

COB - BOSAIR FORM

06/25/2026 11:22 AM (MST)

Submitted by Robert.Donaldson@pima.gov



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Award Type:	Agenda Item
BOSAIR Activity:	Board Meeting Request
Requested Board Meeting Date:	07/14/2026
Project Title / Description:	P15RZ00009 MAGEE COMO DEVELOPMENT ASSOC LLC – N. LA CHOLLA BOULEVARD REZONING

Agenda Item Report

Introduction / Background:	The applicant is requesting a five-year time extension which if approved, will provide a total of 15 years from the original Board of Supervisors approval to complete the rezoning conditions from the initial approval date by extending the expiration date to February 2, 2031. Additionally, a closure must be considered prior to approval of a time extension.
Discussion:	This rezoning consists of an approximate .88-acre rezoning, known as Lot 4 (Magee Center II, Lots 1-6, a re-subdivision of Magee Center BK 56 PG 94), from the TR (Transitional) zone to the CB-2 (General Business) zone. The applicant would like to extend the rezoning time limit to have the time needed to finally develop the property along with lots 5 and 6 according to the zoning conditions for all 3 lots. The developer has worked with necessary utility companies since the replat and previous time extension to remove obsolete underground service lines and easements. It took nine months, from March 2025 to November 2025, to establish new service lines for the commercial development plan.
Conclusion:	Staff believes that this request is reasonable due to the continued appropriateness of the proposed uses allowed within the zone ranging from retail to offices at the site's location.
Recommendation:	Staff recommends A) AGAINST CLOSURE; and B) APPROVAL OF A FIVE-YEAR TIME EXTENSION SUBJECT TO THE MODIFIED STANDARD AND SPECIAL CONDITIONS.
Fiscal Impact:	0
Support of Prosperity Initiative:	N/A
Provide information that explains how this activity supports the selected Prosperity Initiative	N/A

Board of Supervisor District: • 1


Department: Development Services - Planning

Name: Marianna Kuglmeier

Telephone: 5207246772

Department Director Signature: Thomas Drzyzgowski Date: 6/30/2026 | 3:19 PM MST

Deputy County Administrator Signature:  Date: 7/1/2026 | 8:22 AM MST

County Administrator Signature:  Date: 7/1/2026 | 9:58 AM MST



TO: Honorable Rex Scott, Supervisor, District 1

FROM: Tom Drzazgowski, Deputy Director *Tom Drzazgowski*
Public Works-Development Services Department-Planning Division

DATE: June 23, 2026

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

The above referenced Rezoning Closure and Rezoning Time Extension are within your district and scheduled for the Board of Supervisors' **TUESDAY, JULY 14, 2026** hearing.

****This case requires 2 separate motions and votes**

REQUEST:

- A. Rezoning Closure
A **closure** for an approximate .88-acre rezoning from the TR (Transitional) zone 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 2016, received a time extension in 2021 and that time extension expired on February 2, 2026.

- B. Rezoning Time Extension
A **five-year time extension**. The approximate .88-acre rezoning from the TR (Transitional) zone to the CB-2 (General Business) zone expired February 2, 2026. The property is 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**.

OWNER/ AGENT: Magee Como Development Asso LLC
Attn: Craig Courtney
5151 N Oracle Road Suite 210
Tucson, AZ 85704

DISTRICT: 1

STAFF CONTACT: Marianna Kuglmeier, Planner II

PUBLIC COMMENT TO DATE: As of June 23, 2026, staff has received no public comment.

STAFF RECOMMENDATION: **A) AGAINST CLOSURE;** and **B) APPROVAL OF A FIVE-YEAR TIME EXTENSION SUBJECT THE TO 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 (CLS).

TD/MK/DS
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P15RZ00009

Page 1 of 4

JULY 14, 2026 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Tom Drzazgowski, Deputy Director *Tom Drzazgowski*
Public Works-Development Services Department-Planning Division

DATE: June 23, 2026

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING CLOSURE/TIME EXTENSION

****This case requires 2 separate motions and votes**

A. Rezoning Closure

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

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

Magee Como Development Assoc LLC, represented by Craig Courtney, requests a **closure** for an approximate .88-acre rezoning from the TR (Transitional) zone 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 2016, received a time extension in 2021 and expired February 2, 2026. Staff recommends **AGAINST CLOSURE**.

(District 1)

B. 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**. The approximate .88-acre rezoning from the TR (Transitional) zone to the CB-2 (General Business) zone expired February 2, 2026. The property is 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**. Staff recommends **APPROVAL OF THE FIVE-YEAR-TIME EXTENSION SUBJECT TO MODIFIED STANDARD AND SPECIAL CONDITIONS**.

(District 1)

STAFF RECOMMENDATION

Staff recommends **AGAINST CLOSURE** of the rezoning and **APPROVAL of a five-year time extension** to February 2, 2031 for the original .88-acre rezoning from the TR (Transitional) to the CB-2 (General Business) zone subject to modified standard and special conditions as follows:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation condition: The property shall be limited to the existing access points on Magee Road.
3. Regional Flood Control District condition: First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
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 owner(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.
 - 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.
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.

P15RZ00009 (P26SA00005)**Page 3 of 5**

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.
7. Adherence to the preliminary development plan as approved at public hearing. (Exhibit B)
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.
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.
10. The property owner shall execute and record the following disclaimer regarding the Private Property Rights Protection Act. "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(l)."

STAFF REPORT:**A. Closure**

Staff recommends against closure of the rezoning, but closure must be considered prior to consideration of a time extension. One five-year time extension was requested and subsequently granted on September 7, 2021, and expired on February 2, 2026. The Zoning Code requires closure consideration in this instance. The initial time limit for an approved rezoning is recommended by staff at five years; and five years is typically the maximum interval of staff recommended time extensions. Because of the continued appropriateness of the proposed uses allowed within the zone ranging from retail to offices at the site's location, staff does not believe the case should be closed.

B. Time Extension

Staff supports the five-year rezoning time extension requested by the applicant, which if approved, will provide a total of 15 years from the original Board of Supervisors approval to complete the rezoning conditions from the initial approval date by extending the expiration date to February 2, 2031. This rezoning consists of an approximate .88-acre rezoning, known as Lot 4 (Magee Center II, Lots 1-6, a re-subdivision of Magee Center BK 56 PG 94), from the TR (Transitional) zone to the CB-2 (General Business) zone. The applicant would like to extend the rezoning time limit to have the time needed to finally develop the property along with lots 5 and 6 according to the zoning conditions for all 3 lots. The developer has worked with necessary utility companies since the replat and previous time extension to remove obsolete underground service lines and easements. It took nine months, from March 2025 to November 2025, to establish new service lines for the commercial development plan.

P15RZ00009 (P26SA00005)

The subject property is part of an approved preliminary development plan for a 25,000 square-foot two story building (12,500 square-foot footprint). 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. The policy will be implemented through 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-modal 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		
TRANSPORTATION	YES	No objection subject to conditions
FLOOD CONTROL	YES	No objection subject to conditions
WASTEWATER	YES	No objection subject to condition
PARKS AND RECREATION	YES	No objection
WATER	YES	No objection
SCHOOLS	N/A	None

P15RZ00009 (P26SA00005)

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TRANSPORTATION REPORT

Transportation has not submitted any comments.

FLOOD CONTROL REPORT

The District has reviewed the site conditions and has no objection to this time extension.

WASTEWATER RECLAMATION REPORT

The Planning Unit of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has no objection. The existing wastewater conditions in Resolution 2022-14 do not require revision.

DEPARTMENT OF ENVIRONMENTAL QUALITY

The Department of Environmental Quality has no objection or comments to the request.

CULTURAL RESOURCES REPORT

The District has reviewed the site conditions and has no objection to this time extension.

UNITED STATES FISH AND WILDLIFE SERVICE

The United States Fish and Wildlife Service has not submitted any comments.

GOLDER RANCH FIRE DEPARTMENT

Golder Ranch Fire Department has not submitted any comments.

METRO WATER DISTRICT

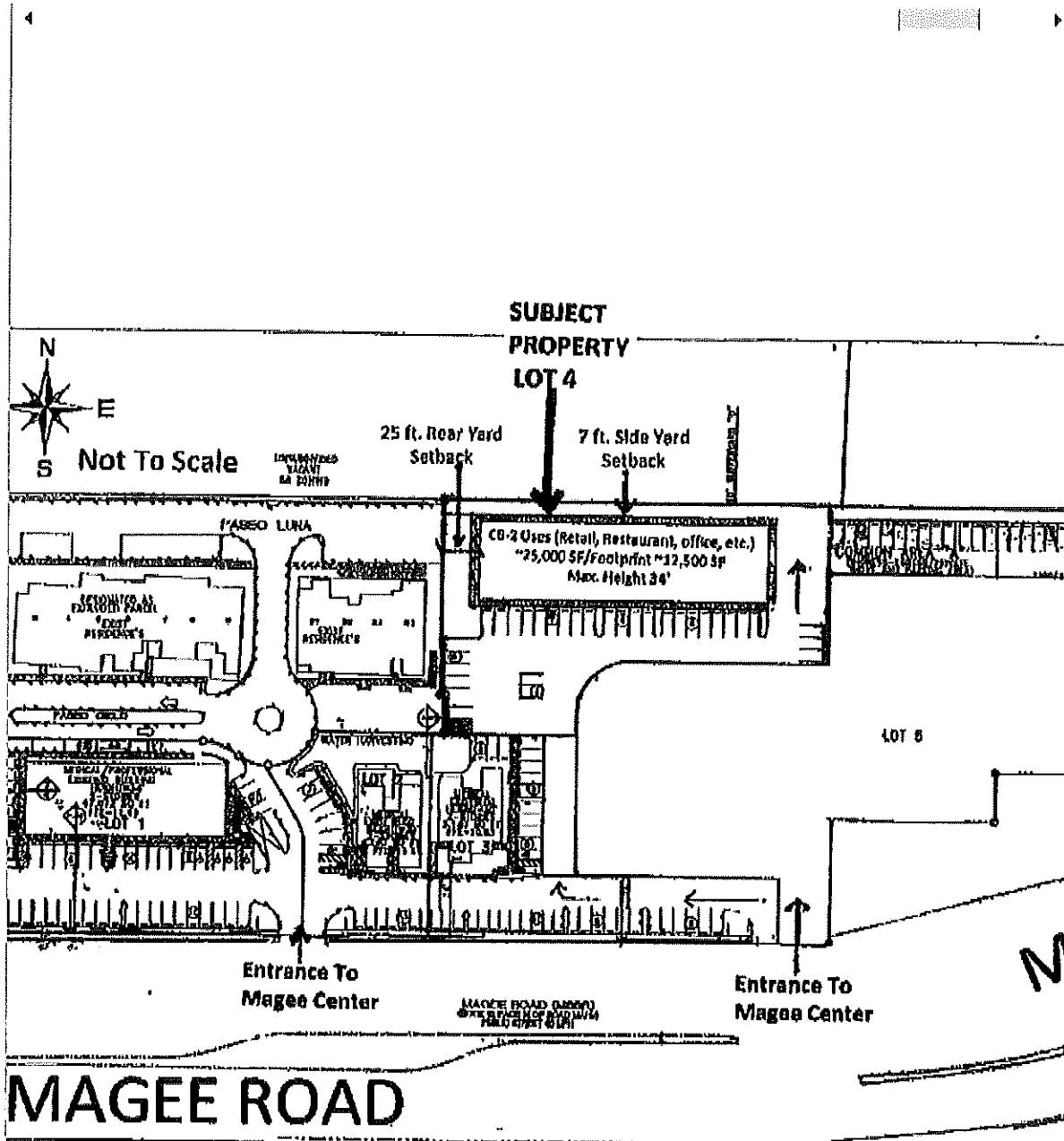
Metro Water District has not submitted any comments.

TD/MK/DS

c: Craig Courtney

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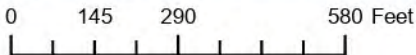
REZONING CONCEPT SITE P

22

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

Tax Code(s): 225-44-5470

Aerial Exhibit



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**






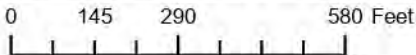
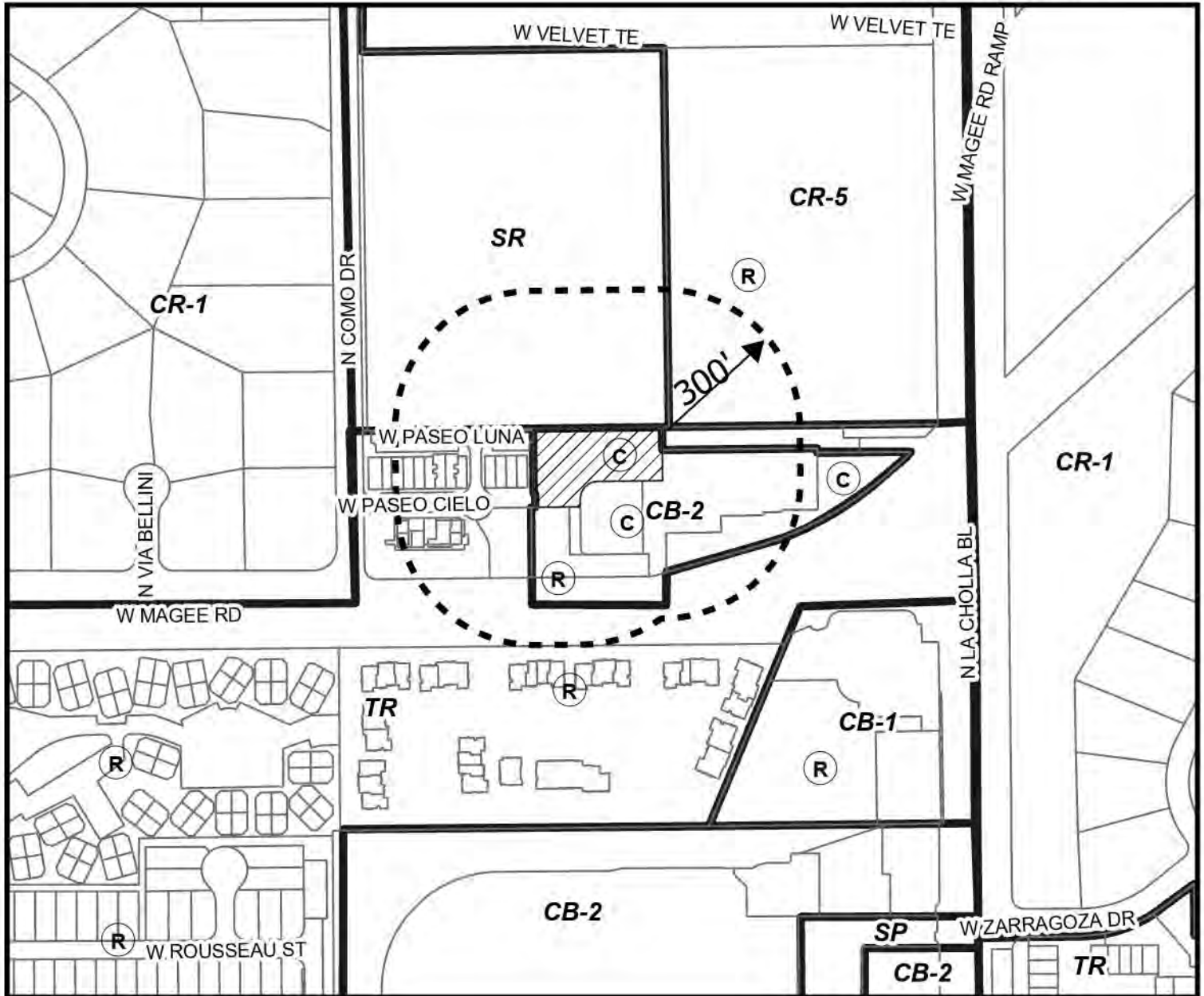
Notes:	Closure/Five-Year Time Extension	
Ref Case #: P26SA00005		
Map Scale: 1:4,000	Map Date: 6/17/2026 - ds	



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

Tax Code(s): 225-44-5470

-  Zoning Boundary
-  300' Notification Area
-  Subject Parcel



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**

	Notes: Closure/Five-Year Time Extension		
	PIMA COUNTY COMPREHENSIVE PLAN Co7-13-10/Co7-15-01		
	Ref Case #: P26SA00005	Board of Supervisors Hearing: 7/14/2026	
	Base Map(s): 115	Map Scale: 1:4,000 Map Date: 6/15/2026 - ds	

Commercial Activity Center (CAC)

Objective: To designate areas for community-serving commercial, office, residential, recreational and cultural facilities to provide a range of goods and services.

For the purposes of this designation, mixed-use is strongly encouraged and may be any combination of residential and/or commercial uses. Examples include lower density along with medium to higher density residential, vertical mixed-use such a retail or restaurant with office or residential above, horizontal mixed-use with retail or office, or any combination of similar uses that reduce vehicle miles traveled and provide daily needs to residents in the immediate and adjacent areas.

While mixed-use development is strongly encouraged, individual rezoning requests do not necessarily have to be a mixed-use project. However, the application must demonstrate how it serves to create or enhance the mixed-use character of the designated activity center as a whole.

Commercial Activity Centers may be located on arterial roadways with access to public transportation. All centers will have direct pedestrian and bicycle access to surrounding neighborhoods.

Potential adverse impacts of strip commercial development are mitigated through application of special design standards, in the zoning code and design manuals such as standards for access management, building setbacks, open space, signs, parking, and landscaping.

- *Residential Gross Density* (if applicable):
 - Minimum: 6 RAC
 - Maximum: as allowed by the requested conforming zoning district
- *Residential Gross Densities for TDR Receiving Areas:*
 - Minimum: 6 RAC
 - Maximum: 18 RAC

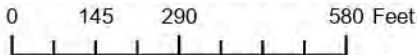
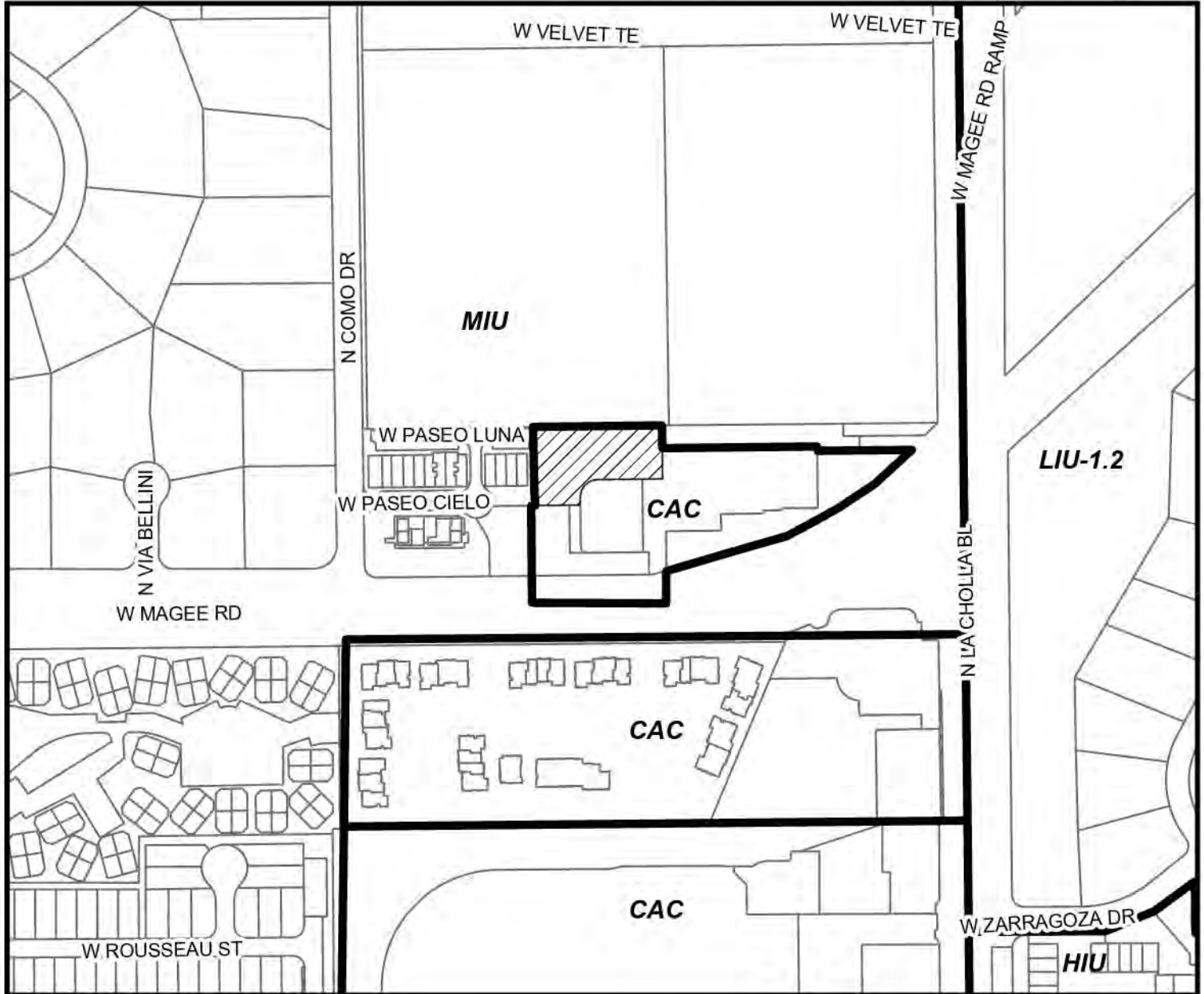
October 14, 2025

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

Tax Code(s): 225-44-5470

Comprehensive Plan Exhibit

 Subject Parcel



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**



Notes:	Closure/Five-Year Time Extension	
	PIMA COUNTY COMPREHENSIVE PLAN Co7-13-10/Co7-15-01	
Ref Case #:	P26SA00005	
Map Scale:	1:4,000	Map Date: 6/17/2026 - ds



TIME EXTENSION REQUEST
FOR
LOT 4 OF MAGEE CENTER

REZONING CASE, ORDINANCE 2016-32

REVISED 1/28/26

Magee Como Development Association, LLC

5151 North Oracle Rd., Suite 210, Tucson, AZ 85701
Office Phone: 520-293-1477/ Direct Line: 520-247-3306
Email: ccourtney7636@gmail.com

Pima County Planning Division
Attention:
Marianna Kuglmeier AND Donna Spicola
201 North Stone Ave. 1st floor
Tucson, Arizona 85701
Phone: 520-724-8800

December 23, 2025
Revised Jan. 28, 2026

Re: Addition of Section VIII – Relating to Pima County Code 18.91.100.C4- as part of Lot 4 of Magee Center II's "Time Extension Request" for Rezoning Case # Co 7-15-01; Co 9-07-026; Ordinance 2009 - 4 in Docket 13478, Page 2815.

Dear Marianna and Donna,

Please accept this letter as revised which only adds Section VIII. below include as our application for a "Time Extension Request" for Lot 4's Rezoning Case # P15RZ0009, Ordinance 2016-32 recorded in Seq. # 20161620543 and extended in Resolution 2022-14. We would like to request the time extension be granted for 5 years through February 2, 2031. 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 (Magee Como) is a Manager Managed company. The Manager Member is Craig R. Courtney (520-247-3306) and the other Member is Janine C. Courtney. (See Arizona Corporation Commission Record attached to the Letter of Authorization referenced below) The company is located at 5151 N. Oracle Rd., Ste 210, Tucson, Az. 85704.

B. Magee Como's "Letter of Authorization" is attached as **Exhibit "A"**. It appoints Craig R. Courtney as its agent for this request.

II. PROPERTY DISCRIPTION:

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 Zoning Ordinance Pgs. 1-6 in **Exhibit "B"**),

Zoning Case Files (See Page 5 of **Exhibit "B"**):

- 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 re-platted in March 2019 and recorded in Seq. # 20193260717-Pgs 1-3 to include Lot 6, (See Final Plat II- **Exhibit "C"**)

Final Plat Case Files — Not noted in the Rezoning Case above.

- 1) Co 9-69-27,
- 2) Co 20-02-004,
- 3) P 1202-049,
- 4) P 1202-015, and
- 5) P 18FP00029

C. Development Plan:

The Development Plan for Magee Center-Revision 1 (See Development Plan in **Exhibit "D"**) 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.

- 6) P1203-063,
- 7) Co-10(3)02-57, and
- 3) Co-10(3)02-57,

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

III. CIRCUMSTANCES CREATING DELAY IN MEETING INITIAL TIME EXTENSION:

History. Magee Center was a replat to commercial uses (in 2003) of the original Como Del Sol Townhouse subdivision that was established in the 1980's. The developer of this Townhouse project built only 11 homes along Como Dr. in the NW area of the original parcel but graded the entire development, riddled the entire property with recorded utility easements, and installed all underground utilities (gas, electric, water, sewer and telephone) all along Magee Rd, north to the existing Sonoran Terrace Apartments and to La Cholla Blvd in preparation for 72 more Townhomes. As Magee Road and La Cholla Blvd developed into a major arterial in the 90's and into the early 2000s, a residential development on Magee became a liability even though all the surface utility easements were recorded and the underground infrastructure was installed. These utility easements and 1980's service lines were totally obsolete by 2020

and would have to be removed so commercial buildings could be placed over their locations. Once Magee Center was established the utility companies did not want to remove these facilities and abandon all the easements until they were presented with a plan for the commercial pads that the developer would commit to installing. The items below needed to occur first.

- A Lot 4's rezoning was completed in early February 2016 with the intended purpose of combining it with the remaining parcels of Magee Center, Lots 3, 5, and the Remnant Parcel along the north line of Magee Road that would become Lot 6 in 2019 so the entire northwest corner of Magee Road and La Cholla Blvd could be integrated into one Commercial Development, sharing interior roads, newly designed utility easements and service lines, a drainage plan, and common area parking, sidewalks, landscaping, etc. Lots 3, 5 and eventually Lot 6, all were conditionally zoned to the same CB-2 commercial uses with the necessary time extensions so we would have several years to physically undertake the redevelopment of this project. The last time extension to accomplish this task for Lots 5 and 6 occurred on November 18, 2025, for Lot 6. The time extension requested for Lot 4 should be the last one that ties Lots 3, 4, 5, and 6 together.
- B. In addition to the above, 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, which established Magee Center II, Lots 1 through 6 as a property that eventually could be developed under one concept plan. The Pima County Board of Supervisors approved the replatting of Magee Center on Nov. 19, 2019, and it was recorded on Nov. 22, 2019, in Seq # 201932660717, Pgs. 1-3.
- C. Once the Replat was finalized and since Lot 6 became the frontage property for Lots 3, 4 and 5, it needed to be rezoned from its TR zoning to match the commercial zoning of these other Lots. This was accomplished through its CB-2 conditional rezoning with a time extension the occurred in November of this year as described Section III A. above.
- D. With the progress made in rezoning Lot 6 and obtaining the several needed time extensions conditions for Lots 5 and 6, as described in the History paragraph above the developer of Lots 5 and 6 worked with the necessary utility companies to remove all of the obsolete underground service lines and abandon all the easements that would prevent the construction of new buildings on these lots. All of this construction activity by the utility companies to remove these lines, abandon the old easements and establish new ones for our commercial development took approximately 9 months, from March 2025 through November. As a result, Lots 4, 5, and 6 can finally be developed under one concept plan. With the approval of this extension for Lot 4 we will have the time needed to implement this development and meet the zoning conditions for all 3 lots.

IV. TIME EXTENSION REQUEST.

A 5-year- time extension ending February 2, 2031.

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 **Exhibit "F"**).

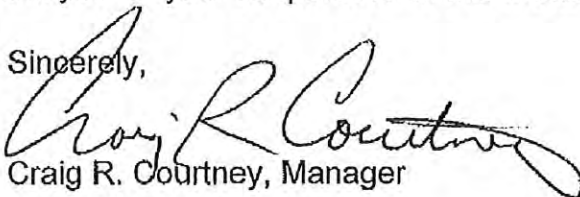
ADDED

VIII. PIMA COUNTY – SECTION 18.91.100 SPECIAL PROCEDURES.

Since this Application is requesting a time extension beyond the 10 years referenced in Paragraph 5.C.-Time Extension, the Applicant requests this case address the closure of this rezoning case by denying the closure and concurrently approving a new 5-year time extension as described above.

Thank you for your cooperation in this matter.

Sincerely,



Craig R. Courtney, Manager

EXHIBIT “A”

Letter Of Authorization

With

**Arizona Corporation Commission LLC
Information**

Magee Como Development Associations, LLC,
an Arizona limited liability company
5151 N. Oracle Rd., Ste 210, Tucson, AZ 85704
Office Phone: 520-293-1477/ Direct Line: 520-247-3306
Email: ccourtney7636@gmail.com

December 22, 2025

Pima County Planning Division
Attention: Donna Spicola, Planner II
Pima County Development services, Planning Department
201 North Stone Ave. 1st floor, Tucson, Arizona 85701
Phone: 724- 9513/Email: dsdplanning@pima.gov

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 and Resolution 2022-14 (current Time extension).

Dear Donna:

Per our conversation earlier today this letter is to confirm that Magee Como Development Association, LLC ("Magee Como"), is the sole owner of Lot 4 of Magee Center at 7787 N. La Cholla Blvd., Tucson, Az. 85704, (Property) and is filing an application with Pima County for a needed time extension so it can meet the rezoning conditions in its Rezoning Case, Ordinance 2016 – 32 in Seq. # 20161620543 and Resolution 2022-14 (Collectively "Rezoning Case").

The Member(s) and Manager(s) of Magee Como are the following:
Craig R. Courtney, Member and Manager, and
Janine C. Courtney, Member

As the Manager of Magee Como, I will be the party representing our company in this application and am authorized to request and sign all necessary documentation to initiate and complete this time extension. This authorization shall include, but not be limited to, being authorized to enter into any agreements in Magee Como's name with Development Services to achieve this extension.

Please be advised this application is only requesting a 5-year extension from February 2, 2026, leaving its current zoning conditions established in its original case and its first time extension the same. Please begin processing this application at your earliest opportunity.

Thank you for your cooperation in this matter.

Sincerely,


Craig R. Courtney, Manager

ENTITY INFORMATION

Search Date and Time: 12/22/2025 11:09:38 PM

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:	Any legal purpose	Last Annual Report Filed:	
Domicile State:	Arizona	Annual Report Due Date:	
		Years Due:	
Original Publish Date:	4/13/2004		

Statutory Agent Information

Name:	CRAIG R COURTNEY	Appointed Status:	Active
Attention:			
Address:	5151 N ORACLE RD #210, TUCSON, AZ 85704, USA		
Agent Last Updated:	2/19/2025	E-mail:	
Attention:		Mailing Address:	5151 N ORACLE RD #210, TUCSON, AZ

80

85704, USA

County: Pima

Principal Information

Title	Name	Attention	Address	Date of Taking Office	Last Updated
-------	------	-----------	---------	-----------------------	--------------

Manager	CRAIG R. COURTNEY		5151 N ORACLE RD, STE 210, TUCSON, AZ, 85704, Pima County, USA	12/14/2001	2/19/2025
---------	-------------------	--	--	------------	-----------

Member	CRAIG R. COURTNEY		5151 N ORACLE RD, STE 210, TUCSON, AZ, 85704, Pima County, USA	12/14/2001	2/19/2025
--------	-------------------	--	--	------------	-----------

Member	JANINE C. COURTNEY		5151 N ORACLE RD, STE 210, TUCSON, AZ, 85704, Pima County, USA	12/14/2001	2/19/2025
--------	--------------------	--	--	------------	-----------

Page 1 of 1, records 1 to 3 of 3



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

County: Pima

Last Updated:

Entity Principal Office Address

Attention: Address: County: Last Updated:

EXHIBIT “B”

ZONING

Ordinance 2016-32

Resolution 2022-14

GABRIELLA CÁZARES-KELLY, RECORDER

Recorded By: EYC

DEPUTY RECORDER

5013



SEQUENCE:

20220810571

NO. PAGES:

6

03/22/2022

14:51:17

P0230

PIMA CO CLERK OF THE BOARD

PICKUP

RESOLUTION 2022- 14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; IN REZONING CASE P15RZ00009 MAGEE COMO DEVELOPMENT ASSOC. LLC – N. LA CHOLLA BOULEVARD REZONING; LOCATED APPROXIMATELY 150 FEET NORTH OF W. MAGEE ROAD AND 600 FEET WEST OF N. LA CHOLLA BOULEVARD, ON PARCEL CODE 225-44-5470; AMENDING REZONING CONDITIONS SET FORTH IN SECTION 2 AND TIME LIMITS SET FORTH IN SECTION 3 OF ORDINANCE NO. 2016-32.

The Board of Supervisors of Pima County, Arizona finds that:

1. On February 2, 2016, in rezoning case P15RZ00009, the Pima County Board of Supervisors approved the rezoning of approximately 0.88 acres located 150 feet north of W. Magee Road and 600 feet west of N. La Cholla Boulevard (Lot 4 of Magee Center, Bk 56/Pg 94), as shown on Exhibit A, from the TR (Transitional) zone to the CB-2 (General Business) zone, subject to standard and special conditions.
2. On June 7, 2016, the Pima County Board of Supervisors adopted rezoning Ordinance No. 2016-32, as recorded in Sequence No. 20161620543, rezoning the approximate 0.88 acres described in rezoning case P15RZ00009 and memorializing the standard and special conditions.
3. On June 22, 2021, the owner of approximately 0.88 acres applied for a five-year rezoning time extension of the time limit set forth in Section 3 of Ordinance 2016-32.
4. On September 7, 2021, the Pima County Board of Supervisors approved a five-year rezoning time extension for approximately 0.88 acres, subject to original and modified standard and special conditions.
5. Section 3 of Ordinance No. 2016-32 allows the Board of Supervisors to amend the rezoning conditions by resolution.

NOW, THEREFORE, IT IS RESOLVED:

Section 1: The rezoning conditions in Section 2 of Ordinance 2016-32, are restated and modified as follows:

4. 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.~~

11

- ~~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.~~
21. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
32. Transportation condition: The property shall be limited to the existing access points on Magee Road.
43. Regional Flood Control District conditions: First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
- A. ~~First flush retention (retention of the first 1/2 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.~~
54. 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.
- EF. 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.
65. 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.~~


- ~~76.~~ 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.
- ~~87.~~ Adherence to the preliminary development plan as approved at public hearing. (Exhibit B)
- ~~98.~~ 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.
- ~~409.~~ 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.
- ~~4410.~~ 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)."

Section 2. The time limit in Section 3 of Ordinance 2016-32 is amended and extended as follows:

- 1. Conditions 1 through ~~4410~~ shall be completed by February 2, ~~2024~~2026.

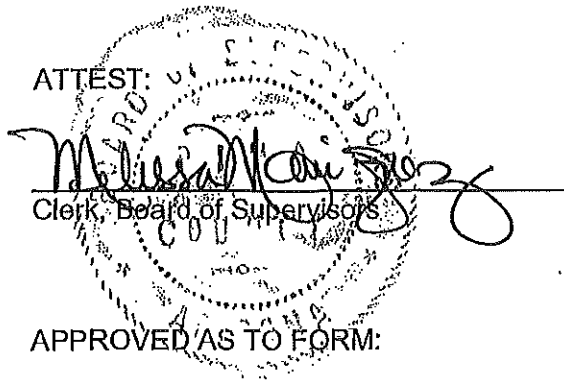
Section 3. The rezoning conditions may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

Passed and adopted, this 15th day of March, 2022.


 Chair, Pima County Board of Supervisors

MAR 15 2022

ATTEST:



Clerk, Board of Supervisors

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read "L. Lukach".

Deputy County Attorney
Lesley M. Lukach

APPROVED:

A handwritten signature in black ink, consisting of several loops and curves.

Executive Secretary
Planning and Zoning Commission

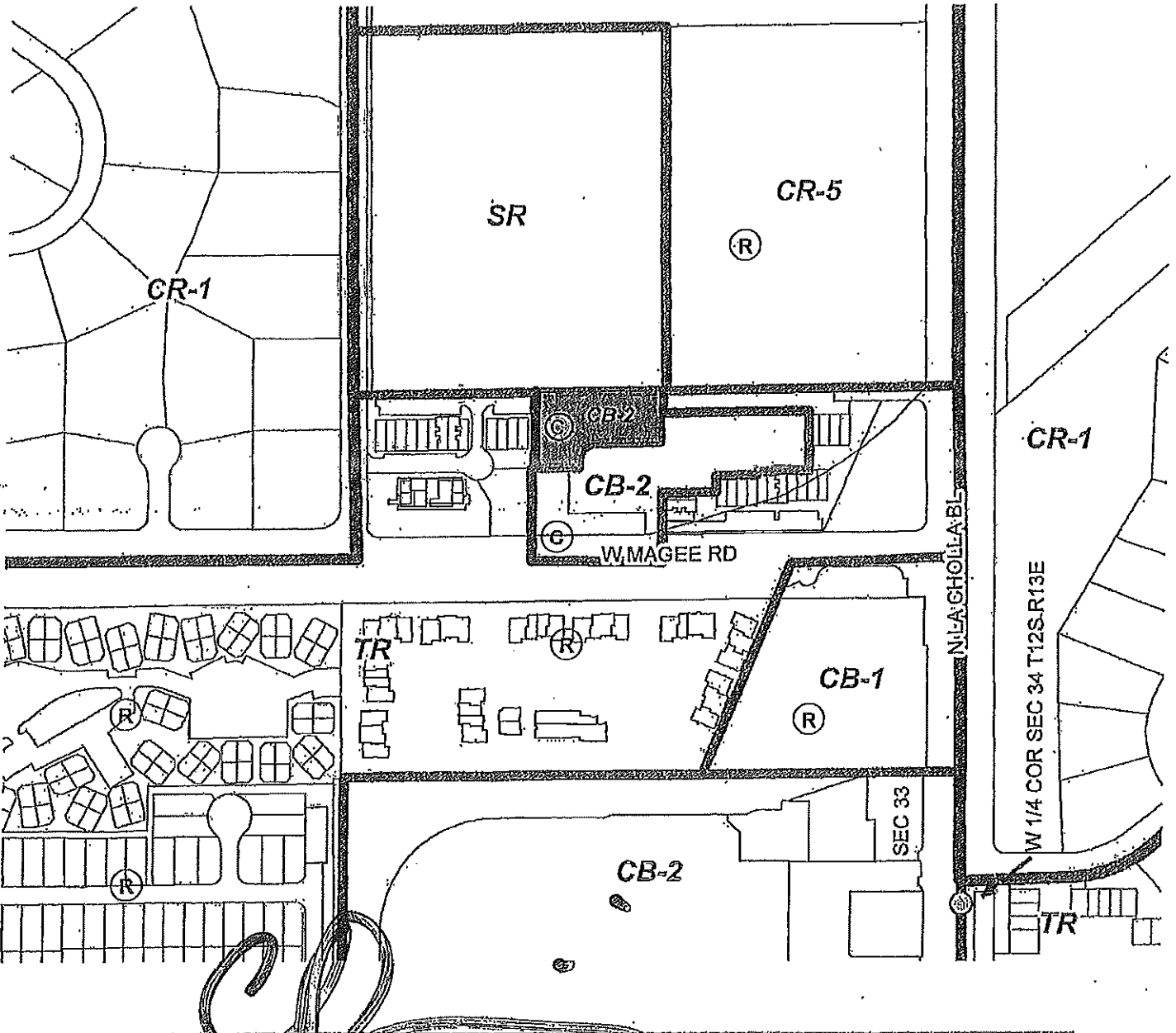
EXHIBIT A

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.



0 80 160 320 Feet
[Scale bar with tick marks]

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



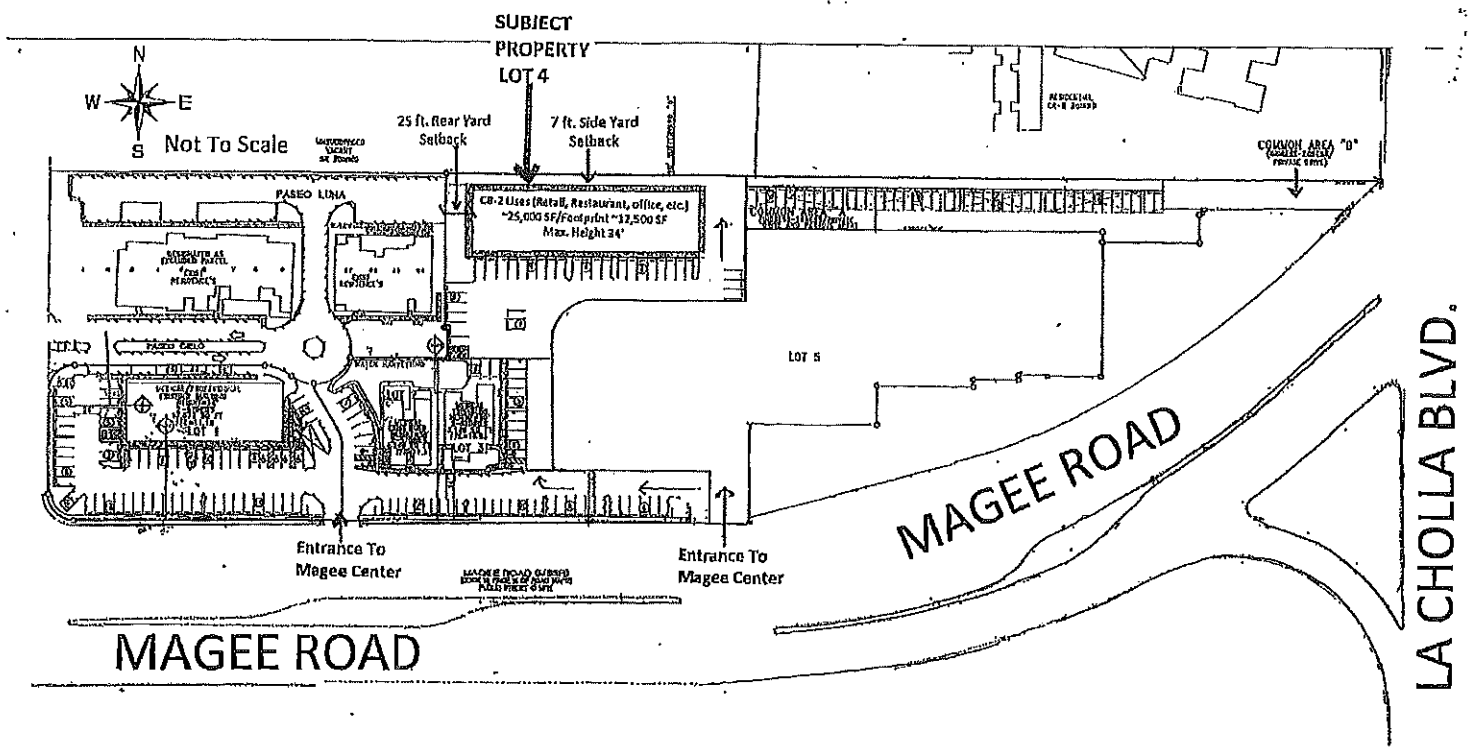
EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM TR 0.88 ac±
de-March 14, 2016

P15RZ00009
Co7-15-01
225-44-5470



Exhibit B



REZONING CONCEPT SITE PLAN

Exhibit B Preliminary Development Plan Page 6 of 6
--

M. 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 800 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 1/2 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.

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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.

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- 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.

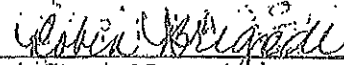
Section 5. The effective date of this Ordinance is the date the Chair of the Board of Supervisors signs this Ordinance.

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

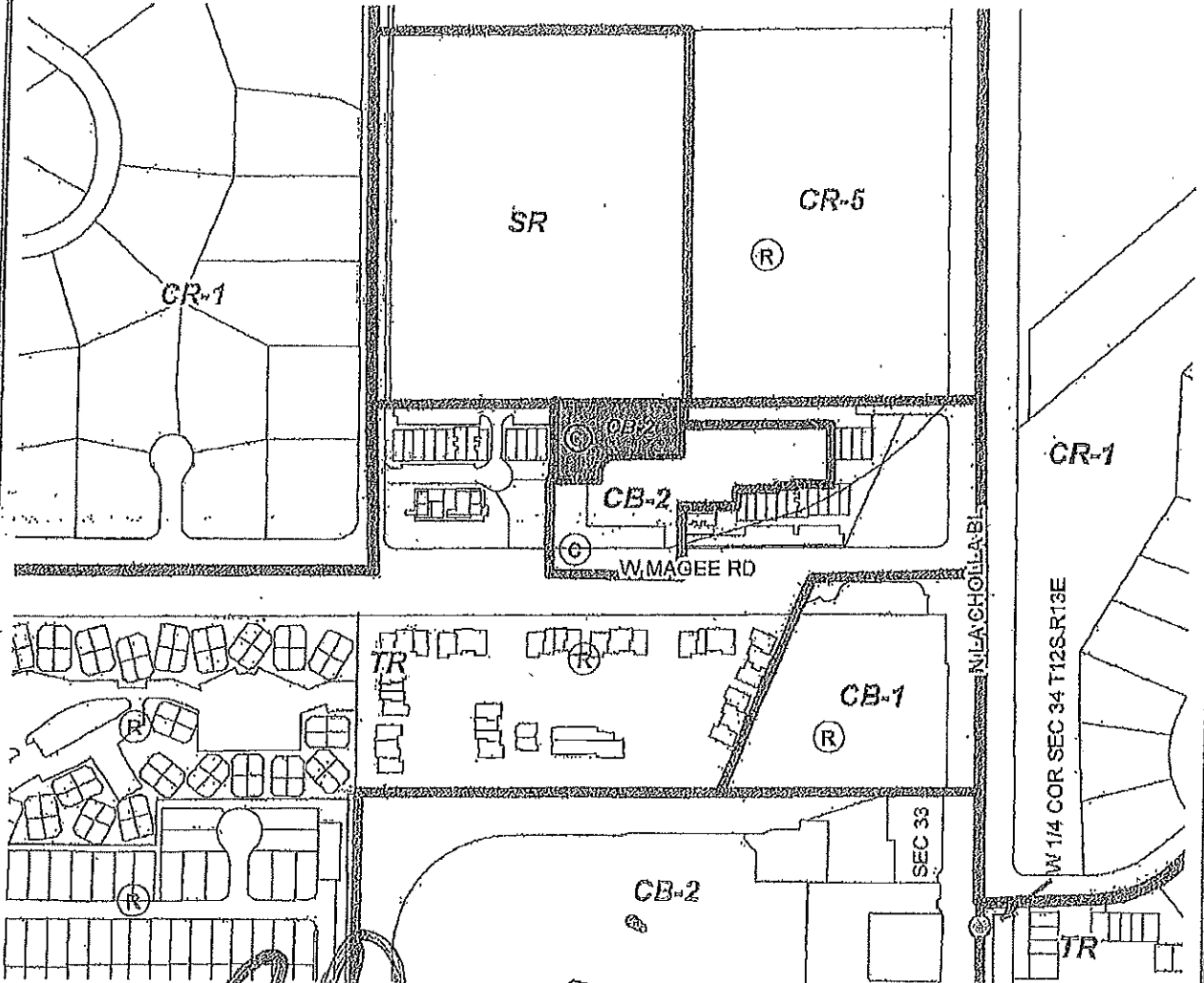
Executive Secretary
Planning and Zoning Commission

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.



0 80 160 320 Feet
[Scale bar]

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



EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

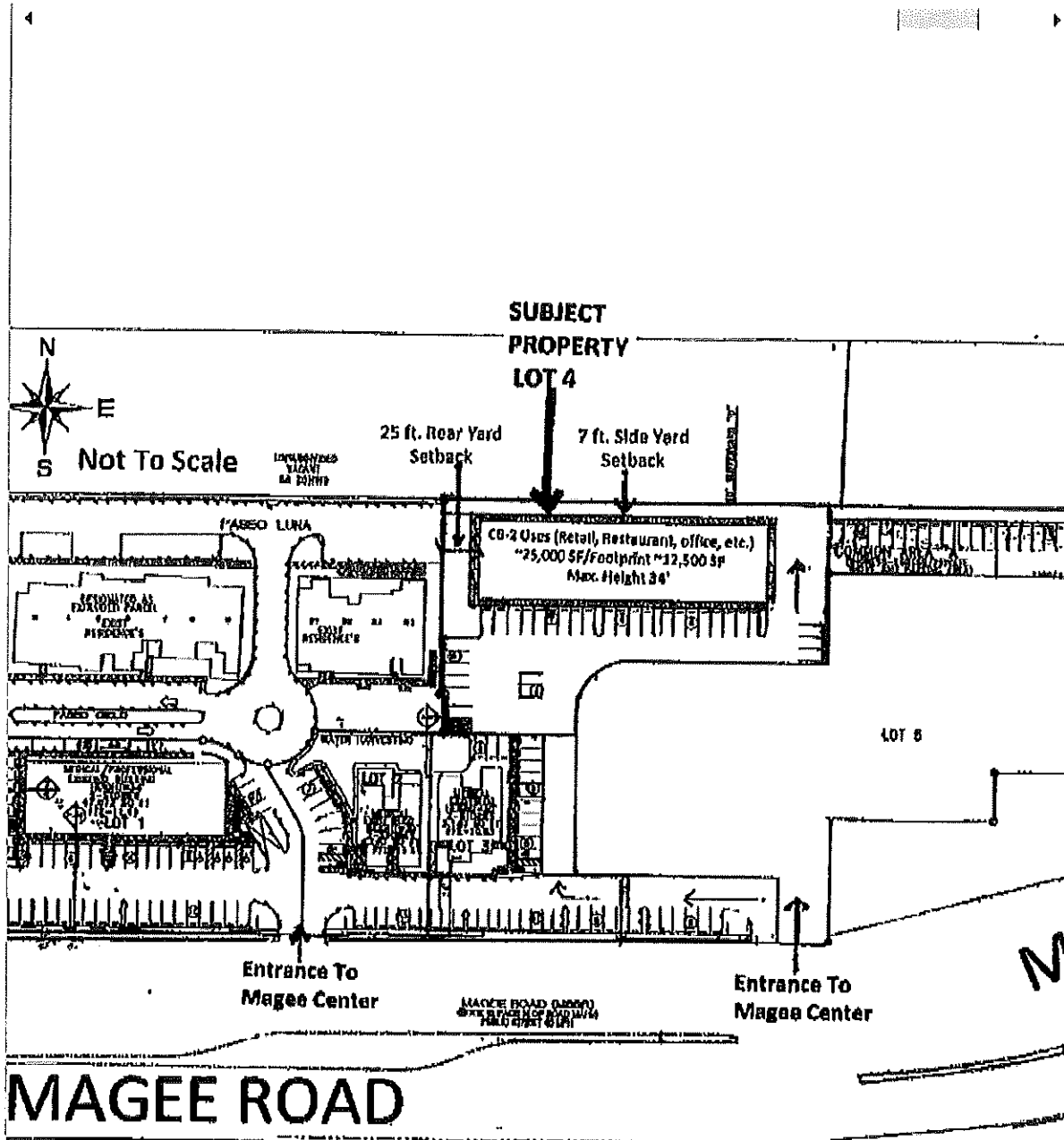
© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM TR 0.88 ac.
ds-March 14, 2016

P15RZ00009
Co7-16-01
225-44-5470



Download

- 117% +



Alphamax3_Docket_2016_Page_1620543.pdf



REZONING CONCEPT SITE PLAN

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EXHIBIT “C”

Magee Center II Final Plat

Seq. # 20193260717-Pgs.1-3

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 HARMLESS 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 DESCRIBED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOODAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL.

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 PER RECORDED UTILITY, SEWER, DRAINAGE, AND ACCESS EASEMENTS WITHIN THIS SUBDIVISION.

THIS IS THE LAST OF ALL EASEMENTS WHICH WILL BE MADE IN AN INSTRUMENT OF RECORD...

By: Craig R. Courtney, Manager

MAGEE CONDO DEVELOPMENT ASSOCIATION, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS DECLARANT UNDER THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SEQUENCE NUMBER 20030371483, 20030681085, 20051430463 AND 20192466168 IN THE OFFICE OF THE PIMA COUNTY RECORDER.

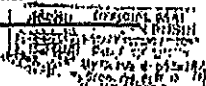
STATE OF ARIZONA)
COUNTY OF PIMA) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd

DAY OF JULY
BY: Craig R. Courtney

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES



Notary Public Seal, Pima County, Arizona

ASSURANCE

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

BY: [Signature]
CHAIRMAN, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

NOV 19 2019
DATE

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.

[Signature]
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.
- 3. THE TOTAL MILES OF NEW PUBLIC STREET IS 0.00 MILES.
- 4. BASIS OF BEARING NORTH 40 DEGREES 43 MINUTES 30 SECONDS EAST AS MEASURED BETWEEN THE MONUMENTED CONSTRUCTION CENTER LINE MONUMENTS OF MAGEE ROAD WITHIN THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

(a) County of Recordation PIMA
(b) Date of Recording 11/19/2019
(c) Fee/Recording Number 00193260717

RECORDING

STATE OF ARIZONA) s.s.
PIMA COUNTY)

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF JAS ENGINEERING, ON THIS 22nd DAY OF November, 2019, AT SEQUENCE NUMBER 20193260717, PIMA COUNTY RECORDS, AT 11:25 AM.

F. ANH RODRIGUEZ
COUNTY RECORDER

Notary Public Seal, Pima County, Arizona



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 ZONING CONDITIONS AS FOUND IN CASE NUMBER C09-69-27 AS APPROVED ON JULY 22, 1993.
- 3. THIS SUBDIVISION IS SUBJECT TO DESIGN REVIEW COMMITTEE REQUIREMENTS AS FOUND IN CASE NUMBER C02-02-004 AS APPROVED ON APRIL 16, 2002.
- 4. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS ZONING CONDITIONS AS FOUND IN CASE NUMBER P16R200009 AS APPROVED ON JUNE 7, 2016. WITH ZONING CONDITION #9-LOT 4 IS RESTRICTED TO THE FOLLOWING: 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.

CERTIFICATION

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

[Signature]
JEFFREY M. STANLEY, PE #19283



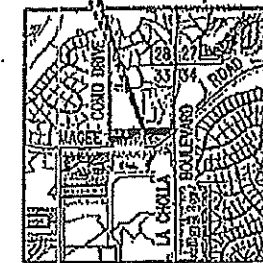
CERTIFICATION

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

[Signature]
GEOFFREY K. GRIMMALL, RLS #33308

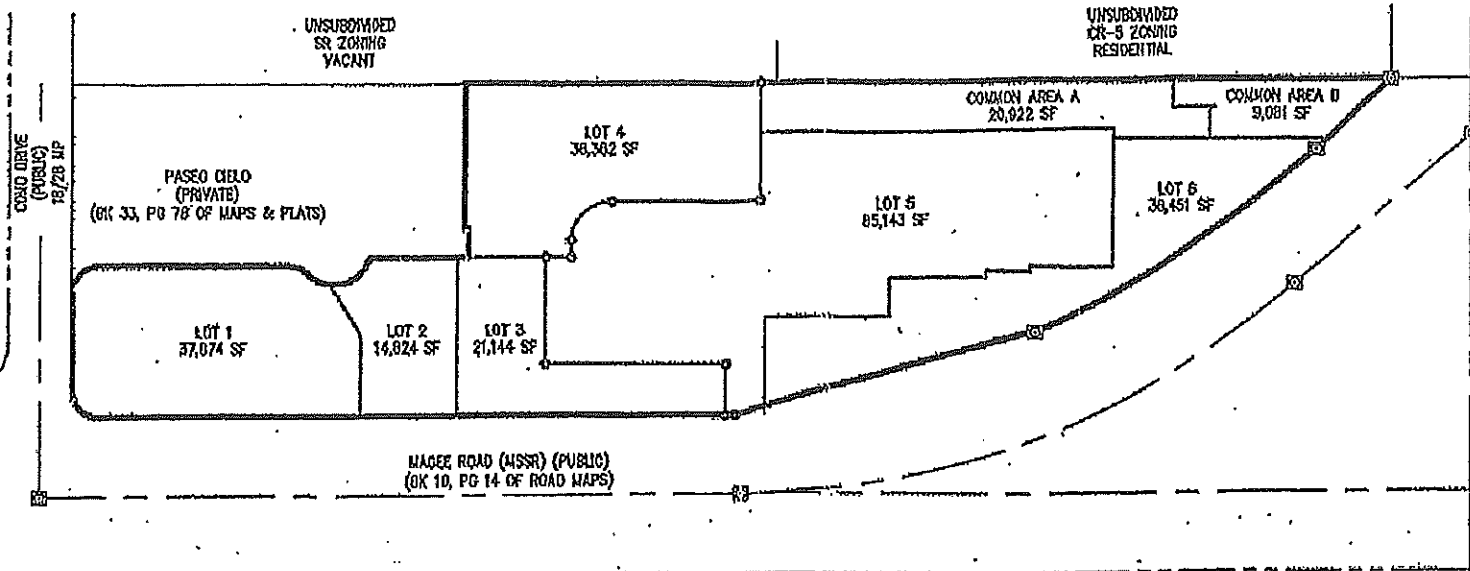


THIS PROJECT



LOCATION MAP

T125 R13E SECTION 33
G&SR#4
TUCSON, ARIZONA



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE
- FOUND AS NOTED
- SET 1/4" REDBAR "RLS 33308"
- DRIVEWAY LOCATION
- CALCULATED
- RECORDED

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEETS 2-3 SUBDIVISION BOUNDARY



P16R200009
C09-69-27
C020-02-004
P1202-049
P1202-016
P16FP00029

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)

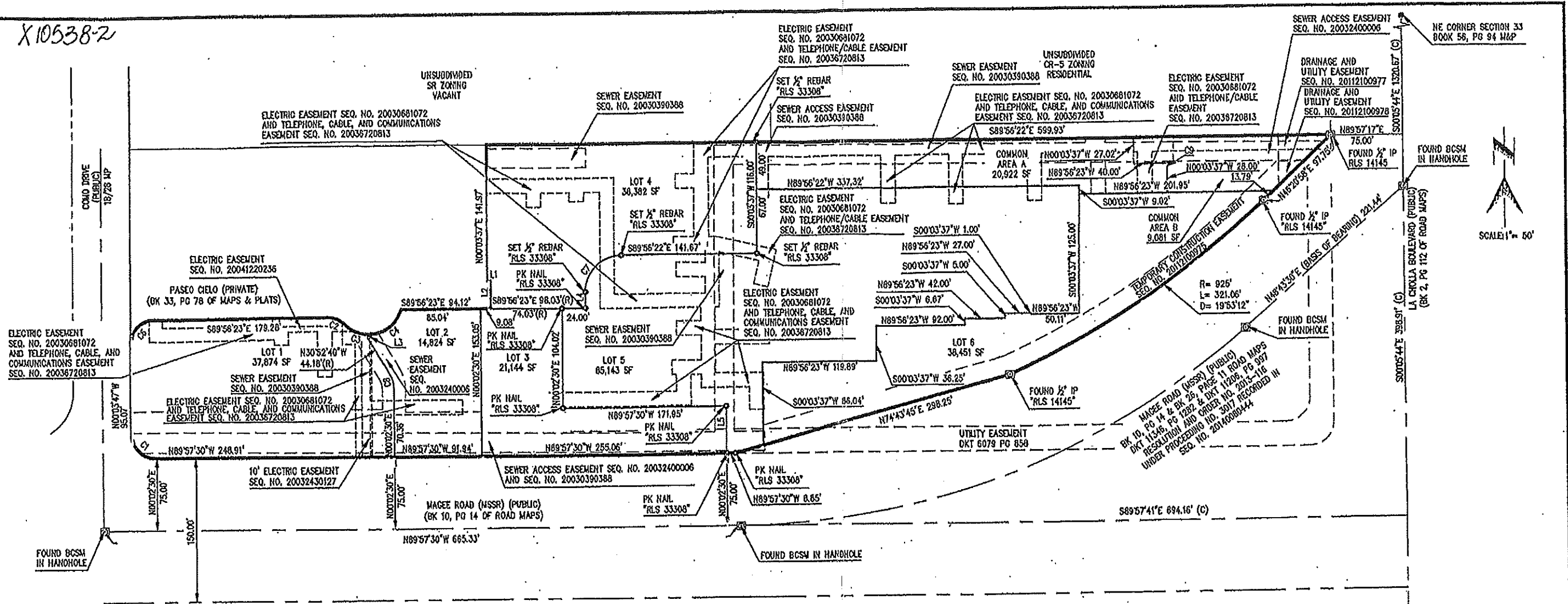
A RESUBDIVISION OF MAGEE CENTER (DX 65 PG 94)
SECTION 33, T125, R13E
G&SR#4, TUCSON, ARIZONA

DATE 02/19/19

SHEET 1 OF 3

SEQUENCE NO. 20193260717-1

X10538-2



EASEMENTS SHOWN THIS SHEET:
 SEWER EASEMENT
 ELECTRIC EASEMENT
 DRAINAGE EASEMENT

BLANKET EASEMENT
 ELECTRIC - DKT 342 PG 232

LINE TABLE:

LOT	BEARING	DISTANCE
L1	N89°56'23"W	3.30'
L2	S00°03'37"E	29.01'
L3	S00°03'37"W	3.45'
L4	S00°03'37"W	18.98'
L5	S00°02'27"W	49.00'

SEWER TABLE:

LINE	BEARING	DISTANCE
S1	N89°56'23"E	84.12'
S2	N89°56'23"E	98.03'(R)
S3	N89°56'23"E	141.67'
S4	N89°56'23"E	119.89'
S5	N89°57'30"W	171.95'
S6	N89°57'30"W	255.06'
S7	N89°57'30"W	885.33'
S8	N89°57'30"W	894.16'(C)

ENGINEERING
 PO BOX 1888 TUCSON, ARIZONA 85702
 (520) 390-7920
 STANLEY19263@GMAIL.COM

P16RZ00009
 Co9-69-27
 Co20-02-004
 P1202-049
 P1202-016
 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 68 PG 94)
 SECTION 33, T12S, R13E
 G&SRD224, TUCSON, ARIZONA

DATE: 02/10/19 SHEET 3 OF 3



SEQUENCE NO. 20193260717-3

26

SEQUENCE NO. 20193260717-3

EXHIBIT “D”

Magee Center -Rev 1

Development Plan

Approved Dec. 18, 2003

GENERAL NOTES:

1. THE WATER PROVIDER FOR THIS DEVELOPMENT IS THE METROPOLITAN DOMESTIC WATER IMPROVEMENT DISTRICT (MDWD).
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. 1991-140, 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 64.

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 18.31.010 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 REZONING 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 # P03RW00155 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 1" = 20' SCALE SEPTA 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 18.77 "SCENIC ROUTES".
9. THERE SHALL BE NO FURTHER SUBDIVIDING 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 MDWD RESOLUTION 1994-8.
11. THIS PROJECT IS SUBJECT TO THE CONDITIONS OF A VARIANCE APPROVED BY BOARD OF ADJUSTMENTS AS FOUND IN CASE NUMBER Co-10(3)02-51 AS APPROVED ON DECEMBER 6, 2002.
 - a. REDUCE THE HEIGHT OF THE WALL REQUIRED IN BUFFERYARDS 'C' & 'D' UP TO 3'-6" (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-10(3)02-57 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%

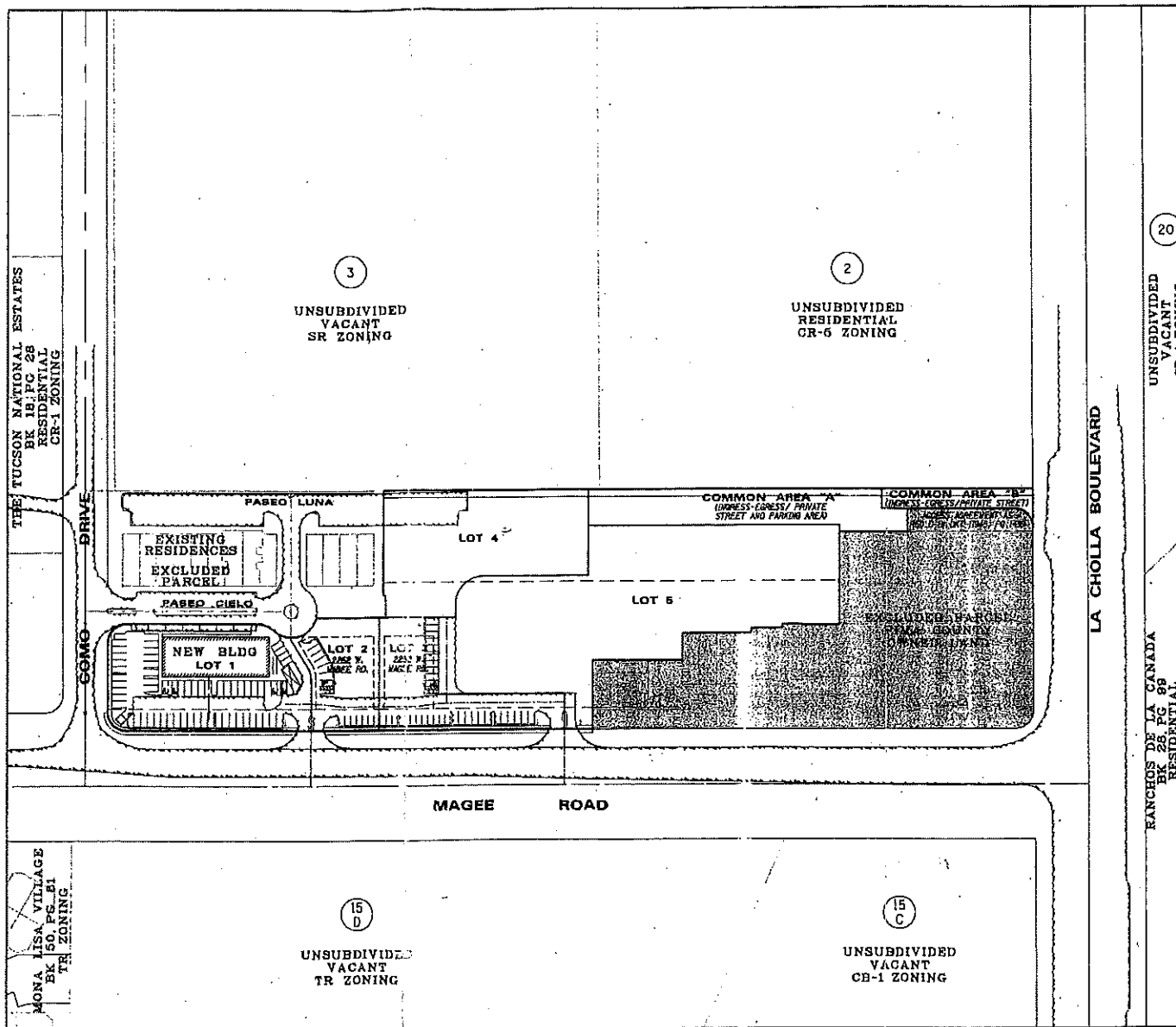
OFF STREET LOADING SPACE:
 1 REQUIRED LOADING SPACE
 TOTAL LOADING PROVIDED = 1 SPACE

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

LEGAL DESCRIPTION:

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

P1203-063
DEVELOPMENT PLAN
 for
MAGEE CENTER-REVISION 1



PROJECT LAYOUT
 SCALE: 1"=100'

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
 5151 N. ORACLE ROAD, SUITE 210
 TUCSON, AZ 85704
 PHONE: (520) 293-8200
 FAX: (520) 293-7728

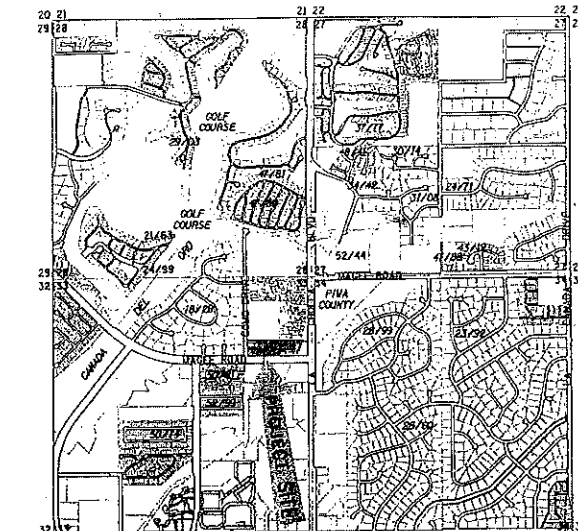
P1203-063

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

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
 3408 W. Green Ridge • Tucson, Arizona 85741 • (520) 961-1046

SCALE: 1" = 100'	DESIGNED BY: JAS	REVIEWED BY:	DRAWING #:
CI = N/A	DATE: 08-28-2003	REVISED:	JOB #:



LOCATION PLAN
 SECTION 33, T-12-S, R-13-E G&SRB&M
 PIMA COUNTY ARIZONA
 SCALE: 3"=1 MILE

LEGEND:

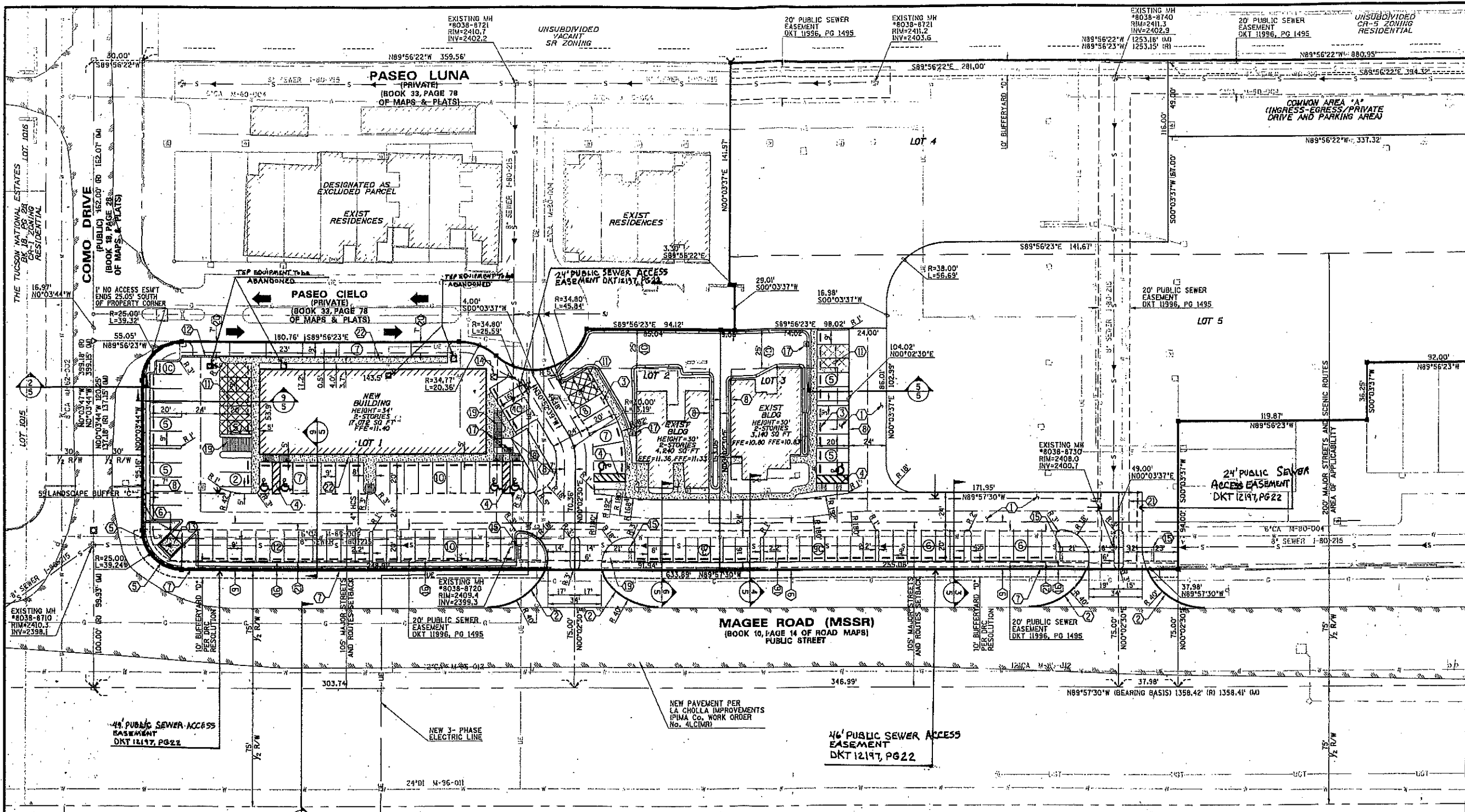
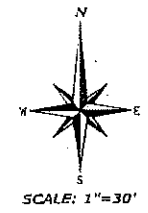
- STRIPING (4')
- NEW ASPHALT PAVEMENT SURFACE
- EXISTING SURFACE TO BE REMOVED
- NEW CONCRETE
- EXISTING CONCRETE
- FLOW ARROW
- HIGH POINT
- EXISTING EDGE OF PAVEMENT
- HANDICAPPED PARKING SPACE
- EXISTING CONTOUR
- EXISTING CMU SCREEN WALL
- NEW CMU SCREEN WALL
- EXISTING CHAIN LINK FENCE TO BE REMOVED
- 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

APPROVED BY THE SUBDIVISION AND DEVELOPMENT REVIEW COMMITTEE:
Subdivision Coordinator
 SUBDIVISION COORDINATOR
 DATE: 12/18/03



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SHEET 1 OF 5



MATCH LINE SEE SHEET 3

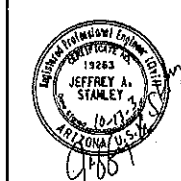
KEYNOTES:

- | | |
|--|--|
| 1. 2' AC ON 4' AB | 11. COVERED PARKING SPACES |
| 2. CONCRETE HEADER PER STD 213 | 12. NEW 30" HIGH CMU SCREEN WALL OR WROUGHT IRON FENCE. |
| 3. PRE-CAST CONCRETE PARKING BUMPERS | 13. TRASH ENCLOSURE W/ 6' CMU WALL |
| 4. VAN ACCESSIBLE HANDICAP PARKING (SEE DETAIL 8 ON SHEET 5) | 14. NEW 3-PHASE ELECTRIC TRANSFORMER |
| 5. NEW CMU WALL TO BE APPROXIMATELY THE SAME HEIGHT AS THE EXISTING ADJOINING WALL TO THE NORTH | 15. NEW 72" CMU WALL |
| 6. NEW 72" HIGH CMU SCREEN WALL | 16. 1' NO ACCESS EASEMENT PER FINAL PLAT |
| 7. EXISTING CMU SCREEN WALL TO BE MODIFIED PER APPROVED BOARD OF ADJUSTMENT VARIANCE CO-10(3)02-51 | 17. BICYCLE PARKING (SEE DETAIL 7 ON SHEET 5) |
| 8. 7' SIDEYARD BUILDING SETBACK | 18. LOADING ZONE |
| 9. 30' ONSITE PORTION OF MAJOR STREETS AND ROUTES SETBACK | 19. APPROXIMATE LOCATION OF STAIRS |
| 10. 25' REARYARD BUILDING SETBACK | 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 11996, AT PAGE 1495 |
| | 22. DECORATIVE CONCRETE SIDEWALK |

LEGEND:

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

P1203-063



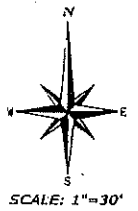
Co-10(3)02-57
Co-10(3)02-51
Co-20-02-004
P1202-015
P1202-049
Co9-69-27

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

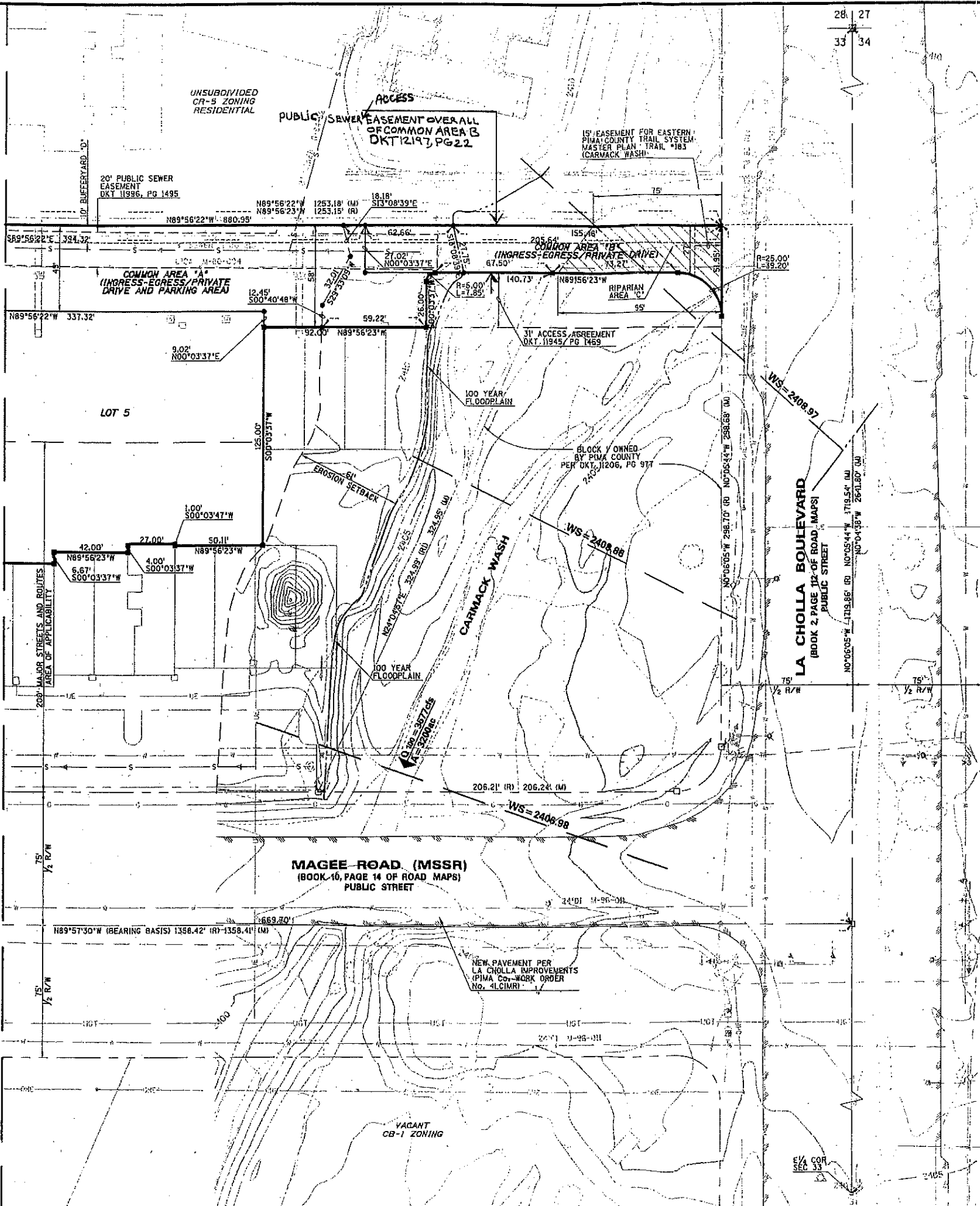
JEFFREY A. STANLEY Engineering
3408 W. Green Ridge • Tucson, Arizona 85741 • (520) 881-1048

SCALE: 1" = 30'	DESIGNED BY: JAS	REVIEWED BY:	DRAWING #
CL = N/A	DATE: 08-28-2003	REVISION:	JOB #

29



MATCH LINE SEE SHEET 2



UNSUBDIVIDED VACANT CR-1 ZONING

RANCHOS DE LA CANADA BK 28, PG 99 RESIDENTIAL CR-1 ZONING

DRAINAGEWAY

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

P1203-063

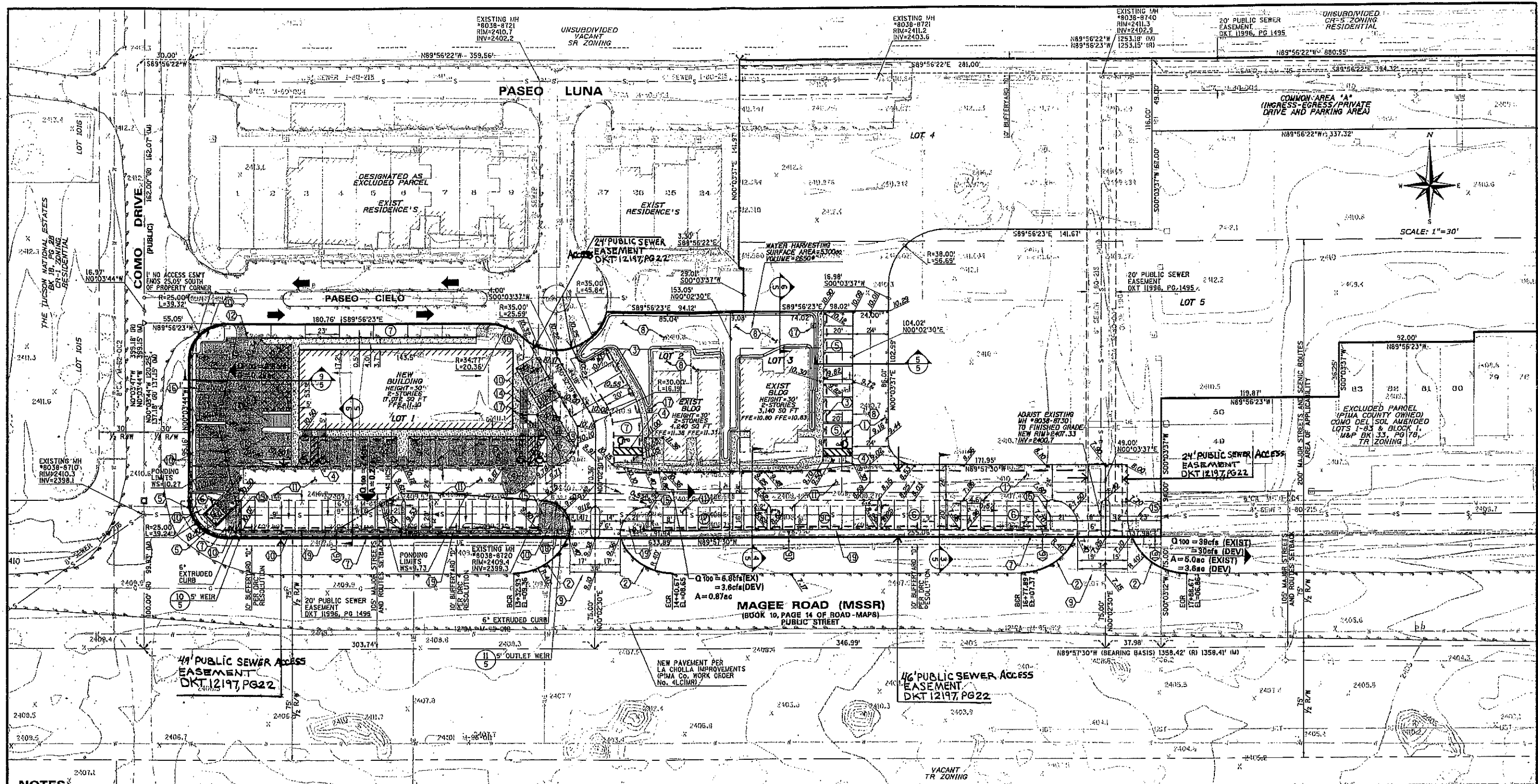


DEVELOPMENT PLAN
MAGEE CENTER-REVISION 1
 LOTS 1-5 AND COMMON AREA "A" (INGRESS-EGRESS /PRIVATE STREET AND PARKING AREA) AND COMMON AREA "B" (INGRESS-EGRESS /PRIVATE STREET)
 AS RECORDED IN BOOK 56, PAGE 94 OF MAPS AND PLATS

JEFFREY A. STANLEY Engineering
 3408 W. Green Ridge • Tucson, Arizona 85741 • (520) 881-1046

SCALE: 1"=30'	DESIGNED BY: JAS	REVIEWED BY:	DRAWING #
CL = 1'	DRAWN BY: HCH	REVISSED -	
	DATE: 08-28-2003	REVISSED -	JOB # -

SHEET 3 OF 5



NOTES:

- ALL CONSTRUCTION MATERIALS AND TEST METHODS SHALL BE CONFORMANCE WITH THE PIMA COUNTY / CITY OF TUCSON STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC IMPROVEMENTS (PC/COT SSPI) 1994 EDITION, EXCEPT AS SPECIFICALLY MODIFIED.
- UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. CONTRACTOR SHALL VERIFY EXISTENCE OF ALL UTILITIES BY CALLING "BLUE STAKE" AT 1-800-862-5348, 48 HOURS PRIOR TO CONSTRUCTION.
- AGGREGATE BASE COURSE SHALL CONFORM TO PC/COT SSPI SECTION 303.
- ASPHALTIC CONCRETE SHALL CONFORM TO PC/COT SSPI SECTION 406, MIN #2 SPECIFICATIONS.
- ALL CONCRETE SHALL COMPLY WITH PC/COT SSPI SECTION 1006, CLASS S, 2,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
- ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION.
- A COPY OF THIS PLAN SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL WORK SHALL CONFORM TO GRADING STANDARDS, CHAPTER 18.61 OF THE PIMA COUNTY ZONING CODE.
- COMPACTION IN ALL GRADED AREAS SHALL BE A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF ARIZONA TEST METHODS 225, 226, AND 227. ANY AREAS REQUIRING FILL SHALL BE CARBONATED TO A DEPTH OF 6" TO THE PROPER MOISTURE CONTENT, AND COMPACTED TO THE ABOVE DENSITY. AREA SOURCES FOR FILL MATERIAL IF REQUIRED SHALL BE APPROVED BY OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- ALL IMPROVEMENT LINE AND GRADE LEVELS SHALL BE ESTABLISHED (STAKED) PRIOR TO ACTUAL CONSTRUCTION OF THE WORK AS SHOWN AND NOTED ON THE PLANS. ALL SITE STAKING SHALL BE PERFORMED BY A CONTRACTOR PROPERLY QUALIFIED TO DO SUCH WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY EXISTING SITE IMPROVEMENT WHICH IS DAMAGED DURING THE CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUPPLY, HAIL, AND APPLY ALL WATER REQUIRED FOR COMPACTION AND THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY.
- CONTRACTOR SHALL COORDINATE WITH PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND ALL OTHER APPLICABLE GOVERNMENT AGENCIES FOR ALL WORK SHOWN IN PUBLIC RIGHT-OF-WAY. ANY ADDITIONAL FEES OR SEPARATE PERMITS REQUIRED FOR THIS WORK SHALL BE THE RESPONSIBILITY OF CONTRACTOR AND SHALL BE INCLUDED IN THE BID AMOUNT.
- BUILDING PADOS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE PAD GRADE ELEVATIONS STATED BY THE ENGINEER. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND WALKS TO INSURE THAT THERE IS NO PONDING WATER AT ANY LOCATION.
- ALL SLEEVES SHALL BE 2" SCHED. 40 PVC AND SHALL EXTEND 2' BEYOND IMPROVED SURFACE & 6" BELOW SIDEWALKS AND 16" BELOW ASPHALT PAVING.
- BEARING BASIS: THE MONUMENT LINE OF MAGEE ROAD BETWEEN FOUND SURVEY PINS AT THE INTERSECTIONS OF MAGEE ROAD AND COMO DR. AND MAGEE ROAD AND LA CHOLLA BLVD, PER THE PLAN OF COMO DEL SOL AMENDED MAPS & PLATS BOOK 33, PAGE 181 N 89°57'30" W.
- BENCHMARK: A CHIEFED 1" ON THE WEST SIDE OF A U.S. WEST MANHOLE LOCATED 86' SOUTH OF MAGEE ROAD AND 66' EAST OF MONA LISA ROAD PIMA COUNTY DEPARTMENT OF TRANSPORTATION DESIGNATION "MAG 3" ELEVATION = 2386.10 (NAVD 88 DATUM)
- ALL UNPROTECTED CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER, AND NO HIGHER THAN 5'.
- IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-650.
- SEE DEVELOPMENT PLAN FOR ADDITIONAL SITE LAYOUT ITEMS.

KEYNOTES:

- 2" AC ON 4" AB
- CONCRETE HEADER PER STD 213
- PRE-CAST CONCRETE PARKING BUMPERS
- VAN ACCESSIBLE HANDICAP PARKING SPACE
- NEW CMU WALL TO BE SAME HEIGHT AS THE EXISTING ADJOINING WALL TO THE NORTH
- NEW 72" HIGH CMU SCREEN WALL
- EXISTING CMU SCREEN WALL TO BE MODIFIED PER APPROVED BOARD OF ADJUSTMENT VARIANCE Co-10(3)02-51
- DEPRESS OPEN SPACE 6' FOR WATER HARVESTING
- 2" SAWCUT TRIM, TACK & JOIN EXISTING PAVEMENT
- DEPRESS 6" FOR WATER HARVESTING
- 1" OVERLAY ON EXISTING PAVEMENT
- NEW 30" HIGH CMU SCREEN WALL
- TRASH ENCLOSURE W/ 6" CMU WALL
- STAIRWELL
- NEW 72" CMU WALL
- 1" NO ACCESS EASEMENT PER FINAL PLAT
- BICYCLE PARKING
- LOADING ZONE
- REMOVE EXISTING PAVEMENT
- LANDSCAPING

THIS SET OF IMPROVEMENT PLANS SHALL SERVE AS THE TYPE 2 GRADING PERMIT FOR THIS PROJECT AND SHALL BE VALID FOR ONE YEAR FOLLOWING THE DATE OF ACCEPTANCE OF SAID PLANS.

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

P1203-063

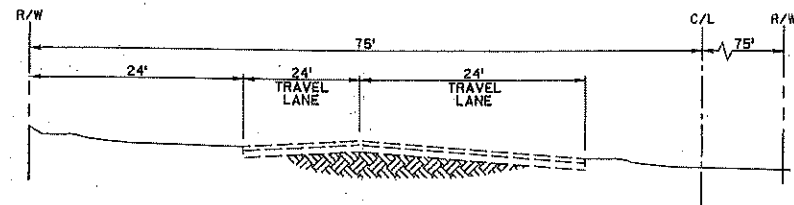
**PAVING AND GRADING PLAN
MAGEE CENTER-REVISION 1**
LOTS 1-5 AND COMMON AREA "A" (INGRESS-EGRESS / PRIVATE STREET AND PARKING AREA) AND COMMON AREA "B" (INGRESS-EGRESS / PRIVATE STREET)
AS RECORDED IN BOOK 58, PAGE 94 OF MAPS AND PLATS

JEFFREY A. STANLEY Engineering
3409 W. Green Ridge • Tucson, Arizona 85741 • (520) 981-1048

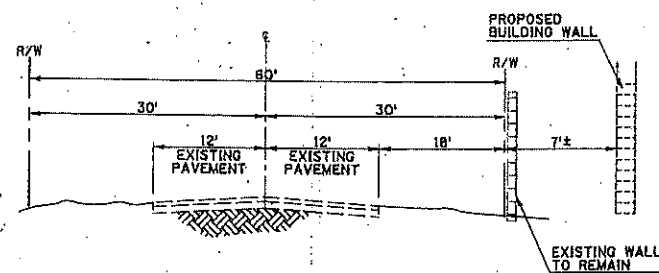
SCALE: H 1" = 30' G 1" = 1"	DESIGNED BY JAS DRAWN BY: MGH DATE: 08-28-2003	REVIEWED BY: REVISIONS: REVISION:	DRAWING # JOB #
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SHEET 4 OF 5

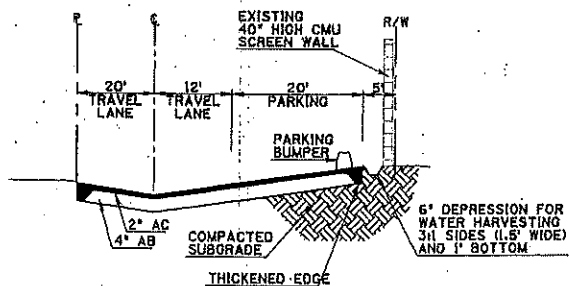
1-800-782-5348
Blue Stakes Center CALL COLLECT



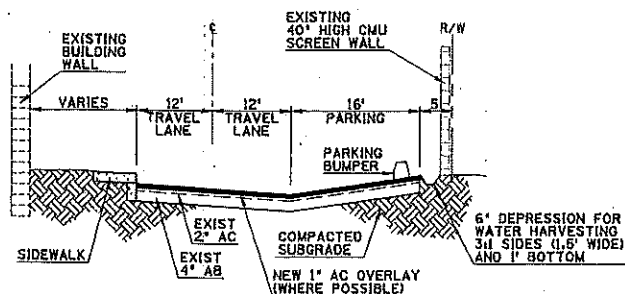
1 **MAGEE ROAD - Existing**
N.T.S.



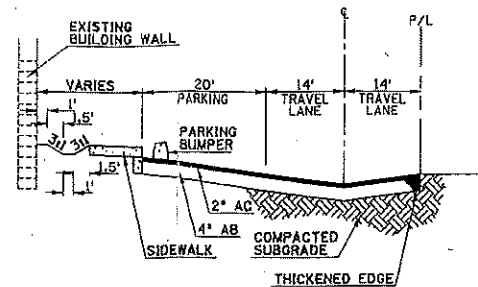
2 **COMO DRIVE - Existing**
N.T.S.



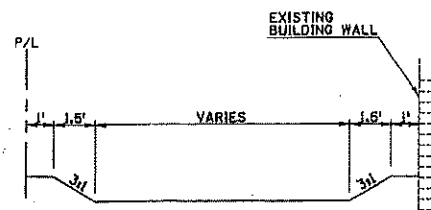
3 **DRIVEWAY - Existing**
N.T.S.



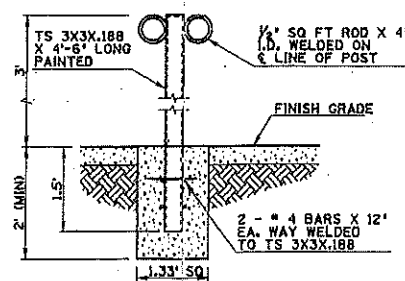
4 **DRIVEWAY - Existing**
N.T.S.



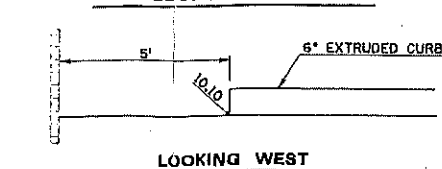
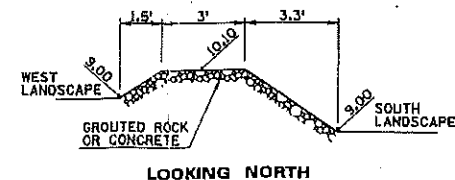
5 **DRIVEWAY - Existing**
N.T.S.



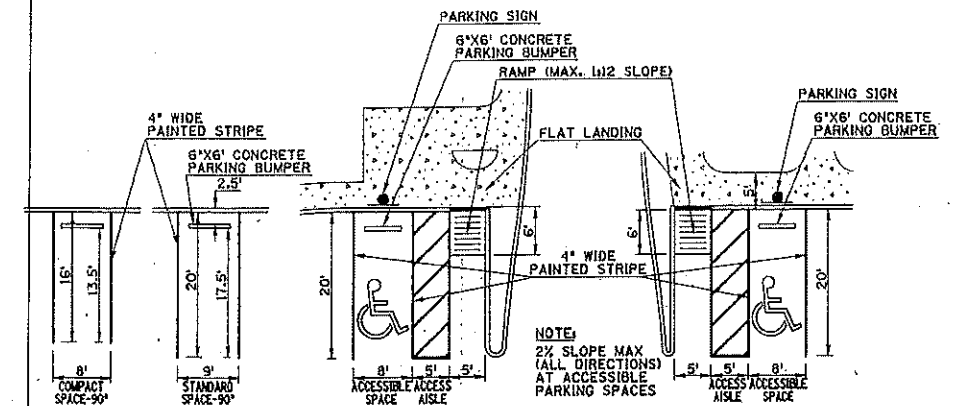
6 **RETENTION AREA - Existing**
N.T.S.



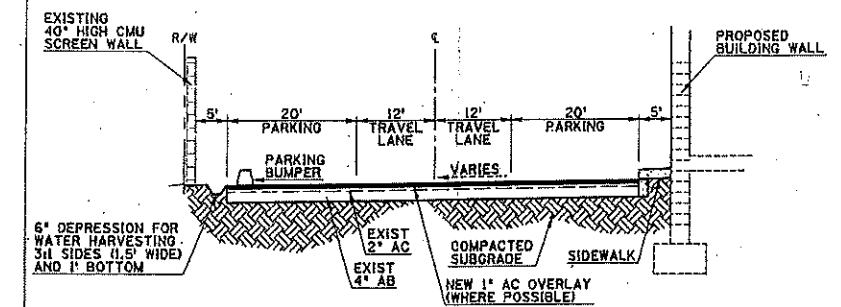
7 **BIKE POST DETAIL**
N.T.S.



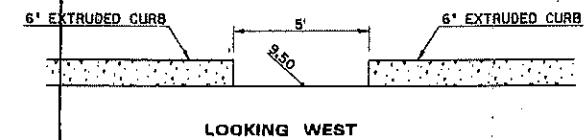
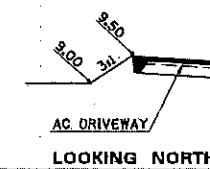
10 **OUTLET WEIR**
N.T.S.



8 **TYPICAL PARKING SPACES DETAIL**
N.T.S.



9 **DRIVEWAY**
N.T.S.



11 **OUTLET WEIR**
N.T.S.

32

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

P1203-063



DETAIL SHEET
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
3408 W. Green Ridge • Tucson, Arizona 85741 • (520) 981-1048

SCALE:	DESIGNED BY: JAS	REVIEWED BY:	DRAWING #:
H 1" = N/A	DRAWN BY: HCH	REVISER:	-
CI 1" = N/A	DATE: 08-28-2003	REVISER:	JOB #:

SHEET 5 OF 5

EXHIBIT “E”

Assessor’s Map of Magee Center Lot 4

ASSESSOR'S RECORD MAP

225-44

MAGEE CENTER

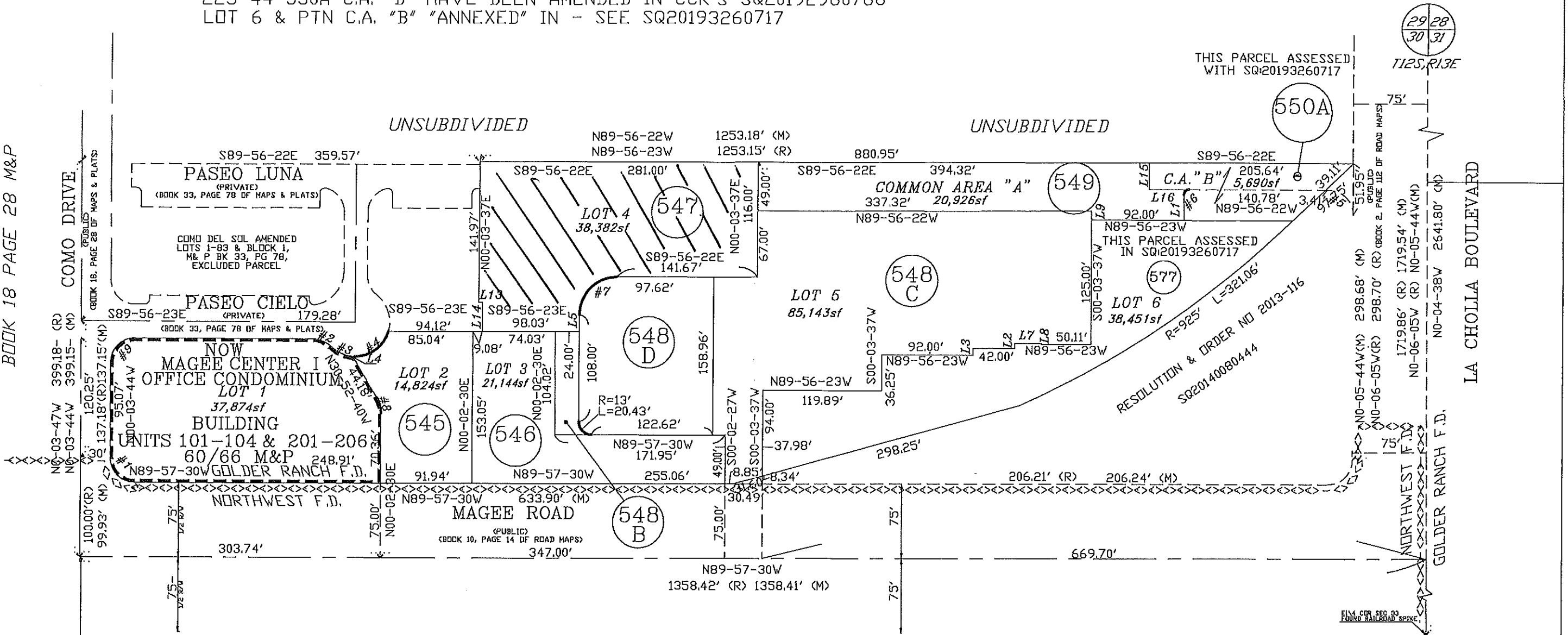
LOTS 001-005 & COMMON AREA A & B

ALL IN GOLDBER RANCH F.D.

(RESUB 33/078 M&P)

NOTE: SQUARE FOOTAGE FOR PARCELS 225-44-5490 C.A. "A" & 225-44-550A C.A. "B" HAVE BEEN AMENDED IN CCR'S SQ20192960768 LOT 6 & PTN C.A. "B" "ANNEXED" IN - SEE SQ20193260717

THE TUCSON NATIONAL ESTATES
BOOK 18 PAGE 28 M&P



CURVE TABLE:

NO	DELTA	RADIUS	LENGTH	TANGENT
C1	89°53'46"	25.00'	39.22'	24.95'
C2	45°34'23"	25.00'	19.88'	10.50'
C3	45°41'36"	35.00'	27.91'	14.75'
C4	75°08'25"	35.00'	45.90'	26.92'
C5	89°50'39"	25.00'	39.20'	24.93'
C6	90°00'00"	5.00'	7.85'	5.00'
C7	90°00'00"	38.00'	59.69'	38.00'
C8	30°55'10"	30.00'	16.19'	8.30'
C9	90°07'20"	25.00'	39.32'	25.05'

LINE TABLE:

NO	BEARING	DISTANCE
L1	S00°03'37"W	26.00'
L2	S00°03'37"W	5.00'
L3	S00°03'37"W	6.67'
L4	S00°03'37"W	3.45'
L5	S00°03'37"W	16.98'
L6	S36°28'20"W	32.33'
L7	N89°56'23"W	27.00'
L8	N00°03'47"E	1.00'
L9	S00°03'37"W	9.02'
L10	S00°40'50"W	12.45'
L11	S13°08'39"E	18.18'
L12	S13°08'39"E	27.75'
L13	N89°56'23"W	3.30'
L14	N00°03'37"E	29.01'
L15	S00°03'37"E	27.02'
L16	N89°56'23"W	40.00'

UNSUBDIVIDED

SEE BOOK 56 PAGE 094 M&P 2026-1

S33,T12S,R13E SD:09/12/2017
NMP56\56094- 09/29/25



FEET
"ELECTRONIC DATA PROVIDED"

pima county assessor

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EXHIBIT "F"

BIOLOGICAL IMPACT REPORT



PIMA COUNTY
DEVELOPMENT SERVICES

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

BIOLOGICAL IMPACT REPORT (Pages 1-4)
(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

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

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

Project ID (case no., APN no., address, or other identifying info):

REZONING CASE NO P15R20009, ORDINANCE 2016-32 RECORDED IN SEQ # 20161620543

Part I. Information Provided by Pima County Staff

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

- 1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) **No**
 - Important Riparian Area **No**
 - Biological Core **No**
 - Multi-Use Management Area **No**
- 2. Is the project within a CLS Special Species Management Area? **(No)**
- 3. Is the project in the vicinity of any of the six Critical Landscape Linkages? **(No)**
- 4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? **(No)**
- 5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl: **(Yes)** - PROPERTY IS IN ZONE 1
 - b. Western burrowing owl: **(No)**
 - c. Pima pineapple cactus: **(No)**
 - d. Needle-spined pineapple cactus: **(No)**

Part II. Information Provided by the Applicant

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

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

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

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

Note: See Attached Additional Information on the Condition of the Subject Property.

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

BIOLOGICAL IMPACT REPORT: MAGEE CENTER LOT 4

A. Landscape Resources:

1. The Project site is outside the boundaries of the Conservation Lands System, (CLS) and Important riparian areas or other washes that carry a 100 year flow of ≥ 250 cfs are not present.
2. The Project Site is not located within any of the six (6) Critical Landscape
3. The Property is not a Habitat Protection or Community Open Space priority acquisition property.

B. Federally Listed Threatened / Endangered Species:

1. Cactus Ferruginous Pygmy Owl:

- a. The Project Site falls within Survey Zone 1, Priority Conservation Area, the Cactus Ferruginous Pygmy owl, (*Glacidium brasiliamun cactorum*).
- b. No surveys for pygmy-owls are recommended on this property. There is a low probability of pygmy-owls occurring on or within 400 meters of the Project Site due to the amount of disturbance surrounding the area and the distance of this property from any known pygmy-owl sites.
- c. The Project Site does fall within Survey Zone 1, Priority Conservation Area. The Project Site does not contain any natural vegetation. All vegetation for the ferruginous pygmy owl nesting habitat that might exist is in the surrounding areas outside of the Magee Center Development and will remain unaffected by this Development.

2. Western Burrowing Owl:

- a. The Project Site is not located within any Priority Conservation Area for the Western Burrowing Owl.
- b. As it is a fully graded site and has been since 1980 and was built out in 1995, and it is highly unlikely that there are any Western Burrowing Owls on the project site.
- c. The site has not been surveyed for Western Burrowing Owls. No surveys are planned in the future.

3. Pima Pineapple Cactus:

- a. The Project Site is not located within any Priority Conservation Area for the Pima Pineapple Cactus.
- b. As it is a fully graded site and has been since 1980 and was built out in 1995, and it is highly unlikely that there are any Pima Pineapple Cactus on the project site.
- c. The site has not been surveyed for Pima Pineapple Cactus. No surveys are planned in the future.

4. Needle-Spined Pineapple Cactus:

- a. The Project Site is not located within any Priority Conservation Area for the Needle-Spined Pineapple Cactus.
- b. As it is a fully graded site and has been since 1980 and was built out in 1995, and it is highly unlikely that there are any Needle-Spined Pineapple Cactus on the project site.
- c. The site has not been surveyed for Needle-Spined Pineapple Cactus. No surveys are planned in the future.