



APPLICATION

HPZ-19-55

T19SA00270  
T19CM03961

Case Number DRB/RNA-19-11

Date Accepted: 7/3/2019

PROPERTY LOCATION INFORMATION

Property Development (Project) Name (IF APPLICABLE): Indian Trading Post

Property Address: 20 E. CONGRESS - S.E. CORNELL SCOTT CONGRESS

Applicable Area/Neighborhood/Overlay: CENTRAL BUSINESS DISTRICT

Zoning: OCR-2 Historic Status: HISTORIC - NO CREDITS SOUGHT

Legal Description: CITY PARK BLOCK 2 SP20163580490

Pima County Tax Parcel Number/s: 117-12-1350 CHANGED TO 117-12-1940 3/14/17

Site and Building Area (sq ft): SITE .09 ACRES BLDG. 11,352 SF

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME: B.P. POST DEVELOPERS - ANDREW KARIC OWNERS REPRESENTATIVE

EMAIL: C/O ANDREW @ KARIC CONSULTING.COM

PHONE: (520) 977-6864 FAX: ( )

ADDRESS: 20 E. CONGRESS ST. SUITE 300 TULSON, AZ. 857

PROPERTY OWNER NAME (If ownership in escrow, please note): B.P. POST DEVELOPERS

PHONE: (520) 318-6629 FAX: ( )

PROJECT TYPE (check all that apply):

- ( ) New building on vacant land
- ( ) New addition to existing building

- Change of use to existing building
- ( ) New building on developed land
- Other HISTORIC RENOVATION EXTERIOR

Related Permitted Activity Number(s):

DESCRIPTION OF USE: POSSIBLE RESTAURANT, OFFICE AND ENTERTAINMENT BASEMENT LEVEL

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT

6/1/19  
Date

1 B

# **GANSLINE & ASSOC.**

ARCHITECTS AND PLANNERS

1795 E. Skyline Dr. # 193 Tucson Az.  
PH(520) 577-9362

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## **MEMORANDUM**

**To: RNA**  
**Attn. Maria Gayosso and Koren Manning**  
**Re: Submittal for the RNA and DRB of COT**  
**Date: 7/27/19**

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Attached are the documents and exhibits for the RNA review and the DRB submittal for the 7/12/19 meeting.

I have include a mark-up of the UDC Sect. 5.12.7 for your review. Because this is an existing historic building that is being renovated, and because the property line of the building is the exterior face of the existing walls, most of the items in the UDC 5.12.7 do not apply.

We are adding 6 foot deep canopies to the east and north facades per the drawings attached that will provide the required shade per section 4.b.

New sidewalk pavers to match the north sidewalk will be added to the east side to replace the existing concrete walk in that location per section 4.a. See attached drawing for detail.

Regards

Bill Gansline





20 E. Congress Street, Suite 300  
Tucson, Arizona 85701  
Main (520) 323-1005  
Fax (520) 323-5630  
[www.bourncompanies.com](http://www.bourncompanies.com)

July 2, 2019

Rio Nuevo / DRB

Dear Sir or Madam:

As a member of BP Post Developers, LLC which is the ownership entity of the building located at 72 E Congress (The Indian Trading Post) I hereby give Andrew Karic authorization to act as an authorized representative.

Sincerely,

A handwritten signature in black ink that reads "Don Bourn". The signature is written in a cursive, flowing style.

Don Bourn  
Member

DATE 6-18-19

To Whom it may concern,

**RE: Statement Scope of Work at 72 E. Congress Tucson AZ**

The statements below apply to the above address. The owner intends to renovate the structure to bring it up to code for the purpose of leasing to various businesses. The goal would be a restaurant on the main floor, a bar/speakeasy in the basement, and offices on the second floor. Most of the construction takes place on the interior.

The exterior will remain essentially the same, using all exterior walls ( which are on the property lines). The proposal is to clean and patch the stucco on the north, east and south walls and repaint those surfaces in a similar color to what exists. The west wall would be cleaned and sealed and the brick would be left exposed.

New steel sash storefront will be installed on the main level, the second floor windows will be replaced with single hung metal clad wood windows in the same style as the old existing windows. Color to be dark Bronze in standard Sierra Pacific color per sheet attached.

The sidewalks surrounding the building will be replaced with a combination of concrete and pavers as shown on the plans submitted.

Per U.D.C. 5.8.9

**A. Generally**

A.1. Alterations or additions to a Historic Landmark shall properly preserve the historic and architectural characteristics that make it unique, and any changes or additions shall conform to the intrinsic and unique character of the building or structure itself. Any alterations to the interior of a publicly owned Historic Landmark shall be reviewed. The applicant should refer to the Secretary of the Interior's Standards for Rehabilitation when tax certification for rehabilitation work is contemplated.

**The work done to the exterior is outlined in paragraph above.**

A.2. Alterations or additions to a Contributing Property within an HPZ shall reflect the architectural style and characteristics of the existing structure. The property may be renovated to an earlier historic style that applied to the property. In addition, such alterations or additions shall generally conform to the design standards of Contributing Properties within the development zone of the site.

**New Building will receive stucco finish with exposed brick veneer ( at west wall ) matching architectural characteristics that made original building unique.**

A.3 New construction or alterations or additions to a Noncontributing Property within an HPZ shall reflect the architectural style of, and be compatible with, the Contributing Properties located within its development zone.

**Property alterations meet this criteria**

**B. Height**

B.1 Alterations or additions to a Historic Landmark shall be no higher than the tallest comparable feature of the existing structure.

**No change in height of structure**

B.2 Alterations or additions to a Contributing Property shall be constructed no higher than the tallest Contributing Property located within its development zone and shall generally conform to the typical height within the development zone.

**Same as above**

B.3 New construction or alterations or additions to a Noncontributing Property shall be constructed no higher than the tallest Contributing Property located within its development zone and shall generally conform to the typical height within the development zone.

**Property is a contributing property**

### **C. Setbacks**

C.1 Alterations or additions to a Historic Landmark shall maintain the original front setback of the existing structure or the prevailing setback existing within its development zone, provided that such a setback is compatible with the historic character of the existing structure. Interior perimeter yard setbacks shall be consistent with those existing within the development zone.

**No change in setbacks**

C.2. Alterations or additions to a Contributing Property shall maintain the prevailing street and interior perimeter yard setbacks existing within its development zone.

**Same as above**

C.3 New construction or alterations or additions to a Noncontributing Property shall maintain the prevailing street and interior perimeter yard setbacks existing within its development zone.

**Same as above**

### **D. Proportions**

D.1 Alterations or additions to a Historic Landmark shall reflect the proportions of the existing structure.

**Proposed additions consist of metal awnings and windows that meet this criteria.**

D.2. Alterations or additions to a Contributing Property shall be consistent with the proportions of the existing structure and with the prevailing proportions of Contributing Properties within its development zone.

**Same as above**

D.3 New construction or alterations or additions to a Noncontributing Property shall reflect the prevailing proportions of Contributing Properties within its development zone.

**Property is a contributing property**

### **E. Roof Types**

E.1 Alterations or additions to a Historic Landmark shall have a roof compatible in configuration, mass, and materials to that of the architectural style of the existing structure.

**Roof is remaining and will be recoated with new TPO finish.**

E.2. Alterations or additions to a Contributing Property shall have a roof compatible in configuration, mass, and materials to that of the architectural style of the existing structure.

**Same as above**

E.3. New construction or alterations or additions to a Noncontributing Property shall have a roof compatible in configuration, mass, and materials to the prevailing historic style and period of the existing structures within the development zone in which the proposed structure will be constructed.

**Property is a contributing property**

### **F. Surface Texture**

F.1 Surface texture of alterations or additions to a Historic Landmark shall be appropriate to the historic style of the existing structure and the period in which it was constructed.

**Building will receive stucco finish similar to existing, with exposed original brick at west wall and the bottom half of the south wall per elevations attached.**

F.2. Surface texture of alterations or additions to a Contributing Property shall be appropriate to the historic style of the existing structure.

**Same as above**

F.3 New construction or alterations or additions to a Noncontributing Property shall have a surface texture that is appropriate to the historic style of similar structures within the development zone and shall reflect the historic periods existing within the HPZ.

**Property is a contributing property**

## **G. Site Utilization**

G.1. Site utilization of a Historic Landmark shall be appropriate to the historic period in which the existing structure was built.

**This was a business property and will remain business.**

G.2 Site utilization of alterations or additions to a Contributing Property shall be consistent with the site utilization of Contributing Properties within the development zone.

**Same as above**

G.3 Site utilization of new construction or alterations or additions to a Noncontributing Property shall be consistent with the site utilization of Contributing Properties within the development zone.

**Property is a contributing property**

## **H. Projections and recessions**

H.1 Projections and recessions of a Historic Landmark, such as porches, steps, awnings, overhangs, entrances, and windows, shall be appropriate to the style of the existing structure and the historic period in which it was built.

**Metal awnings meet this criteria**

H.2 Projections and recessions of a Contributing Property, such as porches, steps, awnings, overhangs, entrances, and windows, shall be appropriate to the style of the existing structure.

**Same as above**

H.3 New construction or alterations or additions to a Noncontributing Property shall have projections and recessions, such as porches, steps, awnings, overhangs, entrances, and windows, that are compatible with the existing historic styles within the development zone and reflect the historic periods of the HPZ.

**Property is a contributing property**

## **I. Details**

I.1 Architectural details of a Historic Landmark, such as cornices, lintels, arches, grill work, shutters, window and door trim, and canals, shall be appropriate to the historic style of the existing structure and the historic period in which it was built.

**All new windows and doors to receive matching details to match existing elevations.**

I.2. Architectural details of a Contributing Property, such as cornices, lintels, arches, grill work, shutters, window and door trim, and canals, shall be appropriate to the historic style of the existing structure.

**Same as above**

I.3. New construction or alterations or additions to a Noncontributing Property shall have architectural details, such as cornices, lintels, arches, grill work, shutters, window and door trim, and canals, that are compatible with the existing historic styles and historic periods of Contributing Properties within the development zone.

**Property is a contributing property**

## **J. Building form**

J.1. Size, mass, and scale of alterations or additions to a Historic Landmark shall be compatible with those of the existing structure.

**As stated above .**

J.2. Size, mass, and scale of alterations or additions to a Contributing Property shall be compatible with the existing structure and with the Contributing Properties within the development zone.

**Same as above**

J.3. New construction or alterations or additions to a Noncontributing Property shall have size, mass, and scale that are compatible with the existing Contributing Properties within the development zone.

**Property is a contributing property**

## **K. Rhythm**

K.1. The proportion, pattern, and rhythm of openings of additions or alterations to a Historic Landmark shall be compatible with those of the existing structure.

**No changes in the rhythm of the exterior elevations.**

K.2. The proportion, pattern, and rhythm of openings of additions or alterations to a Contributing Property shall be compatible with those of the existing structure and with those of Contributing Properties in its development zone.

**Same as above**

K.3. New construction or alterations or additions to a Noncontributing Property shall reflect the proportion, pattern, and rhythm of openings of Contributing Properties in its development zone.

**Property is a contributing property**

#### **L. Additional Review Standards**

L.1. Color of a building or structure, including trim, roof, and other details, shall be appropriate to the architectural style of the subject structure and its historic period. Color may be reviewed in the context of a required HPZ review; painting alone shall not be considered through an HPZ review.

**Color of trim shall match existing**

L.2. Plantings and other ornamental features shall reflect the historic period of the subject structure. Landscaping may be reviewed in the context of a required HPZ review; landscaping alone shall not be considered through an HPZ review.

**Landscape to remain as is**

L.3. Fences, walls, or other physical features used to enclose open space or provide privacy shall be compatible with the architectural style of the subject structure and with Contributing Properties within the development zone and shall reflect the historic period of the HPZ.

**N/A**

L.4. New aboveground power and telephone line installation and new utility connections shall be reviewed for appropriateness and compatibility, especially the use of electric utility boxes on front facades.

**Utilities shall remain as is**

#### **M. Signs**

**See attached sign drawings**

N. Motor Vehicle and [Bicycle Parking Areas](#)

**All parking existing to remain.**

Please feel free to call me by phone (520) 903.4042 or contact me by email at [gansline@usa.net](mailto:gansline@usa.net) if you have any questions.

Thank you  
William Gansline

A. **Applicability**

1. This Section 5.12.7 applies to the developments types listed in Section 5.12.4 and this Section.

2. The provisions of this Section 5.12.7 are mandatory for proposed development of properties in the RNA under existing underlying zoning.

**INDIAN TRADING POST • 72 E. CONGRESS**

B. **Permitted Uses and Building Heights**

7/3/19

1. Except as specifically amended or expanded in this Section 5.12.7, the development regulations and standards of the underlying zoning apply in the RNA, including the permitted land uses and building heights. **NO CHANGE IN BUILDING HT. EXISTING.**

2. New drive-in or drive-through facilities are not permitted, except for businesses located adjacent to the freeway, or as approved through the development review process. **N/A**

C. **Building Design Standards**

Development within the RNA is required to comply with the following building design standards.

1. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale pursuant to Section 5.12.8.B, Development Transition Standards. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long range plans should be consulted for guidance as to appropriate heights. **EXISTING BUILDING. NO CHANGE N/A**

2. All new construction must be consistent with the prevailing setback existing within its development zone except that the PDSO Director may approve a different setback than the prevailing setback upon a written finding during the review process that a different setback is warranted by site conditions or applicable development design goals consistent with Section 5.12.1, Purpose, and the proposed setback will not be incompatible with adjacent properties, as defined in Section 11.4.2.A; **EXISTING, NO CHANGE, N/A**

3. All new construction shall provide scale defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies;

4. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features; **EXISTING OPENINGS REMAIN. SEE EAST & WEST ELEVATIONS**

5. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades; **HISTORIC BLDG. N/A**

6. Building façade design shall include pedestrian-scaled, down-shielded, and glare controlled exterior building and window lighting; **SEE BLDG. ELEVATIONS & WALL SECTIONS FOR LIGHTING.**

7. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies; **MAIN DOOR EXISTS, CANOPIES ADDED**

8. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade; **THE PROJECT COMPLIES / IN HISTORIC SUBMITTAL NOW.**

9. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare; **EXISTING / N/A**

10. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided; **EXISTING HISTORIC BLDG. / PROP. LINE IS A EXT. WALL.**

11. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structure or vegetation, where permitted by the City; **CANOPIES HAVE BEEN ADDED @ NORTH & EAST ELEVATIONS**

12. Colors may conform to the overall color palette and context of the Downtown area or may be used expressively to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal; **EXISTING COLOR & BRICK TO REMAIN.**

13. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area; **N/A**

14. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building; and, **RETAIL @ BASEMENT & MAIN FLOOR, OFFICE 2ND FL.**

14. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building, and,

ITP- (2)

15. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas.

ACCESS IS FROM STREET

D. Site Design Standards

1. Vehicular Circulation

a. All parking area access lanes (PAALs) adjacent to buildings shall have pedestrian circulation paths between the PAAL and the building, with a minimum width of six feet. N/A

b. The locations of all points of vehicular ingress and egress shall be perpendicular to the intersecting street. Points of ingress and egress points shall be designed to minimize vehicular/pedestrian and vehicular/bicycle conflicts. Adequate storage for vehicular queuing at parking facilities shall be contained on site. Right turn bays are strongly discouraged. Points of ingress and egress shall be minimized wherever possible. Additional temporary ingress and egress locations may be permitted for parking structures when occasional high peak period traffic flows (i.e., parking facilities for event venues) are anticipated. - N/A

2. Parking

a. General Parking standards are listed in Section 7.4. Some properties in the RNA may also be located in the Downtown Parking District, which allows a reduction in the number of parking spaces as provided in Section 7.4.5.B.

NO ADDITIONAL SF IN BUILDING. / PARKING AS EXISTING

b. Screening of Parking All new parking shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of pedestrian arcades, occupied space, or display space.

c. Employee Parking Employee parking for all uses should be provided at remote locations in order to maximize the availability of space for development. N/A

3. Plazas and Open Space

The fundamental objective of the design standards in this Section 5.12.7.D.3 is to encourage public and private investments to enhance the character and function of Downtown's pedestrian environment.

PROP. LINE IS EDGE OF BUILDING.

a. Plazas and Pedestrian Nodes

Five percent of the gross floor area of new construction shall be provided in public plazas or courtyards. Open space plazas, courtyards, and patios are landscaped outdoor areas designed to accommodate multiple uses, from large gatherings of the people for performing arts to smaller gatherings. The plazas and courtyards will be one of the ways that spaces and uses can be linked. The requirement of this section may be waived or reduced by the PDSD Director upon a written finding during the review process that the development enhances the downtown pedestrian environment even with a smaller percent or elimination of the requirement.

b. Viewshed Corridors

Views of all historic properties and all natural elements surrounding the Downtown should be considered during design. Plazas, courtyards, and open spaces shall be sited to include views to other public spaces, where feasible.

N/A

c. Linkages (Physical and Visual)

Neighborhood linkages shall be maintained throughout Downtown.

4. Streetscape

a. Streetscapes must be consistent with the Streetscape Design Policy. In streetscape design, priority is given to pedestrians. NEW PAVERS AT EAST SIDEWALK TO MATCH EASTING

b. Shade

NEW PAVERS AT NORTH SIDEWALK,

Shade shall be provided for at least 50 percent of all sidewalks and pedestrian pathways as measured at 2:00 p.m. on June 21 when the sun is 82° above the horizon (based on 32°N Latitude). Shade may be provided by arcades, canopies, or shade structures, provided they and their location and design characteristics are compatible with the prevailing and design context of the street and the architectural integrity of the building. Deciduous trees, as proposed in the Downtown Comprehensive Street Tree Plan, are encouraged to supplement existing evergreen trees. The use of plantings and shade structures in the City right-of-way are permitted to meet this standard with the approval of the Department of Transportation. The shade provided by a building may serve to meet this standard.

E. Demolition of Historic Structures in the RNA

6' DEEP CANOPIES AT EAST & NORTH. ELEVATIONS OVER SIDEWALKS.

p.m. on June 21 when the sun is 82° above the horizon (based on 32° N Latitude). Shade may be provided by arcades, canopies, or shade structures, provided they and their location and design characteristics are compatible with the prevailing and design context of the street and the architectural integrity of the building. Deciduous trees, as proposed in the Downtown Comprehensive Street Tree Plan, are encouraged to supplement existing evergreen trees. The use of plantings and shade structures in the City right-of-way are permitted to meet this standard with the approval of the Department of Transportation. The shade provided by a building may serve to meet this standard.

E. Demolition of Historic Structures in the RNA

STRUCTURE TO REMAIN N/A.

In the RNA, demolition of the following types of structures is reviewed in accordance with Section 5.8.10, *Demolition of Historic Properties, Landmarks, and Structures*:

1. Structures that are listed in the National Register of Historic Places or the Arizona Register of Historic Places.
2. Structures that are eligible for listing in the National or State registers.
3. Structures designated as City Historic Landmarks.

F. RNA Review

1. Pre-Application Conference

A pre-application conference with the PSDS staff is required to determine whether the application meets the design standards and requirements of the RNA.

2. Submittal and Staff Review

Upon submittal, the PSDS staff reviews the application for compliance with the RNA standards and makes recommendations to the PSDS Director whether to approve or reject the application.

3. Review by the Design Review Board (DRB)

The Design Review Board (DRB) reviews all applications for compliance with the RNA standards in conjunction with the underlying zoning, and makes findings and recommendations to the PSDS Director. Applications are scheduled with the DRB at the first available meeting.

4. Tucson-Pima County Historical Commission (TPCHPC) Review

PLANS HAVE BEEN SUBMITTED TO HISTORIC REVIEW

The TPCHC Plans Review Subcommittee reviews applications that propose exterior changes to buildings on or eligible for inclusion on the National or Arizona Register of Historic Places. The TPCHC Plans Review Subcommittee makes findings and recommendations to the PSDS Director.

5. Decision

The PSDS Director makes the decision whether to approve or deny the application after receiving recommendations from staff, DRB, and, when applicable, the TPCHC Plans Review Subcommittee.

6. Notice of Decision

Notice of the decision must be provided to the applicant within three (3) days of the date of the decision and the appropriate HPZ Advisory Board, if applicable, and the plans review subcommittee.

7. Appeals

If an application is denied, the applicant may appeal the decision to the Board of Adjustment in accordance with Section 3.10.2. Appeals must be submitted to the PSDS within five days of the notice of decision.

(Am. Ord. 11246, 2/18/2015)

5.12.8. GENERAL IID ZONING OPTION DESIGN STANDARDS

An IID Plan under the IID zoning option design standards must demonstrate compliance with the following:

A. Streetscape Design

Streetscape design must comply with the street design standards in the Technical Manual and the Streetscape Design Policy.



72 E Congress St

57 EAST

MONUMENT

# SINGLE & DOUBLE HUNG WINDOWS

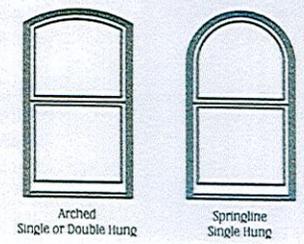


Monument single and double hung windows feature single or dual locks to ensure a secure, energy-efficient seal. Sash remove completely for safe, easy cleaning.

Monument hardware is available in a variety of beautiful finishes.

-  Oil-Rubbed Bronze-FB
-  Nickel Bronze
-  Antique Brass
-  Burnished Brass
-  White
-  Matte Black
-  Optional finger lifts

Other Monument styles.

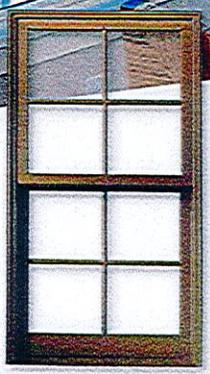


Arched Single or Double Hung

Springline Single Hung

Our Monument single & double hung windows are designed and built for architectural and light commercial applications. True, they have superior structural performance, but it's their fine craftsmanship and attention to detail that homeowners appreciate.

With no unsightly jamb liners inside or out, Monument single & double hung windows frame your view with the natural beauty of real wood. They're ideal for historic renovations, but come in a wide assortment of options to fit any home style.



**ITP.  
WINDOW CASE &  
STYLE / 2ND FLOOR**

ITP ■ TYPICAL STEEL SASH  
DOOR \* COLOR



Scott Avenue - East View



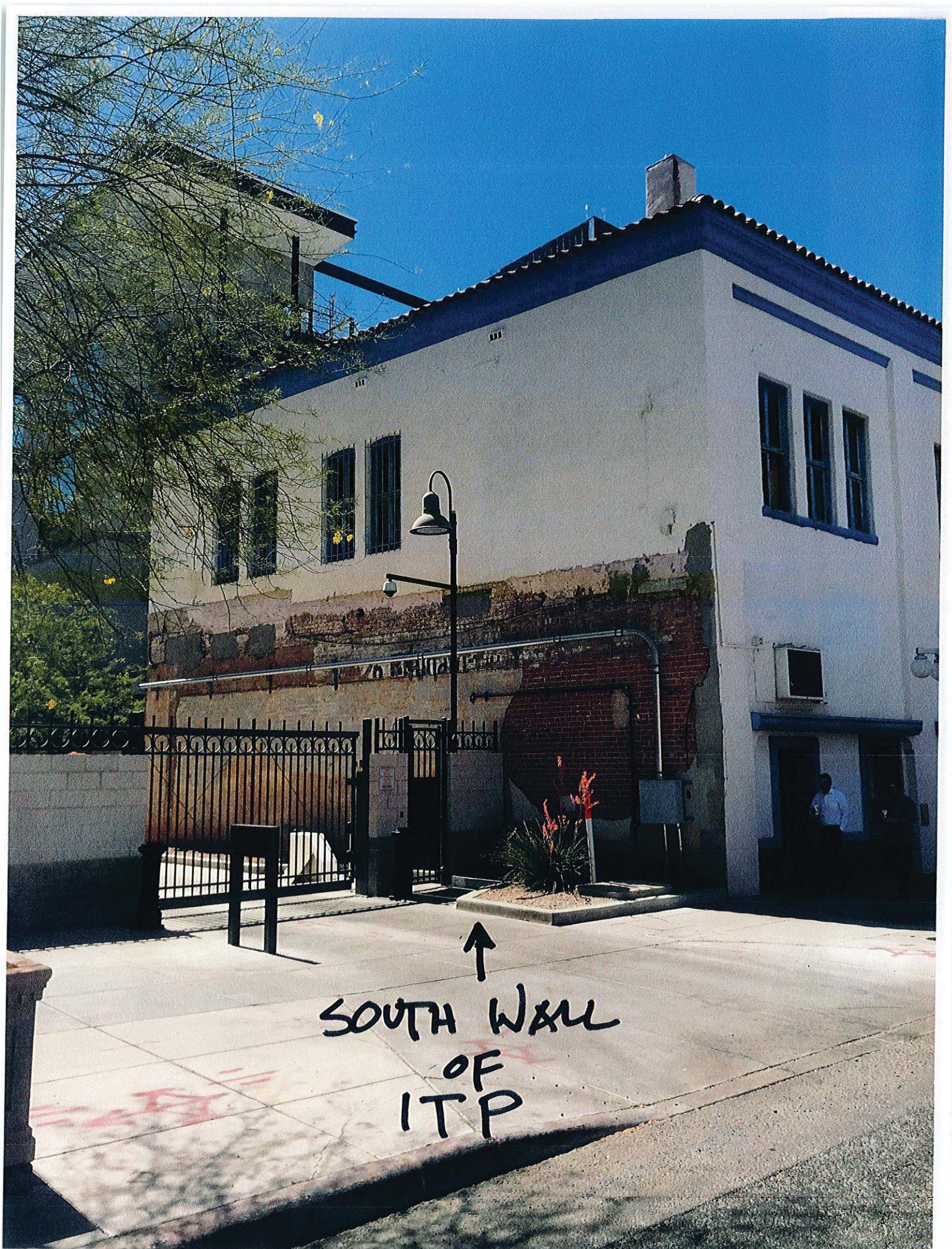
Congress St - North View



Corner View



Corner View



↑  
SOUTH WALL  
OF  
ITP



↑  
MTP

VIEW ↑ LOOKING  
NORTH



ress St  
0-100 S

N Scott Ave  
100 E

ONE WAY

↑  
ITP

↑  
VIEW LOOKING  
WEST



E Congr

ONE WAY

SIDEWALK  
CLOSED  
AHEAD  
CROSS HERE

KEEP  
RIGHT

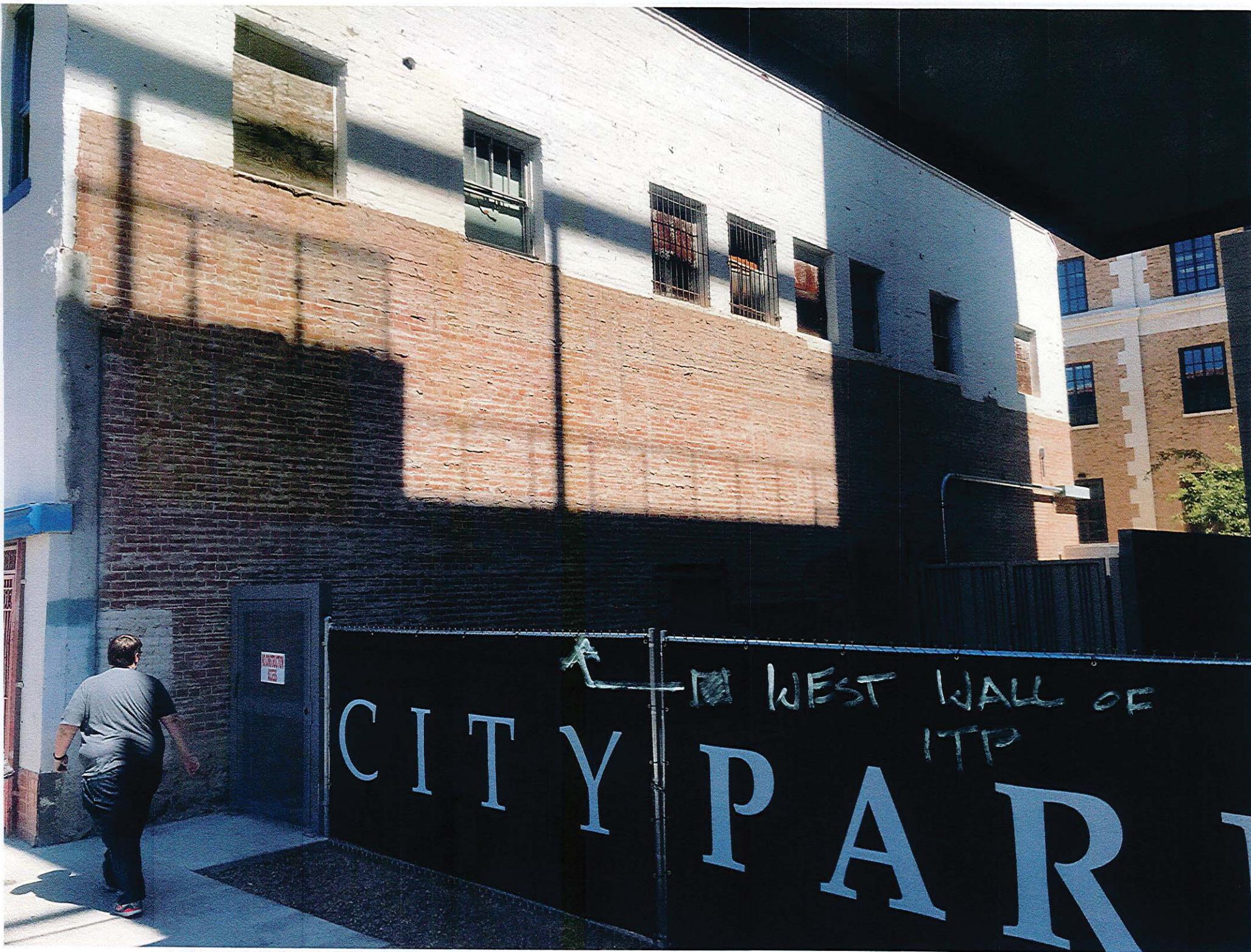
VIEW LOOKING  
SOUTH

ITP



VIEW LOOKING EAST

ITP





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ZONING REVIEW TRANSMITTAL

**FROM:** Steve Shields   
Section Manager

**PROJECT:** T19CM03961  
72 E. Congress Street  
Tenant Improvement and Façade Changes

**TRANSMITTAL:** June 4, 2019

**COMMENTS:** the following comments are relative to an application for Rio Nuevo Area (RNA) Historic Review (UDC 5.12.7).

This site is located in the OCR-2 zone (UDC 4.7.27). The proposed exterior façade changes require RNA historic review prior to approval of the building permit.

# CITY OF TUCSON DEVELOPMENT SERVICES PERMIT APPLICATION

201 N STONE AV , 1ST FLOOR TUCSON AZ 85701 (520) 791-5550

*T19CM03961*

PROJECT ADDRESS: 72 E CONGRESS ST TUC

PARCEL NUMBER: 117-12-1940

LEGAL DESCRIPTION: CITY PARK BLOCK 2 SQ20163580490

TOWNSHIP-RANGE-SECTION: 14-13E-12

ZONING:

DESCRIPTION OF WORK: TI: RENNOVATE SHELL BUILDING

VALUATION: \$ 0.00 PLAN NUMBER (if applies): T19CM03961

APPLICANT INFORMATION: GANSLINE, WILLIAM ROYAL

PHONE #: 520-577-9362

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I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS & ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HERIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. ISSUANCE OF A PERMIT DOES NOT CERTIFY COMPLIANCE WITH DEED OR PRIVATE RESTRICTION. PERMIT BELONGS TO THE PROPERTY OWNERS.

SIGNATURE: \_\_\_\_\_

DATE: 06-04-2019

Division/Sect	Req'd	Approval/Signature	Date	Comments
ZONING	✓			<i>RNA Historic Review</i>
LANDSCAPE				<i>REQUIRED</i>
WASTEWATER				
ENGINEERING	✓			
FLOODPLAIN				
SANITATION				
FIRE	✓			
WATER	✓			
RESIDENTIAL				
STRUCTURAL	✓			
PLUMBING	✓			
MECHANICAL	✓			
ELECTRICAL	✓			
HANDICAP				
SIGNS				
NPDES				
CIFEE (Impact)	✓			



## Pima County Geographic Information Systems

### Parcel 117-12-1940

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address	Legal description
117-12-1940 BP POST DEVELOPERS LLC ATTN: BOURN COMPANIES 20 E CONGRESS ST STE 300 TUCSON AZ 85701-1739	CITY PARK BLOCK 2 SQ20163580490

#### Situs (property) address

(About situs addresses)

Street Address	Jurisdiction	Postal City	Zip Code	<input type="button" value="ZIP+4 Lookup"/>
72 E CONGRESS ST	TUCSON	TUCSON	85701	

#### Information for this parcel

- **For Assessor parcel details**, copy and paste Parcel ID **117121940** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
  - [Recorded Document](#) for Docket 13054, Page 2311, Sequence Number 20070930508.
  - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Sequence Number 20163580490.
- [Pima County Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
- **Permits** from [Pima County Development Services](#)
  - [Permit Database Search](#)
  - [Historical Permit Cards](#) - Prior to about 1998
- [Development Activity Records](#) (permit, plat, rezoning) from [City of Tucson Planning and Development Services Property Research Online](#).
- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12.  
This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information** from the [Pima County Regional Flood Control District](#)
  - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.

ASSESSOR'S RECORD MAP  
 117-12  
 CITY PARK  
 BLOCKS 1 & 2

(RESUB 62/061 M&P)

CITY OF TUCSON BLOCK 195  
 BOOK 03, PAGE 071 M&P

FIND 2' B.C.  
 STAMPED RL519862

FIND 2' B.C.  
 STAMPED RL519862

62.00' (APPROX)  
 PUBLIC R.O.W.

BASIS OF BEARINGS

N86-37-24E 444.33'(M) 444.41'(R)  
 CONGRESS STREET 276.01'(R)  
 N85-38-28E

SCOTT AVENUE

CITY OF TUCSON  
 BOOK 03, PAGE 070 M&P

51.65'(M)  
 194  
 BLOCK 2  
 3,705.21sf  
 S77-21-29W 49.39'(M)  
 S02-05-10E 70.32'(M)  
 PUBLIC 1/2  
 R.O.W.  
 VARIES  
 36.25'-36.49'

224.36'  
 193  
 BLOCK 1  
 20,381.39sf  
 N04-21-32W 72.34'(M)  
 S83-13-36W 105.77'(M) 105.77'(R)  
 N04-14-56W 5.04'(M)  
 R-4200  
 L-5332'(R)  
 S77-01-15W 20.57'(M)  
 S76-46-06W 60.91'(M) 81.48'(R)  
 S76-46-06W

N04-14-15W 120.97'(M) 120.97'(R)

CITY OF TUCSON BLOCK 208  
 BOOK 03, PAGE 070 M&P

↑  
 PTP  
 SITE

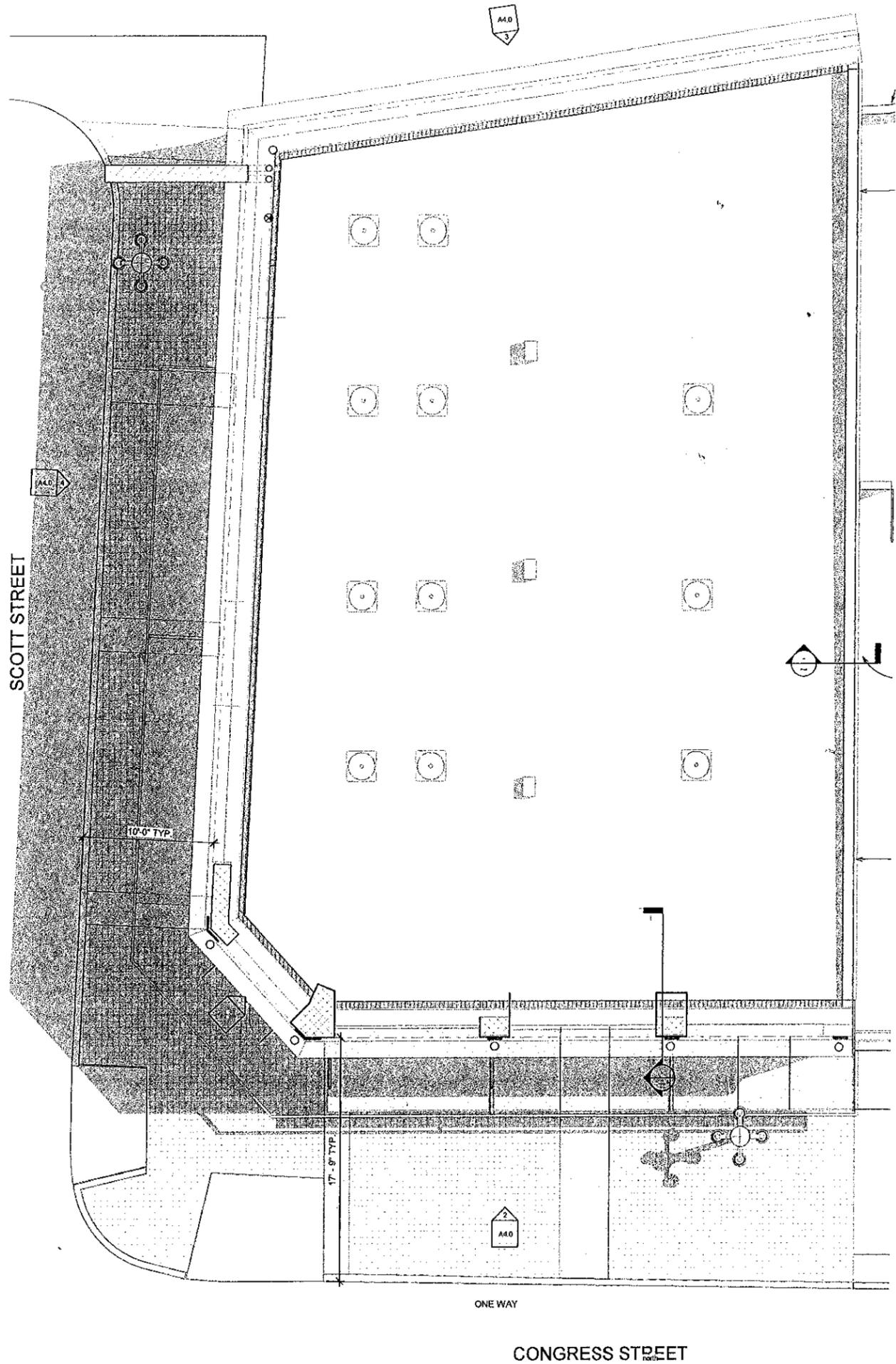
SEE SEQUENCE 20163580490  
 2017-1

S12.7145.R13E

1352016\20163580490- 03/08/17 98

0 15 30 45 60  
 FEET





**THE GANSLINE & ASSOC.**  
**ARCHITECTS AND PLANNERS**

1795 E. SKYLINE DR. # 193, TUCSON AZ. 85718  
 PH (520) 577-9362

**SHADOW STUDY FOR ITP**

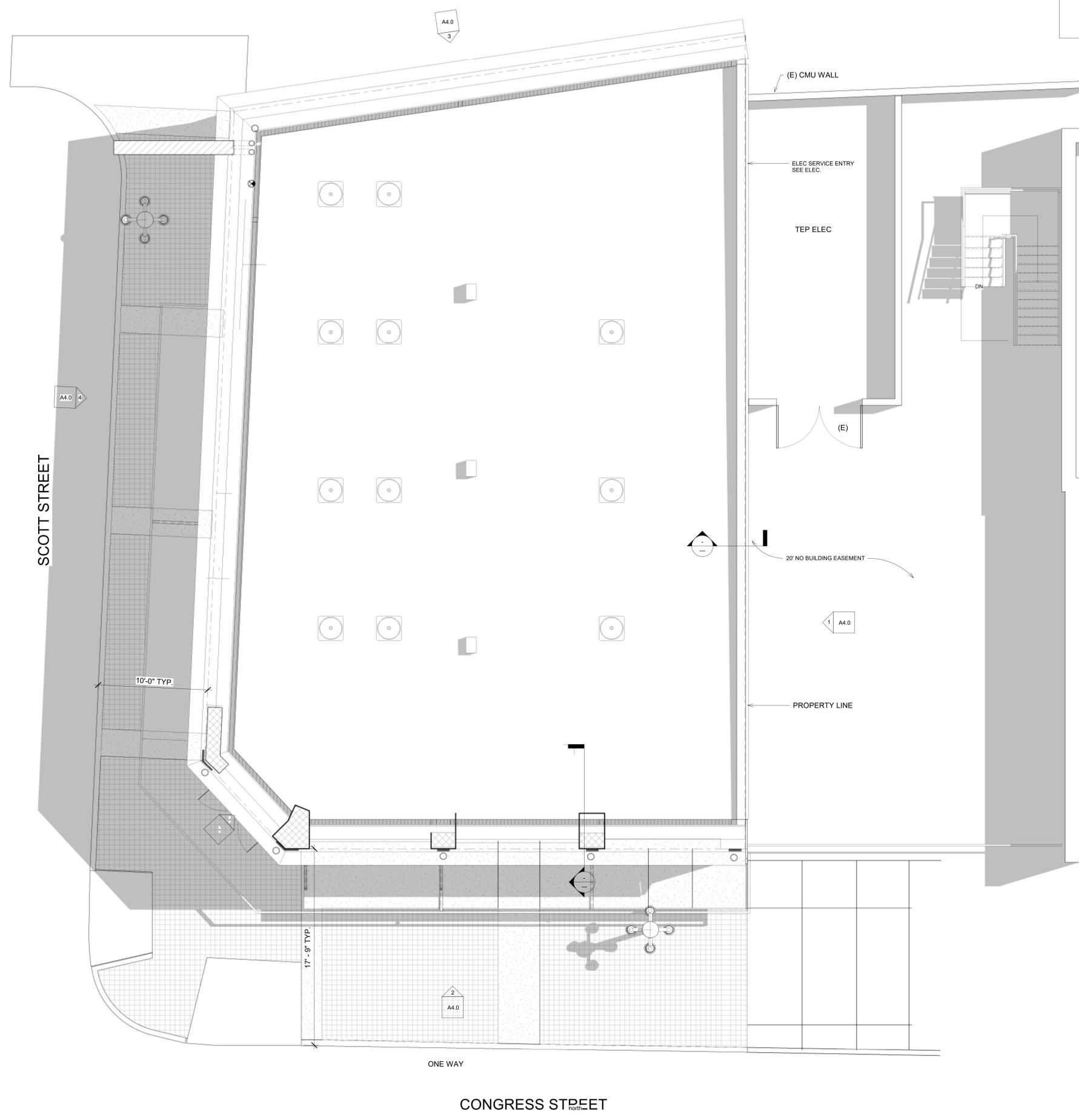
**72 E. CONGRESS, TUCSON AZ.**

FOR JUNE 21 AT 2 PM

TOTAL AREA OF SIDEWALK AT NORTH AND EAST =	1861 SF
TOTAL AREA OF SHADE =	1134 SF

CONGRESS STREET

NOT FOR CONSTRUCTION -  
 BID SET ONLY



Design Build ITP  
 By A. Karic  
 Consultant &  
 Silver Sage Contractors

Project Title  
**I.T.P.**  
 12 E Congress St.  
 Tucson AZ 85701  
 Building:  
 Shadow Study for 6/21 @ 2:00 pm in Tucson Az



1795 E Skyline Dr. #193  
 Tucson, AZ 85718  
 PHONE: 520 511 9362  
 FAX: 520 299 5154

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Revisions

No.	Date	Description

Job No.      Sheet No.  
 Date  
 7/23/2019  
 9:37:52 AM  
 File Name      **A5.1**