



APPLICATION

1/9/18

T18SA0014(DDO)

Case Number DRB-18-01

Date Accepted: 1/9/2018

PROPERTY LOCATION INFORMATION

Property Development (Project) Name (IF APPLICABLE): SPEEDWAY OFFICES

Property Address: 2409 E SPEEDWAY BLVD

Applicable Area/Neighborhood/Overlay:

Zoning: C-1

Historic Status: N/A

Legal Description: OLSENS AMENDED E45' LOT 10 ALL 11 EXC S25' BLK 37

Pima County Tax Parcel Number/s: 123-07-207B

Site and Building Area (sq ft): SITE: 11,1689 SF. BLDG: 2468.70 SF.

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

APPLICANT NAME: GRACE SCHAU

EMAIL: GRACE@A23STUDIOS.COM

PHONE: (520) 203.3829

FAX: ()

ADDRESS: 340 S CONVENT AVE

PROPERTY OWNER NAME (If ownership in escrow, please note):

PHONE: (520)

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

Related Permitted Activity Number(s): Rezoning: C9-17-01, Development Package: DP17-0149

DESCRIPTION OF USE: Office

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

SIGNATURE OF OWNER/APPLICANT

01.09.18
Date



SUBMITTAL REQUIREMENTS

PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:

<input type="radio"/>	1. Application form (signed by the Property Owner or Authorized Agent – include letter of authorization).
	2. Written summary of neighborhood meeting with sign in sheet and agenda (if applicable).
<input checked="" type="radio"/>	3. Project statement outlining scope of work.
<input checked="" type="radio"/>	4. UDC compliance review comments (obtained at the 1 st floor).
<input checked="" type="radio"/>	5. Pima county assessor's record parcel detail and record map.
<input checked="" type="radio"/>	6. Color aerial photograph of subject property (if applicable).
<input checked="" type="radio"/>	7. Color, labeled photographs of project site existing conditions (north, south, east and west elevations of all structures on the property) and surrounding area (if applicable).
	8. Color photographs of precedent examples in surrounding area, labeled with property addresses and keyed on the aerial photograph (if applicable).
<input checked="" type="radio"/>	9. Site Plan (and landscape plan and floor plans if applicable) drawn to scale at 11"x17", folded*, prepared in accordance to Section 2-06.0.0, in the Administrative Manual.
	10. Elevations (and contextual elevations if applicable) drawn to scale at 11"x17", folded*, dimensions, proposed materials (if applicable) prepared in accordance to Section 2-06.0.0.
<input checked="" type="radio"/>	11. Samples , cut sheets and/or photographs of the type, color and texture of the proposed materials (if applicable).
<input checked="" type="radio"/>	12. PDF of all above listed items (number of hard copies may be required).
<input checked="" type="radio"/>	13. Applicable fees (payable to City of Tucson).
<input type="radio"/>	14. (Other)

*For 11" X 17" format "z" fold as follows: With plan face up bring right side to left side (text to text), align edges and crease right edge. Bring top corner of open edge (top panel only) down to center of right folded edge (creates a diagonal edge on left), align and crease.

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. If you feel the Land Use Code (LUC) should apply, please consult with Zoning review staff. 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.

Case Number Issued: DRB - _____ - _____

Related Case No. _____ - _____ - _____

Design Review Board (DRB) APPLICATION

Submit application by appointment, to 201 N. Stone, 2nd Floor North side.

PROPERTY INFORMATION:

PROJECT NAME: SPEEDWAY OFFICES

(For example: Al's Bar & Grill, Jones Residence Carport Addition, or Palo Verde Shopping Center, etc.)

PROJECT ADDRESS: 2409 E SPEEDWAY BLVD

(NOTE: If the site is vacant ask Pima Co. Addressing, 201 N. Stone, for an Administrative Address)

ZONING OF PROPERTY: O-2 (For example: R-1, C-2, I-1 or R-1/C1 Authorized, etc.)

PROJECT TYPE (check all that apply):

- | | |
|---|---|
| <input type="radio"/> New building on vacant land | <input type="radio"/> New building on developed land |
| <input type="radio"/> New addition to existing building | <input type="radio"/> Change of Use to existing building |
| <input type="radio"/> Existing building needs permits | <input type="radio"/> Modification to façade of existing building |
| <input checked="" type="radio"/> Other (Explain) REQUIRED WALL REPLACED WITH LANDSCAPE SCREEN | |

APPLICANT INFORMATION:

AGENT (The person processing the application and who staff will send mailings to):

NAME: GRACE SCHAU

ADDRESS: 340 S CONVENT AVE

TUCSON AZ

ZIP: 85701

PHONE: (520) 203 _____ - 3829 **FAX:** () _____ - _____

[PROPERTY OWNER/S (If ownership in escrow, please note):

NAME: PHIL LIPMAN - BRIGHT PROPERTIES

ADDRESS: 218 N. 4TH AVE

TUCSON, AZ

ZIP: 85705

PHONE: (520) 609 _____ - 6093 **FAX:** () _____ - _____

[SIGNATURE OF PROPERTY OWNER]:



Revision Narrative

a.23 studios
340 S. Convent Ave.
Tucson, AZ 85701
520.203.3829

December 14, 2017

Attention: City of Tucson

Regarding: Lipman Speedway Offices
2409 E Speedway Blvd., Tucson, AZ 85719

Project Information Narrative:

The purpose of this revision to DP17-0149 is to add vegetation to the eastern edge of the site in lieu of a masonry wall. This will improve the experience and aesthetic of the parking lot by cooling and softening the edge of the lot. This will satisfy the intention of the separation between lots while maintaining the rhythm and scale of the historically residential neighborhood.

Modification Request:

UDC 7.6.4.1 requires a 5' wall at the adjacent residential lot. UDC 7.6.5.B.1 requires that walls required by this section must be of masonry material or masonry with a stucco or textured finish. We are proposing instead of a masonry wall a vegetation screen made of Green Hopbush. Each plant will be at least five gallon sized when planted.

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a.23 studios
340 South Convent Avenue
Tucson, AZ 85701
c. 520.203.3829
e. grace@a23studios.com

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PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan, dated January 16, 2017, and required reports, are to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”. The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATIBILITY

6. Hours of operations shall be between 7:00 a.m. and 7:00 p.m. on Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday and Sunday.
7. All exterior mechanical equipment shall be screened from view from surrounding roadways and properties.
8. All walls visible from a public right-of-way and/or adjacent to existing residential development, are to be graffiti-resistant and incorporate one (1) or more visually appealing design treatments, such as the use of two (2) or more decorative materials like stucco, tile, stone, or brick; a visually interesting design on the wall surface; varied wall alignments, (jog, curve, notch, setback, etc.); and/or trees and shrubs in voids created by the wall variations.
9. Six (6) inch wide masonry block or greater shall be used for perimeter walls.

Parcel Number: 123-07-207B

Property Address

Street Number	Street Direction	Street Name	Location
2409	E	SPEEDWAY BL	Tucson

Contact Information

Taxpayer Information:

JET TO THE PROMISED LAND LLC 1/2 &
 SHAH MANISH 1/2
 ATTN: PHIL LIPMAN
 PO BOX 43025
 85733-3025

Property Description:

OLSENS AMENDED E45' LOT 10 & ALL 11 EXC S25'
 BLK 37

Valuation Data

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2017	RES RENTAL (4)	10.0	\$502	\$156,266	\$156,768	\$141,875	\$14,187
2018	RES RENTAL (4)	10.0	\$502	\$162,867	\$163,369	\$148,969	\$14,897

Property Information

Township:	14.0	Section:	5	Range:	14.0E
Map & Plat:	4/88	Block:	037	Tract:	
Rule B District:	3	Land Measure:	2.00S	Lot:	10
Census Tract:	600	File Id:	1	Group Code:	000
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED)			Date of Last Change:	4/3/2017

Valuation Area

District Supervisor: RICHARD ELIAS District No: 5

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
60	6	UN_SAM_HUGHES	05000901	13

Recording Information (8)

Sequence No.	Docket	Page	Date Recorded	Type
20170340541	0	0	2/3/2017	WTDEED
20162440264	0	0	8/31/2016	WTDEED
20151070651	0	0	4/17/2015	WTDEED
20151070649	0	0	4/17/2015	CTFDTH
95042948	10009	1403	3/28/1995	QCDEED
93055432	9519	2129	4/13/1993	DDISTR
90141061	8918	1630	11/20/1990	OR
89136527	8655	703	11/1/1989	OR

Residential Characteristics

Property Appraiser: Stephen Hamner Phone: (520) 724-3061

Main Structure:

Appraisal Date:	9/25/2015	Property Type:	Single Family Residence	Area ID:	Ed 13-050009-01-3
Processed:	12/31/1969	Building Class:	3	Physical Condition:	Fair
Total Living Area:	1,465	Garage Type:	Garage	Effective Construction Year:	1926
Garage Capacity:	1	Stories:	1	Patio Type:	Covered
Rooms:	6	Patio Number:	1	Quality:	Fair
Pool Area:	0	Exterior Walls:	8in Stucco	Valuation Type:	00
Roof Type:	Prepared Roll	Total Main:	\$165,019	Heating:	Gravity
Total Control:	\$165,019	Cooling:	Evaporative	Total Actual:	\$163,369
Bath Fixtures:	3	FCV Adjustment Factor:	0.900	Enhancement:	\$0
Last Calc:	0630				

Obsolescence:

Description

Ratio

SPEEDWAY BLVD

0.900

Notes (6)

Created: 6/14/2017 C9-17-01 Approved rezoning from R-1 to O-2. Proposed use: business office and/or medical office.
Modified: 6/14/2017

Created: 12/27/2016 2017 Reparcel Batch 23087 Back from section
Modified: 12/27/2016

Created: 7/27/2016 2017 reparcel released batch 23087 to section
Modified: 7/27/2016

Created: 7/22/2016 2017 reparcel 123-07-207A combined with 123-07-208An++batch 23087n++area calcn++w\travcad\20161530001.dwg (10,522sf) perm++reqn++fromn++Philip A Lipman Member of Jet to the Promised Land LLC 05/31/2016
Modified: 7/22/2016

Created: 5/12/2015 SQ20151070649 DEATH CERT FOR AULUS HOLDING BURR DICKSON
Modified: 5/12/2015

Created: 5/8/2015 2016 VIA SECONDARY VALUATION TO CLASS SQ20151070651 4.2 rental PER SALES AFFIDAVIT FOR PARCEL 123-07-207A.
Modified: 5/8/2015

BLK 123-07

DRACHMAN STREET

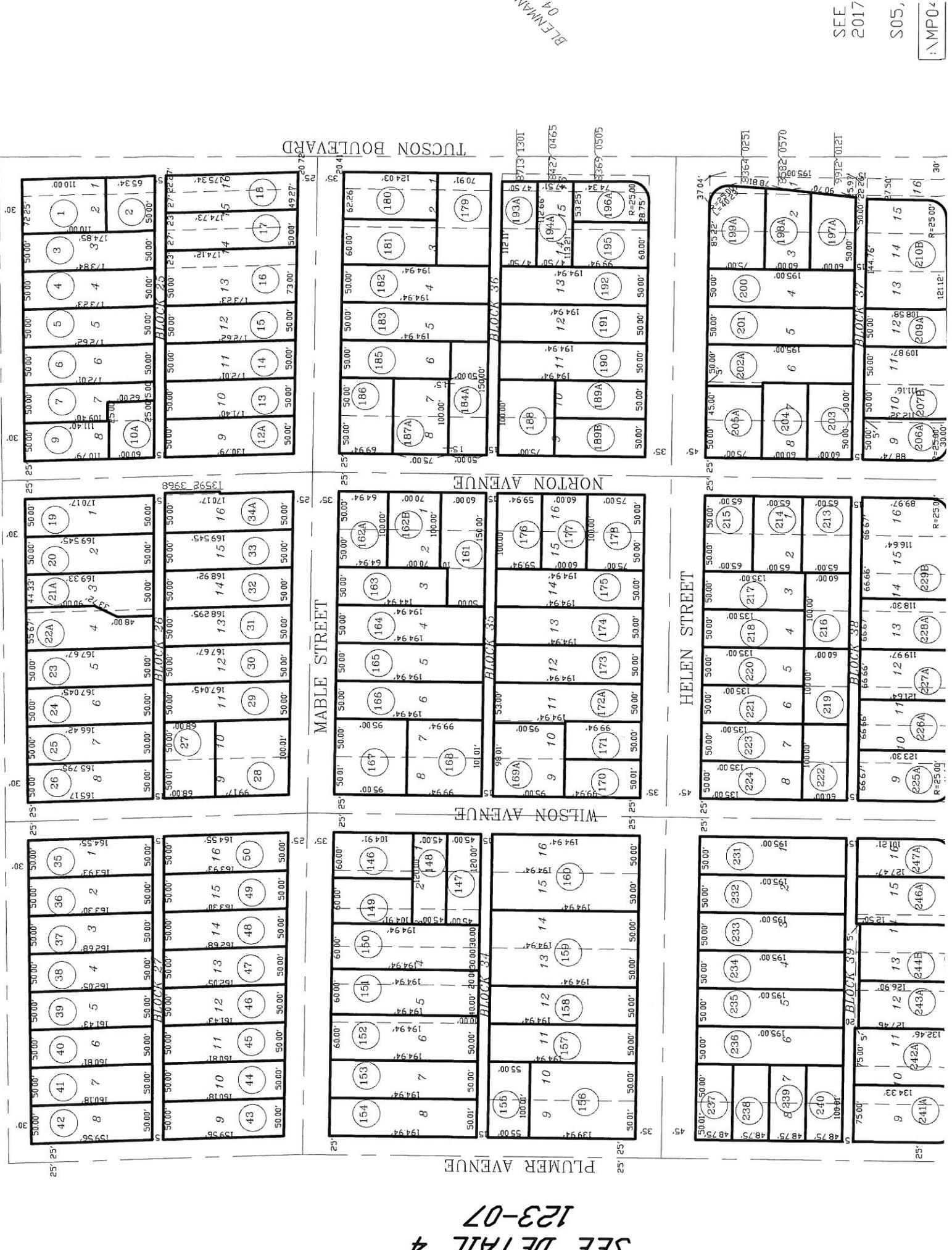
PLUMER AVENUE

WILSON AVENUE

NORTON AVENUE

MABLE STREET

HELEN STREET



SEE DETAIL 4
123-07

PLUMER AVENUE

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WILSON AVENUE

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Aerial Photograph 2409 E. Speedway Blvd.

NOT TO SCALE

DATE: 01.08.18

JOB# 15085

a.23 studios

340 South Convent Ave
Tucson, AZ 85701
520.245.4010 phone