



MEMORANDUM

DATE: March 6, 2014

TO: Linus Kafka
Zoning Examiner

FROM: Carolyn Laurie
Lead Planner

SUBJECT: C9-13-14 InSite – Grant Road, RX-2 to C-1 (Ward 2)

Please find attached the following items:

1. Copy of tonight agenda.
2. Additional emails and documentations associated the final legal descriptions addressed in Condition No. 17. The dates of the legal attachments have been updated and should be amended in the final version of the conditions.
3. Additional emails and documentation associated with the request to amend Condition No. 24.
4. Documentation, emails, and photographs associated with the Posting of the site.
5. Documentation of the Approval and Protest Calculations, Map, and forms.

ZONING EXAMINER'S AGENDA

Thursday, March 6, 2014

City Hall - First Floor
Mayor and Council Chambers
255 West Alameda
Tucson, Arizona 85701

CALL TO ORDER - 6:30 P.M.

ADMINISTRATION OF OATH TO PERSONS WISHING TO TESTIFY

PUBLIC HEARING

1. C9-13-14 InSite - Grant Road, (Ward 2)

Proposed Development: The preliminary development package proposes the redevelopment of the rezoning site and two adjoining parcels currently zoned C-1 for a mixed-use retail development with associated parking and infrastructure improvements.

a. Review of Rezoning Process

b. Interested Parties

Owner: BNC NATIONAL BANK
ATTN: ACCOUNTS PAYABLE
PO BOX 4050
BISMARCK, ND

Applicant/Agent: Eric J. Uebelhor
InSite Real Estate, LLC
1400 16th Street, Suite 300
Oak Brook, IL 60523-8854

Engineer/Architect: Jeff Hunt, P.E.
2102 N. Country Club Road #9
Tucson, Arizona 85716
520.261.7440

2. C9-13-16 Friends of the Library – Bray Road, (Ward 6)

Proposed Development: This application is to request a zone change for an approximately 1.06-acre portion of the property from R-2 (Residential Zone) to C-1 (Commercial Zone) to allow for the business operations to expand to the east and southeast.

a. Review of Rezoning Process

RicRick

b. Interested Parties

Owner Friends of the Library
C/O Kathryn Baron
2230 N. Country Club Road
Tucson, AZ 85716 Robert G. Longaker III, P.L.A.

Applicant/Agent: Robert G. Longaker III, P.L.A.
Senior Project Manager
4444 East Broadway Boulevard
The WLB Group, Inc.
Tucson, AZ 85711

ADJOURNMENT

Si usted tiene algunas preguntas respecto a estas peticiones de rezonificación, favor de llamar al Departamento de Planeación y Desarrollo, al número de teléfono 791-5550.

* The staff reports and related case maps are available online at http://www.tucsonaz.gov/planning/prog_proj/projects/rezoning

From: Larry Robison <Larry.Robison@pima.gov>
To: Carolyn Laurie <Carolyn.Laurie@tucsonaz.gov>
CC: Greg Saxe <Greg.Saxe@pima.gov>, 'Mike Daly' <mdaly@psomas.com>
Date: 03/04/2014 7:44 AM
Subject: FW: 6501 E Grant Road
Attachments: PA-18.pdf; TCE-01.pdf; TCE-05.pdf

Attached are the final legals I have from Psomas for the River Park and TCE.

From: Jeff Hunt [mailto:jphunt@cypresscivil.com]
Sent: Monday, March 03, 2014 9:12 PM
To: Mike Daly
Cc: Larry Robison; Kevin Hall
Subject: RE: 6501 E Grant Road

Mike,

Any luck in getting the revised legal and map for the Pantano Wash take completed for this project? We have our ZE hearing on Thursday and I wanted to get an update for our client.

We are working on the other easements separately.

Regards,

Jeff Hunt, P.E.
[logo 01]
2102 N. Country Club Road #9
Tucson, Arizona 85716
520.261.7440 phone
520.798.3341 fax

From: Mike Daly [mailto:mdaly@psomas.com<mailto:mdaly@psomas.com>]
Sent: Thursday, February 06, 2014 7:38 AM
To: Jeff Hunt
Cc: larry.robison@pima.gov<mailto:larry.robison@pima.gov>;
kmhall@cypresscivil.com<mailto:kmhall@cypresscivil.com>
Subject: RE: 6501 E Grant Road

Thanks Jeff. We will get the revised legal for the take completed ASAP. With regards to extinguishment of the existing easement our surveyors indicated a legal description and map is not required as it is based on a recorded document and includes the entire easement. They also indicated that they did not include it on the ROS because there was some question about if it is still valid. Pima County Real property may want to take look at the easement and provide some input.

Mike Daly, PE
PSOMAS | Balancing the Natural and Built Environment
Senior Project Manager
520.292.2300
[www.psomas.com<http://www.psomas.com/>](http://www.psomas.com/)

From: Jeff Hunt [mailto:jphunt@cypresscivil.com]
Sent: Wednesday, February 05, 2014 9:33 PM
To: Mike Daly
Cc: larry.robison@pima.gov<mailto:larry.robison@pima.gov>;
kmhall@cypresscivil.com<mailto:kmhall@cypresscivil.com>

Subject: 6501 E Grant Road

Mike,

Thank you again for making time to meet this week. I have attached a copy of our ACAD base file for your reference. In addition, I have attached the Schedule B item that references the maintenance access easement that is to be abandoned. As for the new easement, I think that I will allow you to dictate the actual linework for the new easement but Larry will probably need to provide verbiage for the easement. The sooner the verbiage is available the better so we can send it to Chicago and have our client's legal team read and review. I do also think that we need verbiage that will dictate the future construction of the fencing along the west edge of the parking lot.

I hope you have a great night. Please call me with any questions. Would you be able to provide an estimate of cost for the new map/legal for the abandonment and new access easement? I want to get that number over to our client for authorization.

Thank you Mike and let me know if there is anything else I can do to help facilitate this effort.

Regards,

Jeff Hunt, P.E.

[logo 01]

2102 N. Country Club Road #9

Tucson, Arizona 85716

520.261.7440 phone

520.798.3341 fax

February 27, 2014

**EXHIBIT A
LEGAL DESCRIPTION**

A portion of that property described in Docket 12230, page 3924, Pima County Recorder's Office, and as Parcel Q-9 on page 9 of the Record of Survey recorded in Sequence No. 20131900003 (Basis of Bearings), Pima County Recorder's Office, being a portion of the northwest quarter of Section 6, Township 14 South, Range 15 East, Gila and Salt River Meridian, Pima County, Arizona described as follows:

COMMENCING at the west corner of that property described in Docket 12230, page 3924, a point upon the north line of said northwest quarter, and a point upon the northeasterly right-of-way of Grant Road per Proceedings No. 985 and Docket 4670, page 464, Pima County Recorder's Office;

THENCE upon the north line of said property and the north line of said northwest quarter North 88 degrees 43 minutes 21 seconds East, a distance of 151.42 feet to the **POINT OF BEGINNING**,

THENCE continue upon the north line of said property and the north line of said northwest quarter North 88 degrees 43 minutes 21 seconds East, a distance of 109.13 feet to an angle point of said property, the beginning of a non-tangent curve, concave to the southwest with a radial bearing of North 15 degrees 37 minutes 06 seconds East;

THENCE easterly upon the northerly line of said property, an arc to the right with a radius of 2291.83 feet and a central angle of 2 degrees 51 minutes 37 seconds, an arc distance of 114.41 feet to a point lying westerly of and an arc distance of 92.31 feet from the most easterly corner of said property, as monumented by a one-half inch rebar with tag marked "RLS 29873";

THENCE North 81 degrees 53 minutes 49 seconds West a distance of 220.67 feet to the **POINT OF BEGINNING**.

See Depiction of Exhibit A attached hereto and made a part hereof.
7PFC110201 PA-18



EXPIRES: 9/30/2016
J.O. Teague, R.L.S. 18557

333 E. Wetmore Road
Suite 450
Tucson, AZ 85705-5256
Tel 520.292.2300
Fax 520.292.1290
www.Psomas.com

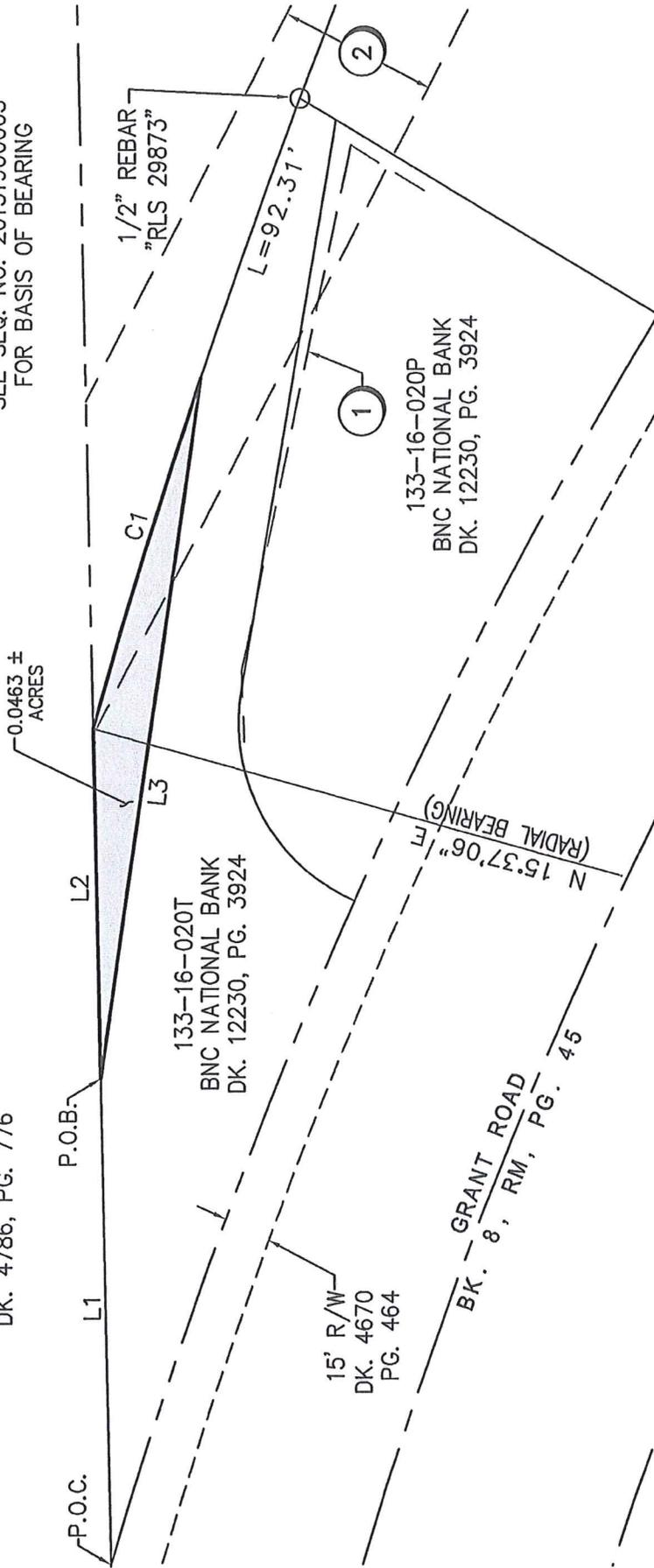
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	2291.83'	114.41'	2°51'37"

LINE	BEARING	DISTANCE
L1	N 88°43'21" E	151.42'
L2	N 88°43'21" E	109.13'
L3	N 81°53'49" W	220.67'

- ① = APPX. ϕ OF 10' ELEC. ESMT., DK. 5431, PG. 103
- ② = 50' ELEC. ESMT., DK. 4745, PG. 3224
DK. 4786, PG. 776

PANTANO WASH

SEE SEQ. NO. 20131900003
FOR BASIS OF BEARING



PSOMAS

333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
(520) 292-2300 (520) 292-1250 fax
www.psomas.com

DEPICTION OF EXHIBIT "A"
(PA-18)

A PORTION OF THAT PARCEL RECORDED IN DOCKET 12230, PAGE 3924
LOCATED IN THE NW1/4 OF SECTION 06
TOWNSHIP 14 SOUTH, RANGE 15 EAST
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DATE: FEB. 27, 2014 • DRAWN BY: SM

7PFC110202

February 27, 2014

**EXHIBIT A
LEGAL DESCRIPTION**

A portion of that property described in Docket 12230, page 3924, Pima County Recorder's Office, and as Parcel Q-9 on page 9 of the Record of Survey recorded in Sequence No. 20131900003 (Basis of Bearings), Pima County Recorder's Office, being a portion of the northwest quarter of Section 6, Township 14 South, Range 15 East, Gila and Salt River Meridian, Pima County, Arizona described as follows:

COMMENCING at the west corner of that property described in Docket 12230, page 3924, a point upon the north line of said northwest quarter, and a point upon the northeasterly right-of-way of Grant Road per Proceedings No. 985 and Docket 4670, page 464, Pima County Recorder's Office;

THENCE upon the north line of said property and the north line of said northwest quarter North 88 degrees 43 minutes 21 seconds East, a distance of 151.42 feet to the **POINT OF BEGINNING**,

THENCE continue upon the north line of said property and the north line of said northwest quarter North 88 degrees 43 minutes 21 seconds East, a distance of 109.13 feet to an angle point of said property, the beginning of a non-tangent curve, concave to the southwest with a radial bearing of North 15 degrees 37 minutes 06 seconds East;

THENCE easterly upon the northerly line of said property, an arc to the right with a radius of 2291.83 feet and a central angle of 2 degrees 51 minutes 37 seconds, an arc distance of 114.41 feet to a point lying westerly of and an arc distance of 92.31 feet from the most easterly corner of said property, as monumented by a one-half inch rebar with tag marked "RLS 29873";

THENCE North 81 degrees 53 minutes 49 seconds West a distance of 220.67 feet to the **POINT OF BEGINNING**.

See Depiction of Exhibit A attached hereto and made a part hereof.
7PFC110201 PA-18



EXPIRES: 9/30/2016
J.O. Teague, R.L.S. 18557

333 E. Wetmore Road
Suite 450
Tucson, AZ 85705-5256
Tel 520.292.2300
Fax 520.292.1290
www.Psomas.com

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	2291.83'	114.41'	2°51'37"

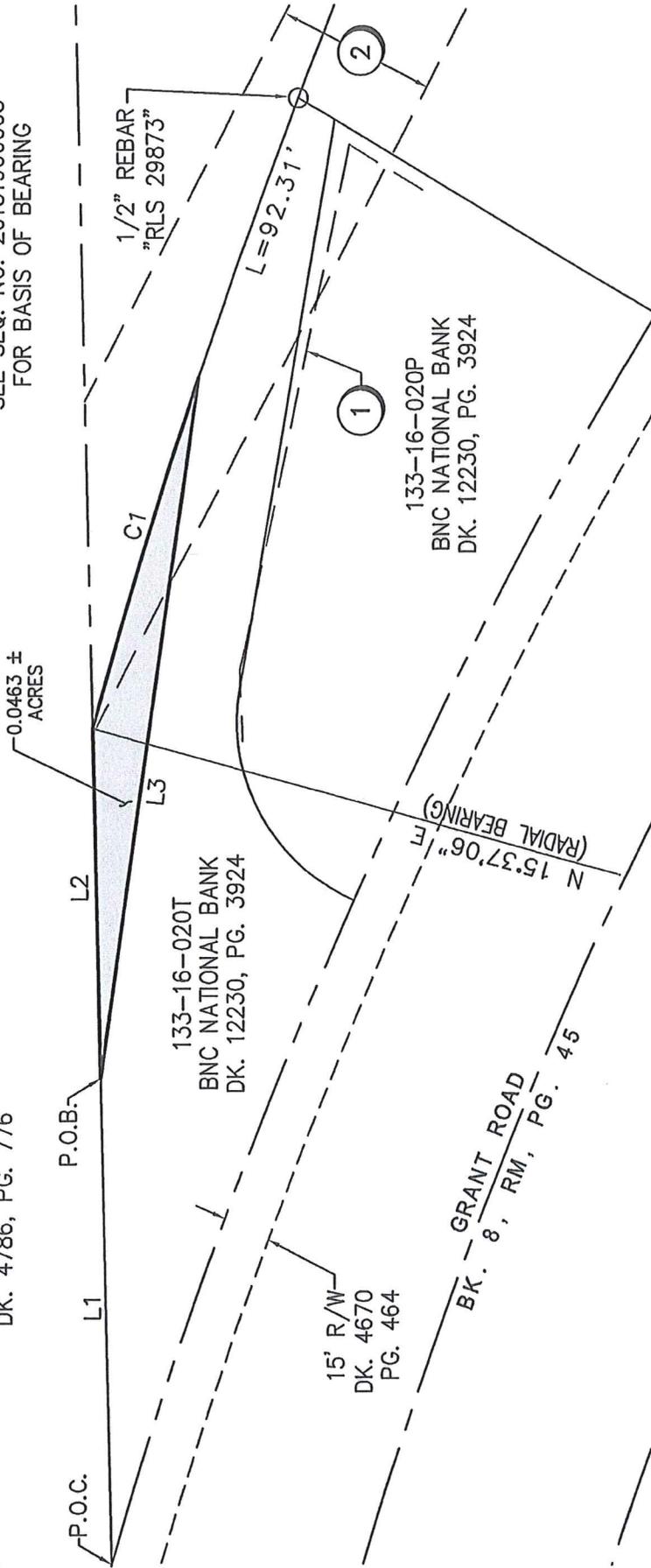
LINE	BEARING	DISTANCE
L1	N 88°43'21" E	151.42'
L2	N 88°43'21" E	109.13'
L3	N 81°53'49" W	220.67'

① = APPX. ϕ OF 10' ELEC. ESMT., DK. 5431, PG. 103

② = 50' ELEC. ESMT., DK. 4745, PG. 3224
DK. 4786, PG. 776

PANTANO WASH

SEE SEQ. NO. 20131900003
FOR BASIS OF BEARING



PSOMAS

333 E. Williams Road, Suite 450
Tucson, AZ 85705
(520) 292-2300 (520) 292-1290 fax
www.psomas.com

DEPICTION OF EXHIBIT "A" (PA-18)

A PORTION OF THAT PARCEL RECORDED IN DOCKET 12230, PAGE 3924
LOCATED IN THE NW1/4 OF SECTION 06
TOWNSHIP 14 SOUTH, RANGE 15 EAST
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

7PFC110202

DATE: FEB. 27, 2014 • DRAWN BY: SM

PAGE 2 OF 2

January 7, 2014

**EXHIBIT A
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT**

A portion of that property described in Docket 12230, page 3921, Pima County Recorder's Office, and shown as Parcel O-9 on page 9 of the Record of Survey recorded in Sequence No. 20131900003 (Basis of Bearings), Pima County Recorder's Office, being a portion of the northwest quarter of Section 6, Township 14 South, Range 15 East, Gila and Salt River Meridian, Pima County, Arizona described as follows:

BEGINNING at the most northerly corner of said property described in Docket 12230, page 3921, monumented by a one-half inch rebar with tag marked "RLS 29873 and shown as Point No. 372 on said Record of Survey;

THENCE upon the northwesterly line of said property South 31 degrees 07 minutes 10 seconds West, a distance of 14.44 feet;

THENCE South 64 degrees 59 minutes 12 seconds East, a distance of 242.56 feet to a point on the southeasterly line of said property;

THENCE upon the said southeasterly line North 42 degrees 38 minutes 49 seconds East a distance of 20.63 feet to the most easterly corner of said property, monumented by a one-half inch rebar with tag marked "RLS 29873 and shown as Point No. 63 on said Record of Survey, a point on the arc of a non-tangent curve, concave to the southwest with a radial bearing of North 26 degrees 52 minutes 46 seconds East;

THENCE northwesterly upon the northerly line of said property, an arc to the left with a radius of 2291.83 feet and a central angle of 6 degrees 11 minutes 10 seconds, an arc distance of 247.44 feet to the **POINT OF BEGINNING**.

See Depiction of Exhibit A attached hereto and made a part hereof.
7PFC110202 TCE-01



J.O. Teague

EXPIRES: 9/30/2016
J.O. Teague, R.L.S. 18557

333 E. Wetmore Road
Suite 450
Tucson, AZ 85705-5256
Tel 520.292.2300
Fax 520.292.1290
www.Psomas.com

- ① = APPX. ϕ OF 10' ELEC. ESMT., DK. 5431, PG. 103
- ② = 50' ELEC. ESMT., DK. 4745, PG. 3224
DK. 4786, PG. 776
- ③ = 20' I.E.&U. ESMT., DK. 4924, PG. 3653

P.O.B.
#372
1/2" REBAR
"RLS 29873"

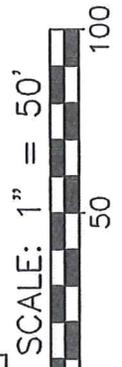
133-16-020P
BNC NATIONAL BANK
DK. 12230, PG. 3924

133-16-020W
BNC NATIONAL BANK
DK. 12230, PG. 3921

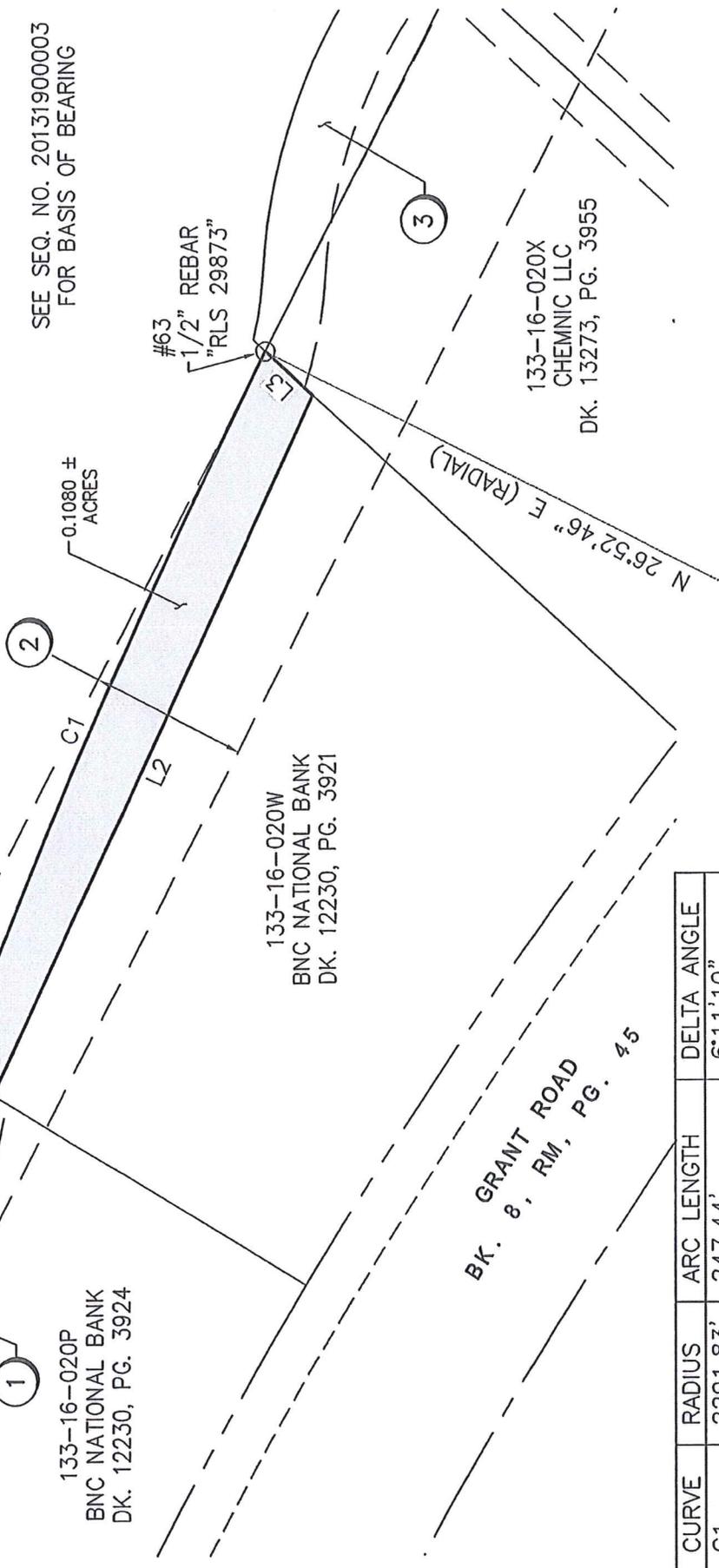
GRANT ROAD
BK. 8, RM, PG. 45

133-16-020X
CHEMNIC LLC
DK. 13273, PG. 3955

LINE	BEARING	DISTANCE
L1	S 31°07'10" W	14.44'
L2	S 64°59'12" E	242.56'
L3	N 42°38'49" E	20.63'



SEE SEQ. NO. 20131900003
FOR BASIS OF BEARING



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	2291.83'	247.44'	6°11'10"

PSOMAS

333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
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DEPICTION OF EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT (TCE-01)
A PORTION OF THAT PARCEL RECORDED IN DOCKET 12230, PAGE 3921
LOCATED IN THE NW1/4 OF SECTION 06
TOWNSHIP 14 SOUTH, RANGE 15 EAST
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

7PFC110202

DATE: JAN. 7, 2014 • DRAWN BY: SM

February 18, 2014

**EXHIBIT A
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT**

A portion of that property described in Docket 12230, page 3924, Pima County Recorder's Office, and Parcels P-9 and Q-9 on page 9 of the Record of Survey recorded in Sequence No. 20131900003 (Basis of Bearings), Pima County Recorder's Office, being a portion of the northwest quarter of Section 6, Township 14 South, Range 15 East, Gila and Salt River Meridian, Pima County, Arizona described as follows:

COMMENCING at the west corner of that property described in Docket 12230, page 3924, lying upon the north line of said northwest quarter, and the northeasterly right-of-way of Grant Road per Proceedings No. 985 and Docket 4670, page 464, Pima County Recorder's Office;

THENCE upon the north line of said property and the north line of said northwest quarter North 88 degrees 43 minutes 21 seconds East, a distance of 260.55 feet to an angle point of said property, the beginning of a non-tangent curve, concave to the southwest with a radial bearing of North 15 degrees 37 minutes 06 seconds East;

THENCE southeasterly upon the northerly line of said property, an arc to the right with a radius of 2291.83 feet and a central angle of 2 degrees 51 minutes 37 seconds, an arc distance of 114.41 feet to the **POINT OF BEGINNING**;

THENCE continue southeasterly upon the northerly line of said property, upon said arc to the right with a radius of 2291.83 feet, through a central angle of 2 degree 18 minutes 28 seconds, an arc distance of 92.31 feet to the most easterly corner of said property, as monumented by a one-half inch rebar with tag marked "RLS 29873", and shown as Point No. 372 in said Record of Survey;

THENCE upon the easterly line of said property South 31 degrees 07 minutes 10 seconds West, a distance of 14.44 feet;

THENCE North 70 degrees 27 minutes 58 seconds West, a distance of 94.05 feet;

THENCE North 83 degrees 42 minutes 20 seconds West, a distance of 65.15 feet;

THENCE North 16 degrees 44 minutes 17 seconds East, a distance of 15.33 feet;

THENCE South 81 degrees 53 minutes 49 seconds East, a distance of 70.20 feet to the **POINT OF BEGINNING**.

See Depiction of Exhibit A attached hereto and made a part hereof.

333 E. Wetmore Road
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Tucson, AZ 85705-5256
Tel 520.292.2300
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7PFC110202 TCE-05



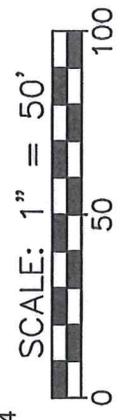
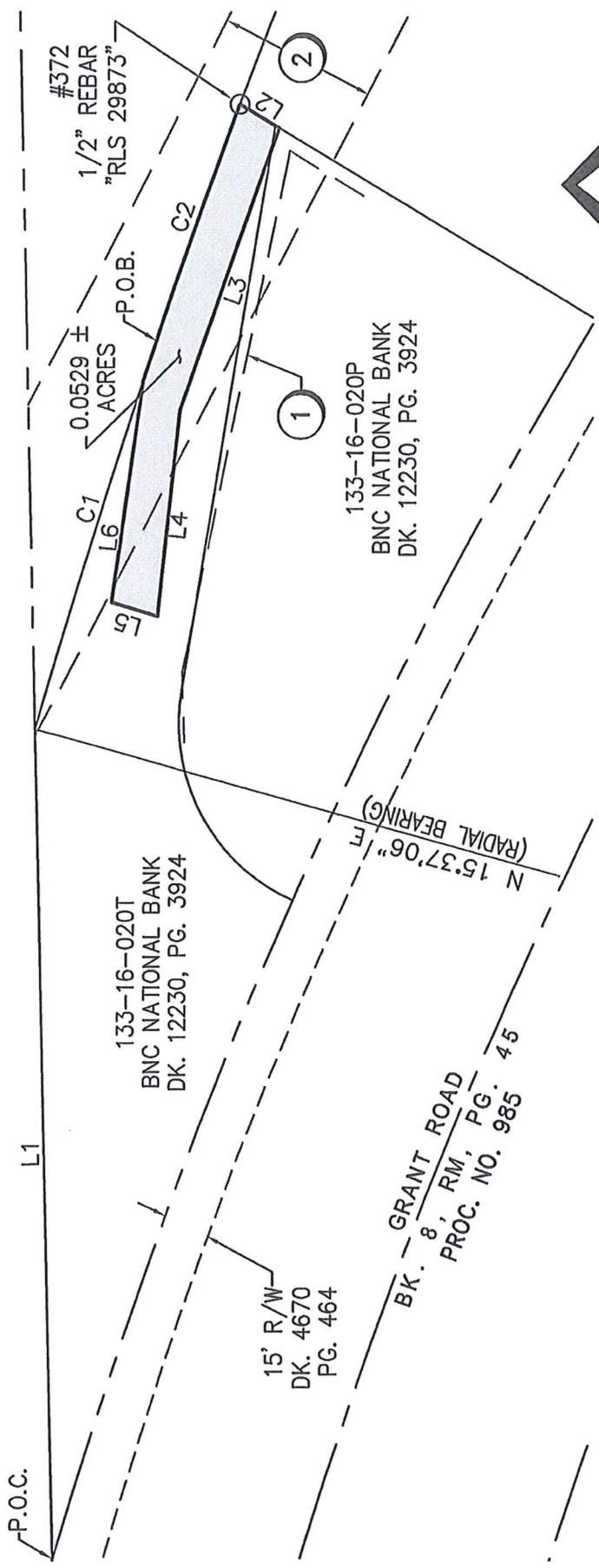
EXPIRES: 9/30/2016
J.O. Teague, R.L.S. 18557

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	2291.83'	127.79'	3°11'41"
C2	2291.83'	78.93'	1°58'24"

LINE	BEARING	DISTANCE
L1	N 88°43'21" E	260.55'
L2	S 31°07'10" W	14.44'
L3	N 70°27'58" W	94.05'
L4	N 83°42'20" W	65.15'
L5	N 16°44'17" E	15.33'
L6	S 81°53'49" E	70.20'

- ① = APPX. ϕ OF 10' ELEC. ESMT., DK. 5431, PG. 103
- ② = 50' ELEC. ESMT., DK. 4745, PG. 3224
DK. 4786, PG. 776

SEE SEQ. NO. 20131900003
FOR BASIS OF BEARING



PSOMAS
 333 E. Wetmore Road, Suite 450
 Tucson, AZ 85705
 (520) 292-2300 (520) 292-1290 fax
 www.psomas.com

DEPICTION OF EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT (TCE-05)
 A PORTION OF THAT PARCEL RECORDED IN DOCKET 12230, PAGE 3924
 LOCATED IN THE NW 1/4 OF SECTION 6
 TOWNSHIP 14 SOUTH, RANGE 15 EAST
 GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DATE: FEB. 18, 2014 • DRAWN BY: SM

February 18, 2014

**EXHIBIT A
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TEMPORARY CONSTRUCTION EASEMENT**

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THENCE upon the north line of said property and the north line of said northwest quarter North 88 degrees 43 minutes 21 seconds East, a distance of 260.55 feet to an angle point of said property, the beginning of a non-tangent curve, concave to the southwest with a radial bearing of North 15 degrees 37 minutes 06 seconds East;

THENCE southeasterly upon the northerly line of said property, an arc to the right with a radius of 2291.83 feet and a central angle of 2 degrees 51 minutes 37 seconds, an arc distance of 114.41 feet to the **POINT OF BEGINNING**;

THENCE continue southeasterly upon the northerly line of said property, upon said arc to the right with a radius of 2291.83 feet, through a central angle of 2 degree 18 minutes 28 seconds, an arc distance of 92.31 feet to the most easterly corner of said property, as monumented by a one-half inch rebar with tag marked "RLS 29873", and shown as Point No. 372 in said Record of Survey;

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THENCE North 83 degrees 42 minutes 20 seconds West, a distance of 65.15 feet;

THENCE North 16 degrees 44 minutes 17 seconds East, a distance of 15.33 feet;

THENCE South 81 degrees 53 minutes 49 seconds East, a distance of 70.20 feet to the **POINT OF BEGINNING**.

See Depiction of Exhibit A attached hereto and made a part hereof.

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Tel 520.292.2300
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7PFC110202 TCE-05



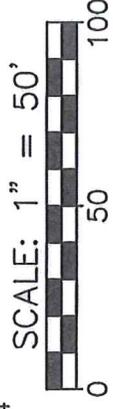
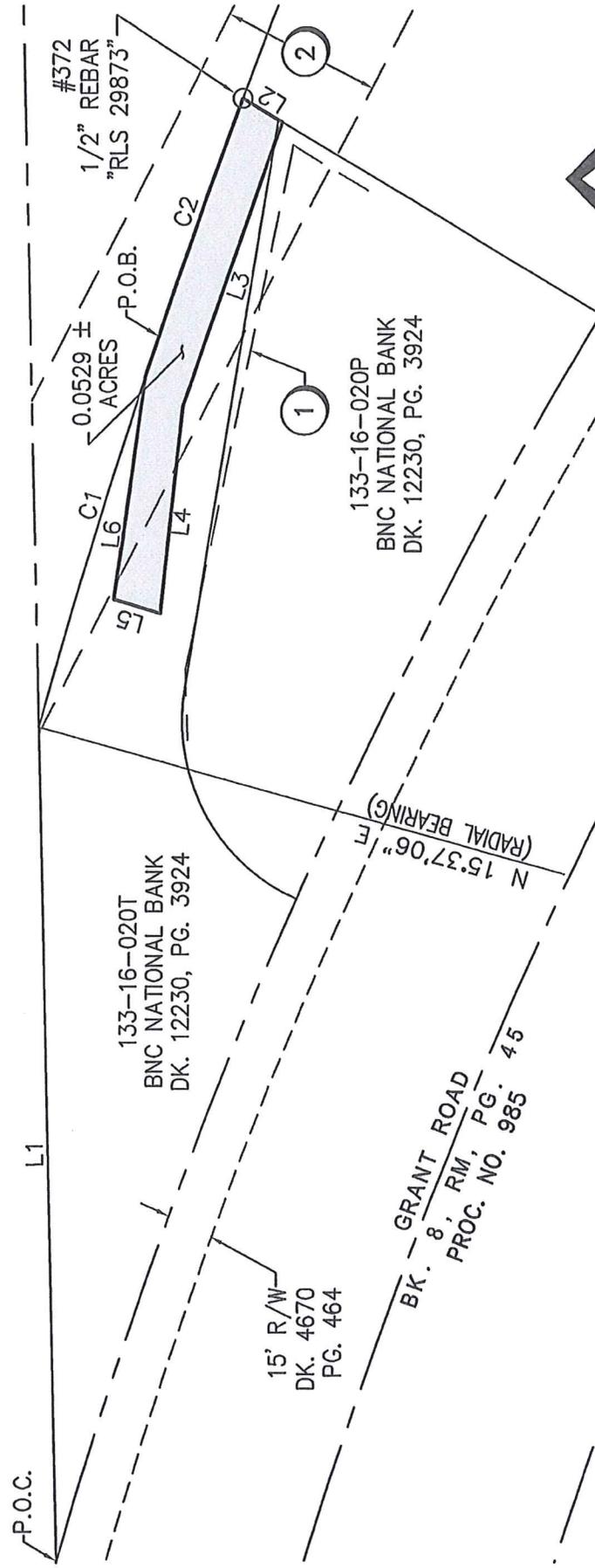
EXPIRES: 9/30/2016
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CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
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- ② = 50' ELEC. ESMT., DK. 4745, PG. 3224
DK. 4786, PG. 776

SEE SEQ. NO. 20131900003
FOR BASIS OF BEARING



PSOMAS
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 Tucson, AZ 85705
 (520) 292-2300 (520) 292-1290 fax
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DEPICTION OF EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT (TCE-05)
 A PORTION OF THAT PARCEL RECORDED IN DOCKET 12230, PAGE 3924
 LOCATED IN THE NW 1/4 OF SECTION 6
 TOWNSHIP 14 SOUTH, RANGE 15 EAST
 GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

From: Carolyn Laurie
To:
Subject: Re: Fwd: C9-13-14 (6501 E Grant) Traffic Statement
Attachments: Traffic Letter - 02.25.14.pdf

>>> Zelin Canchola 03/06/2014 12:03 PM >>>

Additional information will be required. The statement should include the chart used to determine if right turn lanes are warranted. Transportation Access Management Guidelines for the City of Tucson figure 5-3 (right turn guidelines for Four Lane roadways.

Plugging in the numbers it looks like it would be warranted.

It is not unusual to see traffic studies during the development package process, unless there are decisions for the developer to make early in the process.

Zelin

>>> Carolyn Laurie 03/05/2014 11:36 AM >>>

Zelin,

Please see below. Does this attachment comply with TDOTs standards for a Traffic Statement? The project engineer submitted this for review associated with the rezoning hearing. In speaking with review staff, it appears that this item should be submitted with the 2nd submittal of the development package for review. This would be standard practice correct? Should you find the statement to be acceptable, Condition No. 24 would be null and your review comments would be added into the file. Is this correct?

The Condition reads:

24.A right turn deceleration lane will be required if the traffic study/statement warrants the need. Should the turn be warranted, it will be designed and installed at the developers expense.

Sincerely,

Carolyn Laurie
Lead Planner
Planning & Development Services
City of Tucson
Carolyn.Laurie@tucsonaz.gov
520.837.4953

>>> Eric Uebelhor <EUebelhor@INSITEREALESTATE.com> 03/04/2014 10:38 AM >>>

Carolyn,

Please find the attached traffic statement which indicates that the traffic anticipated for this development does not warrant a decel lane. In looking at the aerial more closely I notice that Costco doesn't have a decel lane at either the signalized intersection or the other intersection further west, so I can't imagine us needing one if Costco doesn't.

Thanks!

Eric Uebelhor, P.E., LEED AP

Project Manager

Direct: (630) 617-9179

Cell: (630) 699-0659

euebelhor@insiterealestate.com <<mailto:euebelhor@insiterealestate.com>>

[Description: InSite Logo - E-mail Signature] <<http://www.insiterealestate.com>>

From: Eric Uebelhor <EUebelhor@INSITEREALESTATE.com>
To: "Carolyn Laurie (Carolyn.Laurie@tucsonaz.gov)" <Carolyn.Laurie@tucsonaz....>
CC: "Jeff Hunt (jphunt@cypresscivil.com)" <jphunt@cypresscivil.com>, "FrankB..."
Date: 03/04/2014 10:38 AM
Subject: C9-13-14 (6501 E Grant) Traffic Statement
Attachments: Traffic Letter - 02.25.14.pdf

Carolyn,

Please find the attached traffic statement which indicates that the traffic anticipated for this development does not warrant a decel lane. In looking at the aerial more closely I notice that Costco doesn't have a decel lane at either the signalized intersection or the other intersection further west, so I can't imagine us needing one if Costco doesn't.

Thanks!

Eric Uebelhor, P.E., LEED AP
Project Manager
Direct: (630) 617-9179
Cell: (630) 699-0659
euebelhor@insiterealestate.com<mailto:euebelhor@insiterealestate.com>

[Description: InSite Logo - E-mail Signature]<<http://www.insiterealestate.com>>

25 February 2014

City of Tucson Development Services
201 N Stone Avenue
Tucson, Arizona 85701
Attn: Carolyn Laurie

RE: Traffic at 6501 E Grant Road and Access to Project Site

Dear Carolyn,

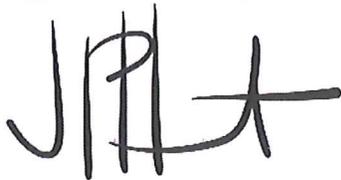
The project located at 6501 E Grant Road, DP13-0236, has three (3) existing access points from Grant Road. All existing access points from Grant Road are to be maintained in the developed condition. The speed limit in Grant Road is 45 mph and is a 6-lane arterial roadway.

Per Pima Association of Governments Traffic Volume Database, traffic volume in Grant Road, as measured in 2011, was an average of 53,211 daily vehicle trips (*see page 2*). 27,675 of those trips were in the east direction while 25,536 trips were in the west direction. The 6501 E Grant Road project will be concerned with peak trips in the west direction. AM Peak vehicle trips in the west direction is equal to 1,685. PM Peak vehicle trips in the west direction is equal to 1,805. These values are in line with trending statistics showing stabilization in trip values after a maximum in 2004 (*see page 3*).

In the developed condition, the 6501 E Grant Road project will generate 108 peak vehicle trips in the AM and 132 peak vehicle trips in the PM (*see page 4*). These trips would be distributed evenly coming from the east and west, therefore the peak right-turn trips in the AM is equal to 54 and the peak right-turn trips in the PM is equal to 66. These right-turn vehicle trips will be distributed to the three (3) existing entrances resulting in a peak right-turn trip load of 18 in the AM peak and 22 in the PM peak.

Considering relatively low peak right-turn trip load and the 6-lane nature of the arterial, the 3rd outermost lane is adequate to operate as an acceleration/deceleration lane for the developed project. This is the case for all existing project along the north side of Grant Road in proximity of this project.

Sincerely,
Cypress Civil Development



Jeff Hunt, PE
Principal



PAG TRAFFIC COUNTS

Map

WELCOME TO PAG TRAFFIC COUNT RECORDS

Street	GRANT RD
Location	WILMOT RD to TANQUE VERDE RD
Year	2011

-

This count was taken on: 10/26/2011 12:00:00 AM

Time	East	West	Time	East	West	Time	East	West	Time	East	West	
00:00	51	39	05:00	30	90	10:00	361	385	15:00	541	451	
00:15	37	48	05:15	40	100	10:15	370	364	15:15	544	454	
00:30	32	48	05:30	52	126	10:30	397	424	15:30	549	466	
00:45	40	34	05:45	82	162	10:45	425	406	15:45	591	448	
01:00	38	48	06:00	122	215	11:00	434	382	16:00	602	437	
01:15	47	37	06:15	144	284	11:15	432	414	16:15	548	431	
01:30	34	30	06:30	174	285	11:30	434	416	16:30	584	421	
01:45	28	16	06:45	191	346	11:45	435	401	16:45	626	394	
02:00	26	12	07:00	252	412	12:00	492	454	17:00	598	416	
02:15	30	20	07:15	283	455	12:15	470	474	17:15	588	380	
02:30	19	24	07:30	330	498	12:30	481	466	17:30	550	388	
02:45	24	16	07:45	340	558	12:45	460	440	17:45	492	342	
03:00	20	18	08:00	344	564	13:00	498	466	18:00	478	346	
03:15	17	16	08:15	320	522	13:15	513	437	18:15	482	314	
03:30	12	14	08:30	322	498	13:30	466	440	18:30	453	290	
03:45	13	25	08:45	313	441	13:45	489	424	18:45	430	295	
04:00	20	40	09:00	312	372	14:00	504	429	19:00	402	263	
04:15	20	60	09:15	326	380	14:15	504	474	19:15	390	242	
04:30	26	62	09:30	342	365	14:30	557	508	19:30	378	223	
04:45	34	80	09:45	359	396	14:45	542	481	19:45	373	240	
										Directional		
										Totals	27675	25536
										Total		53211
										AM Peak		3478
										PM Peak		4091

[Contact Us](#)

COPYRIGHT © 2012 PIMA ASSOCIATION OF GOVERNMENTS



PAG TRAFFIC COUNTS

Map

Street GRANT RD

Location WILMOT RD to TANQUE VERDE RD

Year 2011

Day 1

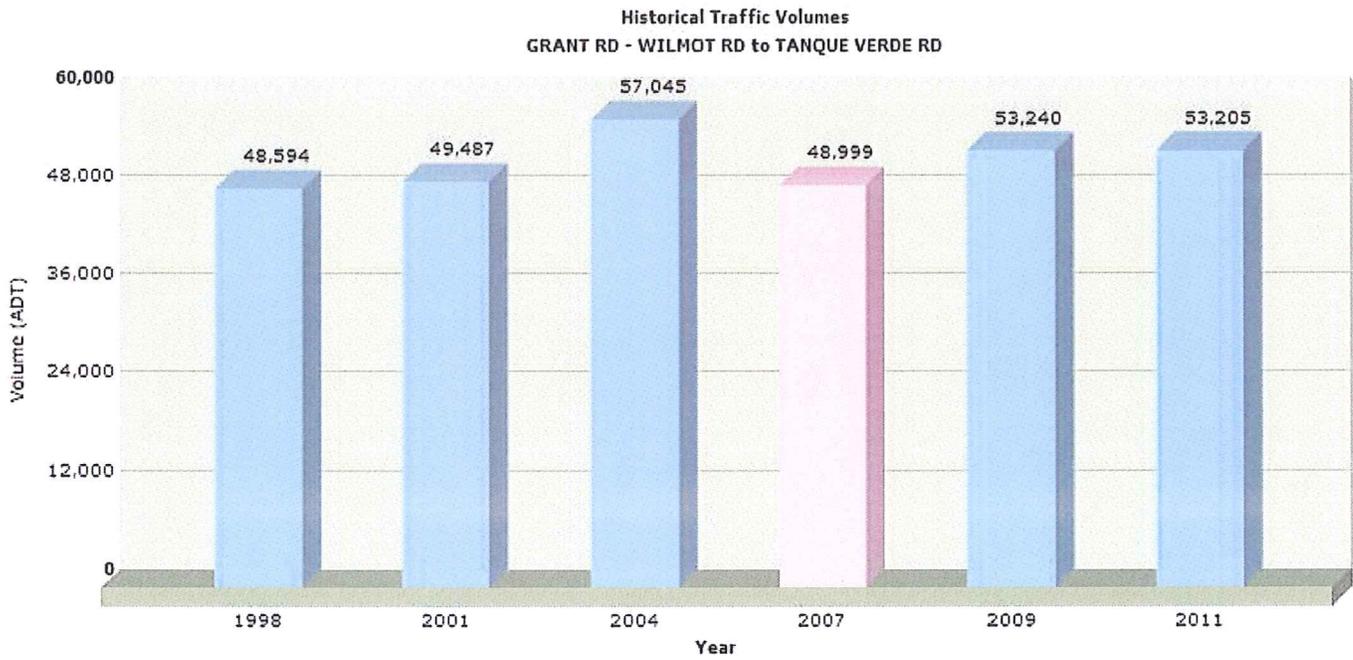
Day 2

2 Day Average

Totals

Graph

Trend



TRAFFIC COUNTS – 6501 E GRANT ROAD

4,000 SF RETAIL

SPECIALTY RETAIL – ITE 814

			ENTER	EXIT
AM PEAK	6.84 TRIPS PER 1,000 SF	= 27.36 TRIPS	48%	52%
PM PEAK	5.02 TRIPS PER 1,000 SF	= 20.08 TRIPS	56%	44%

5,950 SF RETAIL

HIGH TURNOVER RESTAURANT – ITE 932

			ENTER	EXIT
AM PEAK	13.53 TRIPS PER 1,000 SF	= 80.05 TRIPS	52%	48%
PM PEAK	18.80 TRIPS PER 1,000 SF	= 111.86 TRIPS	55%	45%

TOTAL	AM PEAK	108 TRIPS
	PM PEAK	132 TRIPS

From: Carolyn Laurie
To: Jeff Hunt
CC: Eric Uebelhor; kmhall@cypresscivil.com
Date: 02/18/2014 4:03 PM
Subject: Re: C9-13-14 - Grant Road Rezone (P)

Jeff,

Thank you for forwarding the documentation. Per UDC standards, the original are required to be submitted to PDS.

Sincerely,

Carolyn Laurie
Lead Planner
Planning & Development Services
City of Tucson
Carolyn.Laurie@tucsonaz.gov
520.837.4953

>>> Jeff Hunt <jphunt@cypresscivil.com> 02/18/2014 3:56 PM >>>
Carolyn,

Please see the attached Sign Posting Affidavit for 6501 E Grant Road. If you would like to have the original copy please let me know, otherwise I will retain the original at our office for our records.

Regards,

Jeff Hunt, P.E.

[image: logo 01]

2102 N. Country Club Road #9

Tucson, Arizona 85716

520.261.7440 phone

520.798.3341 fax



**PLANNING and DEVELOPMENT SERVICES DEPARTMENT
PROPOSED POLICY**

POLICY NAME:	Posted Notice for Public Hearings and Public Comment Periods		
DIVISION/SECTION:	Administration	CONTACT:	Glenn Moyer
POLICY TYPE:	External	EMERGENCY?	No

PURPOSE:

To provide for consistent posting in compliance with adopted codes and ordinances for all development requests subject to public hearing or public comment period requirements.

PROPOSED POLICY:

Applicants for rezonings, special exceptions, Land Use Code or Sign Code variances, and all special zoning reviews requiring a public comment period shall post the subject property in compliance with the following.

1. Sign copy and layout shall be provided by PDSD, in 8.5" x 11" format.
2. Finished signs shall be 24" x 31" with the longer dimension oriented vertically.
3. Sign faces shall be made of plywood, corrugated plastic sheet such as Coroplast®, or similar sturdy material.
4. Signs shall be securely mounted to a minimum of one 2x2 inch wooden post or structural equivalent, and buried at least 18 inches into the ground.
5. Bottom of sign shall be no less than 30 inches above grade.
6. Finished height shall be no more than six feet above grade.
7. Signs shall be installed no more than 30 days before and no less than 21 days before the public hearing date.
8. Signs shall be installed on the subject site, outside of and within 20 feet of the public right-of-way, in the location(s) as generally depicted on the posting location map provided by PDSD. Final location of the sign(s) shall be conspicuous, and shall not create a traffic hazard.
9. At least 21 days prior to the date of the public hearing the applicant shall submit to PDSD a notarized affidavit of posting (form provided by PDSD) together with the posting location map and a color photo of each sign installed on the site. (Notary service is available at PDSD.)
10. Signs shall be maintained in good condition on the site from the time they are installed until midnight on the public hearing date.
11. Signs shall be removed from the site no more than five days after the public hearing date.
12. All lettering shall be black.
13. Sign color
 - a. Rezoning cases shall be on a yellow background (Pantone Yellow or similar).
 - b. Special Exception cases shall be on a light blue background (Pantone PMS 2975 or similar).
 - c. Board of Adjustment and Sign Code Advisory and Appeals Board cases shall be on a white background.

DIRECTOR APPROVAL:



 Ernie Duarte

Date 7/25/13

CFT use only			
PDSD Policy Number:	2011-02 (E) revised	Effective Date:	July 24, 2013





NOTICE
CITY OF PHOENIX
PLANNING DEPARTMENT
REZONING
1078 - 2nd Street
Phoenix, Arizona 85001
10/15/2010
10/15/2010
10/15/2010
10/15/2010
10/15/2010



From: Jeff Hunt <jphunt@cypresscivil.com>
To: Carolyn Laurie <Carolyn.Laurie@tucsonaz.gov>
CC: Kevin Hall <kmhall@cypresscivil.com>, Eric Uebelhor <EUebelhor@insiterea...>
Date: 03/03/2014 2:18 PM
Subject: RE: C9-13-14 - Grant Road Rezone (P)

Carolyn,

We have made the request. With the rain over the weekend we understood that we would need to have it checked. I suspect it will be fixed before the end of today.

Jeff Hunt, P.E.

2102 N. Country Club Road #9
Tucson, Arizona 85716
520.261.7440 phone
520.798.3341 fax

-----Original Message-----

From: Carolyn Laurie [mailto:Carolyn.Laurie@tucsonaz.gov]
Sent: Monday, March 03, 2014 1:46 PM
To: Jeff Hunt
Cc: kmhall@cypresscivil.com; Eric Uebelhor; Frank Bangs
Subject: Re: C9-13-14 - Grant Road Rezone (P)

Jeff,

I received a call concerning your posting on this site. The caller stated that the sign is was no longer legible and mentioned that the rain had removed the ink? We will send an inspector out tomorrow by noon.

Please have the sign face replaced and refer your sign company to the attached Posted Notice Policy and focus specially on No. 3.

Sincerely,

Carolyn Laurie
Lead Planner
Planning & Development Services
City of Tucson
Carolyn.Laurie@tucsonaz.gov
520.837.4953

>>> Jeff Hunt <jphunt@cypresscivil.com> 02/18/2014 3:56 PM >>>
Carolyn,

Please see the attached Sign Posting Affidavit for 6501 E Grant Road. If you would like to have the original copy please let me know, otherwise I will retain the original at our office for our records.

Regards,

Jeff Hunt, P.E.

[image: logo 01]

2102 N. Country Club Road #9

Tucson, Arizona 85716

520.261.7440 phone

520.798.3341 fax



NOTICE
HEARING EXAMINER
HEARING

3/5/2014 at 12:15 PM

From: Carolyn Laurie
To: Jeff Hunt
CC: Eric Uebelhor; Frank Bangs; Glenn Moyer; kmhall@cypresscivil.com; Pi...
Date: 03/05/2014 5:24 PM
Subject: Re: sign at 6501 E Grant

Jeff,

Thank you for your quick response and correction. A formal Memo will be drafted to the Zoning Examiner in the morning.

Sincerely,

Carolyn Laurie
Lead Planner
Planning & Development Services
City of Tucson
Carolyn.Laurie@tucsonaz.gov
520.837.4953

>>> Jeff Hunt <jphunt@cypresscivil.com> 03/05/2014 5:17 PM >>>
Carolyn,

Attached is photo of the repaired sign. I wanted to respond as quickly as possible to your phone call at 4:40 this afternoon. Thank you for your role in making us aware of the issue.

 **NOTICE**
ZONING EXAMINER
PUBLIC HEARING
PROPOSED
REZONING
C9-13-14
InSite - Grant Road
EXISTING ZONING: RX-2
PROPOSED ZONING: C-1

DATE OF HEARING -----
March 6, 2018

TIME OF HEARING -----
at 10:00 a.m.

LOCATION -----
Maple and Cooper Cranes
3400 Cooper Cranes
250 West McDowell Street, Phoenix, Arizona

PUBLIC COMMENT PERIOD -----
February 15, 2018 to March 6, 2018

FOR INFORMATION CONTACT -----
PHOENIX BOARD OF ZONING EXAMINERS
PHOENIX CITY HALL, ROOM 300
150 WEST WASHINGTON STREET, PHOENIX, AZ 85003
PH: 602.506.3000
WWW.PHOENIXAZ.GOV



**APPROVAL / PROTEST
CALCULATION & COMMENTS
C9-13-14 InSite – Grant Road**

Z.E. 3/06/14			
-------------------------	--	--	--

Total	Approvals	2			
	Protests	1			

Owner	Approvals	2			
	Protests	1			

Non-owner	Approvals	0			
	Protests	0			

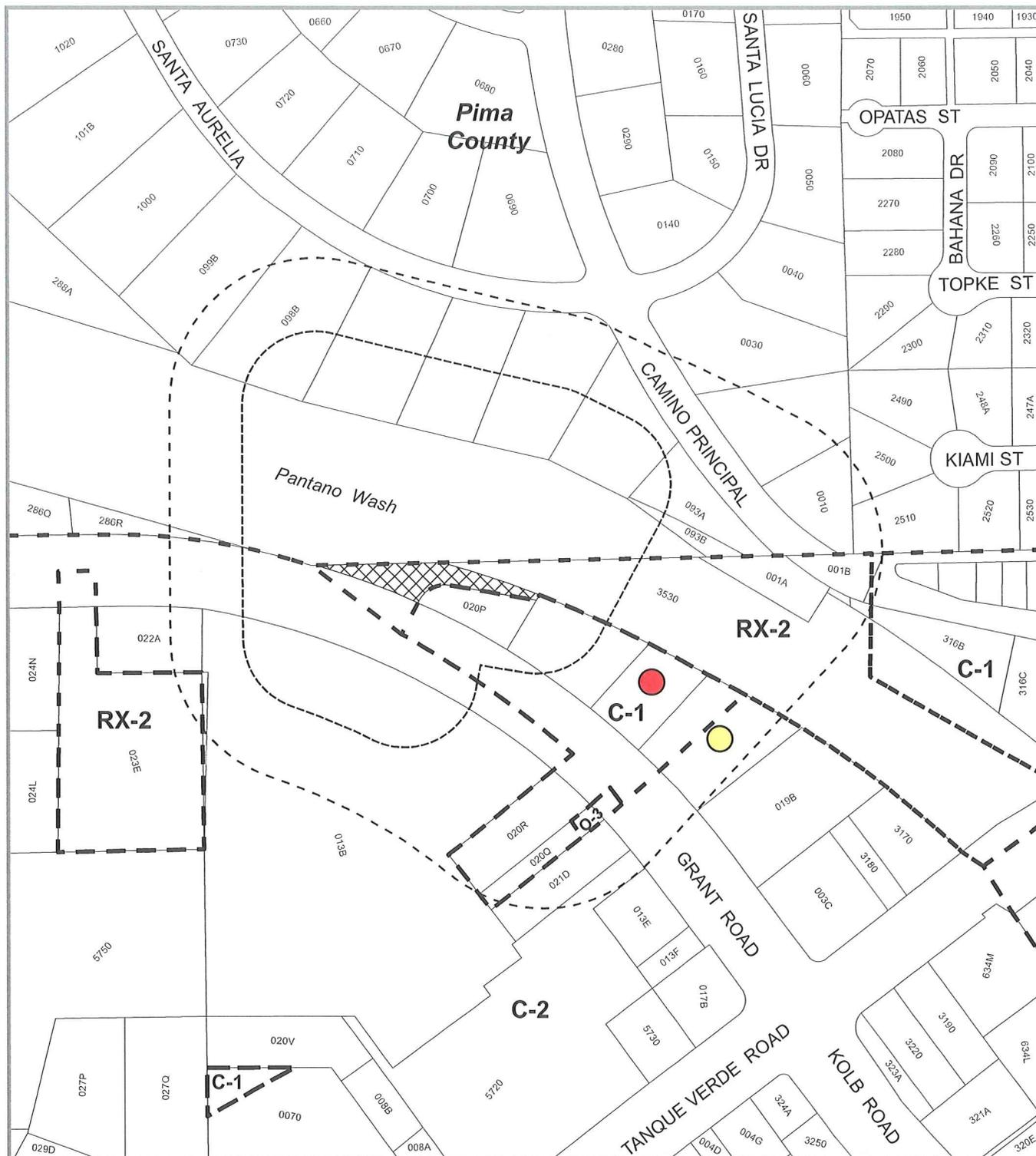
Protests by area	W/in 150'	0			
	Out 150'	1			

Protests by %	North	0%			
	South	0%			
	East	0%			
	West	0%			

COMMENTS:

C9-13-14 InSite - Grant Road

Rezoning Request: from RX-2 to C-1

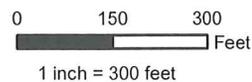


- Area of Rezoning Request
- 150' Protest Area
- 300' Notification Area
- Zone Boundaries



- Owner approvals: 2 (1 Off Map)
- Owner protests: 1

Calculation Date: 3/6/2014





Approval - Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing.

Approvals and protests must have an owner's signature to be recorded.

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of 3/4 of the Mayor and Council will be required to approve the rezoning ordinance.

Case: C9-13-14 InSite - Grant Road (Ward 3)

John F. McCaleb
I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
- PROTEST the proposed rezoning.

Reason:

I object to the placement/Location of a very large trash enclosure approximately 7' from my office building - and 6' high, in front of my office windows. The noise + odors generated will be intolerable.

I object to a one way access on the west side of my property as this has functioned as an easement (prescriptive) for many years.

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot
John McCaleb	6565 E. Grant Rd Tucson, AZ 85715			

Owner's Signature:

John McCaleb

a portion of Lot 3 of Section 6
Township 14 South, Range 15 E
Date

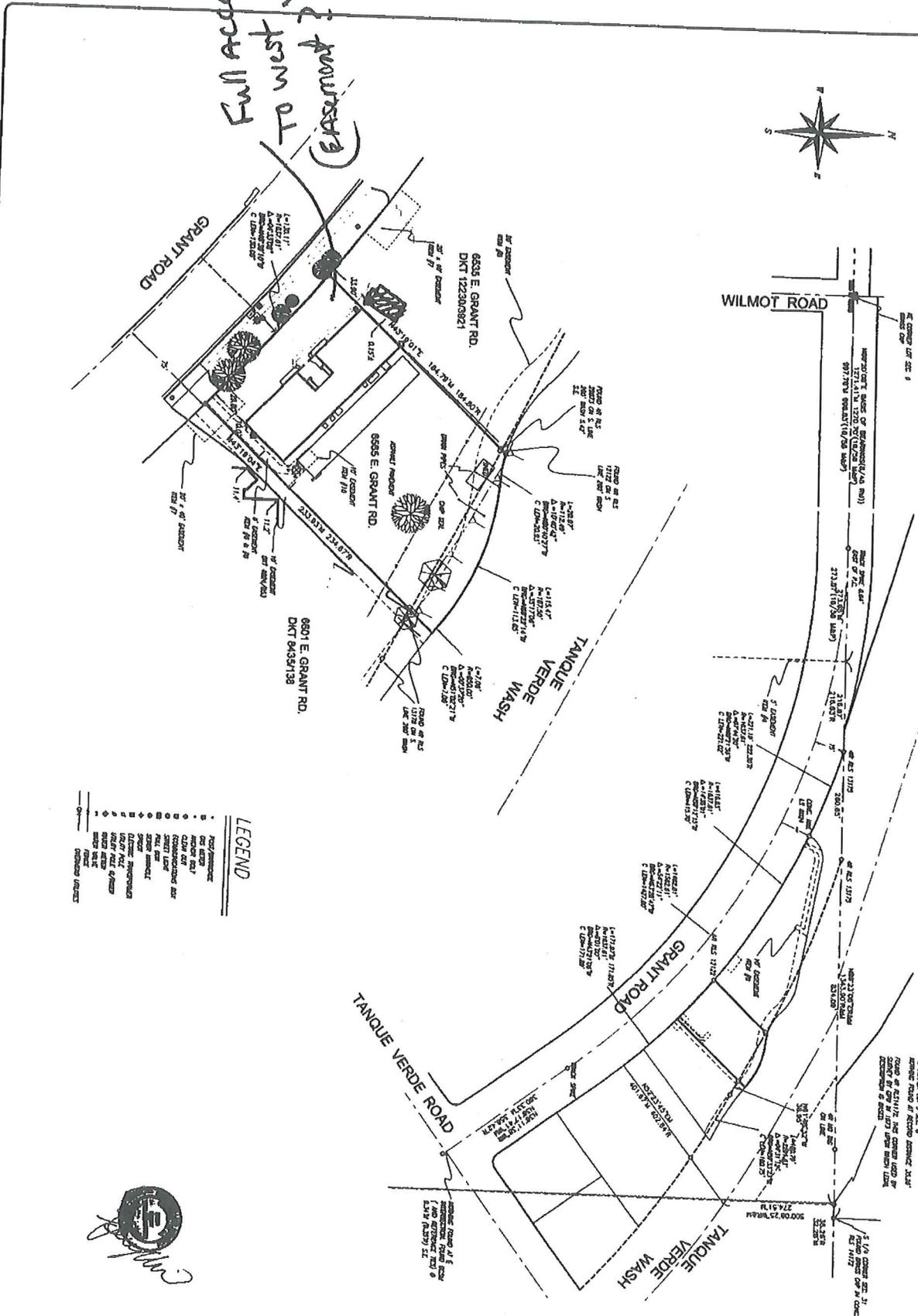
3/5/2014

MAR 5 2014 PM 3:32

TRASH/Dumpster enclosure



Full Access
To West
(Easement?)



LEGEND

1	NOV/ANNUAL
2	NO BLDG
3	CONCRETE
4	CONCRETE
5	CONCRETE
6	CONCRETE
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99	CONCRETE
100	CONCRETE



Arrow Land Survey, Inc.
 2111 E. RIVERDALE RD.
 TUCSON, AZ 85719
 (520) 791-1188
 (520) 791-3888 FAX

LAND SURVEYING
 CONSTRUCTION STAKING

ALTA/ACSM LAND TITLE SURVEY
 of a portion of Lot 3 of Section 6, Township 14 South, Range 15 East,
 Gila and Salt River Meridian, Pima County, Arizona.

2 | 2



Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing.

Approvals and protests must have an owner’s signature to be recorded.

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of ¾ of the Mayor and Council will be required to approve the rezoning ordinance.

Case: C9-13-14 InSite – Grant Road (Ward 3)

I/We the undersigned property owners, wish to

APPROVE the proposed rezoning.
 PROTEST the proposed rezoning.

DM

Reason:

*We are not even close to
The proposed rezoning property. We
live on Camino Principal!*

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner’s Signature: Charles Leptault, Jr. Date 2/25/2014

FEB 27 2014 PM 3:05

Approval – Protest Form



If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing.

Approvals and protests must have an owner's signature to be recorded.

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Case: C9-13-14 InSite – Grant Road (Ward 3)

C2D2 ASSOCIATES LLC

I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
 PROTEST the proposed rezoning.

Reason:

I APPROVE OF THIS CHG.

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot
<u>U Townsend</u>	<u>Px 31987</u>			
	<u>T/A 85751</u>			

Owner's Signature: _____ Date _____

FEB 24 2014 AM 10:18



C9-13-14 InSite - Grant Road
2010 Aerial

0 50 100 200
Feet
1 inch = 200 feet

