

BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 11/16/2021

*= Mandatory, information must be provided

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

*Title:

P21CU00005 TITLE SECURITY AGENCY OF AZ TR 201509 - E. SUCCESS DRIVE

*Introduction/Background:

This is a request for a Type II Conditional Use Permit for RV & Boat Storage in accordance with Other Conditional Uses similar in type, scale and intensity.

*Discussion:

The proposed Type II Conditional Use Permit is for the property identified as Lot 1-10 and Common Areas A-C of the Vail-Success industrial subdivision approved and recorded in 2005. The subdivision is approximately 14.79 acres in size and was rezoned to CI-2 in 1975, however, approximately one-acre of the site was not included in the original rezoning case. This Type II Conditional Use Permit is for that small portion of the project; the triangular area located along the northeastern portion of the site adjacent to the Union Pacific Railroad.

*Conclusion:

The proposal is an appropriate and compatible low intensity use. Staff received a letter from the Vail Preservation Society requesting specific design and architectural style be implemented as well as additional vegetation.

*Recommendation:

Staff and the Hearing Administrator recommend APPROVAL of the request.

*Fiscal Impact:

N/A

*Board of Supervisor District:

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

Contact: Thomas Drzazgowski, Chief Zoning Inspector Telephone: 520-724-6675

$\langle \langle \rho \rangle_{0} \rangle$		uloch-
Department Director Signature:	Date:	10 2 2
Deputy County Administrator Signature:	_Date: _	10/27/2021
County Administrator Signature:	_ Date: _	10 27 201



TO:	Honorable Steve Christy, District 4
FROM:	Chris Poirier, Deputy Director Public Works-Development Services Department-Planning Division
	Public Works-Development Services Department-Planning Division

DATE: October 26, 2021

 SUBJECT:
 P21CU00005
 TITLE SECURITY AGENCY OF AZ TR 201509 – E. SUCCESS

 DRIVE
 (Conditional Use Type II – Other Conditional Use – RV & Boat Storage)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY**, November 16, 2021 hearing.

- **REQUEST:** For a **Type II Conditional Use Permit for RV and boat storage**, in accordance with Section 18.13.030B39 of the Pima County Zoning Code on property identified as **Vail-Success Drive Commercial Lots 1-10 Subdivision (Sequence #20152360510)**, in the RH (Rural Homestead) zone.
- OWNER: Title Security Agency of AZ TR 201509 Attn: Anthony W & Kerry Marrs Et Al. 3573 E. Sunrise Dr. Ste 233 Tucson, AZ 85718
- DISTRICT: 4

STAFF CONTACT: Elva Pedregó, Senior Planner

<u>PUBLIC COMMENT TO DATE</u>: As of October 20, 2021, one public comment letter has been received requesting site design considerations.

STAFF RECOMMENDATION: APPROVAL

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS): Approximately 13,000 square feet of the approximately 40,000 square feet currently zoned RH portion, is within the Multi-Use Management Area of the Maeveen Marie Behan Conservation Lands System (CLS).

TD/EP/ds Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: P21CU00005

Page 1 of 2

FOR NOVEMBER 16, 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: October 26, 2021

ADVERTISED ITEM FOR PUBLIC HEARING

CONDITIONAL USE PERMIT

P21CU00005 TITLE SECURITY AGENCY OF AZ TR 201509 – E. SUCCESS DRIVE

Request of Title Security Agency of AZ TR 201509, on property identified as Parcel Code #305-13-0700 thru 305-13-0810 in the Vail-Success Drive Commercial Lots 1-10 Subdivision (Sequence #20152360510), in the RH (Rural Homestead) zone, for a Type II Conditional Use Permit for RV and Boat storage, in accordance with Section 18.13.030B39 of the Pima County Zoning Code. Staff and the Hearing Administrator recommend APPROVAL. (District 4)

Summary of the Hearing Administrator Meeting (August 11, 2021)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on August 11, 2021. The applicant presented the case to the hearing administrator and answered all his questions.

One member of the public attended the hearing; the president of the homeowners' association that adjoins the larger project to the immediate southeast, Fast Horse Ranch. After clarifying that the conditional use permit hearing only pertained to the small RH portion of the site, the speaker stated that he could express his comments at the future Board of Supervisors' hearing.

Staff indicated that it had received written correspondence via email the morning of the hearing from the Vail Preservation Society. Both the applicants and the hearing administrator were forwarded a copy of the letter. The Vail Preservation Society requests the owners provide more vegetation, larger perimeter buffers and that the design and architectural style be harmonious with the Shrine of Santa Rita in the Desert. It appears the concerns and requests pertain more to the overall site and not just the smaller RH portion of the site which is the subject of the conditional use permit request.

After visiting the subject property and considering the facts, history and testimony presented at

P21CU00005

Page 2 of 2

the public hearing, the Hearing Administrator is recommending **APPROVAL** of the requested Type II Conditional Use Permit for RV and Boat storage. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate final decision on this Conditional Use Permit request.

Should the Board of Supervisors disagree with the Hearing Administrator's recommendation for approval of the conditional use permit, it is suggested that this approval be granted subject to the standard and special conditions as listed below:

Special Conditions Recommended by the Hearing Administrator:

- 1. The recreational vehicle (RV) and boat storage occurring on the conditional-use permit portion of the larger project shall be substantially consistent in its character, height and intensity with that occurring on the remainder of the larger/overall project.
- 2. Consultation by the owner/applicant with the Vail Preservation Society is encouraged with respect to the larger/overall proposed project during the permit process. In that this conditional use permit application applies only to a small interior portion of the larger project, this comment is an advisory one only. The Hearing Administrator has no authority to mandate any requirement outside of the specific conditional use permit site. That being said, the applicant did state at public hearing their intent to pursue these discussions with the Society, and so it is the Hearing Administrator's expectation that such good-faith interactions will occur as part of the final design and permitting process.

TD/EP/ds Attachments

c: Thomas Underwood, 11630 E. Chestnut Ct. Chandler, AZ 85244 Tom Drzazgowski, Chief Zoning Inspector







MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

P21CU00005

Page 1 of 5

FOR BOARD OF SUPERVISORS OCTOBER 19, 2021 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: August 16, 2021

DOCUMENT: P21CU00005

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Request of Title Security Agency of AZ TR 201509, on property identified as Parcel Code #305-13-0700 thru 305-13-0810 in the Vail-Success Drive Commercial Lots 1-10 subdivision (Sequence #20152360510), in the RH (Rural Homestead) zone, for a **Type II Conditional Use Permit for RV and boat storage**, in accordance with Section 18.13.030.B.35 of the Pima County Zoning Code. (District 4)

CASE BACKGROUND AND PARTICULARS

The majority of the area proposed for outdoor recreational vehicle (RV) and boat storage is zoned CI-2 (General Industrial), whereon this intended use is already allowed by right. This conditional use permit request is for a smaller, interior portion of the overall/larger property (approximately one acre) that is still zoned Rural Homestead (RH) and which requires a conditional use permit for RV and boat storage. This interior portion abuts the adjacent Southern Pacific Railroad (SPRR) right-of-way and is remote from those overall project boundaries that adjoin Success Drive and the adjacent private properties.

SUMMARY OF THE HEARING ADMINISTRATOR MEETING

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on August 11, 2021. The applicant presented the case to the hearing administrator and answered his questions. One (1) member of the public attended the hearing to speak on the matter, this being the president of the homeowners association that adjoins the larger project to the immediate southeast. Upon hearing that this conditional use permit request pertained only to the smaller interior portion of the larger proposed project, the speaker indicated that he would express his comments on the larger project to the Board of Supervisors at its future hearing on this conditional use permit request.

Staff indicated that it had received written correspondence from the Vail Preservation Society. The concerns and requests stated therein pertain more to the overall larger project (rather than the interior conditional use permit portion), and specifically cite a desire for perimeter buffers and consultation with the Society on design and architectural matters.

Upon hearing all of the above and providing the applicant with the opportunity to respond to the public testimony, the Hearing Administrator closed the public hearing.

HEARING ADMINISTRATOR'S RECOMMENDATION

After visiting the subject property and after considering the facts, public testimony, and written correspondence on this request, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for recreational vehicle (RV) and boat storage. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following *Special Conditions:*

- 1. The recreational vehicle (RV) and boat storage occurring on the conditional-use permit portion of the larger project shall be substantially consistent in its character, height and intensity with that occurring on the remainder of the larger/overall project.
- 2. Consultation by the owner/applicant with the Vail Preservation Society is encouraged with respect to the larger/overall proposed project during the permit process. In that this conditional use permit application applies only to a small, interior portion of the larger project, this comment is an advisory one only. The Hearing Administrator has no authority to mandate any requirements outside of the specific conditional use permit site. That being said, the applicant did state at public hearing their intent to pursue these discussions with the Society, and so it is the Hearing Administrator's expectation that such good-faith interactions will occur as part of the final design and permitting process.

REQUIRED STANDARDS AND FINDINGS

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

1. It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.

The Pima County Comprehensive Plan designates this conditional use permit site and surrounding area as *Industrial (I)*, the purpose of which is to "provide designated adequate area for industrial uses that, if properly located and regulated, are compatible with certain types of commercial activities."

It is the Hearing Administrator's finding that the proposed RV and boat storage is wholly consistent with the above objective. The Hearing Administrator finds that the proposed conditional use is not in conflict with the *Comprehensive Plan*.

2. It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.

It is the Hearing Administrator's position that the proposed conditional use is consistent with the planned surrounding RV and boat storage use (occurring on the industrially zoned property). Safeguards, to the extent needed, will be part of said larger project. The proposed RV and boat storage use is not found to negatively impact any legal permitted uses of the adjacent properties.

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

The site has direct access to Success Drive, which is a paved public street. Access is found to be adequate, especially in light of the fact that this not a high-traffic use.

4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.

Required parking shall be reviewed accordingly during the permitting process.

5. It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.

It is the Hearing Administrator's finding that the new use poses no significant public threat in any of the above ways.

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

Limiting the hours of operation is not necessary. This is a quiet use with relatively little weekday or night-time traffic.

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

Designated landscape buffers shall be finalized during the permitting process.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

- 1. Important Riparian Areas 95% undisturbed natural open space
- 2. Biological Core Management Areas 80% undisturbed natural open space
- 3. Special Species Management Areas 80% undisturbed natural open space
- 4. Multiple Use Management Areas 66-2/3% undisturbed natural open space

The majority of the conditional use permit site lies **OUTSIDE** OF the MMB-CLS, but a small portion of it (approximately 14,000 SF, or 1/3 of an acre) falls within the **MULTIPLE USE MANAGEMENT AREA (MUMA)** designation.

Staff Commentary on Biological Impacts

Staff has reviewed this application and finds that: 1) its approval is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update. The property possesses relatively little environmental resources. That portion of it that lies within the aforementioned CLS-MUMA designation is small and relatively isolated. The intended use will not alter the integrity of the biological resources in the area nor the viability of the CLS.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is located within an area that was not designated as former critical habitat and is not part of draft recovery area. This site is not located within the Priority Conservation Area (PCA) for this species.

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

Page 5 of 5

Pima Pineapple Cactus. A small portion of the subject property is located within a Priority Conservation Area (PCA) for this species.

Needle-Spined Pineapple Cactus. The subject property is not within the Priority Conservation Area (PCA) for this species.

DEPT. OF TRANSPORTATION & FLOOD CONTROL RECOMMENDATION:

The Department of Transportation and the Regional Flood Control District have reviewed this conditional use permit request and have no objection.

attachments

 cc: Carla Blackwell, Director, Development Services Dan Ice, Chief Building Official Chris Poirier, Planning Official Tom Drzazgowski, Chief Zoning Inspector Tom Underwood, Applicant Title Security of Arizona Trust # 201509, Owner



MEMORANDUM

PUBLIC HEARING - AUGUST 11, 2021

DATE:	July 27, 2021
TO:	Jim Portner, AICP, Hearing Automatistrator
FROM:	Elva Pedregó, Senior Planner
SUBJECT:	P21CU00005 TITLE SECURITY AGENCY OF AZ TR 201509 – E. SUCCESS DR (Thomas Underwood – Applicant)
	(Title Security Agency of AZ TR 201509 – Owner) Type II Conditional Use – Other Conditional Use (RV & Boat Storage)

LOCATION:

The subject site, Vail-Success Drive Commercial subdivision Lots 1-10, is located on the north side of E. Success Drive, approximately a quarter mile southeast of E. Colossal Cave Road. The closest major intersection is approximately half a mile north at E. Mary Ann Cleveland Way and E. Colossal Cave Road. The site is approximately 14.79 acres, and is zoned Cl-2 (General Industrial Zone) and RH (Rural Homestead).

SURROUNDING LAND USE OR CONTEXT:

There are multiple zoning designations in the area which are predominately residential; Old Vail Village to the south zoned CMH-1, Rancho del Lago to the north zoned SP, Fast Horse Ranch to the east zoned SH, the railroad zoned RH and CB-1/CB-2 zoned properties along Colossal Cave Road north and south of Success Drive, most of the properties are developed.

PUBLIC COMMENT:

No public comment has been received.

PREVIOUS CASES ON PROPERTY:

None

DEVELOPMENT SERVICES COMMENTS:

The proposed site is comprised of Lots 1-10 and Common Areas A-C of the Vail-Success industrial subdivision which was approved and recorded in 2015. The intent was to provide an opportunity for multiple users to develop each lot with a commercial or industrial use. The plat shows two access points from Success Drive via private common areas ending in cul-de-sacs. The area was originally rezoned to Cl-2 in the mid 70's (Co9-75-19) however, a small portion of the subdivision, approximately an acre, was not included in the original rezoning case.

The applicant inquired if the proposed use, RV and Boat storage was an allowable use in the CI-2 zone. After researching the rezoning case it was determined that the use would be allowed in the CI-2 portion the site but the RH portion would not support the use. The applicant was advised that the RH portion would need to remain vacant or used for development requirements such as retention basin or customer parking but it was their desire to maximize

the site and use the RH portion for the main use; RV and boat storage. The Chief Zoning Inspector determined this use would be allowable under Pima County Zoning Code, Section 18.13.030B39 Other Conditional Uses. This gives the Chief Zoning Inspector the ability to allow uses which are similar in type, scale and intensity to other uses which are specifically listed as requiring a Type I, II or III.

DEPARTMENT OF TRANSPORTATION

The Department of Transportation has no objection to the proposed Type II conditional use to allow for recreational vehicles and boat storage on the portion of the site currently under the RH (Rural Homestead) zone. This conditional use permit will allow a compatible use with the reminder of the property under the CI-2 (General Industrial) zone.

REGIONAL FLOOD CONTROL DISTRICT

Regional Flood Control District has no objection.

CULTURAL RESOURCES

The Office of Cultural Resources has no comment.

OFFICE OF SUSTAINABILITY AND CONSERVATION

BIOLOGICAL RESOURCES

Approximately 13,000 square feet (approximately .3 acres) of the approx. 40,000sqft area currently zoned RH that is the subject of this request is within the Multi-Use Management Area (MUMA) of the Maeveen Marie Behan Conservation Lands System (CLS). This portion of the subject property is located along the northeastern boundary of parcel # 305-13-0720, adjacent to the Union Pacific Railroad to the northeast.

The MUMA-designated portion of the property is within a Priority Conservation Area (PCA) for the Pima pineapple cactus; it is outside the PCAs for Cactus ferruginous pygmy owl, Western burrowing owl, and Needle-spined pineapple cactus. It is not within a Special Species Management Area. No washes or riparian habitat appear to be present within this portion of the property. It appears at least some of the MUMA-designated portion of the property was previously cleared of vegetation and it currently contains little if any functional onsite wildlife habitat.

LANDSCAPE CONTEXT

The MUMA-designated portion of the property is just within the boundary of the Pantano Wash Riparian Wildlife Movement Area as identified by the Arizona Game and Fish Department (2013). It is not within any CLS Critical Landscape Connection. Per the application submitted for this request, the area surrounding the MUMA-designated portion of the subject property (excluding the railroad on its northeast boundary) will be used as recreational vehicle and boat storage under its current CI-2 zoning.

IMPACTS TO BIOLOGICAL RESOURCS AND CLS

Given the extremely small and isolated nature of the MUMA-designated portion of the subject property, its relative lack of onsite biological resources, the planned surrounding uses, and its overall landscape context, this proposal is not expected to alter the condition or the integrity of the biological resources in the area or the viability of the CLS. No special conditions are necessary.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Type II Conditional Use Permit. The proposed use is a low intensity use, the RV and boat storage will not generally generate daily traffic, emit obnoxious odors or produce excessive noise.

c: Tom Drzazgowski – Chief Zoning Inspector Thomas Underwood – Applicant







Sharing Vail's Stories to Inform Today and Inspire Tomorrow

Pima County Planning and Zoning Director Carla Blackwell 201 N Stone Av – 1st Floor Tucson, Arizona 85701

August 10, 2021

Dear Director Blackwell,

I'm writing concerning the conditional use permit for the proposed use/tentative plat/development plan for Vail-Success Drive Commercial Lots 1-10. Vail Preservation Society welcomes this new business to downtown Vail, but we have some requests that will add value to the business itself and to the community it will be built in.

This proposed development is directly adjacent, on the east property boundary, to the Shrine of Santa Rita in the Desert, a National Register Listed Historic District. The proposed development will impact the viewshed associated with the Shrine and the historic nature Between the Tracks in Vail. This is Vail's original townsite and contains Vail's two National Register Listed properties: the 1935 Shrine of Santa Rita in the Desert and the 1908 Old Vail Post Office. Efforts are well underway in this unincorporated community to revitalize the historic townsite to authentically reflect a sense of place that will make this significant location a long term cultural, civic, and economic driver.

The Memorandum attached to the conditional approval was signed December 13, 1988. This was long before current planning, zoning and conservation values were in place or planning documents and policies in the Sonoran Conservation Plan and Pima Prospers that guide Pima County's development goals of strong, healthy communities with a sense of Place. Past development policies have led to the near erasure of Vail's historic buildings and sense of place and accelerated the process of rural gentrification. The Vail Preservation Society requests that the design and architectural style be harmonious with the Shrine of Santa Rita in the Desert and reflect the historic railroad and ranching heritage of the area. In addition, we request more vegetation and a wider buffer zone to better retain a rural/open space feeling. Lastly, we request Vail community input and that the drawings be submitted for review to the Tucson-Pima County Historical Commission Design and Review Committee.

Vall Preservation Society, P.O. 982, Vall, AZ 85641 www.vallpreservationsociety.org vallpreservationsociety@gmail.com 520-419-4428

VAIL PRESERVATION SOCIETY IS THE PROUD RECIPIENT OF:

2019 Museum Association of Arizona Institutional Award of Excellence • 2019 Greater Vall Area Chamber of Commerce Highflyer Non-profit of the Year Award • 2019 Theson-Pima County Historical Commission Historic Preservation Award for *Voices of Vall* documentary • 2019 Governor's Heritage Preservation Award for 1915 Section Foreman, House Rehabilitation at Estmond Station K8 • 2019 Jim Garrison Heritage Award for 1915 Section Foreman House Rehabilitation, selected by Governor Ducey Thank you very much for your consideration of these requests. We look forward to working with the new property owner and with Pima County for the best outcome for the owner and for the community of Vail.

Thank you J.J. Lanab President & CEO

Vail Preservation Society

Pima Prospers Community Design Goal 8

Policy 3: Ensure that all new development in historic areas is reasonably compatible in scale, mass, architectural design and character and respects the privacy needs of adjacent historic and/or established neighborhoods. Policy 4: Include trees and other landscape elements as design mechanisms in creating scale appropriate developments.

P. 3.47

Cc Mr. Chuck Huckelberry, Pima County Administrator

Mr. Steve Christy, Pima County Supervisor, District 4

Mr. Carmine DuBonis, Deputy County Administrator for Public Works Mrs. Linda Mayro, Director, Office of Sustainability and Conservation

Mrs. Terry Majewski, Chairwoman, Tucson-Pima County Historical Commission



MEMORANDUM

PLANNING AND DEVELOPMENT SERVICES

TO: Kitt Marrs, DATE: December 13, 1988 A.W. Marrs, Inc. La Paloma Corporate Center 3753 E. Sunrise Drive, Suite 233 Tucson, AZ 85718

FROM: Tim DeNiro, Planner Planning and Development Services Department, 9th Floor SUBJECT: Letter of Agreement Co9-75-19 MUMFORD - SUCCESS DRIVE

4777822460464748444260322442099222222222220000523322000053322222222

This memorandum is to certify that the <u>letter of agreement</u> between Calvin Baker, Superintendent of Vail School District No. 20 and A. W. Marrs, Inc. dated September 16, 1988 which modifies condition #8 of rezoning case number Co9-75-19 (Mumford - Success Drive Rezoning) is correct. The modification of condition #8 was approved by the Board of Supervisors on September 20, 1988. The modification reads as follows:

· "8.

Uses restricted to those included in the agreement between the representative of the Vail Public Schools and the property owner dated August 16, 1988."

The original set of uses in the agreement included some CB-1 uses, which are not permitted in CI-2. The current list of uses that have been resubmitted to staff are correct and are found in file Co9-75-19.

Staff recommends the property owner should record this agreement with the Pima County Recorder's Office in order for the agreement to become official public record and run with the land.

. If you have any other questions, call me at 792-8393.

Sincerely.

Tim DeNiro Planner

TD/je

xc, File Co9-75-19 Charlotte Smyth, Central Permits Office

.3

. 8438 1223

RESTRICTED USES

Owner or assigns agree to restrict the property against the following uses:

- 1. Commercial cattle sales, auction yard or cattle rest.
- 2. Fat rendering, reduction of offal.
- 3. Meat packing plant or slaughter house.
- 4. Rifle range, including pistol range: If not within an enclosed building.
- 5. Sewage disposal: Not operated under the control of the board of supervisors, a municipality, or a sanitary district.
- 6. No production of noxicus fumes or odors.
- 7. Wood or bone distillation.
- 8. No adult bookstores.
- 9. Car bulk storage or auto wrecking.
- 10. Production of gases, acids, annonia, asphalt products, asbestos, chlorine gas.
- 11. No petroleum tank farm (large scale).

PERFORMANCE STANDARDS

The owner or assigns agrees to abide by, and meet, the performance standards of Pima County's CI-2 Zoning Code for CI-2 uses, and CI-1 performance standards for CI-1 uses. These standards will relate to noise, smoke, heat, odors, vibration, fly ash and liquid or solid waste.

Owner shall covenant to visually screen, with a minimum height of six (6') feet, the west boundary of the subject property, adjacent to the Santa Rita Church.

1

8438

APPROVED USES

- 1. Amusement or recreational enterprise (within a completely enclosed structure) including; bowling alley, dance hall (square dancing), gymnasium, skating rink, sports arena.
- 2. Amusement or recreational enterprise (outdoor) including; archery range, miniature golf or practice driving or putting range, games of skill or science, pony riding ring without stables, swimming pool, tennis court, sports stadium, racetrack.
- 3. Assembly of electrical appliances, radios, phonographs.
- 4. Auction; public.
- 5. Auditorium or assembly hall.
- 6. Auto rental garage.
- 7. Auto accessories, parts & supplies.
- 8. Bakery.
- 9. Battery service.
- 10. Beverage bottling plant.
- 11. Blueprinting.
- 12. Boats; storage or rental.
- 13. Burglar alarm service.
- 14. Cafe/delicatessen.
- 15. Carpet or rug cleaning.
- 16. Cleaning, laundry establishment.
- 17. Club; athletic, private, social, sport or recreational.
- 18. Distribution plant.
- 19. Duplicating, mimeographing, photostating.
- 20. Electrical appliance store.
- 21. Engraving, photo-engraving.
- 22. Fix-it shop, small appliances.
- 2

APPROVED USES

- 23. Frozen food locker.
- 24. Furniture store.
- 25. General store.
- 26. Handyman shop.
- 27. Hardware store.
- 28. Hotel, motel, lodge or inn with permitted accessory uses.
- 29. Ice cream store.
- 30. Ice storage plant.
- 31. Kennel.
- 32. Lawrmower repair.
- 33. Light manufacturing or assembling, wholesaling or retailing or products, includes wrought-iron, cabinetry and wood products.
- 34. Locksmith.
- 35. Iumberyard, retail.
- 36. Mattress shop.
- 37. Medical laboratory.
- 38. Merchandise broker's display.
- 39. Messenger office.
- 40. Mortuary.
- 41. Motion picture studio.
- 42. Nursery (plants).
- 43. Doctor's office of clinic.
- 44. Pawn shop.
- 45. Pet shop or pet grooming.
- 46. Piano repair.
- 47. Plumbing; retail.

3

APPROVED USES

- 48. Printing or publishing; newspaper office.
- 49. Record recording studio.
- 50. Health Club.
- 51. Refrigeration installation or repair.
- 52. Rental of light equipment commonly used by homeowners.
- 53. Restaurant.
- 54. Sale, rental or display of barber's supply or beauty shop equipment, butcher's supplies, clothing or accessories, contractor's equipment, drugs or medical, dental or veterinary supplies, farm equipment, feed, garage equipment, hardware, hotel or restaurant equipment or supplies, household appliances, monuments or tombstones, office equipment, painting equipment, pets, plastic or plastic products, plumbing, heating fixtures or supplies, second hand goods-furniture, books, tents and awnings, trunks or luggage, upholster's supplies, venetian blinds, window shades.
- 55. Schools: barber, realty, business, dancing, dramatic, handcrafts, painting, sculpture, music, industrial, trade.

1227.

- 56. Self service car wash.
- 57. Self storage units.
- 58. Sign painting shop.
- 59. Warehouse.
- 60. Manufacture clothing.
- 61. Drive-in theater.
- 62. Upholstery shop and supplies.
- 63. Veterinary; hospital & out patient.
- 64. Public utility service yard.
- 65. Wholesale business.



وبمدابا باللهويوات فلجام ورثت الالاليم ماكتك مصت

Property Owner:	Phone:
Owner's Mailing Address, City, State & Zip.	
Applicant (if different from owner): Thus bes Ourley	micophone: 6023390636
Applicant's Mailine Address, City, State & Zos, 11630	C. Chestnut Ct. Chambler, 12 to 2014
Applicant's or Owner's Email Address: 11 150 Address Property Address or East Cade: Paster V State New View	uder windes of Org mail. com
Property Address or East Cade: Press and Stary been	305 130 110, 305 180810 20810 720
Type of Use Proposed for the Property: (Dece a) 1	Rectantional Vernele
and Bart Granaya	
20	
Discuss the proposed use and it's compatibility with the sa	impunding area: See a the client
1.e.++.e.	

The applicant agrees to contact the <u>Regiment Flood</u> Control District to discuss the program prior to application submittal.

E1 The applicant agrees to contact United States fish and Wildlife Service at sc<u>oll subardson@lws.gov and provide a written notice that an application for a conditional</u> use permit has been submitted a minimum of 15 days prior to the public bearing date.

This application is for a (Select one):

🗇 Type | Conditional Use 🗇 Type II Conditional Use 🗇 Type III Conditional Use

Terms and Conditions

29-I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the abave described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

Date: 10/360/2014



LETTER OF AUTHORIZATION

As required by Anzena Revised Statues I hereby coujily that I anothe owner of the property referenced below and that the party whose name is listed below is approximated in take our Development Services perimits on the marine:

Quich numbers - 305 1307 10, 305, 30810, 305 130720 Property Address

CONRER REGROUTING Vehick and Bost Storinge Type of Permin Applied for 1ST RIMILIR constel Addition Trace or Wall Home Occupation Chald

Cure Adult Cane/Secondary Diseding/Assisted Living/Group Home)

Signature of Applicani

6/30/2021

Date

AUTHORIZED BY:

Signature of Property Owner

Dute

Adda (Cale California) (California) - Areita a Cheve (CAL)(California) - Central California) - Carreby metalogana

Project Narrative

July 2, 2021

RE: Vail Covered RV and Boat Storage

Objective: Discuss the proposed use and its compatibility with the surrounding area.

We have entered into a contract to purchase approximately 14.43 acres comprising Pima County parcel numbers 30513070, 305130710,305130720, 305130730, 305130740, 305130750, 305130760, 305130770, 305130780, 305130800 and 305130810. All of these parcels are zoned CI-2 except for small portions of parcels 305130710, 305130720 and 305130810 which are zoned RH. This RH zoning is "leftover" zoning from a housing development to the North of the subject property some 275 feet across the railroad tracks. The RH leftover zoning comprises only approximately 6.4% (40,000 square feet out of 628,570 square feet) of the total acreage we are purchasing (see attachment).

Our intended use of the property is for Recreational Vehicle and Boat Storage. The current Cl-2 zoning and the Letter of Memorandum dated December 13, 1988 (attached) allows the use of the property for RV and Boat Storage. We would like a conditional use permit to use the 6.4% of the property currently zoned RH to be used for RV and Boat Storage as well, as its use for this purpose in entirely compatible with the use of the remainder of the property.

Thank you for your time and consideration.

s. 1975 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -

201 509 econy Trest Christopher D. Marris Spokeman & Bene Ficion Titles Owner Weinshar a Ch. Marker 3573 E Sonnise De, #233, Tuckan HZ-957-19 Apple of Antheory and Apple of the Sri et Madri, et l'esta de la All the transferred states of the all All attan and Addams in the solar ype the Page 1. the second ٠. .

····· •••···

• •

Discover de propolicies de la remainder de Withithe Herrikapping and a sub-

The Theorem Constraints and the second se

(c) Caracterized and some state states in the Caracterized Parameters of the Second S Second Sec

This application is for a (Selectione).

. _____

" Nore: Tand Cury Level - Conditions User 11 Note Ni Construmenter

Terms and Conditions

-

news offer the end of remain offer that the prevent of the equilibrium ends of the equilibrium ends of the terminal offer the prevent structure of the equilibrium ends of the ends of the

 $+ \mathbf{i}$



CULTER OF AUTHORIZATION

Propose Address

Type of Borning Applied for the Theory of States and St

. . . D.B.

Signature of Applicant.

VERBORNED BY thirty D'Maria 6-30-21

Signature of Property Owner

Spokesman & Beneficiony, Title Security Trust 201509

· ·





ANNOTATED COPY

DEDICATION

nt, The Inclusion of Statistic material linal at 118 AL 110 De Carlo Deltas Hadra Na Tril Maless at Al 1100 sound on The ILAL was net Constan to the Sinstanska SF 540 land at The management heritig

which there are an times are even constructed acceleration of a presentation of the transmission of the transmission acceleration of the transmission of the transmis

We write cause to flux county and all parts string compared all posts spokes of units in order using the the physical of access variables of access the set of the s

LL COMMUNICATION OF PARTY, LARGENS, AS SHOWN RESOL, ARE RESOLDT FOR THE MANUTURE SET AND COMPARING OF AND DWARES OF PROPERTY MEMORY MAY DAR COMPARE AS DECOMPTS TO THE REGISTRY APPLICATION OF AN ARE COMPARE AS DECOMPTS TO THE REGISTRY AND AND COMPARENCE OF ADDRESS REPORT OF ADDRESS INSTITUTION AND MANTEMARE OF ADDRESSARD AND COMPARENCES 10,705

ита 10 година и ла сопати нача зана и стата и на сопата, инистрист начащи сопата и статата и состата, состата на состата наского и соната и статата и состата, состата на соста о на синство пасача на состата и ластат на пасата година, инисто-стата и на состата и ластат на пасата година. AD THLOHAD TAKES AND LONGLEY FOR ALL COMMON AND A DRIVE DIE STREAMED

DOF SCHOOL ADALT OF AND DA 110 A DEAMENT LIGHT COMMINY COMPANY ON A DOF SECONT MENT, UK AS MUSTE UNDER TRUGT KANDIE JOIDE, DET ARD ADT UDRIMOL

or O 100 L some is Decis officer

BENEFICIARIES

WHENT W WHILE AND KLOW WHILL PUSSION AND MALL AND CHRISTOPHER IS ANOT' AND JOIN & ADDIT, HEISDARE AND INT US AV. 4405 MC INTE C SUMPER DAME, SUIT FILL RESON ARTIMA SUITE

ACKNOWLEDGMENT

STATE OF AREONA / SS

SLUC APHORNED TO DO SE. OFFICIER BY FORECOME INSTRUMENT FOR THE ANTICIDES Later an Concision of



COMPOSITE DETAIL

GENERAL NOTES

- 1 ME SETS AND M INS SUBDICION IS 14.79 ACRES
- 7 THE GAUSS OF BEARINE FOR THIS SUBJOINTION & THE DATE INFO THE NORMALIST V/1 OF SECTION 16, 1145, 2155, CASTRIA, PAIR EDITER, AREONA FEP YEARS AS SHOWN INFROM. SHO BEARING HEVE NOTING 16/14
- TOUL WELS OF NEW POLLIC SPILLING IN -4-...
- THE SUPPORTION LESS WHEN AN AREA OF SCHEDULES HAVE AN ASSIMUTE WHITE SUPPORT
- S RELEASED MELCHE OF SUMMER BOOK 61 AND 15

PERMITTING NOTES

1. THIST PLL DE NO FORTHER SUBDILLING OF LOT SPLITTING MEMOURT THE MEMORYLAND OF THE BOUND OF SUPERVISORS

- 2 CONDINANC ZONANG & CO-7 (13.82 ACKS) AND AN (AS ACRES)
- This subsurder is subject to bond of supernovas retrieve condition as found in out wanter cost-th-19 as approved on 10/22/75 and metalco on 9/20/86 . In: FOLDOWN CONDITION APTCO THE
- And a 2009 B. No firling parts for the Bernard of Manager and Approach of Association part of according to WHAT CHARTER IS BY OF THE TOKING FOR
- · STWAT DEPOSE FOR LOTS 2-10 WILL BE BY PENULT ON-DIF OCROSEL SYSTEM
- DOMEGRAND PLANS FOR METHODAY (DITS MS NOT REDURED): TEREPORT, MSTER TO THE ADARDMED TENTATINE PRAVDENLIDENENT PLAN FOR MENEL PLES, PARTINE, MID DISCHOL CATELY.
- E DESTORATION SUBJECT IN COMPLEXICE WITH THE CONDITIONS OF COPY-RE-IT MARES E SUCCESS DRIVE THE IT CONDUCTIVE USE FORM - COMMENCATOR NORTH APPROVED BY THE SCALD OF SUPERVISORS SH
- (17) Τ΄ ΟΟΧΑΤΟΝ, ΤΟΥ ΤΡΙΚΤ. ΕΓΜΑΝΤΑΤΙΝ ΚΑΡΙΤΗ ΑΡΙΤΟΝΟ ΤΡ. ΤΑ ΕΧΑΙΟ ΟΓ ΣΑΓΕΝΤΟΝΟ΄ ΟΑ (27)/1812, ΕΥΜΟΝΤΙ ΕΟΝΤΟΝΟ Α. ΤΑ ΑΡΙΤΑΠΤ ΑΝΤΙ ΚΑΙΟΧΑΙΕΥ ΒΙΠΑΥ ΟΚ 1920 ΟΓ ΤΗΣ ΕΛΤΕ ΟΓ ΑΡΙΤΟΝΑ, ΗΣ ΑΡΙΤΟΝΑ, ΕΤΑΙ, ΕΓΜΕΤ ΑΙΟ ΤΗΕ ΡΟΙΝΤΙΝΟ ΕΠΟΣΟΣΙ ΚΑΤΕ ΟΓ ΑΡΙΤΟΝΟ Α. Ο ΡΟΣΙΝΙΚΑ ΕΠΡΙΚΟΙ Α. 125 ΕΧΟΙΤ ΟΙΑΓΙΤΟΝΤΑ Α. ΙΟΝΗΣ ΚΌΔΗΤΟΝ ΤΟ ΤΗΣ ΡΑΙΑ COURT. ΥΣΙΝΑς COURT.

3 THIS PROJECT IS SUBJECT TO STEPHEN 18:55 TOO OF THE PHAN COUNTY TOWNLY COUT, AND THE RECOMMENSED COMMENSED DISCH WARDAL CONDUCTION.





ANNOTATED COPY



ANNOTATED COPY

Pima County Development Services Director Carla Blackwell 201 N. Stone Ave. 1st Floor Tucson, Arizona 85701

September 22, 2021

Dear Director Blackwell,

I'm writing to confirm that Mr. Steve Eddie who has a conditional use permit for a proposed covered recreational vehicle and boat storage facility in Vail¹ has contacted Vail Preservation Society. We have had very positive conversations regarding developing a design for the proposed facility that will be sympathetic to its setting. I look forward to working with Mr. Eddie.

Sincerely,

J.J. Lamb President & CEO Vail Preservation Society

¹Vail-Success Drive Commercial Lots 1-10 (parcel numbers 305 13 0710, 305 13 0810, 305 13 0720)

Cc Mr. Steve Eddie District 4 Supervisor Steve Christy

Covered

NIOMISEINOT: UUNINGS WHO	MALE CREMINIANCE	前都是密始的	
7	12	20	1,680
4	12	25	1,200
6	12	30	2,160
76	12	35	31,920
19	12	40	9,120
313	12	45	169,020
85	12	50	51,000
510			266,100

Uncovered

NUUMELERA OF CURTES WHE T		AND STAND	
	12	20	-
	12	25	-
	1.2	30	-
2	12	35	840
	12	40	-
22	12	45	11,880
	12	50	
24			12,720

SITE AREA

lot coverage

total parking spaces

534

.

TOTAL

643381.2

41%

43%

-