



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- 19-12 Activity Number: TP9SA00240 ~~DP18-0016~~ Date Accepted: 6/13/19

PROPERTY LOCATION INFORMATION

Property Address: 6950 E. Golf Links Rd. Tucson, AZ 85730  
Project Description: Addition of Solar Canopies for parking area  
Zoning: C-1, C-2, & O-3 Property Size (sqft): \_\_\_\_\_  
Number of Existing Buildings: 1 Number of Stories: 1 Height: 12'  
Legal Description: A portion of the N.E. 1/4 of the N.E. 1/4 of Section 30, T.14S., R.15E., G  
Pima County Tax Parcel Number/s: 136-24-446A

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

APPLICANT: Chris Stebe  
ADDRESS: 418 N Stone Ave. Tucson, AZ 85701  
PHONE: (520) 632-9565 FAX: ( ) EMAIL: Chris Stebe  
PROPERTY OWNER (If ownership in escrow, please note): El Rio Community Health Center  
ADDRESS: 3480 E Britannia Dr. Ste. 120 Tucson, AZ 85706  
PHONE: (520) 977-0789 FAX: ( ) EMAIL: cstebe@norris-design.com

PROJECT TYPE (check all that apply):  
 New building on vacant land  
 New addition to existing building  
 Existing building needs permits  
 Landscaping / Screening substitution  
 Change of use to existing building  
 New building on developed land  
 Modification to wall/fence height  
 Other Addition of Solar canopies for Parking Area

Related Permitted Activity Number(s): DP18-0016, C9-05-21, D08-0007, T08SA00223, DDO-19-28

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

Chris Stebe  
[Signature]  
SIGNATURE OF OWNER/APPLICANT

6/13/19  
9 MAY 19  
Date



BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

The project is an expansion of the existing El Rio Southwest Community Center.

The property address is 6950 East Golf Links Rd. in Tucson. Zone C-1/C-2/O-3

There is an approved Development Plan (DP18-0016) for the property.

There is a Development Plan Revision in process to incorporate overhead solar canopies to the parking area.

Other reference for the property are: D08-0007; C9-05-21; T08SA00223

The project in question is the addition of solar shade canopies to the existing parking areas as part of the expansion of the El Rio Community Center. The expansion of the center is under construction and in compliance with all approved Development Plans and construction permits.

The addition of solar shade canopies will advance El Rio's mission to improve the health of the community by increasing shade on paved surfaces and offsetting the demand for electrical power to be utilized by the community center. This project is projected to supply approximately 75% of the power for the entire building reducing the carbon footprint of this project significantly.

Case Number: C10- Activity Number:



APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

this property is subject to City of Tucson Unified Development Code.

The code section affected by this variance request is the following:

UDC: Landscape Screening Standards 7.6.4.C (Landscape Borders)

Specific section under review in this request is:

UDC: Landscape Screening Standards 7.6.4.C.1

- a. One canopy tree is required for every 33 linear feet of landscape border or fraction thereof, excluding vehicular ingress or egress points.
- b. A minimum of one canopy tree is required within a required landscape border
- c. Trees may be planted at varying distances apart.

This variance request is asking for relief of subsection (a.) as quoted above:

To waive the requirement to provide one tree per 33 feet of frontage along the western property border.

Existing trees along S. Langley Ave and the south property border that were installed per landscape border requirements at the original project development in 2008 will be removed to facilitate installation of the solar shade canopy equipment.

Due to clearance requirements for the solar shade canopies, replacement of the trees along S. Langley Dr. and the south property border is impacted

This project is anticipated to supply approximately 75% of the power needs for the entire El Rio Southeast building, including the expansion and existing facility.

Case Number: C10- \_\_\_\_\_ Activity Number: \_\_\_\_\_



BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

- 1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

Easements, offsets from fire apparatus and shade from the 2 story building addition create special circumstance that will deprive this property the ability to install solar canopies allowed to other similar zoned properties.

- 2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

The limitations are existing utility easements, including fire hydrant locations and pedestrian access easements that were in place prior to the building addition and inclusion of the solar canopies on site (see exhibit)

- 3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

This variance will not create any special conditions not available to other properties in the vicinity or zone. Other existing properties would have similar constraints in locating solar shade canopy equipment.

- 4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

Existing easements, clearances from fire apparatus and shade from the proposed building limit acceptable locations on site for solar applications.

Case Number: C10- Activity Number:



BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)

- 5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

\_\_\_\_\_  
 The improvements will not impact improvements to other properties or in the neighborhood.  
 \_\_\_\_\_  
 Granting of the variance will improve public welfare by increasing solar use and offsetting  
 \_\_\_\_\_  
 use of electricity by this property and increasing overall shade on paved surfaces.  
 \_\_\_\_\_

- 6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

\_\_\_\_\_  
 Variance will not impair light or air, increase congestion to the surrounding area or impact  
 \_\_\_\_\_  
 property values to neighborhood properties  
 \_\_\_\_\_

- 7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

\_\_\_\_\_  
 The variance requested is the minimum variance request to afford relief. Landscape Plans  
 \_\_\_\_\_  
 show an increase in the shrub and groundcover quantities to bring the existing landscape border  
 \_\_\_\_\_  
 plantings to meet code.  
 \_\_\_\_\_

Case Number: C10-\_\_\_\_\_ Activity Number: \_\_\_\_\_



Planning & Development Services Department  
201 N. Stone Avenue  
PO Box 27210  
Tucson, AZ 85726  
(520) 791-5550

Letter of Agency/Authorization

*If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).*

Date: 5/1/2019

To:  
City of Tucson  
Planning & Development Services Department  
Zoning Administration Division  
PO Box 27210  
Tucson, AZ 85726

Planning & Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant:  
Chris Stebe Phone: (520) 622-9565

Applicant's Address:  
418 N Toole Ave. Tucson, AZ 85701

To submit a Board of Adjustment variance application on my behalf.

The subject property located at:	6950 E. Golf Links Rd. Tucson, AZ 85730
Assessor's Parcel Number:	136-24-446A
Printed Name of Owner of Record:	EL RIO SANTA CRUZ NEIGHBORHOOD HEALTH CENTER INC
Address of Owner of Record:	3480 E Britannia Dr. Ste. 120 Tucson, AZ 85706
Phone Number of Owner of Record:	520-977-0789
Signature of Owner of Record: (must be original signature)	

Case Number: C10- Activity Number: \_\_\_\_\_



## SUBMITTAL REQUIREMENTS

A complete Board of Adjustment Variance submittal must contain all of the items listed below. Please review this checklist to make sure your submittal is complete. Incomplete and poorly prepared submittals will be returned to the applicant.

**PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:**

x	1. Application form (signed by the Property Owner or Authorized Agent – include letter of authorization).
	2. Related UDC process decision or recommendation letters
x	(Historic Plans Review Subcommittee, Special Exception, SCZ, Rezoning, etc.)
x	3. Final UDC compliance review comments (obtained at the 1 <sup>st</sup> floor).
x	4. Proof of applicant's mail notice and meeting (Proof of mailing – Copy of letter to neighbors – Summary of onsite meeting with sign-in sheet)
x	5. 3 folded copies* of project site plan (Detailed plan that was submitted to PDSD for final UDC compliance review comments)
x	6. 3 folded copies* of project building elevation and/or floorplans (If applicable to the project's variance request – Ask Zoning Admin staff at PDSD if unsure)
x	7. 3 folded copies* of project landscape plan (If applicable to the project's variance request – Ask Zoning Admin staff at PDSD if unsure)
	8. If full size (24"x36") plans are provided, then also include one each at 11"x17"
x	9. Pima County Assessor Parcel Detail ( <a href="http://www.asr.pima.gov/index.aspx">http://www.asr.pima.gov/index.aspx</a> )
x	10. Pima County Assessor Record Map
x	11. (Other)
x	12. Board of Adjustment Filing Fees

Applications to the B/A that include **LANDSCAPE, SCREEN or SCENIC ROUTE** variances **or APPEALS** must also submit an application for Design Review Board (DRB) review.

\* Copies of plans to be provided in 11"x17" size

Additional application materials may be required at the time of your meeting with staff.

Refer to Supplemental Information per review process for material instructions, etc.

*For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. Applicable timeframes can be provided at your request or found in Administrative Manual Sec. 3-02 or found on our website at <http://cms3.tucsonaz.gov/pdsd>. For information about applications or applicable policies and ordinance, please contact us at (520) 791-5550.*

*By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.*



## SUPPLEMENTAL INFORMATION

### Who Approves The Variances?

The Board of Adjustment is a quasi-judicial body comprised of lay people appointed by Mayor and Council to hear and decide variance requests. Decisions by the Board of Adjustment (B/A) can be appealed to the Pima County Superior Court. Given the legal nature of this zoning process it is important that each applicant read and follow the submittal steps as provided in this packet.

### How Long Does This Process Take?

The typical Board of Adjustment application process takes from 2-1/2 to 3 months to complete from beginning to end. The B/A application processing time does not include the time PDSZ Zoning Review Staff needs to review a project plan and generate the final *Unified Development Code (UDC)* compliance review comments required for your application submittal.

### What Are The Steps?

1. Obtain final not preliminary *Unified Development Code (UDC)* compliance review comments for your project from the City of Tucson Planning and Development Services Department (PDSZ), 1st Floor City/County Public Works Building, 201 North Stone Avenue. This application process assumes you already have these formal comments. **\*Schedule a pre-application conference with PDSZ Zoning Administration Staff. Contact Mark Castro 837-4979 or Russlyn Wells 837-4948 to schedule an appointment.\***
2. Related *UDC* application processes (e.g. Special Exception, Scenic Corridor Zone, Historic Preservation Zone, etc.) must be completed prior to submittal to the Board of Adjustment.
3. Obtain official Board of Adjustment mailing labels from PDSZ Zoning Administration Staff, 3<sup>rd</sup> Floor North, 201 North Stone Avenue.
4. Using these official mailing labels, per requirements, mail a notice letter to all affected parties. This notice should include a description of your project and variance request(s), an offer to meet onsite, and information about the Board of Adjustment hearing. Don't forget to get "proof of mailing" when you mail the letters.
5. Hold your onsite meeting with those affected parties interested in the application. Provide a sign-in sheet and prepare a summary of what was discussed.
6. Referring to the variance "*Submittal Requirements*" assemble the required items for application submittal.
7. Contact PDSZ Zoning Administration Staff, Mark Castro 837-4979 or Russlyn Wells 837-4948, to schedule an appointment for submittal of the application. **Applications may not be dropped off.** You must be present to answer staff questions. Please allow up to 30 minutes for staff to review the application for completeness and acceptance.
8. Post the site and submit the Public Notice Posting Affidavit and attachments to staff.
9. Attend the DRB meeting and/or Board of Adjustment hearing.

**\*Pre-application conference is required prior to submittal of the application.**

**Poorly prepared or incomplete submittals will not be processed and will be returned to the applicant.**



### INSTRUCTIONS FOR OBTAINING UDC COMPLIANCE REVIEW COMMENTS

1. **Submit the plans for site plan review.** Staff will review your project for compliance with applicable Codes and generate the first round of review comments. For the purpose of this application, these are considered to be preliminary comments.
2. **Make the necessary corrections to the plans and respond to staff review comments.** Indicate in your response which items will be addressed through the variance process.
3. **Re-submit the revised plans and written response to comments.** Typically, this next round of zoning review comments will be the final UDC compliance review comments necessary for the variance application process, assuming you have addressed all of the prior comments. You may initiate the variance application process once you have received final UDC comments. Please note: Failure to fully address the preliminary review comments may result in the need for more than one resubmittal to obtain comments for this application process.

Please allow sufficient time to make corrections and resubmit to get final UDC comments. Review Staff is unable to take your resubmittal out of turn or hurry up your review for the sake of meeting a Board of Adjustment filing deadline.

May 9, 2019

NOTICE OF ZONING DECISION



CITY OF  
TUCSON

Planning and  
Development  
Services  
Department  
(PDS&D)

Zoning  
Administration  
Division

Dear Property Owner:

SUBJECT: **DDO-19-28 El Rio Solar Canopies; 6950 E. Golf Links Rd., C-1, C-2, O-3;**  
**Activity Number: T19SA00149**

The Planning and Development Services Department (PDS&D) has reached the following decision on the Design Development Option (DDO) request to reduce the setback(s) (minimum distance between the building and the property line(s)) as shown on the submitted plans for this project:

**DDO DECISION:**

**A reduction of the street perimeter yard setback from (21') to (7.5') as measured to the outside edge of the nearest adjacent travel lane on Langley Avenue has been APPROVED. This approval is subject to the following condition(s):**

- (1) Design Development Option (DDO) approval shall be null and void if building permits are not issued implementing the DDO or compliance with conditions of approval does not occur within 180 days from the date of approval. One extension of up to 180 days may be granted provided there is good cause and the request is made in writing.**

Prior to applying for building permits, the applicant must obtain two (2) copies of the DDO approved submitted plans *after* the expiration of the "deadline for notice of intent to appeal" as listed below from the 3<sup>rd</sup> Floor, PDS&D. The approved plans and copy of this decision letter must be included with the submittal.

**HOW TO APPEAL THIS ZONING DECISION**

A party of record may submit an appeal of this decision to the Board of Adjustment (B/A). You must file a notice of intent to appeal, stating your reasons for appealing the decision. It can be mailed, faxed and/or emailed to staff provided it is received by the Zoning Administration Division, 3<sup>rd</sup> Floor, City/County Public Works Building, 201 North Stone Avenue, no later than 5:00 P.M. on the deadline for notice of intent to appeal (noted below). Then, completed appeal materials for the B/A must be filed within thirty (30) days of the effective date of DDO decision. An appeal fee is required (contact staff for amount). If the application is not completed or the appeal fee is not paid by the end of this 30-day period, the appeal will be dismissed. If an appeal is properly filed, the decision is not final and the application is not approved until after the Board of Adjustment has rendered its decision on the appeal at a public hearing.

**EFFECTIVE DATE OF DDO DECISION: MAY 16, 2019**

**DEADLINE FOR NOTICE OF INTENT TO APPEAL: MAY 23, 2019**

**For any further information/questions on this case, please contact:**

Mark Castro: (520) 837-4979 or [Mark.Castro@tucsonaz.gov](mailto:Mark.Castro@tucsonaz.gov)

Zoning Administration Division, 201 North Stone Avenue • P.O. Box 27210 • Tucson, AZ 85726-7210

Phone: (520) 791-5550 • Fax: (520) 791-4340

Website: [www.tucsonaz.gov/pdsd](http://www.tucsonaz.gov/pdsd) • Email: [DSD\\_zoning\\_administration@tucsonaz.gov](mailto:DSD_zoning_administration@tucsonaz.gov)

**DDO-19-28 El Rio Solar Canopies; 6950 E. Golf Links Rd., C-1, C-2, O-3; Activity Number: T19SA00149**

**DDO Mail, Fax, Email and Online Information:**

**Mail to:** Zoning Administration Division, Planning and Development Services  
Department (PDSD).  
P.O. Box 27210, Tucson, AZ 85726-7210  
**Fax to:** (520) 791-4340 Attn: Mark Castro  
**Email to:** [DSD\\_zoning\\_administration@tucsonaz.gov](mailto:DSD_zoning_administration@tucsonaz.gov)  
**Online at:** [www.tucsonaz.gov/PRO](http://www.tucsonaz.gov/PRO)

**Si hay necesidad de explicar esta informacion, llame al numero 791-5550.**

s:\zoning administration\DDO\setback wall\DECISIONS 2019\1928.doc

# Permit Review Details

Permit: DP18-0016  
Parcel: 13624446A

## Review Details

Addresses:  
6950 E GOLF LINKS RD

## Review Status: Completed

Show 10 entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
3/6/2019	SBEASLE1	START	PLANS SUBMITTED	Completed	None

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
3/12/2019	STEVE SHIELDS	ZONING	REVIEW	Reqs Change	<p>CDRC TRANSMITTAL</p> <p>TO: Development Services Department Plans Coordination Office</p> <p>FROM: Steve Shields Section Manager</p> <p>PROJECT: El Rio Southeast Expansion Development Package (1st Revision) DP18-0016</p> <p>TRANSMITTAL DATE: March 12, 2019</p> <p>DUE DATE: Over the counter</p> <p>COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.</p> <p>2-06.4.9 - Information on Proposed Development The following information on the proposed project shall be shown on the drawing or added as notes.</p> <p>1. 2-06.4.9.O - Per a Zoning determination when a project boarders on two or more streets with one street being designated on the COT MS&amp; R map all street perimeter yard setbacks will be based on developing area setbacks. That said the proposed 10'-0" perimeter yard setback shown along Langley Ave does not appear to meet the</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
3/13/2019	JOHN VAN WINKLE	ENGINEERING	REVIEW	Approved	<p>required perimeter yard setback of 21' or the height, greater of the two, measured to the outside edge of the nearest adjacent travel lane. Contact Mark Castro for process to reduce the street perimeter yard.</p> <p>If you have any questions about this transmittal, please Steve Shields, (520) 837-4956 or Steve.Shields@tucsonaz.gov</p> <p>RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
3/19/2019	ANDREW CONNOR	LANDSCAPE	REVIEW	Reqs Change	SECTION 2-10.0.0: LANDSCAPE PLAN REQUIREMENTS 4.1 Identification and Descriptive Data A. All improvements and site information, such as adjacent rights-of-way and property lines, shown on the landscape plan will be identical in size and location to those shown on the base plan (site plan or tentative plat). Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan. The landscape plan will contain the following identification in the lower right corner of each sheet:  Board of Adjustment case; Design Development Option case; Any other relevant case number for reviews or modifications that affect the site.
					7.6. LANDSCAPING AND SCREENING  The following apply to landscape borders. One canopy tree is required for every 33 linear feet of landscape border or fraction thereof, excluding vehicular ingress or egress points. Structural Overhangs Covered parking canopies or other structural canopies, such as those used in service stations, may not overhang into street landscape borders in order to avoid conflicts between the structures and crowns of trees.

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					Removal of any required landscape elements will require Board of Adjustment Variance (UDC 3.11.1). Ensure that all zoning comments are addressed.

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
3/20/2019	SBEASLE1	ZONING-DECISION LETTER	REVIEW	Reqs Change	<p>REVISION PLAN RETURNED FOR CORRECTIONS NOTICE</p> <p>The revision reviews have been completed and a resubmittal is required.</p> <p>Activity Number: DP18-0016</p> <p>Project Description: SITE/GRADING/SWPPP- EL RIO SE EXPANSION</p> <p>To view revision review comments, visit PRO at <a href="http://www.tucsonaz.gov/PRO">www.tucsonaz.gov/PRO</a>, then search by Activity Number.</p> <p>(If new comments aren't shown yet, check back later as data flows to PRO periodically throughout the day.)</p> <p>After the necessary corrections have been made, name your documents accordingly - a 2nd revision submittal document would be titled: REV-1_2_Plan_Set.</p> <p>Submit the following items to the PDS D Filedrop at <a href="https://www.tucsonaz.gov/file-upload-pdsd">https://www.tucsonaz.gov/file-upload-pdsd</a>.</p> <p>In the Project Description field, enter the Activity Number.</p> <p>1) Comment Response Letter (lists changes to the Plan and which review comments are being addressed)</p> <p>2) Corrected plan set with all documents (the full set)</p> <p>3) Items requested by review staff</p> <p>After resubmittal, the plans will re-enter the standard 20-working-day review cycle.</p> <p>The fee balance is \$0 (zero). The Project Manager can be reached via email: <a href="mailto:Andrew.Connor@TucsonAz.gov">Andrew.Connor@TucsonAz.gov</a> or phone: (520) 837-4950. Thank you.</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
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			City of Tucson Planning and Development Services Attn: Sharon Beasley 201 N. Stone Avenue, First Floor Tucson, AZ 85701		
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Showing 1 to 5 of 5 entries

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### Final Status

Show 10 entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description
3/20/2019	SBEASLE1	OUT TO CUSTOMER	Completed
3/20/2019	SBEASLE1	OUT TO CUSTOMER	Completed

Showing 1 to 2 of 2 entries

Previous 1 Next



**PLANNING & DEVELOPMENT**  
**201 N. Stone Avenue, 1st Floor Tu**  
**Phone: 791-5550 Fax: 791**

City of Tucson  
 CITY OF TUCSON  
 Collections Section  
 791 4583  
 Water Inquiries 791 3242  
 Permit Inquiries 791 5550  
 Sun Tran Inquiries 792 9222  
 Customer Receipt

**RECEIPT**

**ACTIVITY #: T19PRE0076**

**FEES**

Reference Number: 2019134024-1  
 Date/Time: 05/14/2019 3:53:35 PM

Title: Board of Adjustment Labels  
 Date: 05/14/2019

Address: 6950 E GOLF LINKS RD TUC

Legal: W348.56' N355' NE4 NE4 EXC W.63' & EXC N100' 2.  
 30-14-15

Square Footage: 0  
 Composition Type: PREAPPLY  
 Activity Description:

Planning Fees  
 2019134024-1-1  
 Permit #: t19pre0076  
 Public Notification 1@ \$220.00  
 Total: \$220.00

1 ITEM TOTAL: \$220.00  
 TOTAL: \$220.00

Check \$220.00  
 Cor Check Nbr: 3374  
 Total Received: \$220.00



C E 2 0 1 9 1 3 4 0 2 4 - 1

Applicant: CHRIS STEBE  
 418 N TOOLE AVENUT  
 TUCSON, AZ 85701  
 520-622-9565

Development Services Station 6  
 Thank you! Have a nice day.

\*\*\*\*\*

PAID BY:

Type	Method	Description	Amount
Payment	check	3374	220.00

Notation: Board of Adjustment Labels

FEES PAID:

ACCOUNT CODE	DESCRIPTION	CURRENT PMTS
001-174-8602-01	PLAN - PUB NOTIFICATION	220.00

Issued by: SMONTES1 TOTAL: 220.00

APA BALANCE:

DOWNTOWN TUCSON  
141 S 6TH AVE  
TUCSON, AZ  
85701-9998  
0388980727

05/23/2019 (800)275-8777 3:08 PM

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (TUCSON, AZ 85730) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Saturday 05/25/2019)	1	\$0.55
First-Class Mail Letter (Domestic) (TUCSON, AZ 85730) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Saturday 05/25/2019)	1	\$0.55
First-Class Mail Letter (Domestic) (CINCINNATI, OH 45249) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Tuesday 05/28/2019)	1	\$0.55

Total \$34.10

Credit Card Remitd \$34.10  
(Card Name:VISA)  
(Account #:XXXXXXXXXXXX8228)  
(Approval #:04547G)  
(Transaction #:772)  
(AID:A0000000031010 Chip)  
(AL:VISA CREDIT)  
(PIN:Not Required CHASE VISA)

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or scan this code with  
your mobile device:



## MEMORANDUM

Date: May 20, 2019  
To: Affected Neighbor  
From: Norris Design

Re: Neighborhood Meeting for our Board of Adjustment Variance Application

Dear Neighbor,

The project we are contacting you about is located at the existing El Rio Community Center located at 6950 East Golf Links Road. The project consists of adding solar shade canopies to the existing parking area at the existing Center that is currently being expanded. To accommodate the solar canopies the existing trees along Langley Rd and along the southern property line will need to be removed. The El Rio Community Center is working to fulfill their mission to improve the health of our community by offsetting the electrical needs of the new building with clean solar power at the same time providing increased shade to paved surfaces in the parking area.

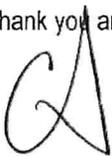
Per the City of Tucson Unified Development Code section 7.6.4.C Landscape Borders, one tree per thirty-three feet of street frontage is required in the landscape border. Trees located in the landscape border will conflict with and impact the proper function of the canopies. Therefore, this project will require a variance to the code requirements. The variance being sought will offer relief from the required one tree per thirty-three feet landscape border required per the code section referred to above.

Prior to submitting the variance application to the City of Tucson Planning & Development Services Department, we are required to offer to meet with our neighbors to discuss the project to answer any questions and address any concerns you might have.

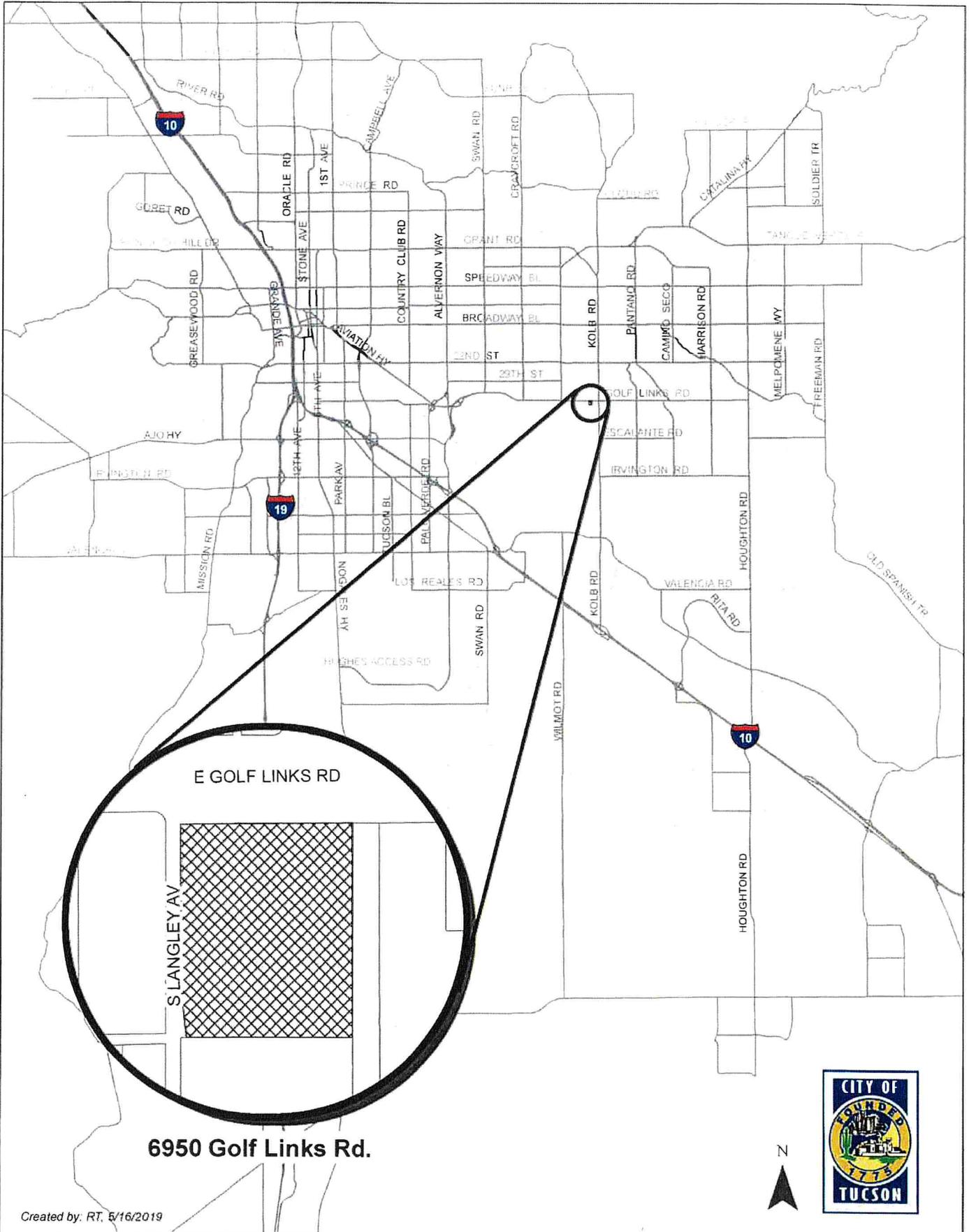
The meeting will be held at the project site at 6950 East Golf Link Road Tucson, Az 85730 on June 5, 2019 at 5pm. There will be an attendance sheet at the meeting, so please be sure to sign in. If you are not able to attend the meeting and have any questions or concerns, feel free to contact me at the contact listing below.

A formal application for the variance request will be submitted to the City of Tucson Planning & Development Services Department. Once the application is processed, a Board of Adjustment hearing will be scheduled, which you may attend and speak at if so desired. You will receive an official notice from the City as to the date, time and location of the Board of Adjustment public hearing and will be provided a comment form that you may fill out regarding the project.

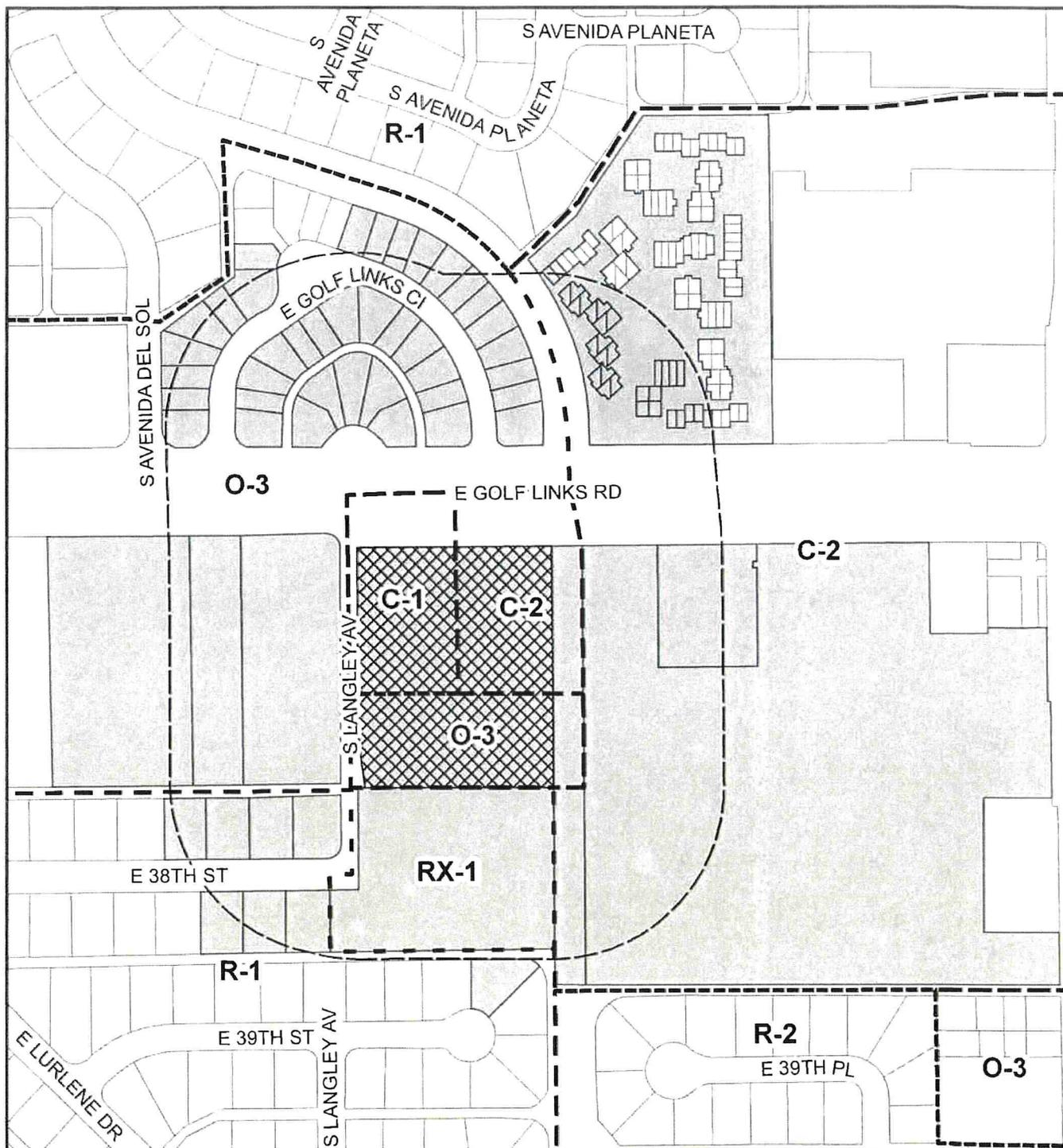
Thank you and we look forward to meeting with you



Chris Stebe  
Senior Associate  
520-622-9565  
cstebe@norris-design.com

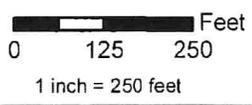


6950 Golf Links Rd.

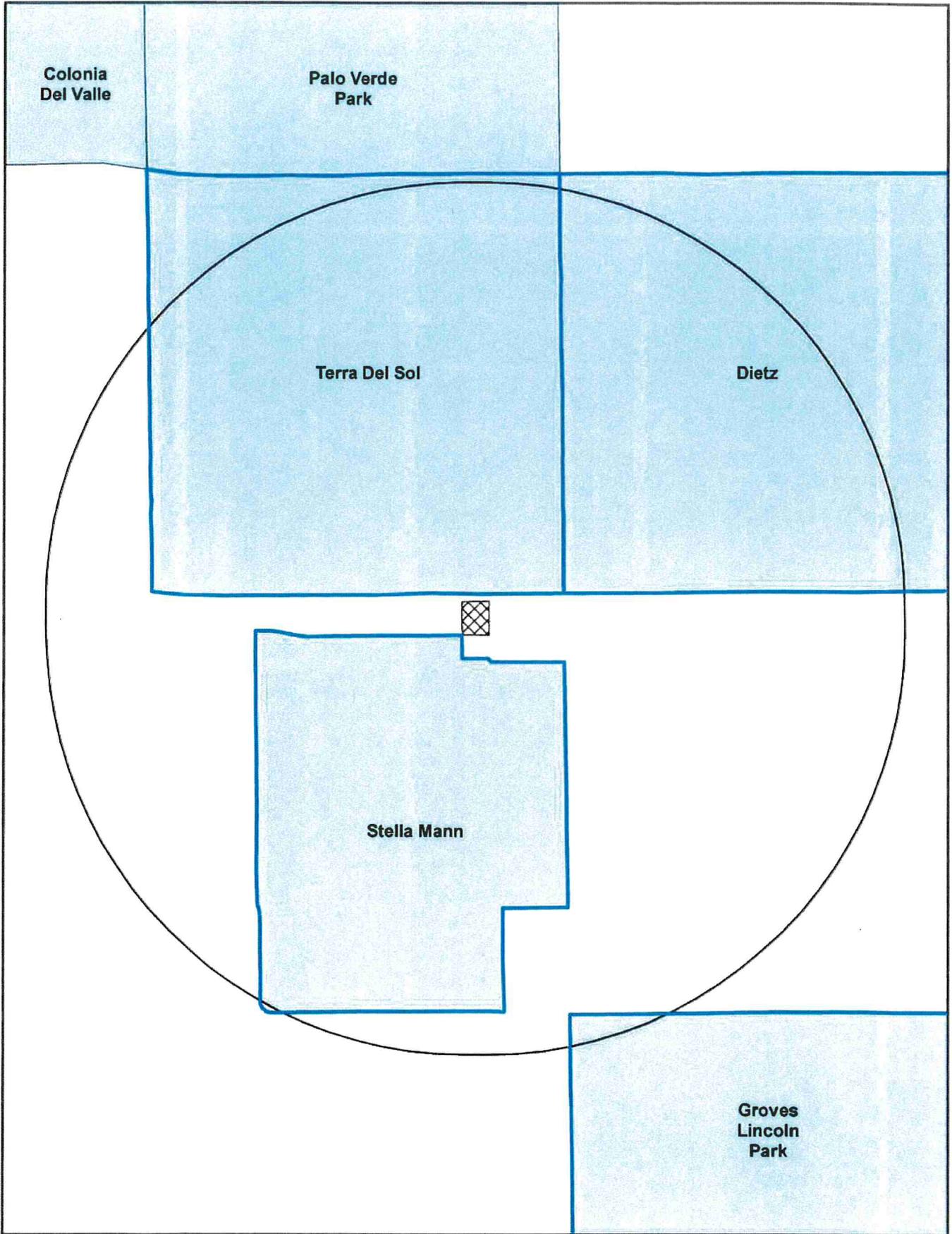


-  Subject Property
-  Notification Area (300 ft. radius)
-  Zone Boundaries
-  Subject Property

Address: 6950 E Golf Links Rd  
Base Maps: Twp.14S Range 15E Sec.30  
Ward: 4



T19PRE0076





## MEMORANDUM

Date: 6/10/2019  
To: Design Review Board

Meeting notes:  
El Rio Neighborhood Meeting  
6/5/2019  
El Rio Southeast  
6950 E. Golf Links Road  
Meeting start 5pm

- One neighbor, Kathryn Cressman and Ken Sand from El Rio attended the meeting.
- Kathryn had positive feedback on the project. She was aware of El Rio's mission to better the communities they have facilities in and commented on how she appreciates the attention to landscape and proper maintenance at the other El Rio facilities around the City.
- She expressed some reservations of having trees removed, but understood the overarching benefit of the solar canopies to the environment and that they do provide great shade.
- She also expressed that it would be great if the trees or some could be transplanted.
- She was concerned that there be a program in place in case there were nesting birds at time of construction.
- There are too many lights on the project.
- Ken added that the project is part of El Rio's commitment to the environment and that the project will provide approximately 75% of the building's power needs.

Meeting ended at approximately 6pm.

**Parcel Number:** 136-24-446A

**Property Address**

<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>
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**Contact Information**

**Property Owner Information:**

EL RIO SANTA CRUZ NEIGHBORHOOD HEALTH  
 CENTER INC  
 839 W CONGRESS ST  
 TUCSON AZ  
 85745-2819

**Property Description:**

W348.56' N355' NE4 NE4 EXC W.63' & EXC N100'  
 2.04 AC SEC 30-14-15

**Valuation Data**

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	\$532,332	\$550	\$532,882	\$532,882	\$95,919
2019	COMMERCIAL (1)	18.0	\$532,332	\$550	\$532,882	\$532,882	\$95,919

**Property Information**

<b>Township:</b>	14.0	<b>Section:</b>	30	<b>Range:</b>	15.0E
<b>Map:</b>		<b>Plat:</b>		<b>Block:</b>	
<b>Tract:</b>		<b>Land Measure:</b>	88,722.00F	<b>Lot:</b>	
<b>Census Tract:</b>	4009	<b>File Id:</b>	1	<b>Group Code:</b>	000
<b>Use Code:</b>	2120 (MEDICAL CLINIC )	<b>Date of Last Change:</b>			8/13/2014

**Sales Information (1)**

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20081261216	1	6/2008	Vacant Land	\$762,688	\$762,688	Y	X SB

**Valuation Area**

**District Supervisor:** RAMON VALADEZ **District No:** 2

<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
8	2111037 DEL		00000 DEL	15

### Recording Information (5)

Sequence No.	Docket	Page	Date Recorded	Type
20082110549	13423	2280	10/29/2008	
20081261216	13338	6663	6/30/2008	
0	2699	389	3/11/1966	
0	6304	387	6/19/1980	
0	3162	315	1/16/1968	

### Commercial Characteristics

Property Appraiser: Mark Baudendistel Phone: (520) 724-7458

#### Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	0	\$128,503	\$0	\$550

#### Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	2009	290/3	0000000	0	\$107,107	\$86,746	PARKING LOT
002-001	2009	101/3	0000000	0	\$49,387	\$41,757	COMMERCIAL YARD IMPROVEMENTS

### Permits (1)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
CSPEC19312	SPEC ~	10/23/2018	11/12/2018	ASR							

Description: Please check progress of new construction.

### Notes (5)

- Created:** 8/21/2018    COMBO REQ SUBMITTED FOR 136-24-446A & 136-24-447A PER OWNERS REQ  
**Modified:** 8/21/2018
- Created:** 9/27/2010    2010 ORDER-> EXEMPTION ALLOWED PER ARS 42-11105(C)  
**Modified:** 9/27/2010
- Created:** 8/11/2009    2010 Supp; Listed blacktop and lighting. Used W/447A. Change use 0022 to 2120. Change Class to 1/0 (100% Commercial Use) L&I  
**Modified:** 8/11/2009
- Created:** 11/24/2008    ROAD 13423/2280  
**Modified:** 11/24/2008
- Created:** 11/24/2008    2009 RESIDUE OF 136-24-4660 AFTER 13423/2280 FOR ROAD TO CITY OF TUCSON. AREA CALC BY SUBTRACTING 255 X .63=161 SF (CHILD) & 348.56 X 25=8,714 SF (CHILD) FROM CORRECTED LAND MEAS ON APIQ 97,597 SF=88,722 SF (RESIDUE). PER AERIAL PCL IS VACANT.  
**Modified:** 11/24/2008





**Subject Property:**  
**6950 E. Golf Links Rd**

E Golf Links Rd

E Golf Links Rd

E Golf Links Rd

S Rd

E Golf Links Rd

E Golf Links Rd

E Golf Links Rd

S Rd

Burger King

Alamo Wash

S Langley Ave

S Langley Ave

S Langley Ave

River of Life  
Baptist Church

Alamo Hills Pet Clinic

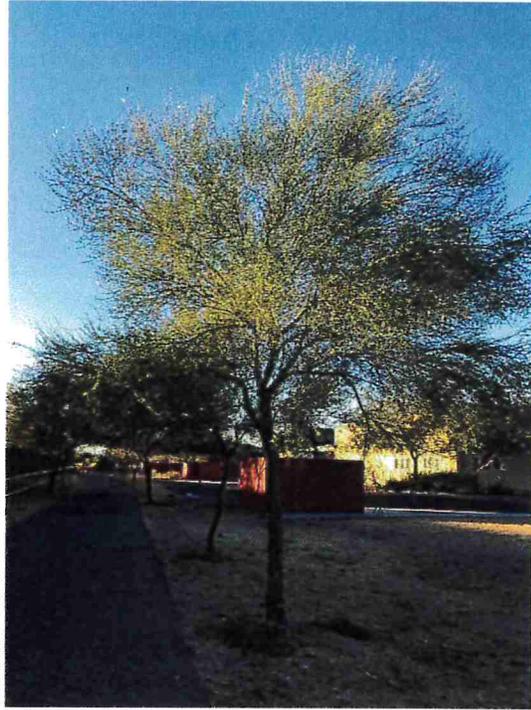
The UPS Store

Christ's Church  
Of Tucson

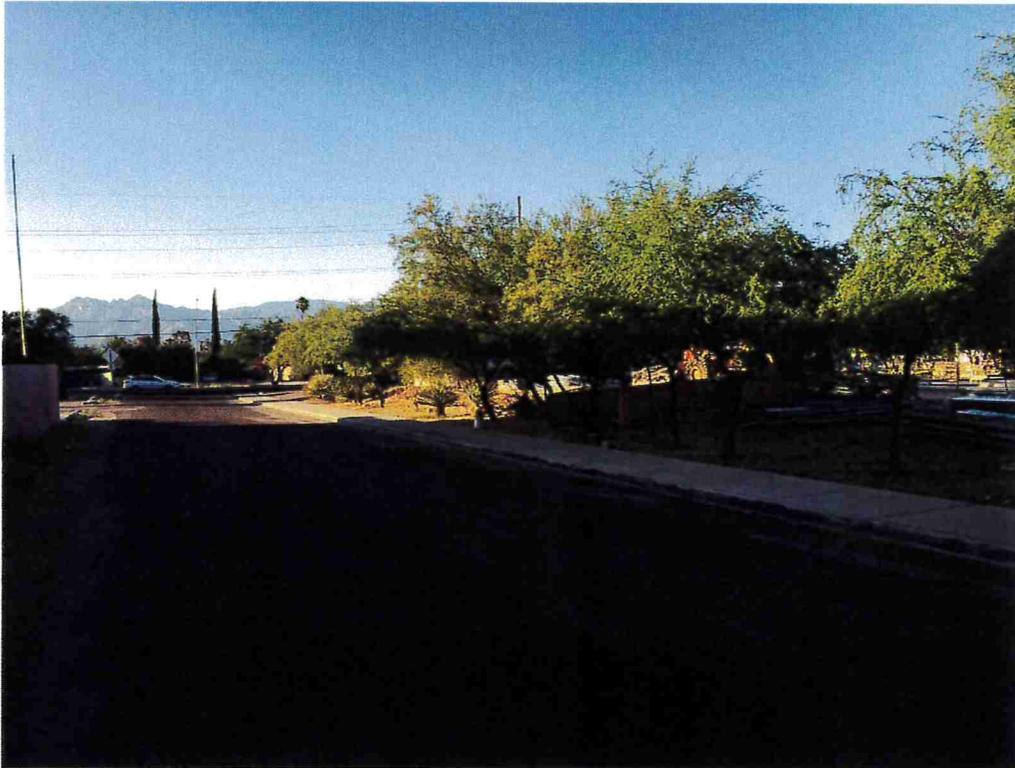
Fry's Food  
Fry's Pharmacy

E 38th St

38th St



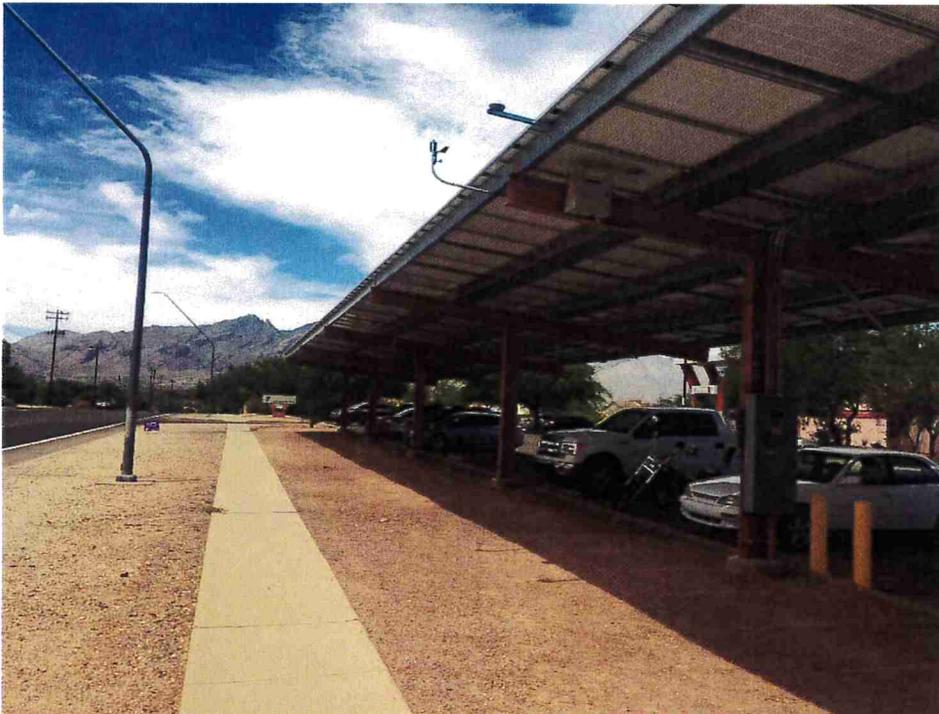
Two views looking south Public 20' Pedestrian and Bike Path easement



View looking North on Langley Ave.



View south on Langley Ave.



Similar project with no landscape border or understory plantings

Lighthouse YMCA/McCormick Park 2900 North Columbus Blvd 85712