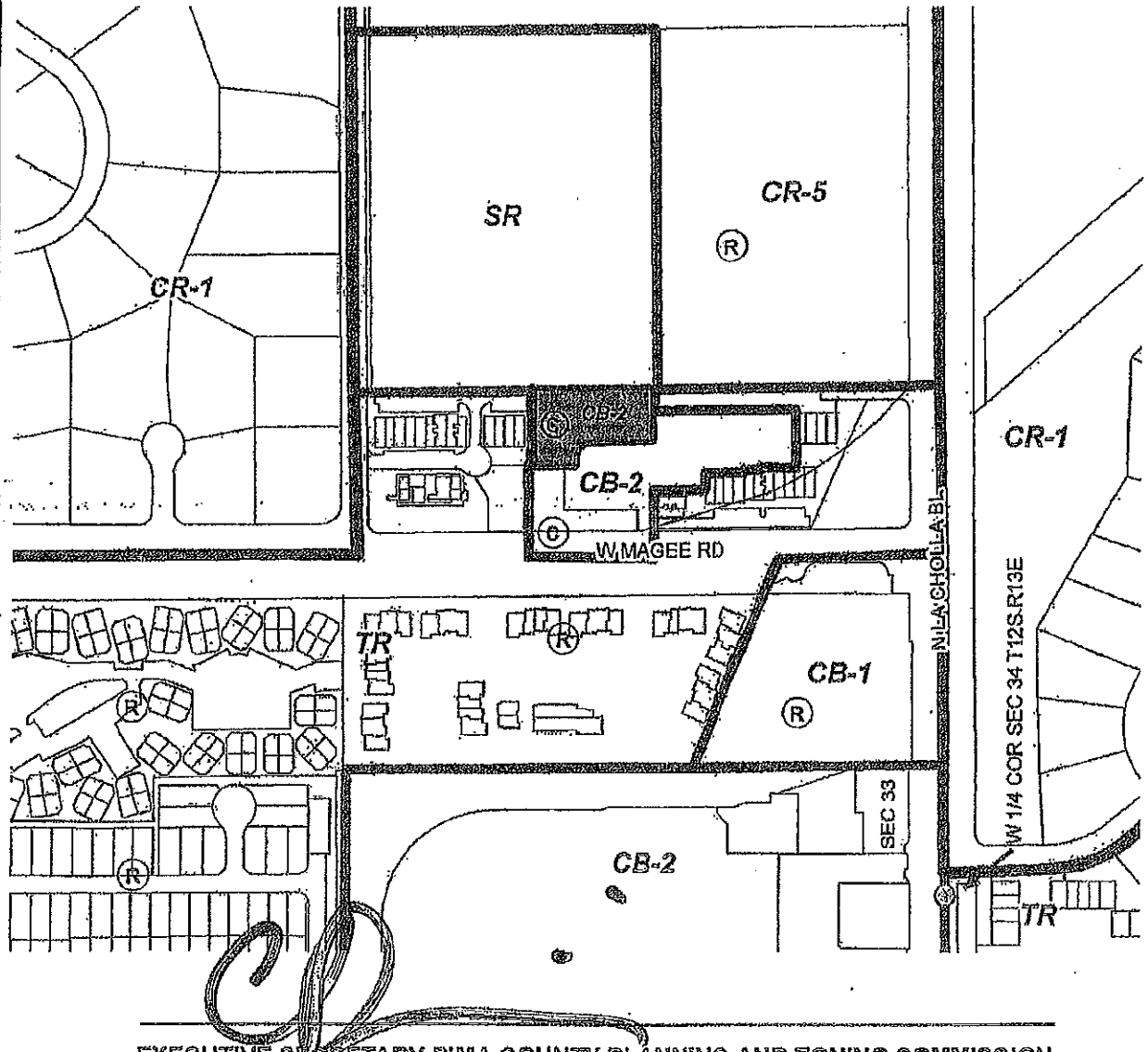
EXHIBIT A

AMENDMENT NO. 80 BY ORDINANCE NO. 2016-032
TO PIMA COUNTY ZONING MAP NO. 115 TUCSON AZ.
LOT 4 OF MAGEE CENTER BEING A PART OF SEC. 33 T12S R13E.

N W E S

0 80 160 320 Feet

ADOPTED: June 7, 2016 EFFECTIVE: June 7, 2016



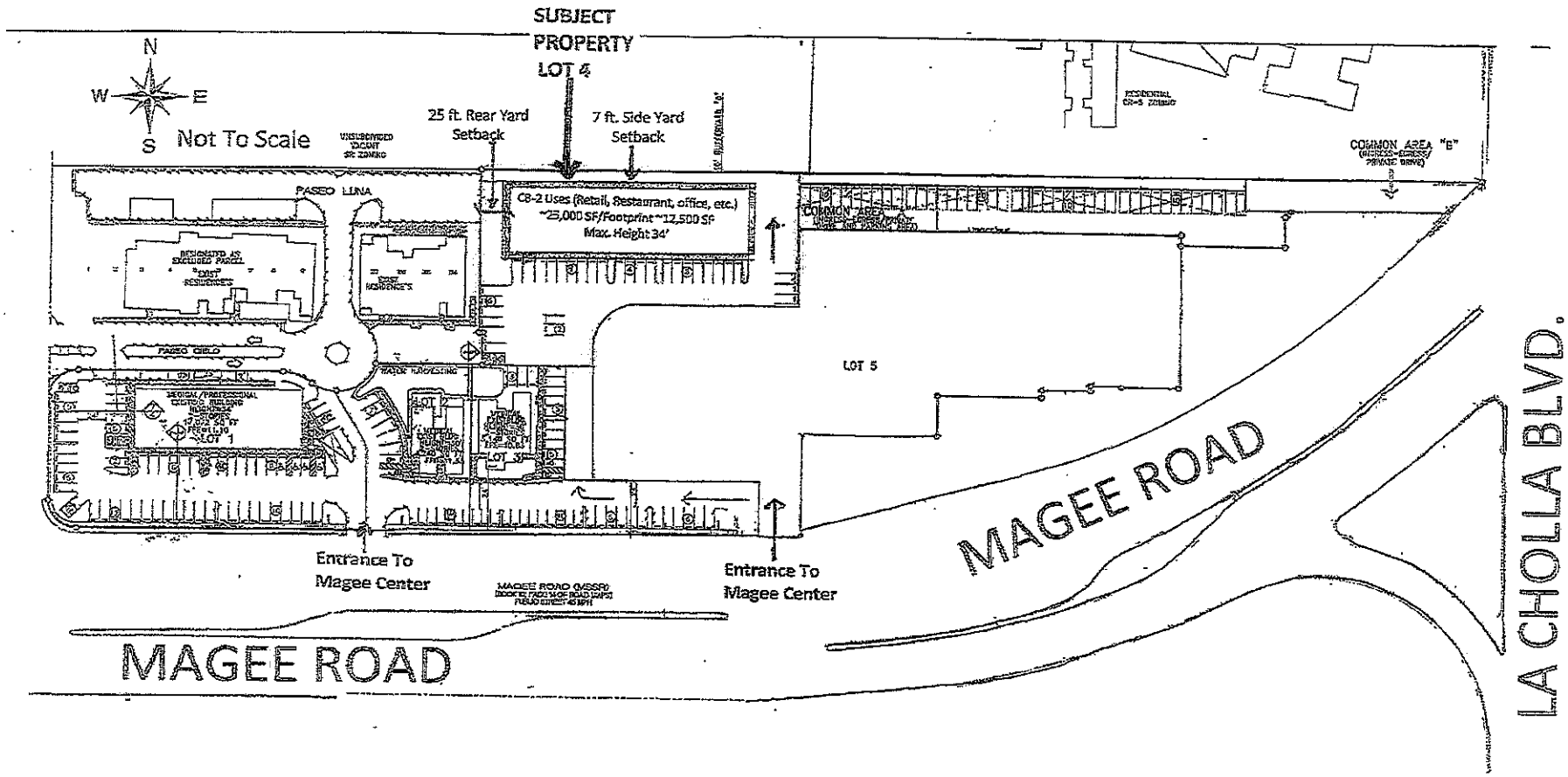
EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

(C) NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM TR 0.88 ac±

ds-March 14, 2016

P15RZ00009
Co7-15-01
225-44-5470

PIMA COUNTY
DEVELOPMENT SERVICES



REZONING CONCEPT SITE PLAN

Exhibit B
Preliminary Development Plan
Page 6 of 6

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)

LOT 4 OF MAGEE CENTER

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? NO
   Any Special Species Management Areas? NO
2. Is the project in the vicinity of any of the six Critical Landscape Linkages? NO
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? NO
   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? 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		
Western burrowing owl	No		
Pima pineapple cactus	No		
Needle-spined pineapple cactus	No		

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

ANSWERED for:
MAGEE Como Development Association, LLC
By Craig R Courtney, MANAGER

EXHIBIT "B"

FINAL PLAT
FOR
MAGE CENTER II, LOTS 1-6
AND
COMMON AREAS A AND B

SEQUENCE NO. 20193260717-1

DEDICATION X10538

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE THE PARTY HAVING THE RIGHT AND INTEREST TO DEDICATE THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE, THE UNDERSIGNED DO HEREBY HOLD BLAMELESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER WHICH IS SURFACE, FLOOD OR RUNOFF.

COMMON AREAS (AND PRIVATE EASEMENTS), AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY AND ANY THIRD PARTY FOR RECORDED UTILITY, SEWER, DRAINAGE, AND ACCESS EASEMENTS WITHIN THIS SUBDIVISION.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SEQUENCE NUMBER 20032571433, 20030681085, 20051430463 AND 20182260018 IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR THE COMMON AREAS, TO INCLUDE PRIVATE STREETS, PRIVATE DRAINAGEWAYS, PRIVATE SEWERS AND PRIVATE EASEMENTS, WITHIN THE SUBDIVISION.

for Carl R. Gruenburg, Manager Sr

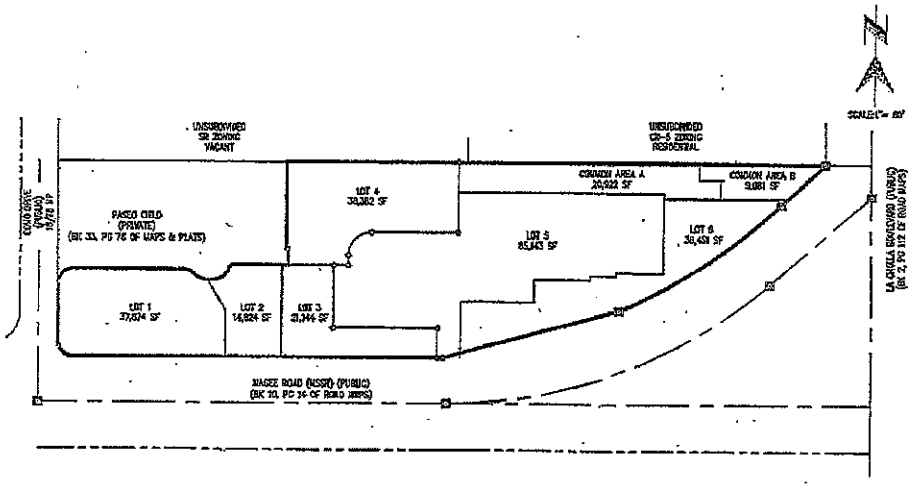
MAGEE CORE DEVELOPMENT ASSOCIATION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS DECLARANT UNDER THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SEQUENCE NUMBER 20030571433, 20030681085, 20051430463 AND 20182260018 IN THE OFFICE OF THE PIMA COUNTY RECORDER.

STATE OF ARIZONA }
} SS.
COUNTY OF PIMA }

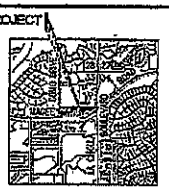
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF DEC BY Carl R. Gruenburg

NOTARY PUBLIC

MY COMMISSION EXPIRES:



THIS PROJECT



LOCATION MAP
T12S R13E SECTION 33
GSRB&M
TUCSON, ARIZONA

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE
- FOUND AS NOTED
- SET ½" REBAR "RLS 33308"
- DRIVEWAY LOCATION
- (C) CALCULATED
- (R) RECORDED

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2-3 SUBDIVISION BOUNDARY

ASSURANCE

NO ASSURANCES ARE REQUIRED FOR THIS SUBDIVISION AS IT IS A COMMERCIAL DEVELOPMENT.

BY: _____ NOV 19 2019
CHAIRMAN, BOARD OF SUPERVISORS — DATE
PIMA COUNTY, ARIZONA

ATTEST

I, JULIE CASTAÑEDA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS 19TH DAY OF NOVEMBER, 2019.

CLERK, BOARD OF SUPERVISORS — NOV 19 2019 DATE

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 6.19 ACRES.
2. THE TOTAL MILES OF NEW PRIVATE STREET IS 0.00 MILES.
   THE TOTAL MILES OF NEW PUBLIC STREET IS 0.00 MILES.
3. BASIS OF BEARING: NORTH 48 DEGREES 43 MINUTES 30 SECONDS EAST AS MEASURED SOUTHERLY THE SUBDIVIDED CONSTRUCTION CENTER LINE MONUMENTS OF MAGEE ROAD WITHIN
4. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

(a) County of Recordation Pima
(b) Date of Recording 12/19/2019
(c) Instrument Number 20193260717

RECORDING

STATE OF ARIZONA } S.S.:
PIMA COUNTY }

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF JAS ENGINEERING, ON THIS 19TH DAY OF DECEMBER, 2019, AT SEQUENCE NUMBER 20193260717 PIMA COUNTY RECORDS, AT PAGE 56 FEE $56.00

C. ANN RONSHOLDT
COUNTY RECORDER — DATE

PERMITTING NOTES

1. LOTS 1-3 ARE ZONED CB-2. LOTS 4-6 ARE ZONED CB-2 CONDITIONAL.
2. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS RECORDED CONDITIONS AS FOUND IN CASE NUMBER C9-89-27 AS APPROVED ON JULY 20, 1993.
3. THIS SUBDIVISION IS SUBJECT TO DESIGN REVIEW COMMITTEE REQUIREMENTS AS FOUND IN CASE NUMBER Co20-02-004 AS APPROVED ON APRIL 18, 2002.
4. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS RECORDED CONDITIONS AS FOUND IN CASE NUMBER P18RZ00009 AS APPROVED ON JUNE 12, 2018. WITH RECORDED CONDITION #1: LOT 4 IS RESTRICTED TO THE FOLLOWING: THE USES OF THE PROPERTY ARE LIMITED TO RESTAURANTS WITH/WITHOUT A BAR AND CS-1 ZONE USES EXCEPT FOR AUTOMOTIVE RELATED USES, DRIVE-THRU RESTAURANTS, AND STAND-ALONE BARS

CERTIFICATION

I HEREBY CERTIFY THAT THE INTERIOR LOTS ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION

JEFFREY A. STANLEY, PE # 19263 — EXP. 6-30-2019

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREIN ACTUALLY EXIST, AND THEIR LOCATION, SIZE, AND MATERIAL ARE CORRECTLY SHOWN.

GEOFFREY K. BRENNAN, RLS #33308 — 12-10-19

ENGINEERING
PO BOX 1866 TUCSON, ARIZONA 85702
(520) 390-1820
STANLEY@JASENGINEER.COM

P15RZ00009
Co9-89-27
Co20-02-004
P18DP049
P1202-015
P18FP00029

FINAL PLAT

FOR

MAGEE CENTER II, LOTS 1-6, COMMON AREA A (PRIVATE STREETS, UTILITIES, DRAINAGE, & PARKING) AND COMMON AREA B (PRIVATE STREETS, UTILITIES, DRAINAGE, & PARKING)

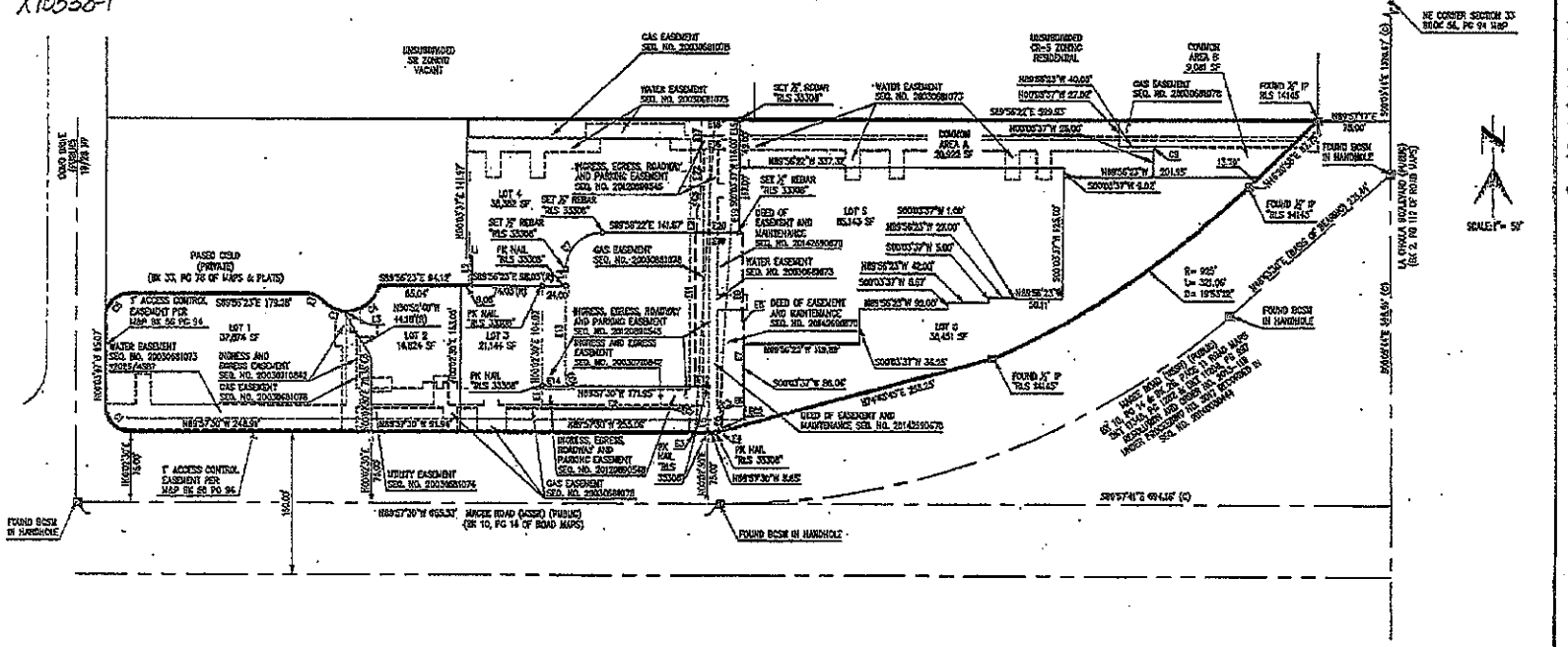
A RESUBDIVISION OF MAGEE CENTER (BK 56 PG 94)
SECTION 33, T12S, R13E
GSRB&M, TUCSON, ARIZONA

DATE 02/12/19 — SHEET 1 OF 3

SEQUENCE NO. 20193260717-1

X105381

SEQUENCE NO. 20193260717-2



EASEMENTS SHOWN THIS SHEET
UTILITY EASEMENT
WATER EASEMENTS
GAS EASEMENT
ACCESS EASEMENT

LINE TABLE:

NO	BEARING	DISTANCE
L1	N89°56'23"W	3.50'
L2	N00°03'37"E	19.08'
L3	S00°03'37"W	3.50'
L4	S00°03'37"W	18.28'
L5	S00°03'37"W	49.08'

CURVE TABLE:

NO	DELTA	RADIUS	LENGTH	TANGENT
C1	90°00'00"	25.00'	39.27'	25.00'
C2	45°24'22"	25.00'	19.81'	10.36'
C3	45°41'38"	25.00'	22.87'	12.25'
C4	52°59'23"	25.00'	23.12'	12.57'
C5	90°00'00"	25.00'	39.27'	25.00'
C6	90°00'00"	25.00'	39.27'	25.00'
C7	90°00'00"	25.00'	39.27'	25.00'
C8	90°00'00"	25.00'	39.27'	25.00'
C9	90°00'00"	5.00'	7.85'	5.00'

EASEMENT LINE TABLE:
EASEMENT 1:

NO	BEARING	DISTANCE
E1	S00°03'30"W	24.00'
E2	N89°57'30"W	331.00'
E3	N89°57'30"W	20.00' (M)

EASEMENT CURVE TABLE:
EASEMENT 1:

NO	DELTA	RADIUS	LENGTH
C01	112°53'01"	15.00'	29.56' (M)

EASEMENT LINE TABLE:
EASEMENT 2:

NO	BEARING	DISTANCE
E4	N89°41'42"E	7.20
E5	S00°03'19"W	4.34
E6	N90°00'00"W	7.70
E7	S00°03'37"W	85.36'
E8	S89°56'23"W	1.47'
E9	S00°03'37"W	20.00'
E10	S89°56'23"E	42.02'
E11	N00°03'37"E	158.90'
E12	N89°57'30"E	12.45'

EASEMENT CURVE TABLE:
EASEMENT 2:

NO	DELTA	RADIUS	LENGTH
C02	212°42'42"	15.00'	55.70' (M)
C03	87°39'23"	15.00'	23.06' (M)

EASEMENT LINE TABLE:
EASEMENT 3:

NO	BEARING	DISTANCE
E13	N00°03'30"W	33.21'
E14	N89°57'30"W	38.32'

EASEMENT CURVE TABLE:
EASEMENT 3:

NO	DELTA	RADIUS	LENGTH
C04	50°57'43"	24.50'	21.31'

EASEMENT LINE TABLE:
EASEMENT 4:

NO	BEARING	DISTANCE
E15	S00°03'37"W	30.60'
E16	N90°00'00"W	35.70'
E17	N00°03'37"E	30.60'
E18	S89°56'23"E	35.70'

EASEMENT LINE TABLE:
EASEMENT 5:

NO	BEARING	DISTANCE
E19	S00°03'37"W	20.40'
E20	S89°56'23"E	44.02'
E21	N90°00'00"W	22.44'
E22	N00°03'37"E	44.81'

EASEMENT CURVE TABLE:
EASEMENT 5:

NO	DELTA	RADIUS	LENGTH
C05	171°12'4"	80.40'	48.95'

ENGINEERING
PO BOX 1288 TUCSON, ARIZONA 85702
(520) 320-7570
STAGEENGINEERING@AOL.COM

P16R200039
Co9-09-27
Co20-02-004
P1202-049
P1202-015
P18FP00029

FINAL PLAT
FOR
MAGEE CENTER II, LOTS 1-6, COMMON AREA A (PRIVATE STREETS, UTILITIES, DRAINAGE, & PARKING) AND COMMON AREA B (PRIVATE STREETS, UTILITIES, DRAINAGE, & PARKING)
A RESUBDIVISION OF MAGEE CENTER (BK 56 PG 94)
SECTION 33, T12S, R13E
GASERNA, TUCSON, ARIZONA

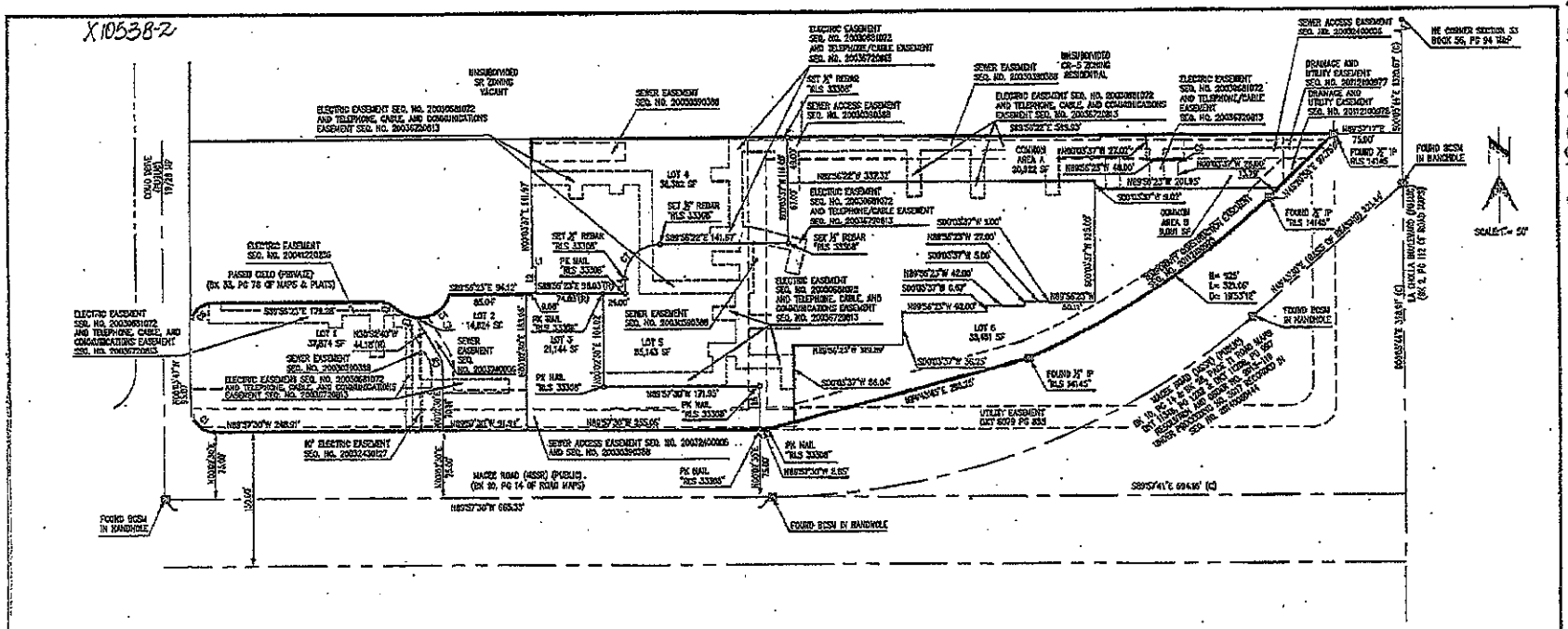
DATE: 02/19/20

EXP. 6-30-2019

SHEET 2 of 3

SEQUENCE NO. 20193260717-2

X10538-2



EASEMENTS SHOWN THIS SHEET:
SEWER EASEMENT
ELECTRIC EASEMENT
DRAINAGE EASEMENT

BLANKET EASEMENT
ELECTRIC– DKT 542 PG 232

LINE TABLE:

NO	BEARING	DISTANCE
L1	N89°56'22"W	4.00'
L2	N00°03'37"E	70.00'
L3	S00°03'37"W	5.00'
L4	N00°03'37"E	10.00'
L5	S00°03'37"W	40.00'

CURVE TABLE:

NO	DELTA	RADIUS	LENGTH	TANGENT
C1	85°26'08"	23.00'	34.32'	21.42'
C2	45°27'23"	25.00'	19.83'	10.42'
C3	43°41'36"	35.00'	27.31'	14.32'
C4	52°06'23"	35.00'	31.83'	17.14'
C5	90°00'00"	23.00'	36.00'	23.00'
C6	90°00'00"	23.00'	36.00'	23.00'
C7	90°00'00"	30.00'	47.12'	30.00'
C8	90°00'00"	30.00'	47.12'	30.00'
C9	90°00'00"	5.00'	7.85'	5.00'

ENGINEERING
PO BOX 1882 TUCSON, ARIZONA, 85702
(520) 396-2510
STANLEYTUCSON.COM

P15RZ00009
Co9-99-27
Co10-03-004
P1202-049
P1202-015
P18FP00029

FINAL PLAT
FOR
MAGEE CENTER II, LOTS 1-6, COMMON AREA A (PRIVATE STREETS, UTILITIES, DRAINAGE, & PARKING) AND COMMON AREA B (PRIVATE STREETS, UTILITIES, DRAINAGE, & PARKING)
A RESUBDIVISION OF MAGEE CENTER (BK 56 PG 94)
SECTION 33, T12S, R13E
CATALINA, TUCSON, ARIZONA
DATE: 02/19/19

EXP. 6-30-2019

SHEET 3 of 3

SEQUENCE NO 20193260717-3

SEQUENCE NO 20193260717-3

EXHIBIT "C"

APPROVED DEVELOPMENT PLAN

P1203-063

DEVELOPMENT PLAN for MAGEE CENTER-REVISION 1

GENERAL NOTES:

1. THE WATER PROVIDER FOR THIS DEVELOPMENT IS THE METROPOLITAN DOMESTIC WATER IMPROVEMENT DISTRICT (MDWID).
2. GROSS AREA OF MAGEE CENTER, LOTS 1-5 IS 5.14 ACRES.
3. ASSESSORS TAX PARCEL NUMBERS ARE: 225-44-0544 THRU 225-44-0550.
4. THIS DEVELOPMENT PLAN, WHEN APPROVED, WILL SERVE AS THE TYPE 2 GRADING PERMIT FOR THIS PROJECT.
5. ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
6. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1990-140, AS AMENDED).
7. ON-SITE SANITARY SEWERS, EXCEPT PUBLIC SEWERS WITHIN PUBLIC SEWER EASEMENTS OR RIGHTS-OF-WAY, WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDING PLANS.
8. THE NUMBER OF WASTEWATER FIXTURE UNITS IS 54.

PERMITTING NOTES:

1. EXISTING ZONING IS TR.
2. THE USES OF THIS PROJECT (LOTS 1, 2 AND 3), WILL BE ALL OF THOSE OFFICE AND MEDICAL USES ALLOWED IN THE TR ZONE AS PERMITTED IN ACCORDANCE WITH SECTION 18.21.010 OF THE PIMA COUNTY ZONING CODE.
3. AREAS AND SPACES DESIGNATED FOR REQUIRED PARKING SHALL NOT BE CONVERTED TO OTHER USES UNLESS IT CAN BE DEMONSTRATED THAT SUFFICIENT ON SITE PARKING EXISTS.
4. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
5. PRIOR TO THE REQUEST FOR FINAL INSPECTION, A LETTER CERTIFYING COMPLETION IN CONFORMANCE WITH THE APPROVED PLANS, SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BE SUBMITTED TO THE DEVELOPMENT REVIEW DIVISION.
6. MAGEE CENTER IS SUBJECT TO BOARD OF SUPERVISORS RECORDED CONDITIONS AS FOUND IN CASE NUMBER Co9-69-27 AS APPROVED ON JULY 22, 1969.
7. THIS PROJECT IS SUBJECT TO DESIGN REVIEW COMMITTEE REQUIREMENTS AS FOUND IN CASE NUMBER Co20-02-004 AS APPROVED ON 4-18-02. PERMIT PCD0000203 FOR INSTALLATION OF LANDSCAPING IN MAGEE ROAD RIGHT OF WAY. THE REQUIREMENTS OF Co20-02-004 ARE:
   a. AN APPROVED LANDSCAPE PLAN.
   b. ALL TREES ON THE SUBJECT PROPERTY SIDE OF THE EXISTING WALL WILL BE A MINIMUM OF TWENTY-FOUR INCH (24") BOX.
   c. THE DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT (DOTFCD) STANDARDS.
   d. THE PLANTING WIDTH OF THE ON-SITE BUFFERYARD SHALL BE A MINIMUM OF FIVE FEET (5').
   e. BEFORE THE PROJECT LANDSCAPE PLAN AND DEVELOPMENT PLAN IS APPROVED, THE APPLICANT SHALL SUBMIT A REPRODUCIBLE 8 1/2" SCALE SEPIA AND TWO (2) BLACK OR BLUE LINE COPIES OF A REVISED LANDSCAPE PLAN EXHIBIT TO THE DRC CASE PLANNER FOR HIS/HER REVIEW AND APPROVAL/CERTIFICATION WITHIN FIVE (5) WORKING DAYS TO CONFIRM THAT THE REVISED LANDSCAPE PLAN EXHIBIT CONFORMS WITH THE DRC'S APPROVAL AND THAT THE LANDSCAPE PLAN EXHIBIT INCLUDES THE LANGUAGE OF THE DRC'S MOTION AND ALL CONDITIONS. THE MAGEE ROAD BUFFERYARD ON THE PROJECT DEVELOPMENT PLAN AND THE PROJECT LANDSCAPE PLAN SHALL BE REVISED IN CONFORMANCE WITH THE CASE PLANNERS CERTIFICATION.
   f. COMPLIANCE WITH THE SIX FOOT (6') HEIGHT REQUIREMENT FOR A BUFFERYARD WALL IN A BUFFERYARD. NOTE: THE EXISTING WALL DOES NOT MEET THE MINIMUM HEIGHT REQUIREMENT OF 6 FEET (6') IN CHAPTER 18.73 LANDSCAPE AND BUFFERYARD ORDINANCE. (REVISED PER NOTE #11).
8. THIS PROJECT IS SUBJECT TO CHAPTER 18.37 "SCENIC ROUTES".
9. THERE SHALL BE NO FURTHER SUBDIVISION OR LOT SPLITTING OF THIS PARCEL WITHOUT A REVISED DEVELOPMENT PLAN AND APPROVAL BY THE SUBDIVISION REVIEW COMMITTEE (SDRC).
10. THIS PROJECT LIES WITHIN THE LA CHOLLA FIRE FLOW IMPACT CORRIDOR AND IS SUBJECT TO FEES PER MDWID RESOLUTION 1994-6.
11. THIS PROJECT IS SUBJECT TO THE CONDITIONS OF A VARIANCE APPROVED BY BOARD OF ADJUSTMENTS AS FOUND IN CASE NUMBER Co-100102-01 AS APPROVED ON DECEMBER 5, 2002.
    a. REDUCE THE HEIGHT OF OF THE WALL REQUIRED IN BUFFERYARDS "C" 6'-0" UP TO 3'-0" (3 FEET, 6 INCHES) FOR LOT 1, 2 AND 3 AT MAGEE CENTER.
12. THIS PROJECT IS SUBJECT TO THE CONDITIONS OF A VARIANCE APPROVED BY BOARD OF ADJUSTMENTS AS FOUND IN CASE NUMBER Co-100102-01 AS APPROVED ON JANUARY 22, 2003.
    a. REDUCE REAR YARD SETBACK FROM 25 FEET TO 7 FEET FOR LOT 1.
13. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.

PARKING CALCULATIONS:

REQUIRED:
PER ZONING CODE, TABLE 18.75-1
TOTAL BUILDING AREA = 24,452 S.F.
OFFICE = 7,336 S.F. (30%)
MEDICAL = 17,116 S.F. (70%)

OFFICE:
.5 - SPACE PER EMPLOYEE = 14 x .5 = 7 SPACES
1 - SPACE PER 300 GSF = 7,336 S.F. DIVIDED BY 300 = 25 SPACES
TOTAL OFFICE SPACES REQUIRED = 32 SPACES

MEDICAL:
1 - SPACE PER EMPLOYEE = 27 X 1 = 27 SPACES
1 - SPACE PER 200 GSF = 17,116 S.F. DIVIDED BY 200 = 86 SPACES
TOTAL MEDICAL SPACES REQUIRED = 113 SPACES

REDUCTION IN REQUIRED PARKING
PARKING REDUCTION FOR 20 TENANTS = 20%
TOTAL SPACES REQUIRED = 145 SPACES (OFFICE AND MEDICAL)
WITH 20% REDUCTION REQUIRED SPACES = 116 SPACES

PROVIDED:
TOTAL SPACES PROVIDED = 116 SPACES
TOTAL SPACES FOR HANDICAPPED = 1 + 1 PER 50 SPACES
= 4 REQUIRED HANDICAP SPACES
TOTAL HANDICAP PROVIDED = 6 SPACES

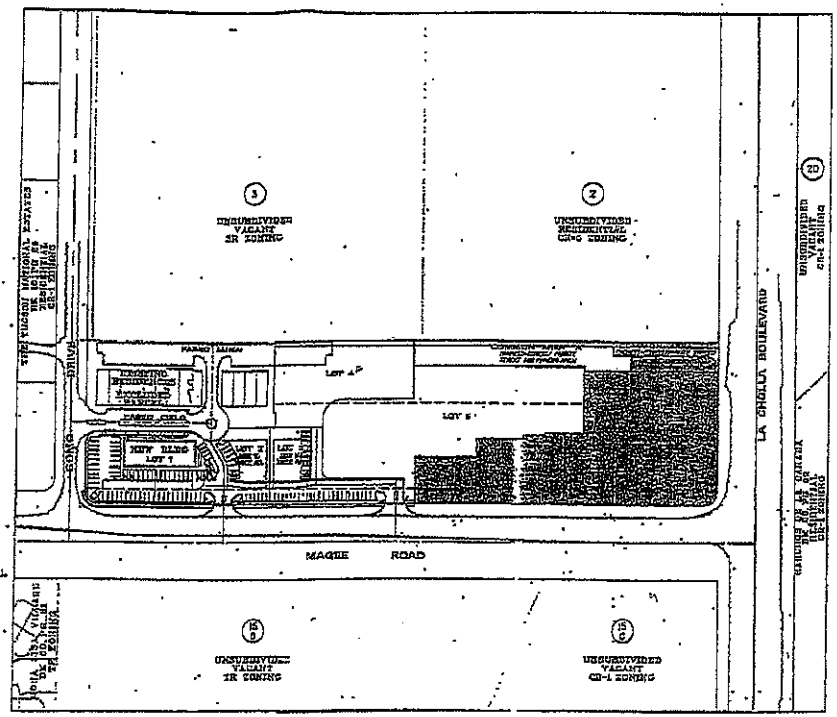
COMPACT PARKING PROVIDED:
TOTAL SPACES PROVIDED = 24 SPACES
PERCENT OF COMPACT = 20.7%

OFF STREET LOADING SPACES
1 REQUIRED LOADING SPACE
TOTAL LOADING PROVIDED = 1 SPACE

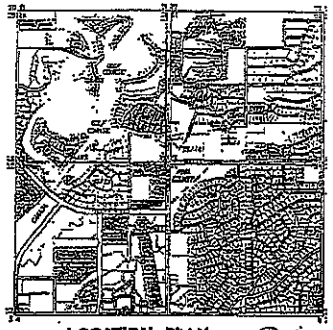
BICYCLE PARKING:
1 - SPACE REQUIRED PER PER 15 SPACES
116 DIVIDED BY 15 = 8 SPACES
SPACES PROVIDE = 8

LEGAL DESCRIPTION:

A DEVELOPMENT IN LOT 1 OF MAGEE CENTER, BOOK 56, PAGE 94, MAPS AND PLATS.



PROJECT LAYOUT
SCALE: 1"=100'



LOCATION PLAN
SECTION 33, T12S-R13E, R14E GILA & SALT RIVER
PIMA COUNTY, ARIZONA
SCALE 3"=1 MILE

LEGEND:

- 4" STRIPING (4")
- NEW ASPHALT PAVEMENT SURFACE
- EXISTING SURFACE TO BE REMOVED
- NEW CONCRETE
- EXISTING CONCRETE
- FLOW ARROW
- HIGH POINT
- EXISTING EDGE OF PAVEMENT
- HANDICAPPED PARKING SPACE
- EXISTING CONTOUR
- EXISTING CMU SCREEN WALL
- NEW CMU SCREEN WALL
- EXISTING CHAIN LINK FENCE TO BE REMOVED
- DEVELOPMENT BOUNDARY
- EXISTING SEWER LINE WITH DIRECTION OF FLOW
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND CABLE TELEVISION
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- 100 YEAR FLOOD PRONE LINE
- 20' EROSION SETBACK LINE
- NUMBER OF PARKING SPACES
- NUMBER OF COMPACT PARKING SPACES
- TRAFFIC FLOW DIRECTION
- PROPOSED GRADE
- EXISTING GRADE

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 DEVELOPMENT PLAN
SHEET 3 DEVELOPMENT PLAN
SHEET 4 PAVING AND GRADING PLAN
SHEET 5 DETAIL SHEET

OWNER /DEVELOPER:

MAGEE COMO DEVELOPMENT ASSOCIATION, LLC
8351 N. ORACLE ROAD, SUITE 210
TUCSON, AZ 85704
PHONE: (520) 225-0280
FAX: (520) 293-7725

APPROVED BY THE SUBDIVISION AND DEVELOPMENT REVIEW COMMITTEE:

SUBDIVISION COORDINATOR

DATE 12/18/03

1-800-782-5348

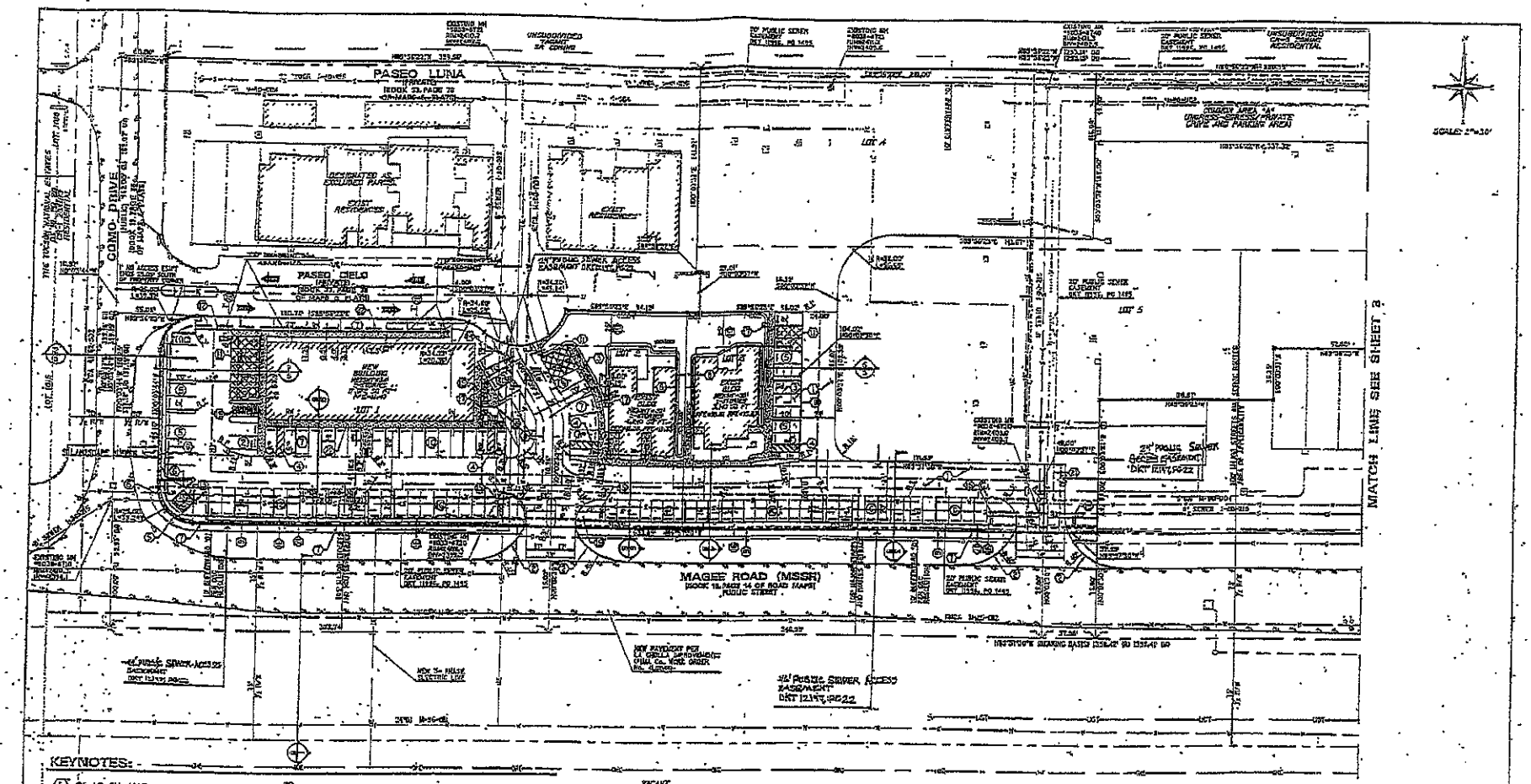
Co-19(3)02-57
Co-19(3)02-61
Co-20-02-004
P1202-015
P1202-049
Co9-69-27

P1203-063

DEVELOPMENT PLAN
MAGEE CENTER-REVISION 1
LOTS 1-5 AND COMMON AREA "A" (INGRESS-EGRESS / PRIVATE STREET AND PARKING AREA) AND COMMON AREA "B" (INGRESS-EGRESS / PRIVATE STREET)
AS RECORDED IN BOOK 56, PAGE 94 OF MAPS AND PLATS

JEFFREY A. STANLEY Engineering

SCALE	REVISED YR. MO.	REVISED YR. MO.	SHEET NO.
H 1"=100'	DRAWN BY	CHECKED	1
V N/A	DATE: 09-26-2003	REVISED	OF 5



KEYNOTES:

1. 2" AC ON 4"AB
2. CONCRETE HEADER PER STD 213
3. PRE-CAST CONCRETE PARKING BUMPERS
4. VAN ACCESSIBLE HANDICAP PARKING - SEE DETAIL 8 ON SHEET 9
5. NEW CMU WALL TO BE APPROXIMATELY THE SAME HEIGHT AS THE EXISTING ADJOINING WALL TO THE NORTH
6. NEW 72" HIGH CMU SCREEN WALL
7. EXISTING CMU SCREEN WALL TO BE MODIFIED PER APPROVED BOARD OF ADJUSTMENT VARIANCE Co-10(3)02-22
8. 7' SIDEYARD BUILDING SETBACK
9. 30'-ONSITE PORTION OF MAJOR STREETS AND ROUTES SETBACK
10. 25' REARYARD BUILDING SETBACK
11. COVERED PARKING SPACES
12. NEW 30" HIGH CMU SCREEN WALL OR VINYL/WROUGHT IRON FENCE
13. TRASH ENCLOSURE W/ 6' CMU WALL
14. NEW 3-PHASE ELECTRIC TRANSFORMER
15. NEW 72" CMU WALL
16. 8' ND ACCESS EASEMENT PER FINAL PLAT
17. BICYCLE PARKING (SEE DETAIL 7 ON SHEET 9)
18. LOADING ZONE
19. APPROXIMATE LOCATION OF STAIRS
20. 7' REAR YARD SETBACK PER BOARD OF ADJUSTMENT CASE NO Co-10(3)02-57 AS APPROVED ON JANUARY 22, 2003
21. 20' PUBLIC SEWER EASEMENT BY SEPARATE INSTRUMENT RECORDED IN DOCKET 1995, AT PAGE 1495
22. DECORATIVE CONCRETE SIDEWALK

LEGEND:

- STRIPING (4")
- NEW ASPHALT PAVEMENT SURFACE
- EXISTING SURFACE TO BE REMOVED
- NEW CONCRETE
- EXISTING CONCRETE
- FLOW ARROW
- HIGH POINT
- EXISTING EDGE OF PAVEMENT
- HANDICAPPED PARKING SPACE
- EXISTING CONTOUR
- EXISTING CMU SCREEN WALL
- NEW CMU SCREEN WALL
- EXISTING CHAIN LINK FENCE TO BE REMOVED
- DEVELOPMENT BOUNDARY
- EXISTING SEWER LINE WITH DIRECTION OF FLOW
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND CABLE TELEVISION
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- 100 YEAR FLOOD PRONE LINE
- 12' EROSION SETBACK LIMIT
- NUMBER OF PARKING SPACES
- NUMBER OF COMPACT PARKING SPACES
- TRAFFIC FLOW DIRECTION
- PROPOSED GRADE
- EXISTING GRADE

Co-10(3)02-57
Co-10(3)02-51
Co-20-02-004
P1202-015
P1202-049
Co9-69-27

P1203-063

DEVELOPMENT PLAN
MAGEE CENTER-REVISION 1

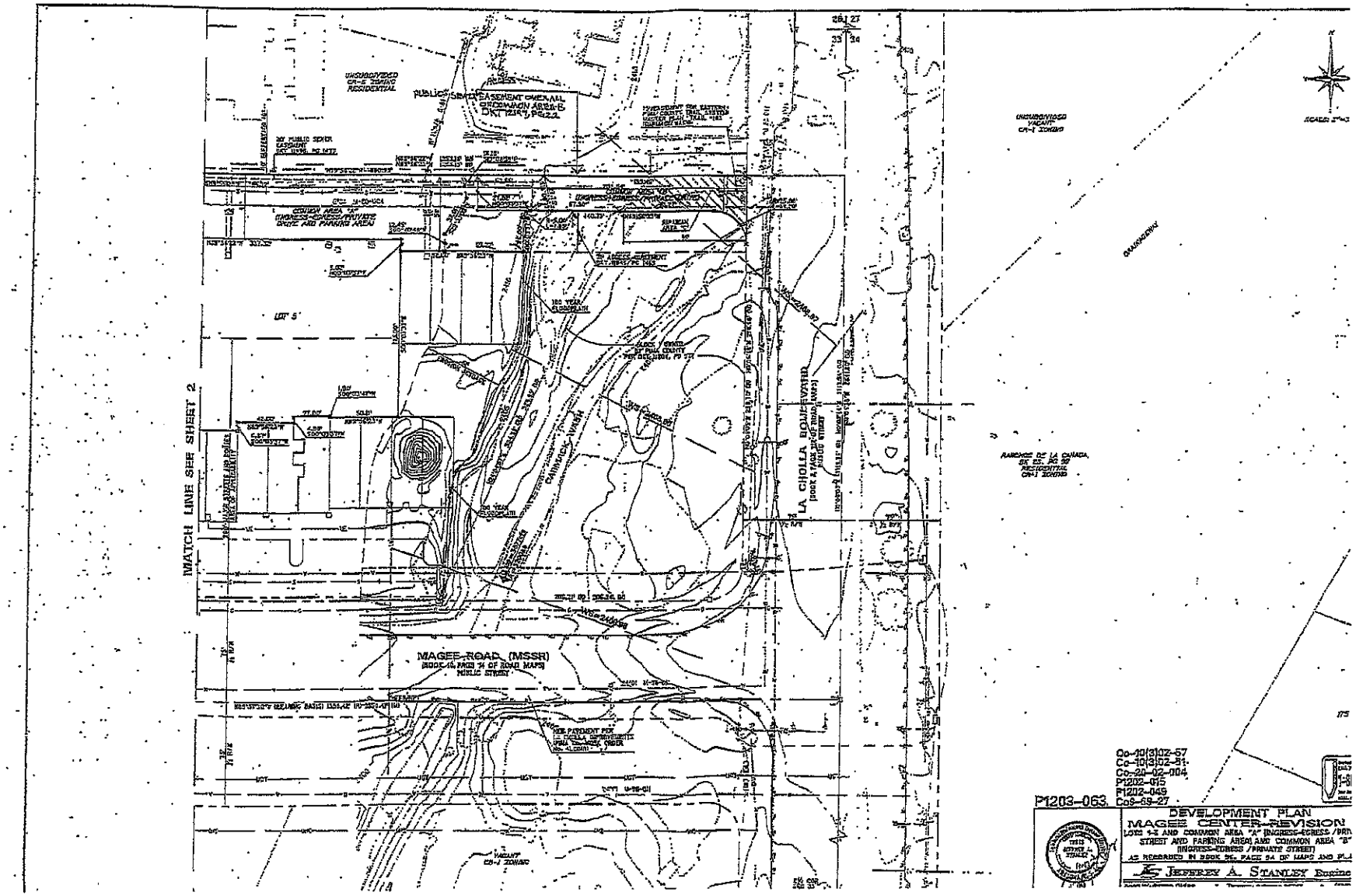
LOTS 1-5 AND COMMON AREA "A" (INGRESS-EGRESS / PRIVATE STREET AND PARKING AREA) AND COMMON AREA "B" (INGRESS-EGRESS / PRIVATE STREET)

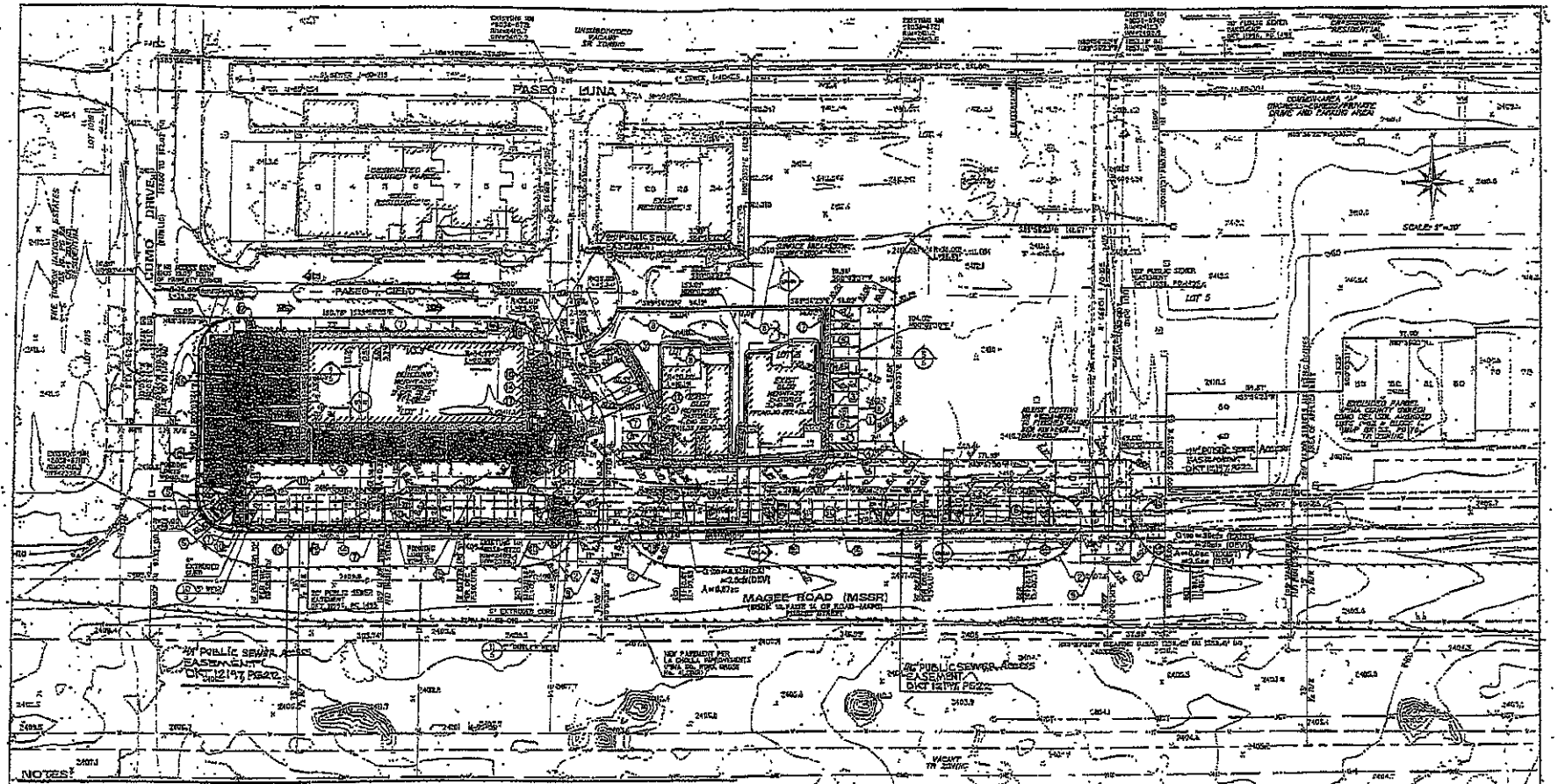
AS RECORDED IN BOOK 50, PAGE 94 OF MAPS AND PLATS

JEFFREY A. STANLEY Engineering

SHEET 2 OF 5

1-800-782-6348


MATCH LINE SEE SHEET 2
MAGEE ROAD (MSSR)
LA CHOLLA BOULEVARD
UNSUBDIVIDED
CR-5 ZONING
RESIDENTIAL
LOT 5
CAMINO DE LA CAÑADA
UNSUBDIVIDED
VACANT
CR-1 ZONING
P1203-063
Co-10(3)02-57
Co-10(3)02-51
Co-20-02-004
P1202-015
P1202-049
Co8-89-27
DEVELOPMENT PLAN
MAGEE CENTER-REVISION
JEFFREY A. STANLEY



NOTES:

1. ALL CONSTRUCTION, MATERIALS AND TEST METHODS SHALL BE CONFORMANCE WITH THE PIMA COUNTY / CITY OF TUCSON STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC IMPROVEMENTS DATED 2010 EDITION, EXCEPT AS SPECIFICALLY MODIFIED.
2. UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. CONTRACTOR SHALL VERIFY EXISTENCE OF ALL UTILITIES BY CALLING BLUE STAKE, INC. AT 1-800-782-5348, 48 HOURS PRIOR TO CONSTRUCTION.
3. AGGREGATE BASE COURSE SHALL CONFORM TO PCDOT SPEC SECTION 203.
4. ASPHALTIC CONCRETE SHALL CONFORM TO PCDOT SPEC SECTION 336 AND 42 SPECIFICATIONS.
5. ALL CONCRETE SHALL COMPLY WITH PCDOT SPEC SECTION 1006, CLASS B, 3,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
8. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION.
9. 1 COPY OF THIS PLAN SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
10. ALL WORK SHALL CONFORM TO GRADING STANDARDS, CHAPTER 16.81 OF THE PIMA COUNTY TOWN CODE.
11. COMPACTION IN ALL GRADED AREAS SHALL BE A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASSUMPTIONS WITH THE RECOMMENDATIONS OF A GEOTECHNICAL REPORT, AND SHALL ALL ANY AREA DESIGNATED FILL SHALL BE COMPACTED TO A DEPTH OF 1 FOOT TO THE PROPER MINIMUM DENSITY AND DEMONSTRATE TO THE PIMA COUNTY / TUCSON ENGINEER THAT THE MATERIAL IS PROPERLY COMPACTED. SUCH DEMONSTRATION SHALL BE APPROVED BY OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK.
12. ALL IMPROVEMENT LINE AND GRADE LEVELS SHALL BE ESTABLISHED INITIALLY PRIOR TO ACTUAL CONSTRUCTION THE WORK AND WHEN ACCEPTABLE TO THE ENGINEER.
13. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SUPPLY, USE, AND APPLY ALL WATER REQUIRED FOR CONSTRUCTION AND THE CONTRACTOR SHALL PAY FOR ALL WATER USED.
14. CONTRACTOR SHALL COORDINATE WITH PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND ALL OTHER APPROPRIATE GOVERNMENT AGENCIES FOR ALL WORK SHOWN IN PUBLIC RIGHT-OF-WAY, AND ADDITIONAL USE OF PRIVATE PROPERTY REQUIRED FOR THE WORK. ALL WORK SHALL BE THE RESPONSIBILITY OF CONTRACTOR AND SHALL BE INCLUDED IN THE BID AMOUNT.
15. NEW PAVEMENT SHALL BE CONNECTED TO WORK AND FREE OF THE CAR BEFORE PLACEMENT BEGINS BY THE CONTRACTOR. CONTRACTOR SHALL CHECK PROPER DRAINAGE WAY FROM ALL BUILDINGS AND PLACE TO ENSURE THAT THERE IS NO PONDED WATER AT ANY LOCATION.
16. ALL CURBING SHALL BE 6" SCREED, 18 GAUGE AND SHALL EXTEND 2" BEYOND REMOVED SURFACE & 9" BELOW SURFACE AND 18" BEHIND ASPHALT PAVING.
17. GRADING NOTES: THE MINIMUM RISE OF MAGEE ROAD BETWEEN PROPOSED SURFACE FOR AT THE INTERSECTIONS OF MAGEE ROAD AND CEMO DR. AND MAGEE ROAD AND LA CHOLLA BLVD. FOR THE PLAT OF "CEMO DEL SOL" RECORDED BOOK 4 PLATE BOOK 50, PAGE 100 IN PIMA COUNTY.
18. DEMOLITION: A CONTRACTOR TO USE THE WORK ZONE OR A D.C. WORK SCHEDULE LOCATED AT NORTH OF MAGEE ROAD AND EAST OF MAGEE ROAD. THE WORK SHALL BE PIMA COUNTY DEPARTMENT OF TRANSPORTATION DESIGNATION "PAL 3" ELEVATION 2 DEGREE MAKE BE BUTTON.
19. ALL UNDISTURBED CUT AND FILL SLOPES SHALL BE 2H ON FLATTER, AND NO HIGHER THAN 6'.
20. IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE PLAN, THE CONTRACTOR SHALL SUBMIT THE PROPOSED REVISED OR SUPPLEMENTAL DEVELOPMENT PLAN FOR REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
21. UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE PLACED AND MAINTAINED BY THE CONTRACTOR UNTIL THE WORK IS COMPLETED. ALL TRAFFIC CONTROL DEVICES SHALL BE PLACED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-641.

KEYNOTES:

1. 2" AC ON 4" AB
2. CONCRETE HEADER PER STD 208
3. PRE-CAST CONCRETE PARKING BUMPERS
4. VAN ACCESSIBLE HANDICAP PARKING SPACE
5. NEW CMU WALL TO BE SAME HEIGHT AS THE EXISTING ADJOINING WALL TO THE NORTH
6. NEW 32" HIGH CMU SCREEN WALL
7. EXISTING CMU SCREEN WALL TO BE MODIFIED PER APPROVED DRAWS OF ADMINISTRATIVE VARIANCE CO-16-0016-01
8. DETACHED OPEN SPACE SIGNS 6" FOR WATER HARVESTING
9. 2" TAPERT, TRIL TRICK & JOIN EXISTING PAVEMENT
10. DEPRESS 6" FOR WATER HARVESTING
11. 1" OVERLAY ON EXISTING PAVEMENT
12. NEW 36" HIGH CMU SCREEN WALL
13. TRASH ENCLOSURE 16' X 8' CMU WALL
14. STAMPWALL
15. NEW 72" CMU WALL
16. 4' NO ACCESS EASEMENT PER FINAL PLAT
17. BICYCLE PARKING
18. LOADING ZONE
19. REMOVE EXISTING PAVEMENT
20. LANDSCAPING

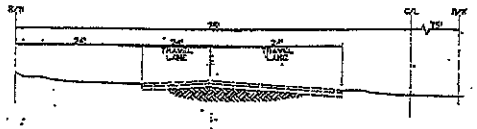
THIS SET OF IMPROVEMENT PLANS SHALL SERVE AS THE TYPE 2 GRADING

Cos-10(3)02-37
CS-10(3)02-31
Co-20-02-004
P1202-015
P1202-043
P1203-063 Co9-68-27

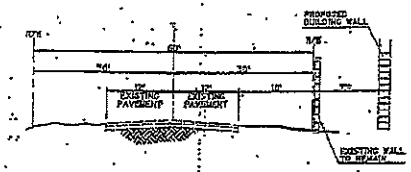
1-800-782-5348

PAVING AND GRADING PLAN
MAGEE CENTER-REVISION 1
LOTS 1-5 AND COMMON AREA "A" (INGRESS-EGRESS /PRIVATE STREET AND PARKING AREA) AND COMMON AREA "B" (INGRESS-EGRESS /PRIVATE STREET)
AS RECORDED IN BOOK 50, PAGE 84 OF MAPS AND PLATS

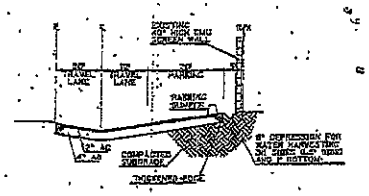
JEFFREY A. STANLEY Engineering



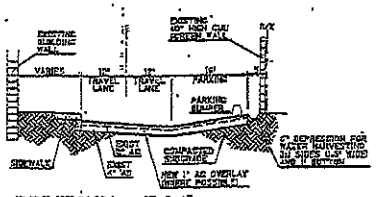
1 MAGEE ROAD – Existing
N.T.S.



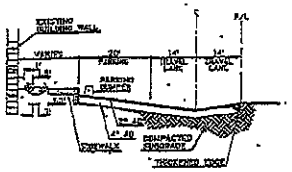
2 COMO DRIVE – Existing
N.T.S.



3 DRIVEWAY – Existing
N.T.S.

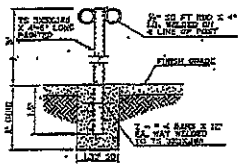


4 DRIVEWAY – Existing
N.T.S.

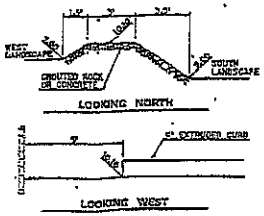


5 DRIVEWAY – Existing
N.T.S.

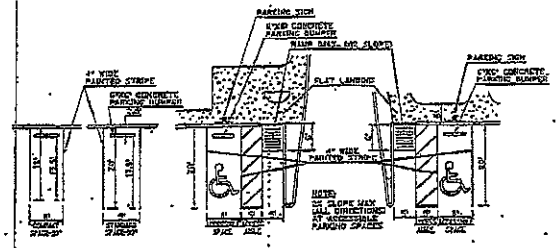
6 RETENTION AREA – Existing
N.T.S.



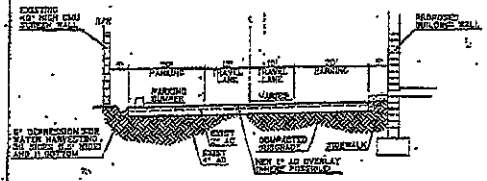
7 BIKE POST DETAIL
N.T.S.



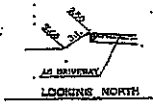
10 OUTLET WEIR
N.T.S.



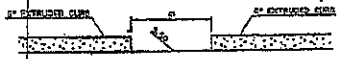
8 TYPICAL PARKING SPACES DETAIL
N.T.S.



9 DRIVEWAY
N.T.S.



LOOKING NORTH



LOOKING WEST

11 OUTLET WEIR
N.T.S.

Co-10(3)02-57
Co-10(3)02-61
Co-20-02-004
P1202-015
P1202-049
Co9-69-27

P1203-063

DETAIL SHEET
MAGEE CENTER–REVISION 2
LOTS 1-5, AND, COMMON AREA "A" (INGRESS-EGRESS-/PRIVATE STREET AND PARKING AREA) AND COMMON AREA "B" (INGRESS-EGRESS / PRIVATE STREET)
AS RECORDED IN BOOK 50, PAGE 94 OF MAPS AND PLATS

JEFFREY A. STANLEY Engineering

EXHIBIT "D"

ASSESSOR'S RECORD MAP
FOR
LOT 4 OF MAGEE CENTER

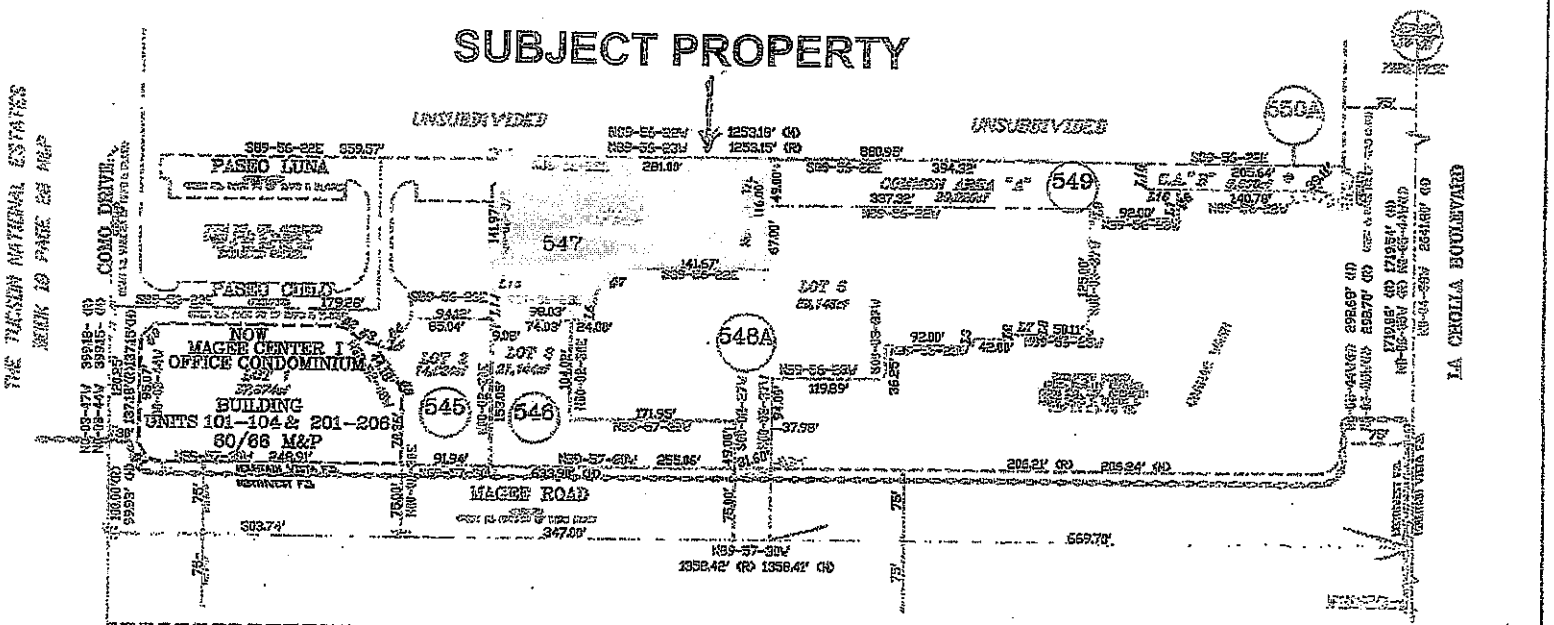
TAX CODE PARCEL # 225-44-547

ASSESSOR'S RECORD MAP

225-44 MAGEE CENTER

LOTS 001-005 & COMMON AREA A & B

(RESUB 33/078 M&P)



CURVE TABLE:

NO	DELTA	RADIUS	LENGTH	TANGENT
C1	89°52'46"	25.00'	39.22'	24.95'
C2	43°24'23"	25.00'	18.93'	10.07'
C3	45°41'36"	35.00'	27.91'	14.75'
C4	75°08'25"	35.00'	45.90'	26.52'
C5	89°30'29"	25.00'	39.05'	24.93'
C6	90°00'00"	5.00'	7.85'	5.00'
C7	90°08'53"	38.00'	59.79'	38.06'
C8	30°55'10"	38.00'	18.39'	9.38'
C9	59°07'28"	25.00'	32.22'	18.05'

LINE TABLE:

NO	BEARING	DISTANCE
L1	S00°03'37"W	26.00'
L2	S00°03'37"W	5.00'
L3	S00°03'37"W	6.57'
L4	S00°03'37"W	3.45'
L5	S00°03'37"W	16.96'
L6	S36°28'29"W	32.83'
L7	N89°55'23"W	27.00'
L8	N36°03'47"E	1.00'
L9	S00°03'37"W	9.92'
L10	S00°40'55"W	18.45'
L11	S19°08'39"E	18.38'
L12	S55°39'59"E	27.75'
L13	N89°56'23"W	9.30'
L14	N89°03'37"E	29.81'
L15	S89°03'37"E	57.02'
L16	N89°55'23"W	40.00'

EXHIBIT "E"

BIOLOGICAL IMPACT REPORT

Magee Como Development Associations, LLC,
an Arizona limited liability company
5151 N. Oracle Rd., Ste 210
Tucson, AZ 85704

June 22, 2021

Mr. Chris Poirier
Pima County Planning Division
201 North Stone Ave. 1st floor
Tucson, Arizona 85701
Phone: 724-9000

Re: letter of authorization for Magee Como Development Association, LLC to request a time extension for Lot 4 of Magee Center; Rezoning Case, Ordinance 2016 – 32 in Seq. # 20161620543.

Dear Mr. Poirier:

Magee Como Development Association, LLC ("Magee Como"), located at 5151 North Oracle Rd., Suite 210, Tucson, Az. 85704, is the sole owner of Lot 4 of Magee Center at 7787 N. La Cholla Blvd., Tucson, Az. 85704, (Property). Craig R. Courtney (520-247-3306) and/or Michael G. Byrne (520-307-1290) are Magee Como's representatives authorized to request and sign all necessary documentation in order to initiate and complete a time extension request for its Property referenced in Rezoning Case, Ordinance 2016 – 32. This authorization shall include, but not be limited to, them being authorized to obtain Development Services permits in Magee Como's name.

Please be advised this application is only requesting a time extension through February 2, 2026, leaving its current zoning conditions established in the original case the same along with the previously approved zoning conditions for all of the Magee Center properties that were part of Lot 5's current development agreements with Pima County and reaffirmed in its approved time extension in the Pima County Board of Supervisor's Resolution on August 27, 2020 for Case # Co9-07-26.

Thank you for your cooperation in this matter.

Sincerely,

Craig R. Courtney, Manager

Entity Information

Search Date and Time:
6/29/2021 11:59:48 AM

Entity Details

Entity Name:	MAGEE COMO DEVELOPMENT ASSOCIATION, LLC
Entity ID:	L10102710
Entity Type:	Domestic LLC
Entity Status:	Active
Formation Date:	12/14/2001
Reason for Status:	In Good Standing
Approval Date:	12/14/2001
Status Date:	
Original Incorporation Date:	12/14/2001
Life Period:	

Perpetual

Business Type:

Last Annual Report Filed:

Domicile State:

Arizona

Annual Report Due Date:

Years Due:

Original Publish Date:

Statutory Agent Information

Name:

CRAIG R COURTNEY

Appointed Status:

Active

Attention:

Address:

5151 N ORACLE RD #210 , TUCSON, AZ 85704, USA

Agent Last Updated:

12/18/2001

E-mail:

Attention:

Mailing Address:

5151 N ORACLE RD #210 , TUCSON, AZ 85704, USA

County:

Principal Information

Title	Name	Attention	Address	Date of Taking Office	Last Updated
Manager	CRAIG R COURTNEY		5151 N ORACLE RD #210, TUCSON, AZ, 85704, USA	12/14/2001	12/18/2001
Member	MARY BETH HAAS		5151 N ORACLE RD #210, TUCSON, AZ, 85704, USA	7/3/2013	7/16/2013
Member	MICHAEL G BYRNE		4444 E BROADWAY, TUCSON, AZ, 85711, USA	9/9/2004	3/22/2005
Member	CRAIG R COURTNEY		5151 N ORACLE RD #210, TUCSON, AZ, 85704, USA	12/14/2001	12/18/2001
Member	JANINE C COURTNEY		5151 N ORACLE RD #210, TUCSON, AZ, 85704, USA	12/14/2001	12/18/2001

Entity Known Place of Business

Attention:

Address: 5151 N ORACLE RD #210, TUCSON, AZ, 85704, USA

County: Pima

Last Updated:

Entity Principal Office Address

Attention:

Address:

County:

Last Updated:

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