



**PRE-APPLICATION INFORMATION**

**Zoning Administration Process Overview:** A project may be subject to various reviews and criteria depending on the scope of work and the Unified Development Code (UDC). Please note that your projects may not be subject to review by all review authorities used in the table below. The Zoning Administration processes at Planning and Development Services Department (PDSD) include:

<b>Review Process</b>	<b>Review Authorities</b>	<b>PDSD Planning Contact</b>
<b>Design Development Option (DDO)</b> [UDC Section 3.11.1]	Design Review Board (DRB)	Russlyn Wells – (520) 837-4948
<b>Flexible Lot Development (FLD)</b> [UDC Section 8.7.3]	Design Professional	Carolyn Laurie – (520) 837-4953
<b>Historic Preservation Zone (HPZ)</b> [UDC Section 5.8]	1. Neighborhood Historic Advisory Board 2. Tucson-Pima County Historical Commission (T-PCHC) Plans Review Subcommittee (PRS)	Michael Taku – (520) 837-4963
<b>Infill Incentive District (IID)</b> [UDC Section 5.12]	1. Neighborhood Liaison 2. Design Professional 3. T-PCHC PRS 4. Design Review Committee (IID-DRC)	Carolyn Laurie – (520) 837-4953
<b>Individual Parking Plan (IPP)</b> [UDC Section 7.4.5.A]		Mark Castro – (520) 837-4979
<b>Main Gate District (MGD) Design</b> [MGD Policy]	1. Neighborhood Historic Advisory Board 2. T-PCHC PRS 3. Main Gate District Design Review Committee (MGD-DRC)	Carolyn Laurie – (520) 837-4953
<b>Neighborhood Preservation Zone (NPZ)</b> [UDC Section 5.10]	Design Professional	Carolyn Laurie – (520) 837-4953
<b>Rio Nuevo Area (RNA) (formerly RND)</b> [UDC Section 5.12.7]	1. T-PCHC PRS 2. Design Review Board (DRB)	Michael Taku – (520) 837-4963 Carolyn Laurie – (520) 837-4953
<b>Variances</b> [UDC Section 3.10.3]	Design Review Board (DRB) Board of Adjustment (B/A)	Mark Castro – (520) 837-4979 Russlyn Wells – (520) 837-4948

**UDC Compliance Review:** All projects must **FIRST** be submitted for compliance review at the PDSD 1<sup>st</sup> floor, 201 North Stone Avenue, (520) 791-5550. The UDC compliance comments for the project are generated by PDSD staff after completing their review of the detailed development package submitted for the project to ensure that all needed modifications are identified.

**Pre-Application Meeting:** Once you have completed the following Application Form (Page 2) and obtained the Submittal Requirements (Page 3). Applications for pre-submittal conferences must include a completed application form submitted by 4:30 PM, seven (7) working days prior to the requested conference date with the \$100 fee, payable to *The City of Tucson*. Staff will fill out the Case Information (Page 4) and advise applicants on any additional UDC requirements to complete the application package to initiate the review process.



APPLICATION

Case Number \_\_\_\_\_

Date Accepted: \_\_\_\_\_

**PROPERTY LOCATION INFORMATION**

Property Development (Project) Name (IF APPLICABLE): Royal Lexus/Kia dealership on Speedway

Property Address: 4333, 4343, and 4373 E. Speedway Blvd.

Applicable Area/Neighborhood/Overlay: Garden District

Zoning: C-2 Historic Status: none

Legal Description: Portion of lots 1-9, Block 4. SE 1/4 of section 3, T14S, R14E G&SRB&M

Pima County Tax Parcel Number/s: 122-12-039A, 122-12-039C, 122-12-043B, 122-12-0380, 122-12-0400, 122-12-0480

Site and Building Area (sq ft): 276,310

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

APPLICANT NAME: Karen Cesare (Novak Environmental, Inc.)

EMAIL: Karen@novakenvironmental.com

PHONE: ( 520 ) 206-0591 FAX: ( ) \_\_\_\_\_

ADDRESS: 4574 North First Avenue Ste 100 Tucson, AZ 85718

PROPERTY OWNER NAME (If ownership in escrow, please note): Royal Buick Company, Inc./Royal Land, L.L.C/Royalex Limited

PHONE: ( 520 ) 448-2082 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): DP17-0285, T18PRE0038

DESCRIPTION OF USE: Car Dealership for Lexus and Kia

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

Karen Cesare  
SIGNATURE OF OWNER/APPLICANT

4-11-18  
Date



**SUBMITTAL REQUIREMENTS**

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

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

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*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 INFORMATION**

*(To be completed by PDSD staff at pre-application meeting)*

**CASE INFORMATION**

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Case Number (E.g. HPZ-14-11, IID-15-01):

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Related Permitted Activity Number(s):

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Review Process (E.g. HPZ, DDO, IID – Major/Minor):

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Applicable Fees:

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Pre-Application Accepted by:

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Pre-Application Meeting scheduled for:

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Additional Notes:

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Next Steps (E.g neighborhood meeting, recommendation from T-PCHC PRS, Design Professional, etc.):

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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: 4/11/18

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:  
Karen Cesare (Novak Environmental, Inc.) Phone: (520) 206-0591

Applicant's Address:  
4574 North First Avenue Ste 100 Tucson, AZ 85718

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

The subject property located at:	4333, 4343, 4355, 4373 E. Speedway Blvd
Assessor's Parcel Number:	122-12-039A, 122-12-039C, 122-12-043B, 122-12-0380, 122-12-0400, 122-12-0480
Printed Name of Owner of Record:	Paul Neal Westman
Address of Owner of Record:	4670 N. Circuit Rd.
Phone Number of Owner of Record:	520-696-2800
Signature of Owner of Record: (must be original signature)	<i>Paul Neal Westman</i>

Case Number: C10- Activity Number: T18PRE0038

# Royal Lexus/Kia Dealership Variance Request

## Neighborhood Meeting

April 3, 2018

6:30 p.m.

Royal Kia Dealership

4373 E. Speedway Boulevard

## SUMMARY

On April 3<sup>rd</sup>, 2018, Novak Environmental, Inc. and Acorn Associates arrived to the Royal Kia dealership at 4373 E. Speedway Boulevard prior to the scheduled meeting start time for set up. A seating area with complementary water was provided, along with display boards to use during the presentation. The sign-in station had meeting agendas for attendees, and was marked with a wayfinding sign to direct the public towards the meeting. A wayfinding sign was also posted at the entrance to the dealership directing the public to the meeting room, which was clearly visible from the entrance doors.

The Neighborhood meeting began just after the scheduled 6:30 p.m. start time, as additional time was given in hopes more attendees would arrive. In total, 1 community member arrived. This community member was named Matt Bingham, and was a representative of the Poets Square Neighborhood Association. The meeting presentation followed the agenda which had been passed out. The community member present had several questions, which were answered as follows:

Matt- Why can't greater than 50% groundcover be done along Speedway and Columbus, such as 70-80%?

Answer- We can certainly provide a greater percentage of groundcover along those streets, and will update our plans to show that.

Matt- Why do you need the space for display parking, storage, and travel lanes?

Answer- The number of parking spots for display and storage is set by manufacturer requirements. The number of staff and public parking spaces is required by the City. The minimum size of travel and circulation lanes is set by the City for the purposes of safety. We have provided the minimum widths for such lanes.

Matt- Why can't you fit the full landscape border on Catalina?

Answer- We initially intended to put the entire width of landscape border on Catalina by planting in the ROW, since only 1' of space is available on the property. Unfortunately, we are only allowed to plant in 5' of the ROW, so the maximum width with the 1' on property will be 6'. We are unable to lose a row of parking to increase the width on property for the reasons we just discussed, as well as an existing 4' difference in grade which must remain so that the parking and inventory spaces are at a consistent level as exists today.

Matt- I have no doubt it will be an improvement. It doesn't look good now.

Answer- Thank you, we agree. We are excited to provide an upgrade to the existing condition and think that the project will be an asset to the community.

After the meeting adjourned, the attendee and presenters had the opportunity to walk around the project area since the neighborhood meeting was held on site. It was noted that the existing condition is very bare, and that the landscape plans proposed would be a significant improvement. There was 1 existing non-native tree along speedway which the attendee asked about retaining or transplanting, however it was explained that it was not a good candidate for transplant due to age, health, and structure, and that it needed to be moved due to utilities and circulation routes. At this point the attendee took his leave, and the presenters returned inside to dismantle the presentation materials and end the evenings meetings.

Royal Lexus/Kia Dealership Variance Request

Neighborhood Meeting

April 3, 2018

6:30 p.m.

Royal Kia Dealership

4373 E. Speedway Boulevard

ADDITIONAL COMMUNITY CORRESPONDENCE

PHONE CALL

FOR Karen DATE 3-27 TIME 8:00 A.M. P.M.

M. Edward Trejo

OF 4410 E. Speedway

PHONE \_\_\_\_\_ CELL \_\_\_\_\_

MESSAGE no objections to Royal plans - can't make meeting. (message taken by JAVAC.)

SIGNED \_\_\_\_\_

TELEPHONED  
 RETURNED YOUR CALL  
 PLEASE CALL  
 WILL CALL AGAIN  
 CAME TO SEE YOU  
 WANTS TO SEE YOU

PHONE CALL

FOR Karen DATE 3/29/08 TIME 8:50 A.M. P.M.

M. Kristen Birner

OF \_\_\_\_\_

PHONE 520-989-0908 CELL \_\_\_\_\_

MESSAGE 4701 B Bellevue  
4707 B Bellevue  
JC unhappy will send email

SIGNED \_\_\_\_\_

can't attend meeting

TELEPHONED  
 RETURNED YOUR CALL  
 PLEASE CALL  
 WILL CALL AGAIN  
 CAME TO SEE YOU  
 WANTS TO SEE YOU

PHONE CALL

FOR Karen DATE 3/28 TIME 2:45 A.M. P.M.

M. Hal Adamson

OF 4443 East Speedway

PHONE 299 6360 CELL \_\_\_\_\_

MESSAGE Letter to Neighborhood  
yes endorsement

SIGNED \_\_\_\_\_

TELEPHONED  
 RETURNED YOUR CALL  
 PLEASE CALL  
 WILL CALL AGAIN  
 CAME TO SEE YOU  
 WANTS TO SEE YOU



Karen Cesare &lt;karen@novakenvironmental.com&gt;

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**Royal Kia - Neighborhood Meeting**4 messages

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**Kristen Birner** <kristen@kristenbirner.com>

Thu, Mar 29, 2018 at 2:23 PM

To: "Karen@novakenvironmental.com" &lt;Karen@novakenvironmental.com&gt;

Cc: Colette Barajas &lt;colettebarajas@msn.com&gt;, "ward6@tucsonaz.gov" &lt;ward6@tucsonaz.gov&gt;

Nova Environmental Inc.

Attn: Karen Cesare

Re: Neighborhood Meeting April 3<sup>rd</sup>, 2018

March 29, 2018

Dear Ms. Cesare,

Colette Barajas and I received a letter from you this past weekend regarding an Adjustment Variance Application on behalf of Royal Kia. You state that a neighborhood meeting is scheduled for April 3<sup>rd</sup> at 6:30pm. Unfortunately we will be out of town and unable to attend. I don't understand exactly what you're "requests" entail but I can tell you at this point we are extremely frustrated with Royal Kia. The noise, dirt, general disregard of the disruption they are causing our neighborhood is unacceptable. I spoke with Tom earlier this morning and he recommended I email you with my concerns and frustrations.

Colette and I own 4301 E Bellevue (situated on the NE corner of Bellevue and Columbus Blvd) as well as 4307 E Bellevue (which is directly next door). We live at 4307 E Bellevue and we rent 4301 E Bellevue. We have owned these properties for 20+ years and never has there been such hideous noise and disturbance, especially from Royal Kia.

1.) For months now Royal Kia has cars delivered to their showroom and at a much more frequent rate than they did a couple of years ago. The delivery trucks enter from Columbus Blvd onto Bellevue past both of our homes. These deliveries happen several times a week and quite regularly there are two deliveries on the same day and they start early. The trucks are noisy as they come around the corner, the gears grind, there is a loud kind of 'decompression' noise (not sure of the actual term but it's LOUD and obnoxious), and often the brakes squeal. Once they park along the street the drivers

'drop' the plank to unload the cars; it is LOUD and disturbing to the neighborhood, especially when it happens on a regular basis. The trucks are heavy and rip up Bellevue St...we don't need help with that! Once the trucks are unloaded they turn around and leave the same way they came in.

I'm not sure why they need to enter off of Columbus. Our Request: they could just as easily enter from Swan or better yet enter off of Speedway directly onto the Kia lot!

2.) We were patient with the expansion of the main showroom but since they've decided to redo the entire lot the noise is unbearable and our patience has run out! The construction starts early and goes late. The beeping of the construction equipment can be heard from our home all day long. Lately it is not unusual to have HUGE delivery semi's roll around same corner as above starting as early as 6:30am (sometimes earlier)! They come and go all day, every day. As with the 'car trailer trucks, as they round the corner of Columbus and Bellevue, the brake squealing and decompressing starts. Once again they turn around and go back the same way but this time they rip the branches off of our mesquite tree in front of 4307. The noise factor is the same on their way out of our neighborhood.

3.) Then there are the huge water trucks that come and go around the same corner (Columbus and Bellevue) stop directly across the street from 4301, with the same brake and decompression issues, and use the fire hydrant to fill their trucks with water.

4.) Trucks hauling huge construction equipment frequently rumble down Bellevue past our homes.

5.) Just this morning (3/29/18) the trucks started from Columbus down Bellevue at 6:30am and by the time I called your office at 8:49am no fewer than 6 large trucks had rumbled past our house. As I type this I've lost count but I can hear them as I sit in my office. This is rude and disrespectful of those of us that live in this neighborhood!

6.) Over the years I've picked up lots of trash that blows over from Royal Kia; floor mats, blue spongy squares of some sorts and different materials that have Royal Kia printed on it. It's gotten worse as the construction has been underway.

7.) This is a residential neighborhood and with all the trucks and traffic from Royal Kia's construction it's gotten dangerous. Just this morning we witnessed one of the trucks almost take out a bike rider.

8.) And finally we work diligently to keep both of our properties clean and attractive; in fact the apartment complex across the street and the corner house directly across from 4301 have worked diligently to keep their properties clean and nice. But now with this extra noise pollution it's difficult for us or our Airbnb tenants to enjoy our backyards, I can't imagine what it's like for our neighbors across the street backed up to Royal Kia. Columbus is a busy street already but with Royal Kia's construction the noise pollution has greatly increased not to mention that I don't believe Columbus Blvd was designed to carry this kind of truck traffic.

I am beyond frustrated and wish I could be here for the meeting. However since we can't be how will you keep Colette and me apprised of what's happening? As I said in the beginning I don't understand what you're hoping to accomplish at the meeting, but I can tell you that if you're asking for anymore construction leeway or further ruin of our neighborhood we will not support it.

I look forward to hearing from you as soon as possible.

Respectfully,

Kristen Birner & Colette Barajas  
520-909-0908

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**Karen Cesare** <karen@novakenvironmental.com>  
To: Kim Acorn <Kim@acornarchitecture.com>

Thu, Mar 29, 2018 at 2:31 PM

FYI - it seems like a lot of her concerns center around operational issues. Maybe you could give me some thoughts on how to respond or if there is some other means to address her concerns?

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

(520) 206-0591 p

(520) 405-8035 c

***CELEBRATING OUR 20TH YEAR IN BUSINESS!***

***1998-2018***

[Quoted text hidden]

**Karen Cesare** <karen@novakenvironmental.com>

Fri, Mar 30, 2018 at 5:08 PM

To: Kristen Birner <kristen@kristenbirner.com>

Cc: Colette Barajas <colettebarajas@msn.com>, "ward6@tucsonaz.gov" <ward6@tucsonaz.gov>, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Hello Kristen,

Thank you for taking the time to send your email. I'm sorry you can't make the meeting, but you will be notified by the City of future meetings on this matter and will have an opportunity to comment directly to them. Your neighborhood association has also contacted me, and I will be providing them information from the neighborhood meeting, I can send that to you as well if you like.

I will also forward your email to the dealership, since many of your concerns are not directly related to the variance request.

Very Truly,

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

(520) 206-0591 p

(520) 405-8035 c

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***1998-2018***

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**kim@acornarchitecture.com** <kim@acornarchitecture.com>

Mon, Apr 2, 2018 at 10:29 AM

To: Karen Cesare <karen@novakenvironmental.com>

Karen ,

Thanks for responding to the Neighbors.

See you tomorrow night.

KIM

[Quoted text hidden]



Karen Cesare &lt;karen@novakenvironmental.com&gt;

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**Would like to postpone Kia variance meeting April 3**

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Lois Pawlak &lt;loispawlak@cox.net&gt;

Thu, Mar 29, 2018 at 11:02 AM

To: karen@novakenvironmental.com

Cc: Lois Pawlak &lt;loispawlak@cox.net&gt;, Meg &lt;mmcjohnson@cox.net&gt;, Anna Marie Patti &lt;ampatti@cox.net&gt;, KRISTINE D YARTER &lt;kyarter@msn.com&gt;, steve.kozachik@tucsonaz.gov

Hi Karen,

We just received your letter today (3/29) regarding a meeting to take place on April 3rd to talk about the landscaping variance the Kia dealership is requesting. We want to thank you for the notification. This meeting is short notice and we won't have enough time to notify the neighborhood residents and advertise the meeting to see if we can get a good representation of those that may be concerned or impacted by the variance request. I'm not even sure if anyone from our board can attend. I know I will be unavailable. And since this is right after the Easter holiday, many people may be out of town or just returning home.

The property in question is well maintained on Speedway, but we are very concerned about pedestrian safety and beautifying Garden District and need the opportunity to attend a meeting so we can all be informed as to the variance requested and any possible options. There are issues on Catalina St with no sidewalk and no walking easement on the east side. There are issues with the lot to the west of Columbus that the dealership employees use.

Maybe there is a compromise with adding some landscaping in the east lot or on the north side of Kia's lot on Belvedere to make up for a lack of it on Speedway and Columbus. GDNA has just finished a project with The Rotary Club and Trees For Tucson which added 200 trees to our neighborhood. We would love to see the dealership help us meet our goal of beautifying Garden District. The quadrant that Kia is in, is our most needy area due to the low amount of owner occupied residences.

Please let me know if we can postpone this meeting until the 2nd week in May. This should be adequate time for us to review and prepare for this meeting.

Lois Pawlak  
President  
Garden District  
520-325-7611

Sent from my Verizon 4G LTE smartphone



Karen Cesare &lt;karen@novakenvironmental.com&gt;

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**Would like to postpone Kia variance meeting April 3**20 messages

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**Lois Pawlak** <loispawlak@cox.net>

Thu, Mar 29, 2018 at 11:02 AM

To: karen@novakenvironmental.com

Cc: Lois Pawlak &lt;loispawlak@cox.net&gt;, Meg &lt;mmcjohnson@cox.net&gt;, Anna Marie Patti &lt;ampatti@cox.net&gt;, KRISTINE D YARTER &lt;kyarter@msn.com&gt;, steve.kozachik@tucsonaz.gov

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Lois Pawlak  
President  
Garden District  
520-325-7611

Sent from my Verizon 4G LTE smartphone

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**Karen Cesare** <karen@novakenvironmental.com>

Thu, Mar 29, 2018 at 11:22 AM

To: Kim Acorn &lt;Kim@acornarchitecture.com&gt;

FYI

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

(520) 206-0591 p

(520) 405-8035 c

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

(520) 206-0591 p

(520) 405-8035 c

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**Karen Cesare** <karen@novakenvironmental.com>

Thu, Mar 29, 2018 at 1:25 PM

To: Lois Pawlak <loispawlak@cox.net>

Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Hello Lois,

Thank you for contacting me about our proposed variance request. I am sorry you can't make the meeting. We have followed all the City's requirements for mailing timelines in our notice. We cannot postpone the meeting since the notice has gone to a wide mailing list, and due to our project schedule, which is to be before the Board of Adjustment on May 23rd.

However, I would be happy to meet with you and/or other representatives of your neighborhood association to show you what we are proposing and get your feedback. It is my hope that once you see what we are proposing you will be in support of our request. No matter what, you can submit your comments directly to the City of Tucson. Since you are on the mailing list you will also be notified of upcoming meetings on this matter.

Please let me know if you would like to schedule a meeting, and some available times. Thank you.

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

(520) 206-0591 p

(520) 405-8035 c

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[Quoted text hidden]

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**Lois Pawlak** <loispawlak@cox.net>

Thu, Mar 29, 2018 at 8:43 PM

To: Karen Cesare <karen@novakenvironmental.com>  
Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>, Lois Pawlak <loispawlak@cox.net>

Karen,

Sorry to hear you can't move the meeting. We are all a volunteer board and have other commitments on various days of the week, so too bad we didn't know in advance when you were planning the meeting or we could have put it on our calendars. Additionally, this is a Mayor & Council meeting night, so our representatives will not be able to attend either. Regardless, we'll try to have someone there.

I would like you to please send us any renderings or descriptions you have of what will be done via email so we have it to look at in advance. I personally would like that since I can't come to the meeting due to another commitment. Surely whatever you are going to show or hand out can be made available in advance. And if you ever have a meeting for another neighborhood, you should look up the names and contact information for their board and contact them in advance so it makes the process go more smoothly for all. All City neighborhoods are required to send in the names of all the board members, our email addresses, phone numbers, and mailing address to the City each year and I believe it is published on the City's website.

To get the process started on our end, I drove by the property this afternoon and have the following comments.

The current landscaping is very minimal around all sides of the property bordering Speedway, Columbus, Bellevue, and Catalina and consists of pink gravel, a couple plants on Bellevue and a few more on Catalina but pretty far south of Speedway, with none on Columbus. There are 3 planters that with beautiful flowers on Speedway and they are very happy looking as your customers see them when they drive in.

The metal railing on Columbus, that extends onto Speedway, has always been a very unattractive way of separating the pedestrians from the property for as long as I've lived here, which is over 20 years. If this can be remedied with something more attractive or removed all together, that would help. There are at least 2 painted patches on the block wall on Bellevue obviously covering some graffiti. Maybe someone can remove

that paint with a graffiti remover. When I drove down Bellevue the back gate was open and a large truck was parked in the wrong direction on Bellevue, which is illegal. There is also a large area at the curb where the curb is missing, which should be fixed to have it like it was originally. A few of these little details may not have anything to do with the variance request, but these are the kinds of things that residents shouldn't have to put up with.

As I mentioned in my first email, the lot that the employees park in across Columbus to the west could use improvement. Right now it's all dirt and is treated like an alley and no one seems to care what it looks like. We're wondering if Kia can have an impact on what is going on over there regarding landscaping, especially since it makes Kia look not as attractive to potential car buyers. We have Cactus Jack's on Alvernon at Speedway and they have done a great job at maintaining the landscaping and the bus stop, which is very much appreciated. We have another car lot further east on Speedway and it is an eyesore and we'd really like to have more of the attractive commercial properties than those that aren't.

If Kia is interested in helping to improve the neighborhood, we have "Adopt a Street" opportunities for Columbus from Speedway to Grant and Speedway from Swan to Alvernon. They'd get a sign on both ends of the street with their name, which would be good PR for them. I can put you in contact with Tucson Clean & Beautiful to find out about these community opportunities. Quite a number of years ago Buick (previous to Kia) sponsored a couple of our neighborhood events and it we were very grateful for their participation, but the person who spearheaded that left a few years ago and we haven't heard from anyone since and the one time I did reach out to this dealership I was met with blank stares as to who we were. It's really too bad because residents and business owners all have to work together if we want things to improve or just to figure out who the players are so we can openly communicate. Here in GDNA we have an enewsletter that is sent out at least 2 times a month. I'd like to suggest that someone in management at the dealership be a subscriber. It's simple to do. Just go to [www.thegardendistrict.org](http://www.thegardendistrict.org) and sign up. They would be quickly plugged in to what is going on here and who the board is. We have a few events each year that

we'd love to see them participate in. And we even have a way for our businesses to advertise and get their names in front of the residents that are their buyers.

Please forward whatever information you have via email so we can get started looking at it. As I said, we are all volunteers and have our lives and other commitments to work around to be able to meet your time table commitments. It is possible for us to have a different meeting after April 3rd. It would need to be some time between April 4 and 9th.

Thank you again. I look forward to hearing from you.

Lois Pawlak

---

**From:** Karen Cesare [mailto:karen@novakenvironmental.com]

**Sent:** Thursday, March 29, 2018 1:25 PM

**To:** Lois Pawlak

**Cc:** Meg; Anna Marie Patti; KRISTINE D YARTER; steve.kozachik@tucsonaz.gov; Kim Acorn; Daniel Martin

**Subject:** Re: Would like to postpone Kia variance meeting April 3

Hello Lois,

Thank you for contacting me about our proposed variance request. I am sorry you can't make the meeting. We have followed all the City's requirements for mailing timelines in our notice. We cannot postpone the meeting since the notice has gone to a wide mailing list, and due to our project schedule, which is to be before the Board of Adjustment on May 23rd.

However, I would be happy to meet with you and/or other representatives of your neighborhood association to show you what we are proposing and get your feedback. It is my hope that once you see what we are proposing you will be in support of our request. No matter what, you can submit your comments directly to the City of Tucson. Since you are on the mailing list you will also be notified of upcoming meetings on this matter.

Please let me know if you would like to schedule a meeting, and some available times. Thank you.

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

(520) 206-0591 p

(520) 405-8035 c

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On Thu, Mar 29, 2018 at 11:02 AM, Lois Pawlak <loispawlak@cox.net> wrote:

[Quoted text hidden]



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---

**Karen Cesare** <karen@novakenvironmental.com>

Fri, Mar 30, 2018 at 4:55 PM

To: Lois Pawlak <loispawlak@cox.net>

Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Lois,

Thank you for that additional background information. I'll be happy to send you our presentation information after our neighborhood meeting next week. I am also available to meet with you on April 6th. My office is at 4574 N. First Ave Ste.100 -by the Rillito Race Track. Please let me know if you can meet that day and when.

I will also forward your email with your concerns to the dealership, since many of them are beyond the scope of our variance request.

Very Truly,

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

(520) 206-0591 p

(520) 405-8035 c

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[Quoted text hidden]

---

**Lois Pawlak** <loispawlak@cox.net> Mon, Apr 2, 2018 at 11:49 AM  
To: Karen Cesare <karen@novakenvironmental.com>  
Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Karen,  
Yes, I would like to schedule a separate meeting. I'm available Wed-Fr this week.  
Lois

Sent from my Verizon 4G LTE smartphone

[Quoted text hidden]

---

**Karen Cesare** <karen@novakenvironmental.com> Mon, Apr 2, 2018 at 1:01 PM  
To: Lois Pawlak <loispawlak@cox.net>  
Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Lois,

I can meet Friday afternoon. I'm out of town on business Wed-Thursday. My office is in the Rillito Business Park 4574 N. First Ave Ste 100. (Near the horse race track) How is 2:00 pm?

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

(520) 206-0591 p

(520) 405-8035 c

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---

**Karen Cesare** <karen@novakenvironmental.com> Tue, Apr 3, 2018 at 7:53 PM

To: Lois Pawlak <loispawlak@cox.net>  
Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Hi Lois,

I have to go to Phoenix now on Friday so am unavailable to meet. I am available the following week Monday am or anytime Tuesday or Wednesday. Please let me know when you can meet. Thank you!

Karen Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591  
[Quoted text hidden]

---

**Lois Pawlak** <loispawlak@cox.net> Tue, Apr 3, 2018 at 9:53 PM  
To: Karen Cesare <karen@novakenvironmental.com>  
Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Karen,  
I'm not available much next week and will be unavailable until May as of April 12.

Please send us the information on the variance that you showed people who showed up at last night's meeting. I do not live close to your office, but live a half mile from the dealership. I would be happy to pick up this information from the dealership. Emailing this will be another fast method if that can work. We need time to review this information and understand it, so mailing it to us won't work as it won't arrive soon enough.

The neighborhood association is very supportive of projects that improve the neighborhood and have resident's interest in mind too. We need to be able to see the proposed project to support it. If we can't see the information, I would send a letter not supporting it because what was sent on paper via mail looks like there are no improvements, just concessions by the neighborhood.

I hope you can arrange to get us the information on the project this week.

Thank you.  
Lois Pawlak

Sent from my Verizon 4G LTE smartphone

----- Original message -----  
From: Karen Cesare <karen@novakenvironmental.com>  
[Quoted text hidden]

---

**Karen Cesare** <karen@novakenvironmental.com> Wed, Apr 4, 2018 at 3:36 PM  
To: Lois Pawlak <loispawlak@cox.net>  
Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Hello Lois,

Here is the plan with our proposed landscape and photo board showing existing conditions we had at last night's meeting. We had one person attend, a representative from the Poet's Square Neighborhood Association.

Once you have a chance to look at the plan, maybe we can schedule a phone call to discuss. I expect to be back from Phoenix by mid to late afternoon on Friday and will make myself available for a phone call or even a meeting if possible.

Thank you and I look forward to talking with you.

Karen M. Cesare, RLA, ASLA

President

**Novak Environmental, Inc.**

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(520) 405-8035 c

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**2 attachments**

 **Variance Neighborhood Meeting Board.pdf**  
9911K

 **Variance Neighborhood Meeting Site Photos.pdf**  
1871K

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**Steve Kozachik** <Steve.Kozachik@tucsonaz.gov> Wed, Apr 4, 2018 at 7:20 PM  
To: loispawlak@cox.net, karen@novakenvironmental.com  
Cc: Kim@acornarchitecture.com, ampatti@cox.net, Meg Johnson <mmcjohnson@cox.net>, kyarter@msn.com, daniel@novakenvironmental.com

Thanks, Karen. This'll give the folks an opportunity to share their thoughts. Steve Kozachik  
>>> Karen Cesare <karen@novakenvironmental.com> 4/4/2018 3:36 PM >>>

[Quoted text hidden]

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**Steve Kozachik** <Steve.Kozachik@tucsonaz.gov> Wed, Apr 4, 2018 at 7:28 PM  
To: karen@novakenvironmental.com

Karen, is all you're asking for is to add landscaping around the perimeter of the lot? It's not clear to me beyond that what's being proposed.

Thanks - Stevek  
>>> Karen Cesare <karen@novakenvironmental.com> 4/4/2018 3:36 PM >>>

[Quoted text hidden]

**Karen Cesare** <karen@novakenvironmental.com>  
To: Steve Kozachik <Steve.Kozachik@tucsonaz.gov>

Wed, Apr 4, 2018 at 8:12 PM

Karen Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591  
[Quoted text hidden]

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**Karen Cesare** <karen@novakenvironmental.com>  
To: Steve Kozachik <Steve.Kozachik@tucsonaz.gov>

Wed, Apr 4, 2018 at 8:17 PM

Hi Steve,

Our variances are to modify the landscape borders due to the existing conditions in part created by ROW takes for Speedway and Columbus.

You are correct in your observations-the result will be more landscape than currently exists.

I hope the neighborhood will support our proposal. I'm happy to brief you or your staff more on this if you would like.

Very Truly,

Karen Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591

On Apr 4, 2018, at 7:28 PM, Steve Kozachik <Steve.Kozachik@tucsonaz.gov> wrote:

[Quoted text hidden]

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**Steve Kozachik** <Steve.Kozachik@tucsonaz.gov>  
To: karen@novakenvironmental.com

Wed, Apr 4, 2018 at 8:20 PM

Thanks, Karen. I agree - hope the consensus is that upgrading the aesthetics is a positive move. Now that I have a better idea as to what's intended, the renderings make more sense. No need to carve out time to get together, but I do appreciate the offer. Stevek

>>> Karen Cesare <karen@novakenvironmental.com> 4/4/2018 8:17 PM >>>

[Quoted text hidden]

---

**Lois Pawlak** <loispawlak@cox.net>  
To: Karen Cesare <karen@novakenvironmental.com>  
Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Wed, Apr 4, 2018 at 11:02 PM

Karen,

Thank you for the plans. I looked them over and have some concerns.

If you want to call me and go over the details of the plan, I can be available

Friday afternoon some time before 5 pm. You should be able to reach me at 325-7611.

Lois

---

**From:** Karen Cesare [mailto:karen@novakenvironmental.com]  
**Sent:** Wednesday, April 04, 2018 3:36 PM  
**To:** Lois Pawlak  
**Cc:** Meg; Anna Marie Patti; KRISTINE D YARTER; steve.kozachik@tucsonaz.gov; Kim Acorn; Daniel Martin  
**Subject:** Re: Would like to postpone Kia variance meeting April 3

Hello Lois,

Here is the plan with our proposed landscape and photo board showing existing conditions we had at last night's meeting. We had one person attend, a representative from the Poet's Square Neighborhood Association.

Once you have a chance to look at the plan, maybe we can schedule a phone call to discuss. I expect to be back from Phoenix by mid to late afternoon on Friday and will make myself available for a phone call or even a meeting if possible.

Thank you and I look forward to talking with you.

Karen M. Cesare, RLA, ASLA

President

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(520) 405-8035 c

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[Quoted text hidden]



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**Karen Cesare** <karen@novakenvironmental.com>

Thu, Apr 5, 2018 at 6:35 AM

To: Lois Pawlak <loispawlak@cox.net>

Cc: Meg <mmcjohnson@cox.net>, Anna Marie Patti <ampatti@cox.net>, KRISTINE D YARTER <kyarter@msn.com>, steve.kozachik@tucsonaz.gov, Kim Acorn <Kim@acornarchitecture.com>, Daniel Martin <daniel@novakenvironmental.com>

Lois,

Thank you. I'll call you tomorrow afternoon before 5.

Karen Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591  
[Quoted text hidden]

---

**Karen Cesare** <karen@novakenvironmental.com>

Thu, Apr 5, 2018 at 10:53 AM

To: Kim Acorn <Kim@acornarchitecture.com>

FYI - email exchange with Steve K. He's okay with project!

Karen M. Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591  
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Begin forwarded message:

**From:** "Steve Kozachik" <Steve.Kozachik@tucsonaz.gov>  
**Date:** April 4, 2018 at 8:20:17 PM MST  
**To:** <karen@novakenvironmental.com>  
[Quoted text hidden]

[Quoted text hidden]



Karen Cesare &lt;karen@novakenvironmental.com&gt;

---

**Notes from Apr. 3 meeting at Lexus/Kia dealership**4 messages

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**bob@unclebobspopcorn.com** <bob@unclebobspopcorn.com>  
To: karen@novakenvironmental.com

Fri, Apr 6, 2018 at 2:34 PM

Hi Karen, I was unable to attend the neighborhood meeting on the 3rd. Is there a place I can go to see the notes from it? My business is directly across the street from the dealership.

Thanks,

Valerie

---

**Karen Cesare** <karen@novakenvironmental.com>  
To: bob@unclebobspopcorn.com  
Cc: Kim Acorn <Kim@acornarchitecture.com>

Fri, Apr 6, 2018 at 7:57 PM

Hello Valerie,

We're sorry you couldn't make the meeting. We had one attendee. We are preparing the variance application, which will include the meeting notes. I would be happy to send those to you once they are completed and we have made our submittal to the City.

In the meantime I will send you a copy of the plans and an illustration that we presented at the neighborhood meeting.

You will also continue to get notifications on this request from the City of Tucson. Once you have had a chance to look at our plans, if you have any questions, please let me know.

Thank you.

Karen M. Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591  
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[Quoted text hidden]

---

**bob@unclebobspopcorn.com** <bob@unclebobspopcorn.com>  
To: Karen Cesare <karen@novakenvironmental.com>

Mon, Apr 9, 2018 at 4:57 PM

Thanks, Karen. I appreciate it. From your initial letter we all got it didn't seem that neighboring businesses were affected.

Valerie

----- Original Message -----  
Subject: Re: Notes from Apr. 3 meeting at Lexus/Kia dealership  
From: "Karen Cesare" <karen@novakenvironmental.com>

Date: Fri, April 6, 2018 10:57 pm  
To: bob@unclebobs popcorn.com  
Cc: "Kim Acorn" <Kim@acornarchitecture.com>

---

[Quoted text hidden]

---

**bob@unclebobs popcorn.com** <bob@unclebobs popcorn.com>  
To: Karen Cesare <karen@novakenvironmental.com>

Mon, Apr 9, 2018 at 4:57 PM

Thanks, Karen. I appreciate it. From your initial letter we all got it didn't seem that neighboring businesses were affected.

Valerie

----- Original Message -----  
Subject: Re: Notes from Apr. 3 meeting at Lexus/Kia dealership  
From: "Karen Cesare" <karen@novakenvironmental.com>  
Date: Fri, April 6, 2018 10:57 pm  
To: bob@unclebobs popcorn.com  
Cc: "Kim Acorn" <Kim@acornarchitecture.com>

---

[Quoted text hidden]



Karen Cesare <karen@novakenvironmental.com>

---

## Variance Neighborhood Meeting Site Photos copy

1 message

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**Karen Cesare** <karen@novakenvironmental.com>  
To: Valerie <bob@unclebobs popcorn.com>

Fri, Apr 6, 2018 at 8:01 PM

Here is the first of three emails with images from our neighborhood meeting.

Karen M. Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591  
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 **Variance Neighborhood Meeting Site Photos copy.pdf**  
1868K



Karen Cesare <karen@novakenvironmental.com>

---

**Variance Neighborhood Meeting Board**

1 message

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**Karen Cesare** <karen@novakenvironmental.com>  
To: Valerie <bob@unclebobs popcorn.com>

Fri, Apr 6, 2018 at 8:02 PM

Karen M. Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591  
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 **Variance Neighborhood Meeting Board.pdf**  
9907K



Karen Cesare <karen@novakenvironmental.com>

**Royal Kia Variance**

2 messages

**Karen Cesare** <karen@novakenvironmental.com>  
To: Valerie <bob@unclebobs popcorn.com>

Fri, Apr 6, 2018 at 8:03 PM

Last image

Karen M. Cesare, RLA, ASLA  
President  
Novak Environmental, Inc.  
(520) 206-0591  
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IMG\_0604.JPG  
447K

**bob@unclebobs popcorn.com** <bob@unclebobs popcorn.com>  
To: Karen Cesare <karen@novakenvironmental.com>

Tue, Apr 10, 2018 at 9:51 AM

Thanks again, Karen. I don't see anything that I should be worried about.

Valerie

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

Subject: Royal Kia Variance  
From: "Karen Cesare" <karen@novakenvironmental.com>  
Date: Fri, April 6, 2018 11:03 pm  
To: "Valerie" <bob@unclebobs popcorn.com>

- > Last image
- >
- >
- >
- > Karen M. Cesare, RLA, ASLA
- > President
- > Novak Environmental, Inc.
- > (520) 206-0591
- > Celebrating 20 Years in Business!
- > 1998-2018



# Royal Lexus/Kia Dealership Variance Request

## Neighborhood Meeting

April 3, 2018

6:30 p.m.

Royal Kia Dealership

4373 E. Speedway Boulevard

### AGENDA

1. Welcome and Introductions                      Karen Cesare, Novak Environmental, Inc.
2. Project Description and Background        Kim Acorn, Acorn Associates, Inc.
3. Description of Variance Requests            Karen
4. Project Schedule                                Karen and Kim
  - a. Design Review Board and Board of Adjustment
  - b. Development Plan and Project Construction
5. How to comment to the City                Karen
6. Questions and Answers                      Karen and Kim
7. Adjourn

Thank you for attending!





## Design Review Board - Project Statement

The Royal Lexus/Kia dealership is an existing car dealership business on 6.3 acres on the north side of Speedway Blvd. between Columbus and Catalina Blvds. Originally built for Zimmerman Buick in 1969, it has been owned and operated by the Weitman family as a car dealership since the mid-1980's. When this site was originally built in 1969 a newspaper article noted the dealership would serve "Tucson's mushrooming eastside...". Since then, Tucson has grown significantly, and now this location is squarely "midtown".

The auto dealership business has changed as much as the cars since the 60's, and this site is in the process of undergoing significant updates and renovations to meet the demands of the automobile manufactures to keep their dealerships competitive in the market.

All automobile manufacturers establish facility criteria that are imposed on the car dealer via the dealership agreement. Both Kia and Lexus have been considered "legacy stores" by the manufactures. This means that they were "grandfathered" as "out of compliance" facilities for many years. The current plans represent negotiated new site and building improvements, in order to bring the facilities into close compliance with current facility standards.

The project includes renovations of two existing buildings and two new proposed buildings. Existing building #1, (E1), for Kia, is 10,211 sf and is used for automotive service. Existing building #2 (E2), for Kia, is 7,780 sf and is used for an automotive showroom. Proposed building #1 (P1), for Lexus, is 28,129 sf and will be used for both showroom and service. Proposed building #2 (P2), for Lexus, is 4,813 sf and will be used for a car wash. The site also includes outside vehicle storage and display areas and parking for employees and customers. This is a multi-phased project. The first phase, a remodel of E2, was under construction as of early 2018.

Due to over 25% expansion of the buildings on site, full code compliance for the entire site is required. The only code section that cannot be fully complied with is UDC 7.6 Landscape Border and Screening Standards. Due to the taking of property for the widening of Speedway Boulevard in early 1990's, which also built the existing public sidewalk along Speedway on the Royal Lexus/Kia property, the requirements placed on the site by other sections of the UDC (parking) and the automobile manufacturers, there is not enough room to fully comply with some of the provisions of UDC 7.6.

The existing vehicle display areas along Speedway and Columbus Blvds, along with the existing vehicular circulation adjacent to the display areas on Speedway and Columbus are not changing. These areas cannot be reconfigured to provide additional areas for landscape borders without severely and negatively impacting the operations of the dealership. The requirements of the manufactures, the need to keep the site on its existing consistent grade level and the internal vehicular circulation are major factors in the layout of the entire site and has a direct influence on the layout of the eastern part of the site where the new Lexus showroom and service building will be built.

The east edge of the site along Catalina Blvd. is needed for vehicular parking – both display and employee/customer parking, along with a service drive and circulation. The amount of area

needed for these manufacturer required features, along with the need to keep the site at a consistent elevation, but transition to the existing grades in the ROW of Catalina which range from 2'-4' lower than the site will require a retaining wall and result in no room, except for approximately 1 foot, on the east side of the site for a landscape border.

The proposed improvements will include updated buildings, more parking for customers and enhanced landscaping, vastly improving the visual appearance and functioning of the existing site.

The landscape borders will include low growing plants. The Speedway frontage will not have trees, but the required number of trees will be located internal to the site in areas visible from the streetscape. This project will use palm trees in lieu of canopy trees for most of the required trees under the City of Tucson's "car dealership exception" policy that allows this.

The frontage along Columbus Blvd. will include 4 canopy trees. The original plan included only one on the north end where there was no conflict with display cars. Based on a request and input from the Garden District Neighborhood Association's President for shade along Columbus, we have added three canopy trees to this side of the project.

The frontage along Catalina Blvd. contains all the required landscape border planting, located primarily in the ROW of Catalina Blvd. due to site constraints that prevent the landscape border from being located entirely on site.

Also, the landscape plan includes additional plants along the Bellevue frontage. While no variance is sought for this side, and the existing landscape provided full compliance, the additional plants are included based on a request from Garden District Neighborhood Association's President.

#### 7.6.4. LANDSCAPE STANDARDS

##### Minimum Width

Street landscape borders must be a minimum of ten feet wide as measured from the street property line. Landscape borders on Speedway Blvd and Columbus Blvd do not meet 10' requirement.

##### Located on Site

Street landscape borders must be located entirely on site except that, if approved by the City Engineer or designee, up to five feet of the required ten foot width may be placed within the adjacent right-of-way area or within the Major Streets and Routes (MS&R) right-of-way area on MS&R streets. Landscape Buffer on Catalina Blvd. is located in public ROW.

##### Vegetative Ground Cover

Fifty percent or more of the area of the street landscape border must be covered with shrubs or vegetative ground cover. The required ground coverage must be achieved within two years from the date of planting. Based on the 10' landscape buffer calculations

##### Required Trees

One canopy tree is required for every 33 linear feet of landscape border or fraction thereof, excluding vehicular ingress or egress points. No trees are proposed in Landscape buffers on Speedway Blvd and Columbus Blvd.

The site is required to provide screening per UDC 7.6.5.A in locations consistent with UDC 7.6.5.C.2.

A 30" screen is required to screen vehicle use areas from major & local streets.

Vegetation used to meet the screening standards is not included in the ground cover calculation.

## Permit Review Details

### Permit Detail

Permit: [DP17-0285](#)Parcel: [12212043B](#)

Addresses:

[4333 E SPEEDWAY BL](#)Review Status: **Completed**

### Review Details

Show  entriesSearch: 

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
12/13/2017	JVINCEN1	COT NON-DSD	FIRE	Approved	None
12/13/2017	ROBERT SHERRY	PLUMBING-COMMERCIAL	REVIEW	Reqs Change	Provide the rim elevations of the sanitary manholes and cleanouts upstream of the sanitary sewer connection for each building. Compare the rim elevations with the first floor elevations and determine the need for a backwater valve per Section 715.1, IPC 2012, as amended by the City of Tucson.
12/13/2017	QJONES1	START	PLANS SUBMITTED	Completed	None
12/13/2017	KELLY LEE	UTILITIES	SOUTHWEST GAS	Passed	For info only
12/13/2017	KELLY LEE	OTHER AGENCIES	PIMA ASSN OF GOVTS	Passed	for info only
12/13/2017	KELLY LEE	OTHER AGENCIES	U. S. POST OFFICE	Passed	for info only

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
12/19/2017	ZELIN CANCHOLA	COT NON-DSD	TRAFFIC	Reqs Change	<p>December 19, 2017 ACTIVITY NUMBER: DP17-0285 PROJECT NAME: Royal Speedway PROJECT ADDRESS: 4333 E speedway PROJECT REVIEWER: Zelin Canchola TDOT</p> <p>The proposed improvements in the right of way are acceptable; however the following will need to be modified and added on the plan.</p> <ol style="list-style-type: none"> <li>1. The northern driveway along Columbus Blvd requires a 25 foot curb return. The southern drive is acceptable with 18 feet given the constraints of existing poles.</li> <li>2. A right turn only sign is required at the western driveway on speedway Blvd.</li> <li>3. All unused driveways to be replaced with curb and sidewalk.</li> <li>4. At time of construction in the right of way, a permit from TDOT will be required.</li> </ol> <p>If you have any questions, I can be reached at 520 837 6659 or zelin.canchola@tucsonaz.gov</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
12/21/2017	ALEXANDRA HINES	PIMA COUNTY	ADDRESSING	Reqs Change	<p>***The attached PDF is available in the documents table on PRO.***</p> <p>DP17-0285 Royal/Speedway Dealership/ 1st Submittal is being Returned for Corrections by Pima County Addressing.</p> <p>The attached pdf contains Addressing's comments.</p> <p>Please let me know if you have any questions.</p> <p>Thank you,</p> <p>Robin Freiman Addressing Official Pima County Development Services Department 201 N Stone AV – 1st Floor Tucson, AZ 85701 (520) 724-7570</p>
12/26/2017	ANDREW CONNOR	LANDSCAPE	REVIEW	Reqs Change	<p>UNIFIED DEVELOPMENT CODE</p> <p>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.</p> <p>The landscape plan will contain the following identification in the lower right corner of each sheet:</p> <p>Cross-reference to:</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>Board of Adjustment case;</p> <p>7.6.2. APPLICABILITY Buildings Greater Than 10,000 Square Feet On sites where the gross floor area of the existing building(s) is more than 10,000 square feet, expansion in square footage of land area, floor area, lot coverage, or vehicular use area as follows:</p> <p>a. If the expansion is less than 25%, the standards of this section apply only to the proposed expansion. Existing development on the site is subject to the zoning standards in effect at the time the existing development received zoning approval.</p> <p>b. If the expansion is 25% or greater or if expansions as of February 15, 1991, cumulatively result in a 25% or greater expansion in land area, floor area, lot coverage, or vehicular use area, the standards of this section apply to the entire site.</p> <p>Provide expansion calculation.</p> <p>Assuming expansion is greater than 25% Landscape &amp; Screening standards (UDC 7.6) apply to the entire site (excluding areas indicated in prior rezoning conditions) . If variances or modifications apply, note the case number(s), date of approval, and any conditions of approval on the landscape plans. AM 2-10.4.1.B.</p> <p>The site is required to provide street landscape borders per UDC 7.6.4.C.2.</p> <p>Minimum Width</p> <p>Street landscape borders must be a minimum of ten</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>feet wide as measured from the street property line. Landscape borders on Speedway Blvd and Columbus Blvd appear not meet 10' requirement.</p> <p>Located on Site</p> <p>Street landscape borders must be located entirely on site except that, if approved by the City Engineer or designee, up to five feet of the required ten foot width may be placed within the adjacent right-of-way area or within the Major Streets and Routes (MS&amp;R) right-of-way area on MS&amp;R streets. Landscape Buffer on Catalina Blvd. is located in public ROW.</p> <p>Vegetative Ground Cover</p> <p>Fifty percent or more of the area of the street landscape border must be covered with shrubs or vegetative ground cover. The required ground coverage must be achieved within two years from the date of planting.</p> <p>Required Trees</p> <p>One canopy tree is required for every 33 linear feet of landscape border or fraction thereof, excluding vehicular ingress or egress points.</p> <p>The site is required to provide screening per UDC 7.6.5.A in locations consistent with UDC 7.6.5.C.2.</p> <p>A 30" screen is required to screen vehicle use areas from major &amp; local streets.</p> <p>Vegetation used to meet the screening standards is not included in the ground cover calculation.</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>Ensure that all Zoning and Engineering comment are addressed.</p> <p>Additional comments may apply.</p>
12/28/2017	JOHN BEALL	COT NON-DSD	COMMUNITY PLANNING	Denied	None
1/2/2018	GLENN HICKS	COT NON-DSD	PARKS & RECREATION	Approved	<p>No existing or proposed Tucson Parks and Recreation facilities are affected by this development.</p> <p>Howard B. Dutt, RLA Landscape Architect Tucson Parks &amp; Recreation (520) 837-8040 Howard.Dutt@tucsonaz.gov</p>
1/2/2018	SSHIELD1	ZONING HC	REVIEW	Approved	None
1/2/2018	LIZA CASTILLO	UTILITIES	TUCSON ELECTRIC POWER	Reqs Change	<p>December 22, 2016</p> <p>WR# 6215994</p> <p>DSD_CDRC@tucsonaz.gov marty@BAETucson.com</p> <p>Dear Marty</p> <p>SUBJECT: Royal-Speedway Dealership - 1st Submittal 4333 E Speedway DP17-0285</p> <p>Tucson Electric Power Company has reviewed did not approved the development plan. There appears to be conflicts with existing TEP facilities that are not shown on the plans.</p> <p>There appears to be a conflict with existing transformer ROY-2, and will be removed according to the development plans. TEP has existing poles on the property that may be in conflict. However, the</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>facilities are not clearly shown on the plans. Please contact TEP for further discussion.</p> <p>Enclosed is a copy of a TEP facilities map showing the approximate location of the existing facilities. All relocation costs will be billable to the customer.</p> <p>In order to apply for electric service, call the New Construction Department at (520) 918-8300. Submit a final set of plans including approved site, electrical load, paving off-site improvements and irrigation plans, if available include a CD with the AutoCAD version of the plans.</p> <p>If easements are required, they will be secured by separate instrument. Your final plans should be sent to:                      Tucson Electric Power Company                      Attn: Rich Harrington                      New Business Project Manager                      P. O. Box 711 (DB-101)                      Tucson, AZ 85702                      520-917-8726</p> <p>Should you have any technical questions, please call the area Designer, Jennifer Necas @ 918-8295.</p> <p>Sincerely,                      Beth Shelton                      Elizabeth "Beth" Shelton                      Admin Assistant                      Design</p>

1/2/2018	STEVE SHIELDS	ZONING	REVIEW	Reqs Change	<p>CDRC TRANSMITTAL</p> <p>TO: Development Services Department                      Plans Coordination Office</p> <p>FROM: Steve Shields                      Principal Planner</p>
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Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>PROJECT: Royal/Speedway Dealership Development Package (1st Review) DP17-0285</p> <p>TRANSMITTAL DATE: January 2, 2018</p> <p>DUE DATE: December 29, 2017</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>This plan has been reviewed for compliance with the Unified Development Code (UDC) Administrative Manual (AM) Section 2-06. Also compliance with applicable development criteria for the proposed use as listed in the City of Tucson Uniform Development Code (UDC) and the UDC Technical Standards Manual (TSM).</p> <p>Section 3.3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>initiates a new one-year review period. One year Expiration date is November 29, 2018.</p> <p><b>CONTENT REQUIREMENTS</b></p> <p>1. 2-06.4.3 - Provide the development package case number, DP17-0285, adjacent to the title block on all sheets.</p> <p>2. 2-06.4.3 - Provide the rezoning case number, C9-82-47, adjacent to the title block on all sheets.</p> <p>3. 2-06.4.3 - As variances will be needed for landscape provide the variance case number adjacent to the title block on all sheets.</p> <p>2-06.4.7 - General Notes The following general notes are required. Additional notes specific to each plan are required where applicable.</p> <p>2-06.4.7.A - Zoning and Land Use Notes</p> <p>2-06.4.7.A.8 - For development package documents provide:</p> <p>4. 2-06.4.7.A.8.c - Provide a building area expansion or reduction calculation on the plan</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>5. 2-06.4.9.A - As this site is made up of five (5) parcels, 122-12-043B, 122-12-0400, 122-12-0480, 122-12-039C &amp; 122-12-0380, a lot combination is required.</p>

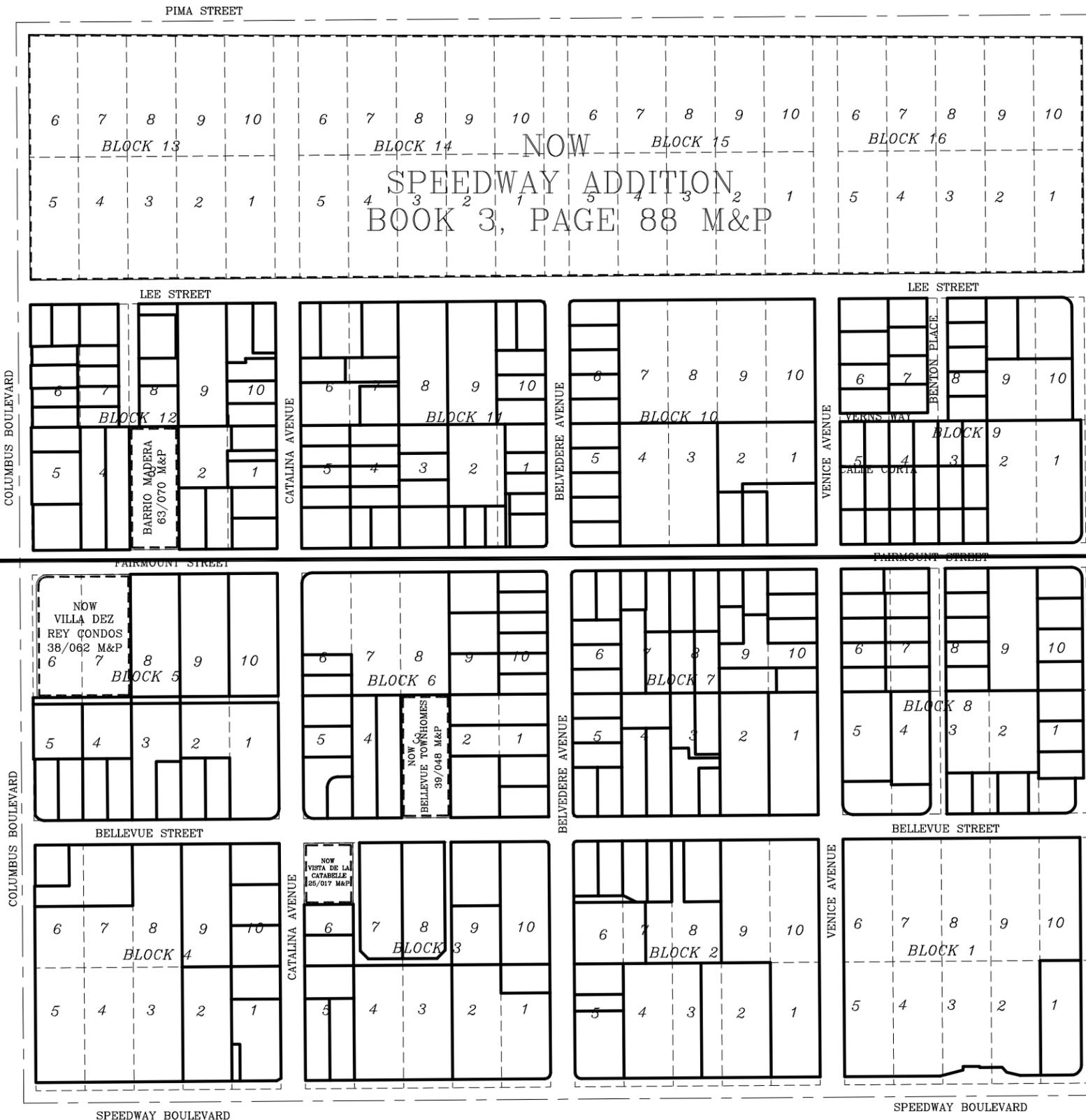
Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>Provide a copy of the approved Pima County Combo request from with your next submittal.</p> <p>6. 2-06.4.9.F - All existing zoning classifications on and adjacent to the project (including across any adjacent right-of-way) shall be indicated on the drawing with zoning boundaries clearly defined.</p> <p>7. 2-06.4.9.H.5.a - The "GROSS LOT AREA" listed under "PARKING DATA CALCULAITONS", 276,000, does not match the number listed under General Note 2, 276,310.</p> <p>8. 2-06.4.9.O - The perimeter yard setbacks listed for Catalina and Bellevue is not correct and should show that the setback is measured from measured from the outside edge of the nearest adjacent travel lane.</p> <p>9. 2-06.4.9.R - Show the required sidewalk out to the sidewalk along Columbus Bl. See TSM Section 7-01.4.1.A.</p> <p>If you have any questions about this transmittal, please Name, (520) 837-PHONE or email@tucsonaz.gov</p> <p>RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package</p>

1/10/2018	LOREN MAKUS	ENGINEERING	REVIEW	Reqs Change	<p>1. Clearly show how roof drainage will be directed away from or under sidewalks. Otherwise add a note indicating that all roof drainage will not be directed over sidewalks.</p>
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<b>Task End Date</b>	<b>Reviewer's Name</b>	<b>Type of Review</b>	<b>Description</b>	<b>Status</b>	<b>Comment</b>
1/12/2018	ALEXANDRA HINES	ZONING- DECISION LETTER	REVIEW	Reqs Change	This review has been completed and resubmittal is required. Please resubmit the following items: 1) Two rolled sets of the plans 2) All approved documents submitted previously 3) A disk containing all items submitted 4) All items requested by review staff 5) All items needed to approve these plans

ASSESSOR'S RECORD MAP  
 122-12 SPEEDWAY ADDITION  
 BLOCKS 001-016

LAYOUT



SEE DETAIL 2

SEE DETAIL 2

SEE DETAIL 1

SEE DETAIL 1



SEE BOOK 03 PAGE 087 M&P  
 2017-1

S03,T14S,R14E

i:\MP03\03087- 09/26/16 DM



FEET

pima  
 county  
 assessor

ASSESSOR'S RECORD MAP  
 SPEEDWAY ADDITION  
 BLOCKS 001-008  
 DETAIL 1

122-12

SPEEDWAY ADDITION NO. 1  
 BOOK 3, PAGE 95 M&P



PINECREST ADDITION  
 BOOK 9, PAGE 81 M&P

pima  
 county  
 assessor

SEE BOOK 03 PAGE 087 M&P  
 2016-1

S03,T14S,R14E

:\MP03\03087\_01- 06/04/15 DML



**Parcel Number: 122-12-039A**

Property Address			
Street Number	Street Direction	Street Name	Location
4355	E	SPEEDWAY BL	Tucson

Contact Information	
Property Owner Information:	Property Description:
ROYALEX LIMITED LIABILITY CO ATTN: VALERIE CASPER 4373 E SPEEDWAY BLVD TUCSON AZ 85712-4623	SPEEDWAY W20' S90' LOT 1 BLK 4

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	\$10,677	\$10,677	\$1,922
2019	COMMERCIAL (1)	18.0	\$10,677	\$10,677	\$1,922

Property Information					
Township:	14.0	Section:	3	Range:	14.0E
Map & Plat:	3/87	Block:	004	Tract:	
Rule B District:	15	Land Measure:	1,800.00F	Lot:	00001
Census Tract:	3101	File Id:	1	Group Code:	
Use Code:	1820 (AUTO/LIGHT TRUCK DEALERSHIP)			Date of Last Change:	10/13/2014

Valuation Area				
District Supervisor: RICHARD ELIAS District No: 5				
Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
50	4	NC_MIDTOWN	05007101	9

Recording Information (2)				
Sequence No.	Docket	Page	Date Recorded	Type
94058766	9756	1556	3/24/1994	
91083555	9075	867	7/8/1991	

## Commercial Characteristics

Property Appraiser: Donald Burton Phone: (520) 724-7426

### Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	0	\$751	\$0	\$0

### Commercial Detail

SEQ-SECT	Const Year	Model / Grade	RCN	RCNLD	Model Description
001-001	1981	290/3	\$2,109	\$751	PARKING LOT

### Petition Information (12)

Tax Year	Owner's Estimate	Petition	Work Up
2018	\$6,000	pdf	pdf
2015	\$6,000		
2013	\$6,000		
2011	\$6,000		
2010	\$6,791		
2009	\$11,000		
2008	\$11,669		
2006	\$10,800		
2005	\$10,880		
2004	\$10,800		
2003	\$10,800		
2002	\$10,000		

<b>Notes (9)</b>	
<b>Created:</b> 10/13/2014 <b>Modified:</b> 10/13/2014	PETITION 2015 B LEVEL RULE A
<b>Created:</b> 7/9/2012 <b>Modified:</b> 7/9/2012	PETITION 2013 A LEVEL REVIEWED & ADJUSTED
<b>Created:</b> 10/25/2010 <b>Modified:</b> 10/25/2010	2011 B-LEVEL: REVIEWED & ADJUSTED PER STIPULATION.
<b>Created:</b> 11/2/2009 <b>Modified:</b> 11/2/2009	2010 B-LEVEL: NO CHANGE.
<b>Created:</b> 8/12/2008 <b>Modified:</b> 8/12/2008	2009 A-LEVEL: REVIEWED & ADJUSTED.
<b>Created:</b> 10/16/2007 <b>Modified:</b> 10/16/2007	NAME CHANGE: L528601-3.
<b>Created:</b> 10/16/2007 <b>Modified:</b> 10/16/2007	2008 SBOE LEVEL OK N/C.
<b>Created:</b> 11/21/2005 <b>Modified:</b> 11/21/2005	2006~B-LEVEL OK
<b>Created:</b> 1/20/2004 <b>Modified:</b> 1/20/2004	LIST PAVING - ADD IMP 30@25%

**Parcel Number: 122-12-039C**

Property Address			
Street Number	Street Direction	Street Name	Location
4373	E	SPEEDWAY BL	Tucson

Contact Information	
Property Owner Information:	Property Description:
ROYALEX LIMITED LIABILITY CO ATTN: VALERIE CASPER 4373 E SPEEDWAY BLVD TUCSON AZ 85712-4623	SPEEDWAY N200' S220' LOT 1 EXC W20' S90' & EXC SPNDRL BLK 4

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	\$382,334	\$382,334	\$68,820
2019	COMMERCIAL (1)	18.0	\$382,334	\$382,334	\$68,820

Property Information					
<b>Township:</b>	14.0	<b>Section:</b>	3	<b>Range:</b>	14.0E
<b>Map &amp; Plat:</b>	3/87	<b>Block:</b>	004	<b>Tract:</b>	
<b>Rule B District:</b>	15	<b>Land Measure:</b>	22,169.00F	<b>Lot:</b>	00001
<b>Census Tract:</b>	3101	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	1820 (AUTO/LIGHT TRUCK DEALERSHIP)			<b>Date of Last Change:</b>	10/13/2014

Valuation Area				
<b>District Supervisor: RICHARD ELIAS District No: 5</b>				
Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
50	4	NC_MIDTOWN	05007101	9

Recording Information (3)				
Sequence No.	Docket	Page	Date Recorded	Type
20051860680	12645	3564	9/23/2005	
94058766	9756	1556	3/24/1994	
91083555	9075	867	7/8/1991	

## Commercial Characteristics

Property Appraiser: Donald Burton Phone: (520) 724-7426

### Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	5,520	\$373,658	\$0	\$0

### Commercial Detail

SEQ-SECT	Const Year	Model / Grade	RCN	RCNLD	Model Description
001-001	1988	115/3	\$646,237	\$345,091	VEHICLE SALES
002-001	1981	290/3	\$13,476	\$4,797	PARKING LOT
003-001	1981	101/3	\$53,415	\$23,770	COMMERCIAL YARD IMPROVEMENTS

### Petition Information (8)

Tax Year	Owner's Estimate	Petition	Work Up
2018	\$258,000	pdf	pdf
2015	\$258,000		
2013	\$258,000		
2011	\$258,000		
2010	\$336,535		
2009	\$342,157		
2008	\$342,157		
2007	\$342,157		

**Permits (4)**

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T99CM05237	CADD ~ FINAL	12/29/1999	04/21/2000	TUC	\$80,000	0		05/06/2005	05/06/2005	05/06/2005	0
<b>Description:</b> ADDITION:OFFICE/TI											
CPET14307	PET ~	08/01/2014	08/25/2014	ASR						08/06/2014	0
<b>Description:</b> Please APEX, check listing & update pics.											
T11CM01678	CALT ~ FINAL	07/07/2011	11/09/2011	TUC	\$153,000	7,025	3/*	07/26/2011	07/26/2011	07/26/2011	0
<b>Description:</b> TI:CAR DEALERSHIP SHOWROOM											
T11BU00330	CADD ~ FINAL	03/11/2011	03/11/2011	TUC	\$0	0	3/*			04/05/2011	0
<b>Description:</b> ZONING COMPLIANCE: TWO SHADE STRUCTURES											

**Notes (11)**

<b>Created:</b> 10/13/2014 <b>Modified:</b> 10/13/2014	PETITION 2015 B LEVEL RULE A
<b>Created:</b> 8/4/2014 <b>Modified:</b> 8/6/2014	2016N - No change to Use Code @ 1820. No change to Land/Imp class @ 1/0. APEX & CCS to change from 5396sf to 5520sf after remeasure. Updated BookMap photos.
<b>Created:</b> 7/9/2012 <b>Modified:</b> 7/9/2012	PETITION 2013 A LEVEL REVIEWED & ADJUSTED
<b>Created:</b> 10/25/2010 <b>Modified:</b> 10/25/2010	2011 B-LEVEL: REVIEWED & ADJUSTED PER STIPULATION.
<b>Created:</b> 11/2/2009 <b>Modified:</b> 11/2/2009	2010 B-LEVEL: REVIEWED & ADJUSTED.
<b>Created:</b> 8/12/2008 <b>Modified:</b> 8/12/2008	2009 A-LEVEL: REVIEWED & ADJUSTED.
<b>Created:</b> 10/16/2007 <b>Modified:</b> 10/16/2007	2008 SBOE LEVEL OK N/C.
<b>Created:</b> 1/2/2007 <b>Modified:</b> 1/2/2007	2008 TAXM Override: 2007 Petition corrects 2006 petition not rolling: 2007 petition value should not roll to tax year 2008.
<b>Created:</b> 8/8/2006 <b>Modified:</b> 8/8/2006	2007 A-LEVEL OK.
<b>Created:</b> 1/25/2006 <b>Modified:</b> 1/25/2006	2006 SPLIT: NO CHANGE IN LOCATION OF IMPS
<b>Created:</b> 11/9/2005 <b>Modified:</b> 11/9/2005	06 RD DEED 122-12-039B VESTING 12645-3564 SQ FT: 22200 PER APIQ MINUS W:\TRAV\26453564.122

**Parcel Number: 122-12-043B**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>
4333	E	SPEEDWAY BL	Tucson
4343	E	SPEEDWAY BL	Tucson

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
ROYAL BUICK COMPANY INC 4333 E SPEEDWAY BLVD TUCSON AZ  85712-4623	SPEEDWAY LOT 8 & S2 LOTS 3 4 5 6 & 7 EXC S20' BLK 4

<b>Valuation Data</b>					
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2018	COMMERCIAL (1)	18.0	\$1,342,196	\$1,195,897	\$215,261
2019	COMMERCIAL (1)	18.0	\$2,136,887	\$1,882,597	\$338,867

<b>Property Information</b>					
<b>Township:</b>	14.0	<b>Section:</b>	3	<b>Range:</b>	14.0E
<b>Map &amp; Plat:</b>	3/87	<b>Block:</b>	004	<b>Tract:</b>	
<b>Rule B District:</b>	15	<b>Land Measure:</b>	172,000.00F	<b>Lot:</b>	00003
<b>Census Tract:</b>	3101	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	1820 (AUTO/LIGHT TRUCK DEALERSHIP )			<b>Date of Last Change:</b>	7/25/2017

<b>Valuation Area</b>				
<b>District Supervisor: RICHARD ELIAS District No: 5</b>				
<b>Condo Market</b>	<b>DOR Market</b>	<b>MFR Neighborhood</b>	<b>SFR Neighborhood</b>	<b>SFR District</b>
50	4	NC_MIDTOWN	05007101	9

<b>Recording Information (1)</b>				
<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
0	8371	1677	9/14/1988	

**Commercial Characteristics**

Property Appraiser: Donald Burton Phone: (520) 724-7426

**Commercial Summary**

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	36,609	\$1,189,167	\$0	\$0

**Commercial Detail**

SEQ-SECT	Const Year	Model / Grade	RCN	RCNLD	Model Description
001-001	1969	101/3	\$69,990	\$25,539	COMMERCIAL YARD IMPROVEMENTS
002-001	1977	115/3	\$472,743	\$202,239	VEHICLE SALES
003-001	1969	381/3	\$46,420	\$17,268	UTILITY/STORAGE
004-001	1972	178/3	\$313,346	\$116,565	AUTOMOTIVE REPAIR
005-001	1969	371/3	\$380,611	\$155,746	WAREHOUSE STORAGE
006-001	1969	178/3	\$529,154	\$196,845	AUTOMOTIVE REPAIR
007-001	1970	115/3	\$825,563	\$383,887	VEHICLE SALES
008-001	1969	101/3	\$105,171	\$38,377	COMMERCIAL YARD IMPROVEMENTS
009-001	1969	290/3	\$148,037	\$52,701	PARKING LOT

**Petition Information (13)**

Tax Year	Owner's Estimate	Petition	Work Up
2018	\$981,000	pdf	pdf
2018	\$981,000	pdf	pdf
2015	\$931,000		
2013	\$981,000		
2011	\$981,000		
2010	\$1,277,084		
2009	\$1,944,111		
2008	\$1,944,111		
2006	\$1,039,580		
2005	\$1,039,580		
2004	\$1,097,490		
2003	\$1,289,200		
2002	\$1,200,000		

<b>Permits (7)</b>											
<b>Permit</b>	<b>Status</b>	<b>Issued</b>	<b>Final</b>	<b>City</b>	<b>Value</b>	<b>SqFt</b>	<b>Sub</b>	<b>FirstInsp</b>	<b>LastInsp</b>	<b>Processed</b>	<b>% Complete</b>
T00ME00640	COTH ~ FINAL	06/16/2000	06/16/2000	TUC	\$0	0	3/*	05/06/2005	05/06/2005	05/06/2005	0
<b>Description:</b> PRESSURE VESSEL CERTIFICATE:TUC-23036-23035											
T00EL00736	COTH ~ FINAL	03/23/2000	05/08/2000	TUC	\$0	0	3/*	08/01/2007		08/01/2007	0
<b>Description:</b> SIGN:CIRCUIT:697											
T00EL00103	COTH ~ FINAL	01/12/2000	07/19/2000	TUC	\$0	0	3/*	05/06/2005	05/06/2005	05/06/2005	0
<b>Description:</b> SIGN:CIRCUIT:TS200001-284											
T98BU03144	COTH ~ FINAL	12/30/1998	01/07/1999	TUC	\$1,320	0	3/*	08/01/2007		08/01/2007	0
<b>Description:</b> FIRE SPKR:12 NEW											
T12CM01698	CALT ~ FINAL	04/10/2012	04/30/2012	TUC	\$16,000	0	3/*			06/26/2012	0
<b>Description:</b> DEMO PART OF CANOPY FOR ROYAL AUTOMOTIVE GROUP											
T06CM01615	COTH ~ FINAL	03/24/2006	05/12/2006	TUC	\$8,000	0	3/*	08/01/2007		08/01/2007	0
<b>Description:</b> RELOCATE SITE LIGHTING											
T05CM00327	CALT ~ FINAL	04/08/2005	08/12/2005	TUC	\$250,000	7,300	3/*	05/06/2005	05/06/2005	05/06/2005	0
<b>Description:</b> TI:AUTO SALES											

<b>Notes (16)</b>	
<b>Created:</b> 12/6/2017 <b>Modified:</b> 12/6/2017	2019N-Change use code from 2818 to 1820. No change to Land/IMP class at 1/0. IMP 007 is 100% complete. Update photos in BookMap.
<b>Created:</b> 7/24/2017 <b>Modified:</b> 7/24/2017	2018Supp - Change Use Code from 1820 to 2818. No change to Land/Imp class at 1/0. Change to 70% complete Imp 7 which is the Kia sales remodel. Updated BookMap photos.
<b>Created:</b> 6/30/2017 <b>Modified:</b> 6/30/2017	TRCNo 1704234: 2017 Adjustment for change in assessed Secured value(s)
<b>Created:</b> 6/26/2017 <b>Modified:</b> 6/26/2017	2018Supp - Change Use Code from 1820 to 2818. No change to Land/Imp class at 1/0. CCS Imp 7 for the KIA sales building remodel to change to 30% complete. Update BookMap photos.
<b>Created:</b> 6/10/2016 <b>Modified:</b> 6/10/2016	TRCNo 1607435: 2016 ADJUSTMENT FOR CHANGE IN ASSESSED SECURED VALUE.
<b>Created:</b> 7/6/2015 <b>Modified:</b> 7/6/2015	TRCNo 1503802: 2015 VALUE CHANGE TO PP ASSESSMENT
<b>Created:</b> 10/13/2014 <b>Modified:</b> 10/13/2014	PETITION 2015 B LEVEL RULE A
<b>Created:</b> 7/9/2012 <b>Modified:</b> 7/9/2012	PETITION 2013 A LEVEL REVIEWED & ADJUSTED
<b>Created:</b> 10/25/2010 <b>Modified:</b> 10/25/2010	2011 B-LEVEL: REVIEWED & ADJUSTED PER STIPULATION.
<b>Created:</b> 11/2/2009 <b>Modified:</b> 11/2/2009	2010 B-LEVEL: REVIEWED & ADJUSTED.
<b>Created:</b> 8/12/2008 <b>Modified:</b> 8/12/2008	2009 A-LEVEL: REVIEWED & ADJUSTED.
<b>Created:</b> 10/16/2007 <b>Modified:</b> 10/16/2007	2008 SBOE LEVEL OK N/C.
<b>Created:</b> 11/21/2005 <b>Modified:</b> 11/21/2005	2006 ~ B-LEVEL OK
<b>Created:</b> 1/20/2004 <b>Modified:</b> 1/20/2004	CORRECT 3690 SF TO 4176 SF, 5693 SF TO 6790 SF, 3980 SF TO 6844 SF, 10263 SF TO 10262 SF, 7139 SF TO 7141 SF - UPDATE CCS
<b>Created:</b> 12/30/2003 <b>Modified:</b> 12/30/2003	B-LEVEL OK
<b>Created:</b> 7/8/2002 <b>Modified:</b> 7/8/2002	A-LEVEL OK

Parcel Number: 122-12-0380

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
ROYALEX LIMITED LIABILITY CO ATTN: VALERIE CASPER 4373 E SPEEDWAY BLVD TUCSON AZ 85712-4623	SPEEDWAY N80' LOT 1 BLK 4

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	\$76,814	\$76,814	\$13,827
2019	COMMERCIAL (1)	18.0	\$76,814	\$76,814	\$13,827

Property Information					
Township:	14.0	Section:	3	Range:	14.0E
Map & Plat:	3/87	Block:	004	Tract:	
Rule B District:	15	Land Measure:	9,600.00F	Lot:	00001
Census Tract:	3101	File Id:	1	Group Code:	
Use Code:	1820 (AUTO/LIGHT TRUCK DEALERSHIP )			Date of Last Change:	9/25/2017

Valuation Area				
District Supervisor: RICHARD ELIAS District No: 5				
Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
50	4	NC_MIDTOWN	05007101	9

Recording Information (2)				
Sequence No.	Docket	Page	Date Recorded	Type
94058766	9756	1556	3/24/1994	
91083555	9075	867	7/8/1991	

## Commercial Characteristics

Property Appraiser: Donald Burton Phone: (520) 724-7426

### Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	1,710	\$39,083	\$0	\$0

### Commercial Detail

SEQ-SECT	Const Year	Model / Grade	RCN	RCNLD	Model Description
001-001	1959	178/3	\$96,963	\$36,070	AUTOMOTIVE REPAIR
002-001	1980	290/3	\$8,463	\$3,013	PARKING LOT

## Petition Information (12)

Tax Year	Owner's Estimate	Petition	Work Up
2018	\$40,500	pdf	pdf
2015	\$40,500		
2013	\$40,500		
2011	\$40,500		
2010	\$53,371		
2009	\$82,313		
2008	\$82,313		
2006	\$70,480		
2005	\$70,480		
2004	\$66,515		
2003	\$79,600		
2002	\$90,000		

<b>Notes (10)</b>	
<b>Created:</b> 10/13/2014 <b>Modified:</b> 10/13/2014	PETITION 2015 B LEVEL RULE A
<b>Created:</b> 7/9/2012 <b>Modified:</b> 7/9/2012	PETITION 2013 A LEVEL REVIEWED & ADJUSTED
<b>Created:</b> 10/25/2010 <b>Modified:</b> 10/25/2010	2011 B-LEVEL: REVIEWED & ADJUSTED PER STIPULATION.
<b>Created:</b> 11/2/2009 <b>Modified:</b> 11/2/2009	2010 B-LEVEL: REVIEWED & ADJUSTED.
<b>Created:</b> 8/12/2008 <b>Modified:</b> 8/12/2008	2009 A-LEVEL: REVIEWED & ADJUSTED.
<b>Created:</b> 10/16/2007 <b>Modified:</b> 10/16/2007	2008 SBOE LEVEL OK N/C.
<b>Created:</b> 10/16/2007 <b>Modified:</b> 10/16/2007	NAME CHANGE: L528601-3.
<b>Created:</b> 11/21/2005 <b>Modified:</b> 11/21/2005	2006~B-LEVEL OK
<b>Created:</b> 1/20/2004 <b>Modified:</b> 1/20/2004	UPDATE CCS
<b>Created:</b> 12/30/2003 <b>Modified:</b> 12/30/2003	B-LEVEL OK

Parcel Number: 122-12-0400

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
ROYAL LAND LLC 4333 E SPEEDWAY BLVD TUCSON AZ  85712-4623	SPEEDWAY LOT 2 EXC S20' BLK 4

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	\$185,686	\$185,686	\$33,423
2019	COMMERCIAL (1)	18.0	\$185,686	\$185,686	\$33,423

Property Information					
Township:	14.0	Section:	3	Range:	14.0E
Map & Plat:	3/87	Block:	004	Tract:	
Rule B District:	15	Land Measure:	33,600.00F	Lot:	00002
Census Tract:	3101	File Id:	1	Group Code:	000
Use Code:	1820 (AUTO/LIGHT TRUCK DEALERSHIP)			Date of Last Change:	10/13/2014

Valuation Area				
District Supervisor: RICHARD ELIAS District No: 5				
Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
50	4	NC_MIDTOWN	05007101	9

Recording Information (4)				
Sequence No.	Docket	Page	Date Recorded	Type
20031741479	12131	7161	9/9/2003	WTDEED
20031741474	12131	7007	9/9/2003	WTDEED
20011750377	11630	1073	9/10/2001	
0	933	264	1/1/1753	

## Commercial Characteristics

Property Appraiser: Donald Burton Phone: (520) 724-7426

### Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	0	\$23,799	\$0	\$0

### Commercial Detail

SEQ-SECT	Const Year	Model / Grade	RCN	RCNLD	Model Description
001-001	1985	101/3	\$18,621	\$9,778	COMMERCIAL YARD IMPROVEMENTS
002-001	1985	290/3	\$39,386	\$14,021	PARKING LOT

### Petition Information (10)

Tax Year	Owner's Estimate	Petition	Work Up
2018	\$100,500	pdf	pdf
2015	\$100,500		
2013	\$100,500		
2011	\$100,500		
2010	\$130,249		
2009	\$202,100		
2008	\$202,100		
2007	\$176,200		
2006	\$176,200		
2005	\$176,200		

<b>Notes (11)</b>	
<b>Created:</b> 10/13/2014 <b>Modified:</b> 10/13/2014	PETITION 2015 B LEVEL RULE A
<b>Created:</b> 7/9/2012 <b>Modified:</b> 7/9/2012	PETITION 2013 A LEVEL REVIEWED & ADJUSTED
<b>Created:</b> 10/25/2010 <b>Modified:</b> 10/25/2010	2011 B-LEVEL: REVIEWED & ADJUSTED PER STIPULATION.
<b>Created:</b> 11/2/2009 <b>Modified:</b> 11/2/2009	2010 B-LEVEL: REVIEWED & ADJUSTED.
<b>Created:</b> 8/12/2008 <b>Modified:</b> 8/12/2008	2009 A-LEVEL: REVIEWED & ADJUSTED.
<b>Created:</b> 10/16/2007 <b>Modified:</b> 10/16/2007	2008 SBOE LEVEL OK N/C.
<b>Created:</b> 1/2/2007 <b>Modified:</b> 1/2/2007	2008 TAXM Override: 2007 Petition corrects 2006 petition not rolling; 2007 petition value should not roll to tax year 2008.
<b>Created:</b> 8/8/2006 <b>Modified:</b> 8/8/2006	2007 A-LEVEL OK.
<b>Created:</b> 11/21/2005 <b>Modified:</b> 11/21/2005	2006 ~ B-LEVEL OK
<b>Created:</b> 10/28/2004 <b>Modified:</b> 10/28/2004	B-LEVEL OK
<b>Created:</b> 1/20/2004 <b>Modified:</b> 1/20/2004	LIST PAVING AND LIGHTING - ADD IMP 30@25%

Parcel Number: 122-12-0480

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
ROYAL BUICK COMPANY INC 4333 E SPEEDWAY BLVD TUCSON AZ  85712-4623	SPEEDWAY LOT 9 BLK 4

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	\$198,910	\$198,910	\$35,804
2019	COMMERCIAL (1)	18.0	\$198,910	\$198,910	\$35,804

Property Information					
Township:	14.0	Section:	3	Range:	14.0E
Map & Plat:	3/87	Block:	004	Tract:	
Rule B District:	15	Land Measure:	36,000.00F	Lot:	00009
Census Tract:	3101	File Id:	1	Group Code:	
Use Code:	1820 (AUTO/LIGHT TRUCK DEALERSHIP )			Date of Last Change:	10/13/2014

Valuation Area				
District Supervisor: RICHARD ELIAS District No: 5				
Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
50	4	NC_MIDTOWN	05007101	9

Recording Information (1)				
Sequence No.	Docket	Page	Date Recorded	Type
0	7068	550	7/7/1983	

## Commercial Characteristics

Property Appraiser: Donald Burton Phone: (520) 724-7426

### Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	0	\$39,492	\$0	\$0

### Commercial Detail

SEQ-SECT	Const Year	Model / Grade	RCN	RCNLD	Model Description
001-001	1985	101/3	\$21,052	\$11,054	COMMERCIAL YARD IMPROVEMENTS
002-001	1985	101/3	\$23,969	\$12,586	COMMERCIAL YARD IMPROVEMENTS
003-001	1985	290/3	\$44,528	\$15,852	PARKING LOT

### Petition Information (12)

Tax Year	Owner's Estimate	Petition	Work Up
2018	\$114,000	pdf	pdf
2015	\$114,000		
2013	\$114,000		
2011	\$114,000		
2010	\$147,580		
2009	\$238,850		
2008	\$238,850		
2006	\$147,780		
2005	\$147,780		
2004	\$155,486		
2003	\$200,000		
2002	\$200,000		

<b>Notes (9)</b>	
<b>Created:</b> 10/13/2014 <b>Modified:</b> 10/13/2014	PETITION 2015 B LEVEL RULE A
<b>Created:</b> 7/9/2012 <b>Modified:</b> 7/9/2012	PETITION 2013 A LEVEL REVIEWED & ADJUSTED
<b>Created:</b> 10/25/2010 <b>Modified:</b> 10/25/2010	2011 B-LEVEL: REVIEWED & ADJUSTED PER STIPULATION.
<b>Created:</b> 11/2/2009 <b>Modified:</b> 11/2/2009	2010 B-LEVEL: REVIEWED & ADJUSTED.
<b>Created:</b> 8/12/2008 <b>Modified:</b> 8/12/2008	2009 A-LEVEL: REVIEWED & ADJUSTED.
<b>Created:</b> 10/16/2007 <b>Modified:</b> 10/16/2007	2008 SBOE LEVEL OK N/C.
<b>Created:</b> 11/21/2005 <b>Modified:</b> 11/21/2005	2006 ~ B-LEVEL OK
<b>Created:</b> 1/20/2004 <b>Modified:</b> 1/20/2004	CORRECT PAVING AND ADD LIGHTING
<b>Created:</b> 12/30/2003 <b>Modified:</b> 12/30/2003	B-LEVEL OK

# ROYAL KIA AND LEXUS EXISTING SITE



# ROYAL LEXUS KIA DEALERSHIP

## SITE EXISTING CONDITIONS



# ROYAL LEXUS KIA DEALERSHIP

#1 SPEEDWAY LOOKING WEST NEAR KIA SITE



# ROYAL LEXUS KIA DEALERSHIP

## #2 SPEEDWAY LOOKING WEST NEAR CENTER OF SITE



# ROYAL LEXUS KIA DEALERSHIP

#3 SPEEDWAY LOOKING WEST AT EAST END OF SITE



# ROYAL LEXUS KIA DEALERSHIP

## #4 SPEEDWAY LOOKING EAST NEAR CENTER OF SITE



# ROYAL LEXUS KIA DEALERSHIP

#5 COLUMBUS LOOKING SOUTH AT SOUTH DRIVEWAY



# ROYAL LEXUS KIA DEALERSHIP

#6 COLUMBUS LOOKING NORTH NEAR SPEEDWAY



# ROYAL LEXUS KIA DEALERSHIP

#7 COLUMBUS LOOKING NORTH AT NORTH DRIVEWAY



# ROYAL LEXUS KIA DEALERSHIP

#8 CATALINA LOOKING NORTH



# ROYAL LEXUS KIA DEALERSHIP

#9 CATALINA LOOKING NORTH TOWARDS NORTH END OF SITE



# ROYAL LEXUS KIA DEALERSHIP

#10 CATALINA LOOKING SOUTH WITH SIDEWALK 'JOG'



# ROYAL LEXUS KIA DEALERSHIP

#11 CATALINA LOOKING SOUTH NEAR SPEEDWAY



# ROYAL LEXUS KIA DEALERSHIP

#12 CATALINA AND SPEEDWAY FROM ACROSS STREET



# ROYAL LEXUS KIA DEALERSHIP

#13 CENTER OF CATALINA FROM ACROSS STREET



# ROYAL LEXUS KIA DEALERSHIP

#14 END OF CATALINA FROM ACROSS STREET



# ROYAL LEXUS KIA DEALERSHIP

#15 COLUMBUS FROM ACROSS STREET LOOKING SOUTH



# ROYAL LEXUS KIA DEALERSHIP

#16 COLUMBUS FROM ACROSS STREET LOOKING NORTH



# ROYAL LEXUS KIA DEALERSHIP

#17 ELEVATION LOOKING NORTH ONTO SITE AT KIA



# ROYAL LEXUS KIA DEALERSHIP

#18 ELEVATION LOOKING NORTH ONTO SITE AT CENTER



# ROYAL LEXUS KIA DEALERSHIP

#19 ELEVATION LOOKING NORTH ONTO SITE AT LEXUS



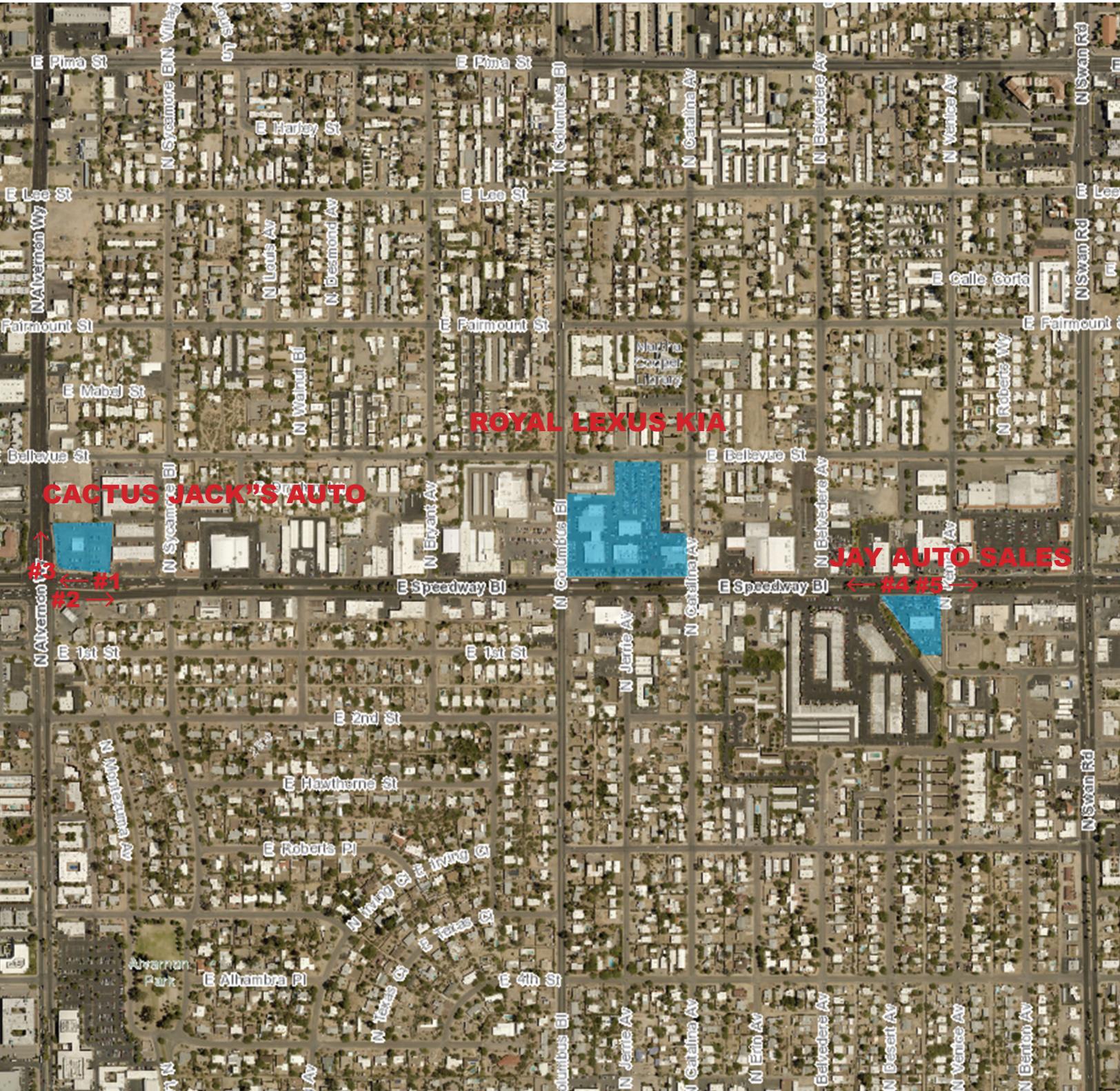
# ROYAL LEXUS KIA DEALERSHIP

#20 ELEVATION LOOKING NORTHWEST ACROSS SITE



# ROYAL LEXUS KIA DEALERSHIP

## PRECEDENT IMAGES ON SPEEDWAY ALVERNON WAY TO SWAN ROAD



# PRECEDENT IMAGES ON SPEEDWAY

## #1 CACTUS JACK'S AUTO LOOKING WEST 3901 E. SPEEDWAY BOULEVARD



# PRECEDENT IMAGES ON SPEEDWAY

## #2 CACTUS JACK'S AUTO LOOKING EAST 3901 E. SPEEDWAY BOULEVARD



# PRECEDENT IMAGES ON SPEEDWAY

## #3 CACTUS JACK'S AUTO LOOKING NORTH 3901 E. SPEEDWAY BOULEVARD



# PRECEDENT IMAGES ON SPEEDWAY

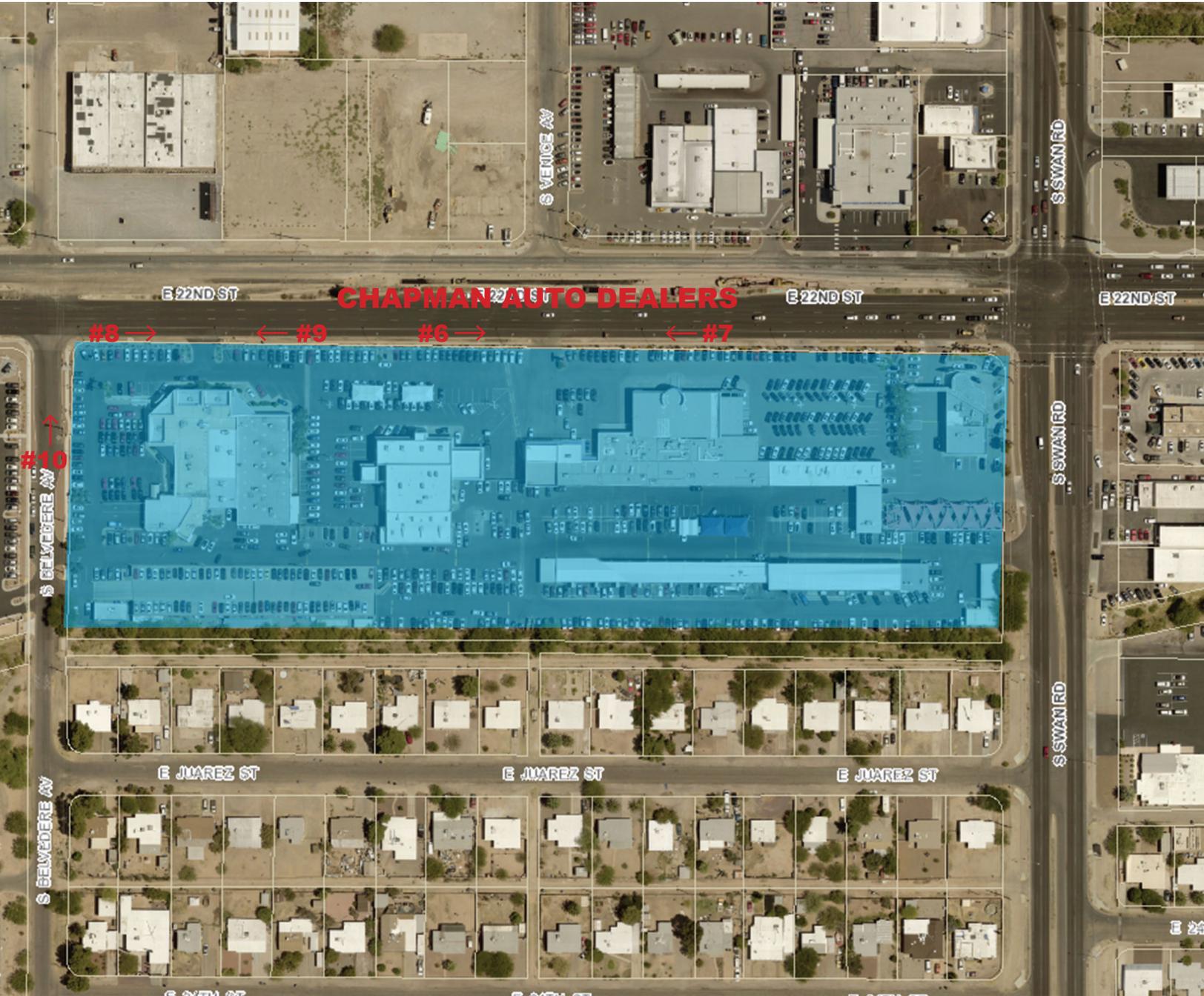
## #4 JAY AUTO LOOKING WEST 4550 E. SPEEDWAY BOULEVARD





# ROYAL LEXUS KIA DEALERSHIP

## PRECEDENT IMAGES 22ND STREET AND SWAN ROAD



# PRECEDENT IMAGES ON 22ND STREET AND SWAN ROAD

## #6 CHAPMAN ACURA LOOKING EAST 4600 E. 22ND STREET



# PRECEDENT IMAGES ON 22ND STREET AND SWAN ROAD

## #7 CHAPMAN AUDI LOOKING WEST 4646 E. 22ND STREET



# PRECEDENT IMAGES ON 22ND STREET AND SWAN ROAD

## #8 CHAPMAN VW LOOKING EAST 4500 E. 22ND STREET



# PRECEDENT IMAGES ON 22ND STREET AND SWAN ROAD

## #9 CHAPMAN AUTOMOTIVE LOOKING WEST 4646 E. 22ND STREET



# PRECEDENT IMAGES ON 22ND STREET AND SWAN ROAD

## #10 SIDE STREET ON WEST SIDE LOOKING NORTH 4500 E. 22ND STREET



# ROYAL LEXUS KIA DEALERSHIP

## PRECEDENT IMAGES BROADWAY AND WILMOT ROAD



# PRECEDENT IMAGES ON BROADWAY AND WILMOT ROAD

## #11 O'RIELLY CHEVROLET LOOKING WEST 6160 E. BROADWAY BOULEVARD



# PRECEDENT IMAGES ON BROADWAY AND WILMOT ROAD

## #12 O'RIELLY CHEVROLET LOOKING EAST 6160 E. BROADWAY BOULEVARD



## GENERAL NOTES

- THE DEVELOPER, ANY SUCCESSORS AND AGENTS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES AND AGENTS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- GROSS AREA OF DEVELOPMENT IS 6.3 ACRES (278,310 SF).
- THE USE OF THIS DEVELOPMENT IS COMMERCIAL SERVICES, AUTOMOTIVE, MAJOR SERVICE AND REPAIR (SUBJ. TO UDC SEC. 4.9.13(E)) AND RETAIL VEHICLE RENTAL AND SALES (SUBJ. TO UDC SEC. 4.9.6.1(K2)).
- BASES OF BEARING IS TRUE NORTH FROM THE NORTHWEST CORNER OF LOT 6 (AS SHOWN ON RECORD OF SURVEY BY OPW SURVEING, L.L.C., JOB #2017085).
- BASES OF ELEVATION IS PINA COUNTY D.O.T. - CITY OF TUCSON D.O.T. GEODETIC CONTROL POINT, ETS 5, A BRASS STEU IN CONCRETE IN A HANDHOLE AT THE INTERSECTION OF COLUMBUS BOULEVARD AND SPEEDWAY BOULEVARD, ELEVATION 2491.11, WAD088 DATUM.
- PROPOSED BUILDING HEIGHT: SEE PLAN VIEW.
- EXISTING ZONING IS C-2.
- THIS DEVELOPMENT IS SUBJECT TO THE MAYOR AND COUNCIL REZONING CONDITIONS IN ACCORDANCE WITH C9-82-47 AS APPROVED ON 12/20/82 (DOES NOT AFFECT ENTIRE PROPERTY).
- ALL REZONING CONDITIONS ARE AS FOLLOWS:
  - AN APPROVED DEVELOPMENT PLAN SUBMITTED IN ACCORDANCE WITH SECTION 23-409 OF THE TUCSON CODE, INCLUDING BUT NOT LIMITED TO:
    - AN APPROVED LANDSCAPE PLAN, INCLUDING A 6" HIGH MASONRY WALL ON THE NORTH, EAST AND WEST PROPERTY LINES, WITH THE NORTH WALL SET BACK 5' FROM THE PROPERTY LINE WITH DROUGHT RESISTANT TREES OF LANDSCAPING PROVIDED IN THE TREE FOOT AREA.
    - THE OWNER/APPLICANT TO PARTICIPATE IN AN IMPROVEMENT DISTRICT FOR A SIDEWALK ALONG BELLEVUE AVENUE. IN THE EVENT THAT AN IMPROVEMENT DISTRICT IS NOT APPROVED, THE APPLICANT PAY FOR THE INSTALLATION OF THE SIDEWALK ALONG THE APPLICANT'S PROPERTY ON BELLEVUE.
    - THE OWNER/APPLICANT TO RECORD A NO-VEHICULAR ACCESS EASEMENT ALONG BELLEVUE, EXCEPT ACROSS THE WESTERLY MOST EXISTING CURB CUT TO LOT 8, BLOCK 4 OF SPEEDWAY ADDITION FOR THE SOLE PURPOSE OF DELIVERING NEW CARS TO THE STORAGE AREA IN LOT 9," WITH THE UNDERSTANDING THAT THERE WILL BE A LOCKED GATE IN THE MASONRY WALL ALONG THE BELLEVUE BORDER.
    - NOT APPLICABLE (DELETED).
    - NOISE ATTENUATION MEASURES AS INDICATED ON APPLICANT'S ARCHITECT'S LETTER OF OCTOBER 22, 1982 (ATTACHED TO STAFF REPORT).
    - NO OUTSIDE AUTOMOTIVE REPAIR OR MAINTENANCE WORK.
    - ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
    - THREE-YEAR CONDITIONAL ORDINANCE (REQUIRES THAT THE ABOVE CONDITIONS BE MET BY DECEMBER 20, 1983). A THREE-FOURTHS MAJORITY VOTE OF THE MAYOR & COUNCIL WILL BE REQUIRED AT THE TIME AN ORDINANCE IS PRESENTED FOR CONSIDERATION.
- THIS PROJECT IS DESIGNED TO MEET THE OVERLAY ZONE CRITERIA SECTION 5.4, MAJOR STREETS AND ROUTES SETBACK ZONE.
- OBSTACLES WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED, OTHER THAN AS SHOWN ON THIS DEVELOPMENT PLAN.
 

EACH HANDICAP PARKING SPACE WILL HAVE:

  - PERMANENTLY POSTED METAL SIGN CONFORMING TO C.O.T. STANDARDS;
  - THE INTERNATIONAL HANDICAP SYMBOL PAINTED IN THE SPACE; AND
  - A RAMP LEADING TO THE ADJACENT SIDEWALK AT A GRADE/ENT NOT TO EXCEED 1:12.
- CROSSWALKS REQUIRED AT ALL DISABLED RAMPS. USE TRAFFIC PAINT FOR STRIPING.
- ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PINA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
- ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PINA COUNTY ORDINANCE NO. 1891-140, AS AMENDED).
 

EXISTING WATER METER SIZES: 1" & 2"

NUMBER OF EXISTING WATER METERS AT THIS SIZE: 3 (1") & 1 (2")

PROPOSED WATER METER SIZES: 1" & 2"

NUMBER OF PROPOSED WATER METERS AT THIS SIZE: 3 (1") & 1 (2")
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PINA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.

## PARKING DATA CALCULATIONS

NEW BUILDING #1	USE	REQUIRED SPACES	TOTAL SPACES
17,041 SF	SHOWROOM	1 SPACE/400 SF	43 SPACES
11,088 SF	SERVICE	1 SPACE/300 SF	37 SPACES
NEW BUILDING #2	CAR WASH	1 SPACE/500 SF	10 SPACES
4,813 SF	EXISTING BUILDING #3	1 SPACE/300 SF	34 SPACES
10,211 SF	SERVICE	1 SPACE/300 SF	34 SPACES
EXISTING BUILDING #4	SHOWROOM	1 SPACE/400 SF	19 SPACES
7,780 SF	SHOWROOM	1 SPACE/10,000 SF	28 SPACES
GROSS LOT AREA			
278,000 SF			
TOTAL REQUIRED			171 SPACES
TOTAL PROVIDED			174 SPACES
SURPLUS PARKING			3 SPACES

BREAKDOWN OF PARKING TYPES:  
 STANDARD = 8.5' x 15.5' (PLUS 2.5' OVERHANG) OR 18' WHERE SHOWN  
 HANDICAPPED = 8' x 15.5' (PLUS 2.5' OVERHANG) OR 18' WHERE SHOWN  
 (4' ACCESS AISLE EXCEPT AISLE IS 8' WHERE ANNOTATED AS "N/A")

## BICYCLE PARKING DATA

TYPE OF PARKING	CALCULATION	REQUIRED PARKING
COMMERCIAL USE - 26,112 G.F.A.	2 SPACES TOTAL	2
SHORT TERM	1 SPACE PER 12,000 G.F.A.	3
LONG TERM	RETAIL TRADE/SHOWROOM USE - 24,820 G.F.A.	5
SHORT TERM	1 SPACE PER 5,000 G.F.A./	3
LONG TERM	1 SPACE PER 12,000 G.F.A.	3
TOTAL SHORT TERM PROVIDED		6
TOTAL LONG TERM PROVIDED		8

## LOADING ZONE DATA

- TOTAL REQUIRED	0
- TOTAL PROVIDED	0

## SITE SETBACKS

ADJACENT R-2 ZONE	BUILDING HEIGHT X 1.5
ADJACENT SPEEDWAY AND COLUMBUS FRONTAGE:	GREATER OF 21' OR BUILDING HEIGHT
ADJACENT CATALINA AND BELLEVUE FRONTAGE:	GREATER OF 21' OR BUILDING HEIGHT MEASURED TO BACK OF FUTURE CURB

## OWNER/DEVELOPER:

ROYAL BUICK COMPANY, INC./ROYAL LAND, L.L.C./ROYALEX LIMITED  
 LIABILITY CO.  
 4333 E. SPEEDWAY BLVD.  
 TUCSON, AZ 85712  
 PHONE: 520-448-2082  
 E-MAIL: OYOUNG@ROYALTUCSON.COM

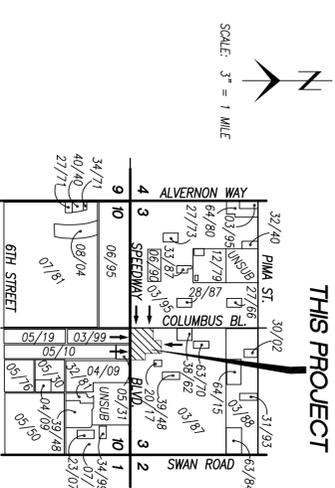
## CONSULTANTS:

BAKER & ASSOCIATES ENGINEERING, INC.  
 3561 E. SUNRISE, SUITE #225  
 TUCSON, ARIZONA, 85718  
 PHONE: 520-318-1950, X104  
 E-MAIL: MARTIN@BAKETUCSON.COM

ACORN ASSOCIATES ARCHITECTURE LTD.  
 5151 E. BROADWAY, SUITE #1050  
 TUCSON, ARIZONA, 85711  
 PHONE: 520-881-0731  
 E-MAIL: KIM@ACORNARCHITECTURE.COM

NOVAK ENVIRONMENTAL, INC.  
 4574 N. 1ST, SUITE #100  
 TUCSON, ARIZONA, 85718  
 PHONE: 520-206-0591  
 E-MAIL: KAREN@NOVAKENVIRONMENTAL.COM

## THIS PROJECT



## LOCATION PLAN

SECTION 3, T14S, R14E,  
 G&SRB&M, PINA COUNTY, ARIZONA

## LEGEND

	DEVELOPMENT BOUNDARY
	EXISTING STREET CENTERLINE
	EXISTING EASEMENT LINE
	EASEMENT LINE
	HANDICAP PARKING SPACES
	REQUIRED PARKING SPACE COUNT
	FOUND BOUNDARY SURVEY MARKER AS SHOWN
	FOUND CENTERLINE/MONUMENT LINE SURVEY MARKER AS SHOWN
	DEVELOPMENT ACCESS POINT (SEE LOCATION MAP)
	LONG-TERM BICYCLE PARKING (SEE DETAIL #2, SHEET #2)
	SHORT-TERM BICYCLE PARKING (SEE DETAIL #2, SHEET #2)

## SHEET INDEX

1	COVER SHEET
2	SITE PLAN SHEET
3	PREL. IMPROVEMENT/UTILITY/HYDROLOGY PLAN SHEET
4	PLANNING SHEET
5	NATIVE PLANT PRESERVATION PLAN (NPPR=1)
6	OVERALL LANDSCAPE PLAN (L-1)
7	LANDSCAPE PLAN/NORTH PORTION (L-2)
8	LANDSCAPE PLAN/SOUTH PORTION (L-3)
9	IRRIGATION PLAN/NORTH PORTION (L-4)
10	IRRIGATION PLAN/SOUTH PORTION (L-5)

## COVER SHEET

REF.: T16G0009071; T98Q002007

ADMINISTRATIVE ADDRESS:  
 4333 E. SPEEDWAY BLVD.

## DEVELOPMENT PLAN FOR

### ROYAL/SPEEDWAY DEALERSHIP (OVER-ALL)

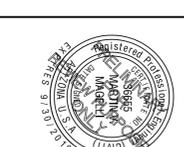
BEING A DEVELOPMENT OF A PORTION OF LOTS 1 - 9 OF BLOCK 4  
 AS RECORDED IN SPEEDWAY ADDITION, MAPS & PLATS 3&7

LOCATED IN THE SE 1/4 OF SECTION 3,  
 T14S, R14E, G&SRB&M, PINA COUNTY, ARIZONA

## Baker & Associates Engineering, Inc.

3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

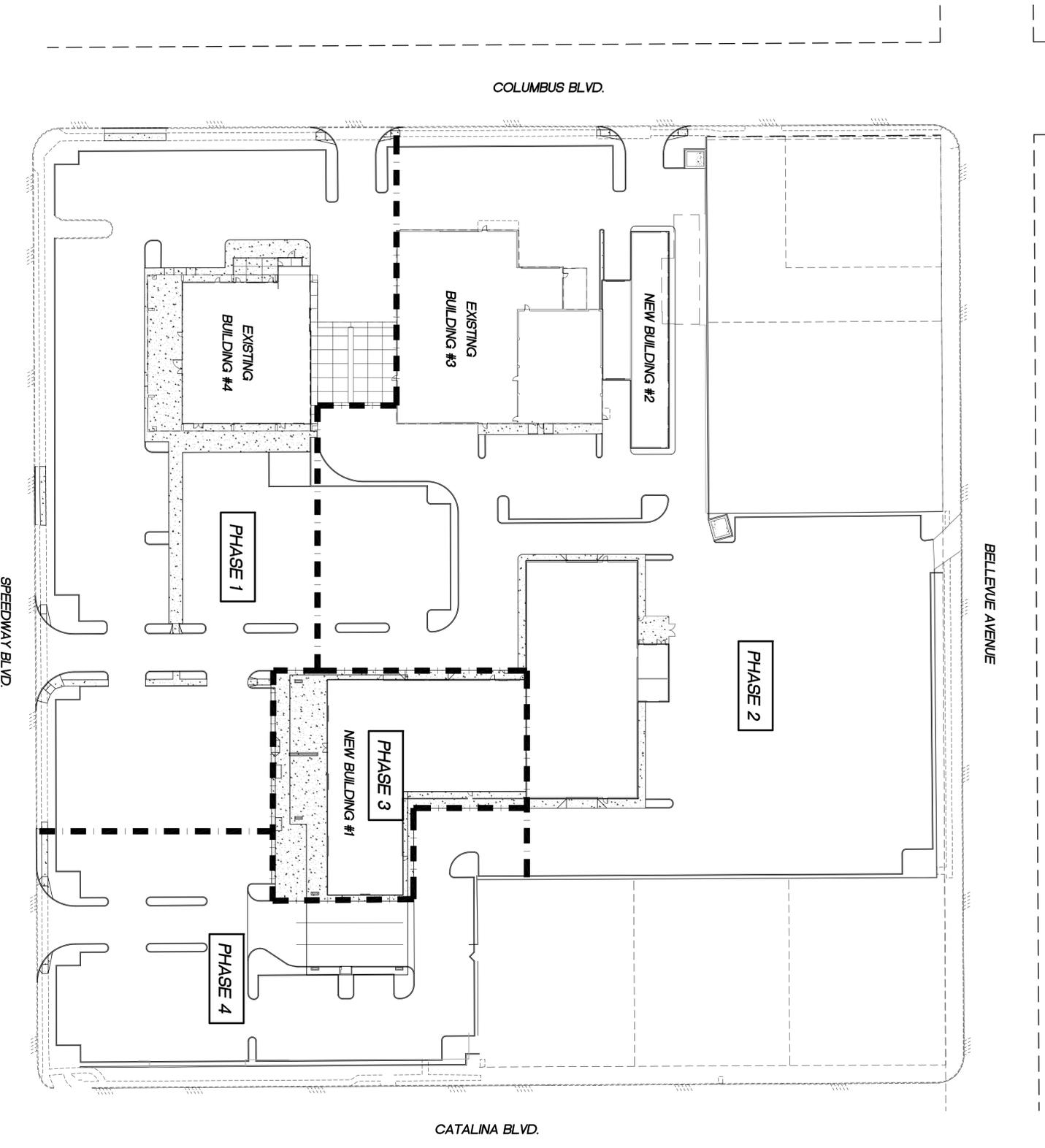
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<b>Zoning</b>	<b>Date</b>
<b>Engineering</b>	<b>Date</b>
<b>PLC Site</b>	<b>Date</b>
<b>File</b>	<b>Date</b>
<b>Landscape</b>	<b>Date</b>
<b>PLUME</b>	<b>Date</b>
<b>Revision #</b>	<input type="checkbox"/> per letter in SIME



SCALE: HORIZ. V.A.	DESIGNED BY: JVA	DATE: 11/27/17	DRAWING #	SHEET
C.L.V.A.	CHECKED BY: MMW	REV. DATE:	299-007-0P1-DWG	1 of 10
			PLAN 2929	







CITY OF TUCSON		DEVELOPMENT PACKAGE	
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<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH	<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other	<input type="checkbox"/> FUP	<input type="checkbox"/> Other
DVPRG MGR	Date	DVPRG MGR	Date
Zoning	Date	Zoning	Date
Engineering	Date	Engineering	Date
File	Date	File	Date
PLM	Date	PLM	Date
Revision #	Date	Revision #	Date

REF.: T162009071; T982002027

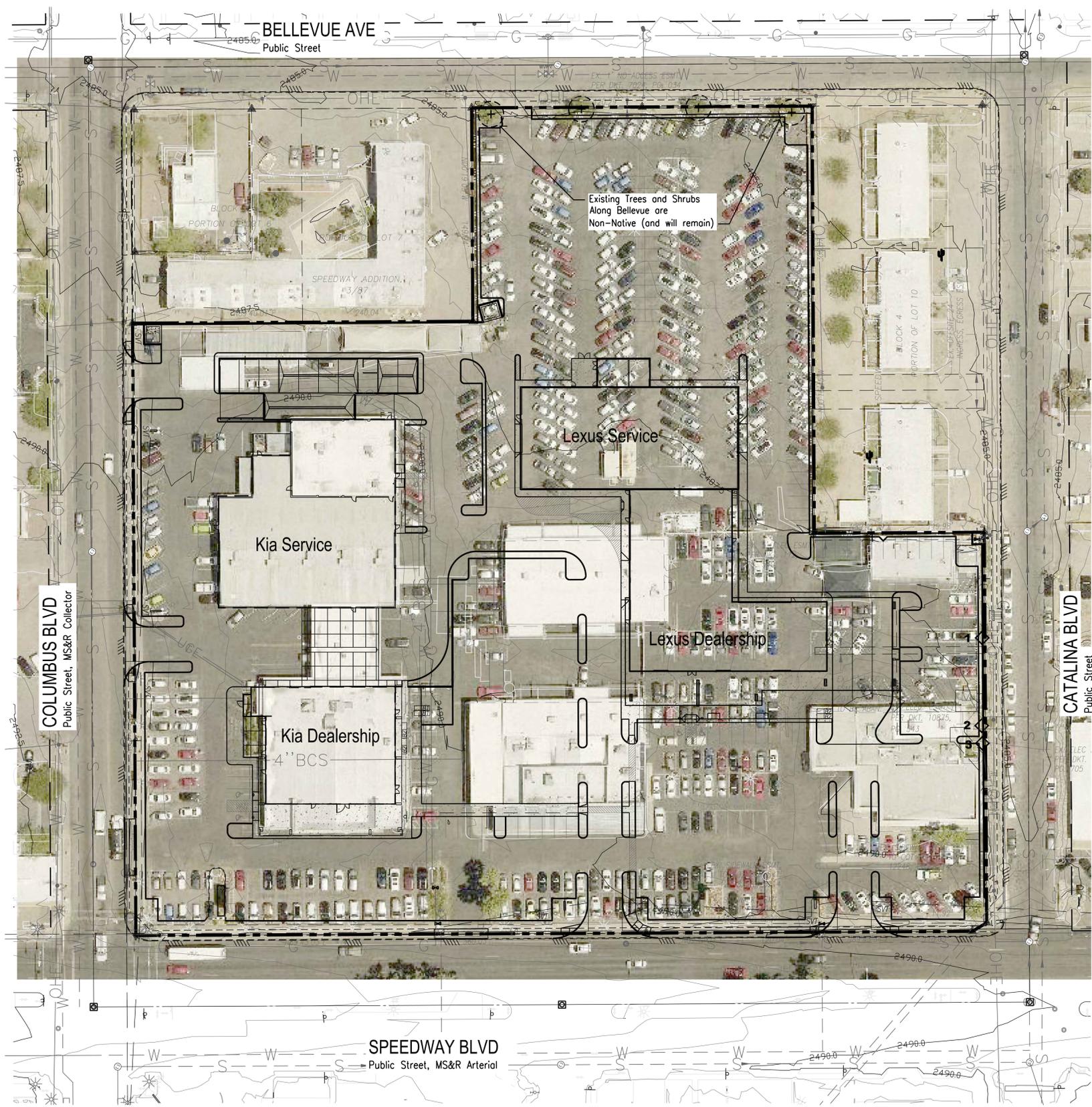
DEVELOPMENT PLAN FOR  
ROYAL/SPEEDWAY DEALERSHIP (OVER-ALL)  
BEING A DEVELOPMENT OF A PORTION OF LOTS 1 - 9 OF BLOCK 4  
AS RECORDED IN SPEEDWAY ADDITION, MAPS & PLATS 387  
LOCATED IN THE SE 1/4 OF SECTION 3,  
T14S, R14E, G4S, R88M, P14A COUNTY, ARIZONA

**Baker & Associates Engineering, Inc.**  
3581 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SCALE: HORIZ: 1"=40'	DRAWN BY: JVA	DATE: 11/27/17	DRAWING #	SHEET
VERT: 1"=40'	DESIGNED BY: MMW	REV. DATE:	2629-007-01-DWG	4 of 10
C.L.T.	CHECKED BY: MMW	REV. DATE:	PLAN #2629	

PHASING SHEET

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**NATIVE PLANT PRESERVATION NOTES**

- METHODOLOGY:** This Native Plant Preservation Plan utilizes the Plant Inventory Methodology.
- GRADING:** All Salvage work shall be done prior to grading and clearing of that portion (and construction phase) of the site.
- TRANSPLANTING AND WATERING :** A licensed contractor shall perform all salvage and transplanting. Transplanting will be performed by hand digging.
- TEMPORARY HOLDING NURSERY:** A salvage nursery will not be necessary. Ocotillo will be moved in a one step operation to their final locations in the landscape border on Bellevue Avenue.
- INJURED PLANTS:** Any plants that do not survive the project construction process shall be replaced on a one-to-one basis (same size and species).
- FLAGGING AND TAGGING:** All viable protected native plants are tagged with flagging bearing the inventory number. Tagging must also remain in place for the duration of construction. Flagging and tagging will be maintained in place until final inspection.
- MONITORING:** The developer will provide on-site monitoring to be performed per guidelines set forth by the City of Tucson.
- ENDANGERED SPECIES ACT:** The preservation plan shall also be in conformance with the Federal Endangered Species Act and Arizona Native Plant Law. There are no Federal endangered plant species or State of Arizona Safeguarded Plants present within the project limits.
- FENCING:** Existing plants to be preserved in place and areas designated to remain undisturbed shall be fenced prior to construction. The area to be fenced shall be beyond the drip-line of the vegetation and generally so designated on the project plans. For saguaros and cacti, the area to be fenced shall be equal to the distance of one-half (1/2) the height of the plant. The preservation of a substantial portion of the root system for either undisturbed natural desert areas of Protected Native Plants or individual Protected native Plants preserved-in-place will improve the survival rate and health of these plants as well as preserve portion of their associated plant community. No plants shall be salvaged from within fenced areas. The fencing shall be a highly visible fence with high visibility orange colored plastic netting minimum 4' high with steel T fenceposts at a 10' minimum spacing. Protective fencing shall be removed after project is completely finished.

**NATIVE PLANT INVENTORY**

ID.#	Botanical Name	Common Name	Caliper inches	Height Feet	In-situ Viability	Notes	Transplant Rating	Notes	PIP	TOS	RFS
1	Fouquieria splendens	Ocotillo		12	H		H				TOS
2	Fouquieria splendens	Ocotillo		10	H		H				TOS
3	Fouquieria splendens	Ocotillo		10	H		H				TOS

**NATIVE PLANT MITIGATION SUMMARY**

This previously developed site contains few native plants. All are ocotillos. All will be transplanted to the landscape border on Bellevue Avenue.

Native Plants Inventoried	3
Non-viable Native Plants	0
Viable Native Plants (all ocotillos)	3
<b>Disposition:</b>	
Required Transplanted Ocotillos	1
Supplement Mitigation for Transplants (1 transplanted ocotillo)	1
Non-Required Transplanted Ocotillo	1
Total Transplants	3

**NATIVE PLANT PRESERVATION KEY**

- PROPERTY LIMITS
- 5 INVENTORIED NATIVE PLANT NUMBER
- PRESERVED IN PLACE (PIP) NATIVE PLANT
- ▽ REMOVE FROM SITE (RFS) NATIVE PLANT
- ◇ TRANSPLANT ON SITE (TOS) NATIVE PLAN
- CONTOUR LINES

**CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL**

Site/Dev Plan     SCZ  
 Tentative Plat     FRZ  
 Grading     HDZ  
 SWPPP     WASH  
 FUP     Other

DVPKG MGR \_\_\_\_\_ Date \_\_\_\_\_  
 Zoning \_\_\_\_\_ Date \_\_\_\_\_  
 Engineering \_\_\_\_\_ Date \_\_\_\_\_  
 H/C Site \_\_\_\_\_ Date \_\_\_\_\_  
 Fire \_\_\_\_\_ Date \_\_\_\_\_  
 Landscape \_\_\_\_\_ Date \_\_\_\_\_  
 PL/ME \_\_\_\_\_ Date \_\_\_\_\_  
 Revision # \_\_\_\_\_  per letter in SIRE

ADDRESS: 4333 EAST SPEEDWAY BLVD.  
 DP17-0285  
 REF: T16CM09071, T99CM02007

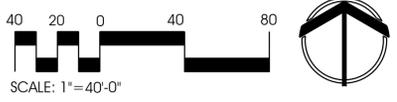
**Novak Environmental, Inc.**  
 4574 North First Avenue #100 Tucson, AZ 85718  
 Phone 520.206.0591 Fax 520.882.3006

Landscape Architecture • Natural Resources • Planning • Mitigation

**DEVELOPMENT PLAN FOR NATIVE PLANT PRESERVATION PLAN ROYAL/SPEEDWAY DEALERSHIP (OVERALL)**  
 BEING A DEVELOPMENT OF A PORTION OF LOTS 1 - 9 OF BLOCK 4 AS RECORDED IN SPEEDWAY ADDITION, MAPS AND PLATS 6, LOCATED IN THE SE 1/4 OF SEC. 3, T 14 S, R 14 E, G&SRM, PIMA COUNTY, ARIZONA

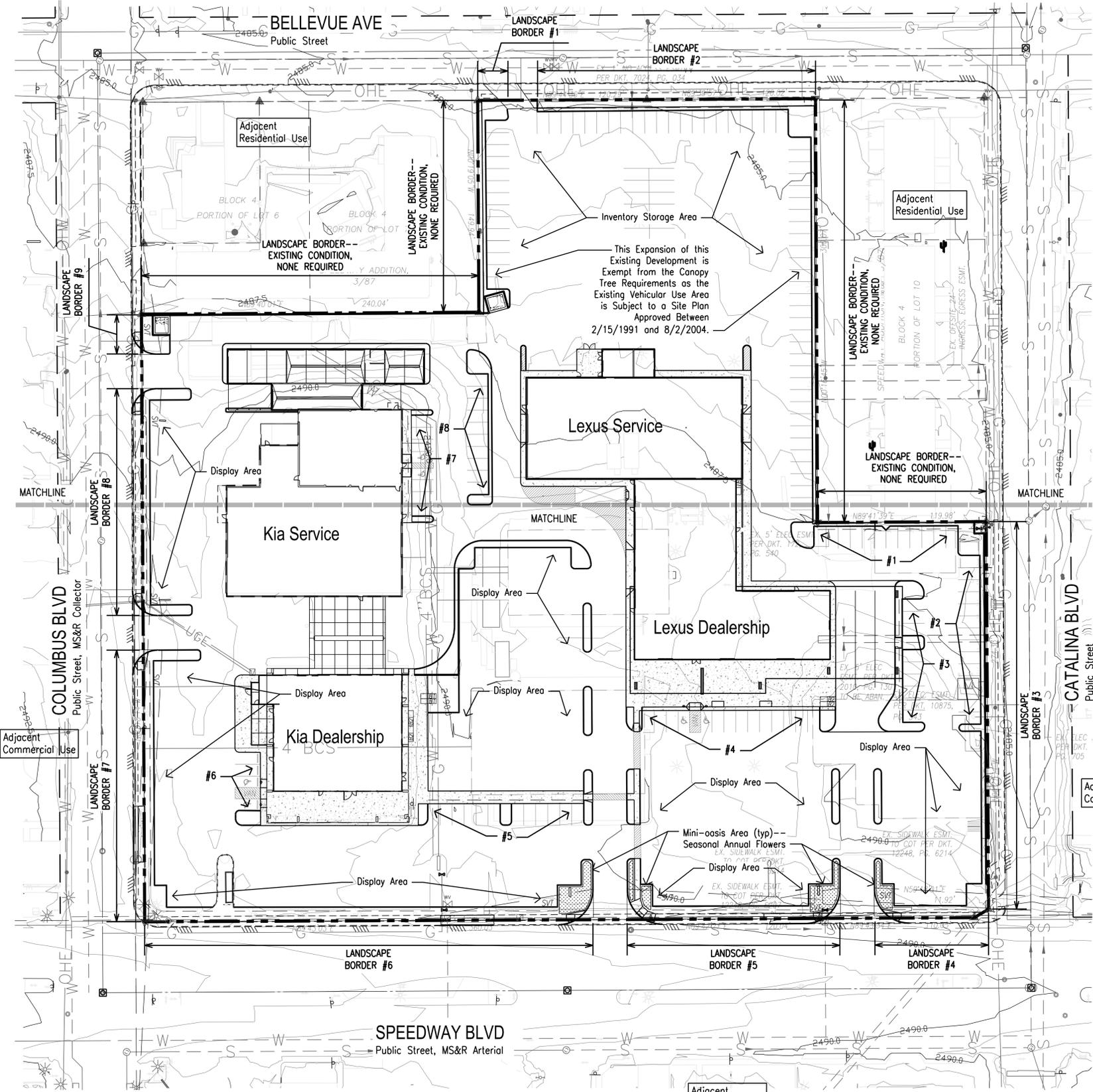
DESIGNED:	TC	DRAWN:	TC	CHECKED:	KC	SHEET	NPPP-1
DATE:	NOVEMBER 2017	PROJECT NO.:	17027	SCALE:	SEE PLAN		5 OF 10

THIS PLAN IS FOR GOVERNMENT REVIEW ONLY. NOT FOR CONSTRUCTION.



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 (OUTSIDE MARICOPA COUNTY)

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**LANDSCAPE BORDERS**

Landscape Border ID	Border Location	Width (Existing Condition)	Length (feet)	Trees Required	Tree Planting Areas Used
1	Bellevue St	10' (1/2 in ROW) (Existing Screen Wall)	21	1	Existing Trees in Right-of-Way
2	Bellevue St	10' (1/2 in ROW) (Existing Screen Wall)	198	6	Existing Trees in Right-of-Way with Supplements
3	Catalina Av	6' (1' on Property) (5' in ROW)	274	9	On Property & in Street ROW
4	Speedway Blvd (east end)	4.5' on Property (Sidewalk on Property)	82	3	Palm Entry Islands
5	Speedway Blvd (middle)	4.5' on Property (Sidewalk on Property)	152	5	Palm Entry Islands
6	Speedway Blvd (west end)	Varies-5' to 6.5', 3' Plantable (Sidewalk on Property)	319	10	Palm Entry Islands
7	Columbus Blvd (south end)	6.5', 4' Plantable	192	6	1 Canopy Tree and Palm Entry Islands
8	Columbus Blvd (middle)	Varies-4' to 5'	160	5	2 Canopy Tree and Palm Entry Islands
9	Columbus Blvd (north end)	7.5'	29	1	Palm Entry Islands

Landscape Borders # 4 through #9 will locate required street landscape border trees in the palm entry islands. These borders will require 30 trees, and 31 trees will be provided. Trees shall be palm trees in lieu of the standard canopy trees.

**PARKING LOT CANOPY TREES**

Customer Parking Area ID	Number of Parking Spaces
1	12
2	14
3	9
4	14
5	12
6	4
7	8
8	10
Total	83
Total Required Canopy Trees	21

Parking Lot Canopy Trees shall be evenly distributed throughout the project. All parking spaces shall be within 40' of a tree trunk.

**MINI-OASIS CALCULATION**

	Area (sf)	Area (acres)
Total Site Area	276,341	6.34
Allowable Mini-oasis Percentage	2.50%	
Allowable Mini-oasis Area Planned	6,908	0.16
Mini-oasis Areas on Plan	1,381	0.01

**GENERAL NOTES**

- ZONING:** Existing zoning is C-2, and will remain. The total area of the site is approximately 6.3 ACRES (276,310 SF). The proposed use is commercial (automotive).
- DUST CONTROL:** All required landscape borders shall be treated with decomposed granite (or other landscape rock) 2" thick to reduce dust pollution per City of Tucson requirements. Ground surfaces in planting beds, planters, medians, or tree understories within a landscaped area that are not covered with vegetation shall be treated with the same inorganic ground cover. Decomposed granite shall extend out to existing street curb or sidewalk per COT requirements.
- FINISH GRADING:** Finish grading of the landscape areas around the base of each tree and shrub shall be depressed from existing ground or paving level for water harvest. This existing site plan remodel is not subject to a water harvest plan.
- IRRIGATION:** The landscape will be irrigated by a permanent underground drip irrigation system operated by automatic controller.
- SIGHT VISIBILITY TRIANGLES:** materials within sight visibility triangles shall be selected and placed so as not to interfere with a visibility plane described by two horizontal lines located 30 inches and 72 inches above finished grade of the roadway surface.
- MAINTENANCE:** All required landscaping, irrigation systems, walls, screening devices, curbing and detention basin landscape improvements on the site or within the abutting right-of-way shall be maintained per City of Tucson requirements. The property owner will be responsible for proper maintenance to achieve permanent, safe, and successful landscaping as required by article iii, division 7 of the city of Tucson's land use code and development standard 2-06. Failure to maintain the improvements constitutes a violation of the LUC 3.7.6.
- MAINTENANCE SCHEDULE:**
  - Plants will be pruned to maintain pedestrian and vehicular clearances or that the material will establish an opaque hedge screen.
  - If a plant should die, it will be replaced with an equivalent plant.
  - Inert materials shall be raked and cleaned of debris at a regular interval.
  - Irrigation system will be maintained and repaired when necessary.
  - Exterior hardscapes will be cleaned of debris at a regular interval.
- TREE PLANTERS:** Tree planters in the vehicular use area shall contain an unpaved planting area, which is a minimum of thirty-four (34) square feet in area and four (4) feet in width and must be provided for each canopy tree.
- CURBS:** Raised curbing will be provided for all portions of the vehicular area where landscaping is present. Wheel stops will be provided as necessary to prevent vehicles from overhanging the street landscape borders or sidewalks.
- VARIANCES REQUIRED:** Due to the existing conditions and site plan, multiple variances will be required to implement this project. Most street frontages have insufficient landscape border width due to previous roadway widenings and other improvements. This Landscape Plan shows the finished condition with landscape in alternate locations on-site and some in the right-of-way.

**CITY OF TUCSON DEVELOPMENT PACKAGE PSDS APPROVAL**

Site/Dev Plan     SCZ  
 Tentative Plat     FRZ  
 Grading     HDZ  
 SWPPP     WASH  
 FUP     Other

DVPKG MGR \_\_\_\_\_ Date \_\_\_\_\_  
 Zoning \_\_\_\_\_ Date \_\_\_\_\_  
 Engineering \_\_\_\_\_ Date \_\_\_\_\_  
 H/C Site \_\_\_\_\_ Date \_\_\_\_\_  
 Fire \_\_\_\_\_ Date \_\_\_\_\_  
 Landscape \_\_\_\_\_ Date \_\_\_\_\_  
 PL/ME \_\_\_\_\_ Date \_\_\_\_\_  
 Revision # \_\_\_\_\_  per letter in SIRE

ADDRESS: 4333 EAST SPEEDWAY BLVD.  
 DP17-0285  
 REF: T16CM09071, T99CM02007



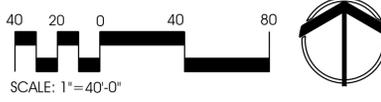
**Novak Environmental, Inc.**  
 4574 North First Avenue #100 Tucson, AZ 85718  
 Phone 520.206.0591 Fax 520.882.3006  
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**DEVELOPMENT PLAN FOR LANDSCAPE PLAN REQUIREMENTS ROYAL/SPEEDWAY DEALERSHIP (OVERALL)**

BEING A DEVELOPMENT OF A PORTION OF LOTS 1 - 9 OF BLOCK 4 AS RECORDED IN SPEEDWAY ADDITION, MAPS AND PLATS 6, LOCATED IN THE SE 1/4 OF SEC. 3, T 14 S, R 14 E, G&SRM, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

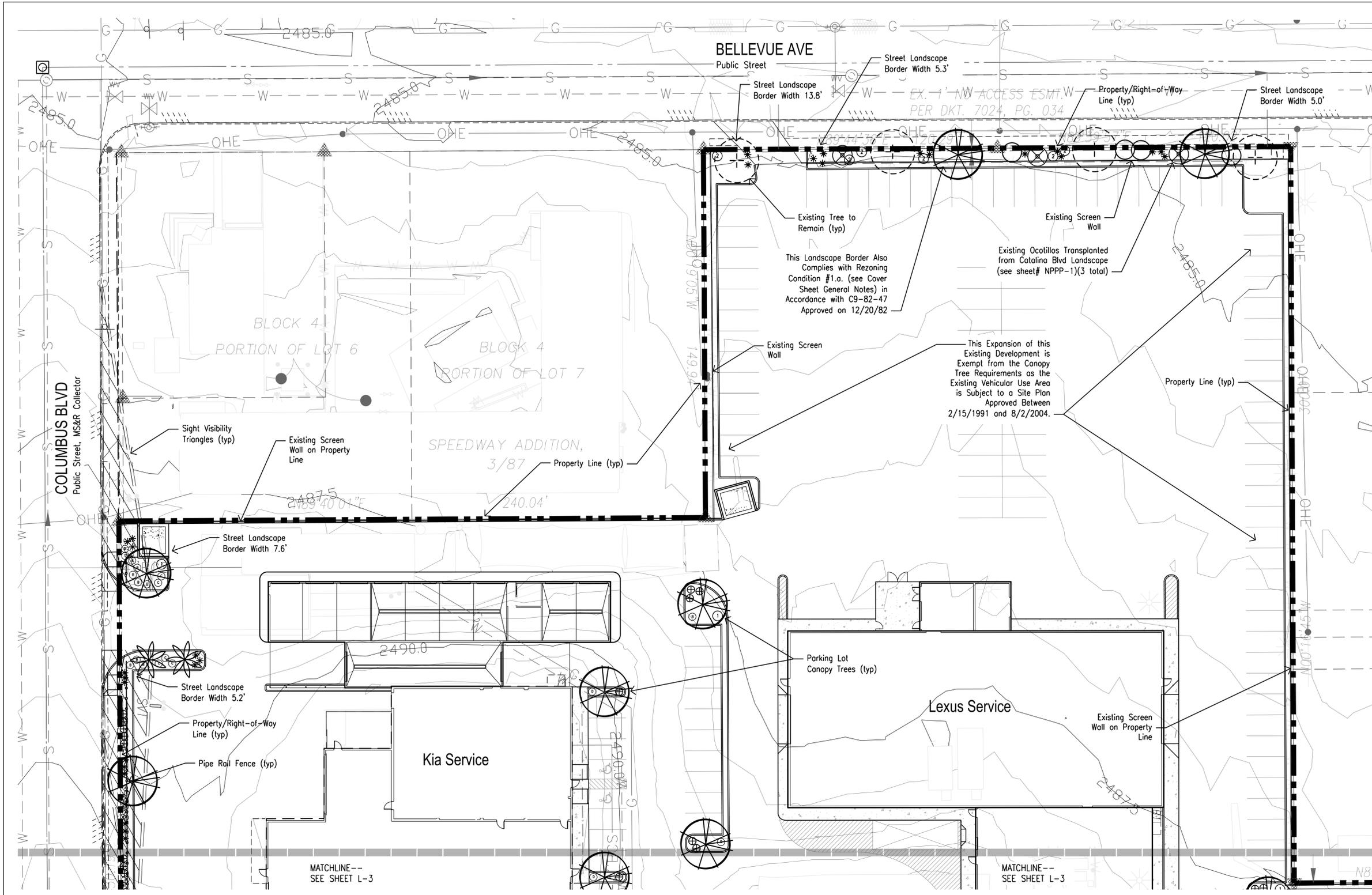
DESIGNED: TC	DRAWN: TC	CHECKED: KC	SHEET: L-1
DATE: NOVEMBER 2017	PROJECT NO.: 17027	SCALE: SEE PLAN	6 OF 10



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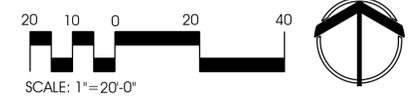
**PLANT KEY**

Botanical Name	Common Name	Qty	Size(s)
<b>Trees:</b>			
Existing Trees to Remain	Various Non-native		varies
Chilopsis linearis Desert Diva™	Desert Diva Desert Willow	26	24" box
Phoenix dactylifera	Date Palm	33	15' trunk
Sophora secundiflora	Texas Mountain Laurel	7	15 gallon
<b>Shrubs:</b>			
Myrtus communis "Compacta"	Compact Myrtle	14	5 gallon
Salvia greggii 'Sparkle'	Sparkle Autumn Sage	30	5 gallon
<b>Accents Plants:</b>			
Euphorbia antisiphilitica	Candelilla	70	5 gallon
Euphorbia rigida	Blue Euphorbia	94	1 gallon
Fouquieria splendens	Ocotillo	3	Transplants
Hesperaloe parviflora 'Perpa Brakelights'	Crimson Yucca	98	5 gallon
<b>Groundcovers:</b>			
Chrysactinia mexicana	Damianita	77	1 gallon
Lantana montevidensis	Trailing Lantana	125	1 gallon
Lantana 'New Gold'	New Gold Lantana	28	1 gallon
Zauschneria californica	Hummingbird Trumpet	66	1 gallon
Annual Flowers	Mini-oasis Areas		

**LANDSCAPE NOTES**

1. All landscape areas shall have decomposed granite (DG) installed for dust control and a finished appearance. DG shall be installed 2" deep with a 1" reveal at edge of pavings. DG color and size to be selected by the Owner. Contractor shall submit samples for selection. DG shall extend out into right-of-way to the existing street sidewalk/curbs on all street frontages.

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**CITY OF TUCSON DEVELOPMENT PACKAGE PDSD APPROVAL**

<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
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<input type="checkbox"/> FUP	<input type="checkbox"/> Other

DVPKG MGR \_\_\_\_\_ Date \_\_\_\_\_  
 Zoning \_\_\_\_\_ Date \_\_\_\_\_  
 Engineering \_\_\_\_\_ Date \_\_\_\_\_  
 H/C Site \_\_\_\_\_ Date \_\_\_\_\_  
 Fire \_\_\_\_\_ Date \_\_\_\_\_  
 Landscape \_\_\_\_\_ Date \_\_\_\_\_  
 PL/ME \_\_\_\_\_ Date \_\_\_\_\_  
 Revision # \_\_\_\_\_  per letter in SIRE

ADDRESS: 4333 EAST SPEEDWAY BLVD.  
 DP17-0285  
 REF: T16CM09071, T99CM02007

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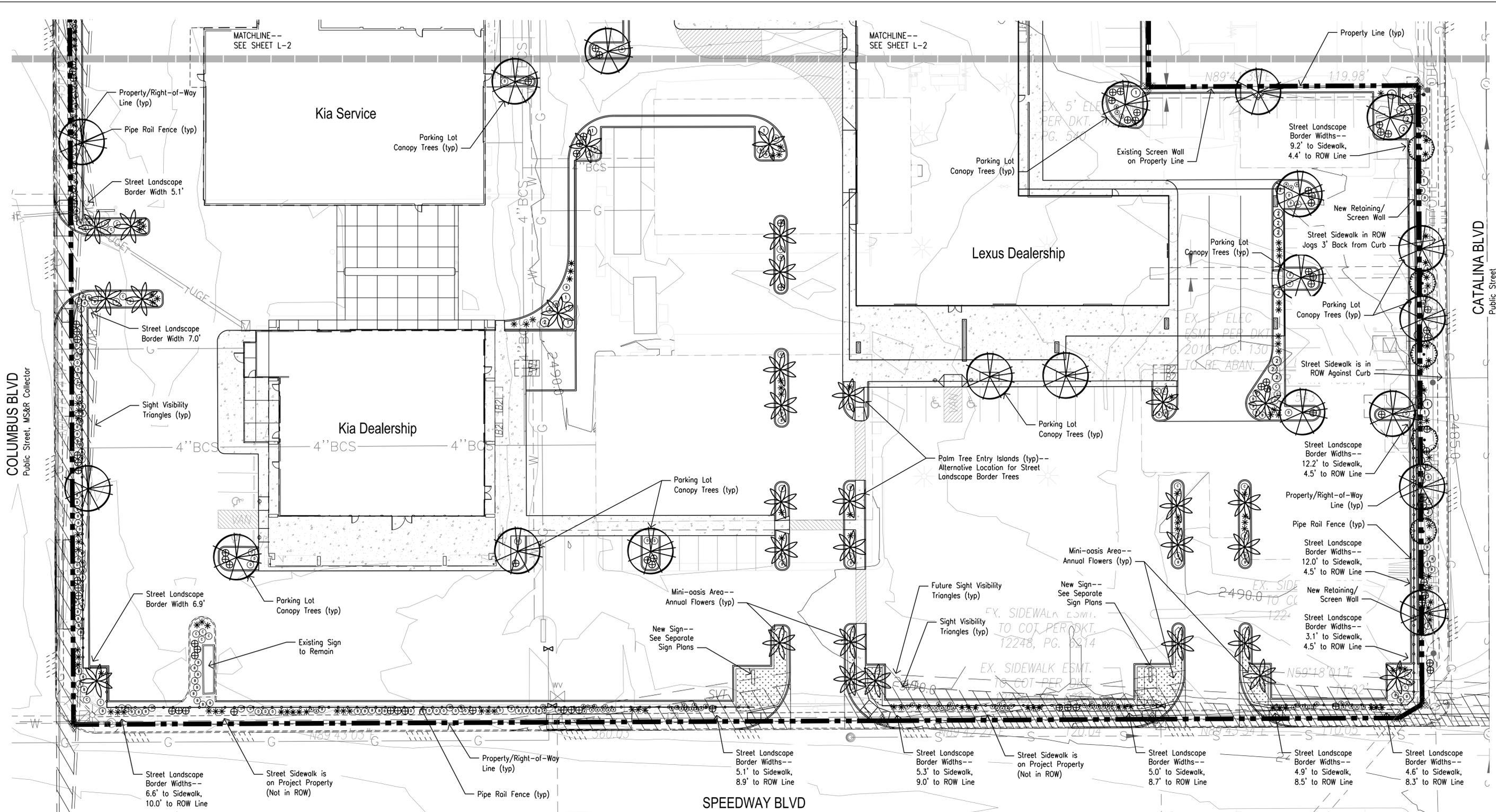
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**DEVELOPMENT PLAN FOR LANDSCAPE PLAN**  
 ROYAL/SPEEDWAY DEALERSHIP (OVERALL)  
 BEING A DEVELOPMENT OF A PORTION OF LOTS 1 - 9 OF BLOCK 4  
 AS RECORDED IN SPEEDWAY ADDITION, MAPS AND PLATS 6, LOCATED IN THE  
 SE 1/4 OF SEC. 3, T 14 S, R 14 E, G&SRM, PIMA COUNTY, ARIZONA

DESIGNED: TC  
 DRAWN: TC  
 CHECKED: KC  
 SHEET: L-2

DATE: NOVEMBER 2017  
 PROJECT NO.: 17027  
 SCALE: SEE PLAN  
 7 OF 10

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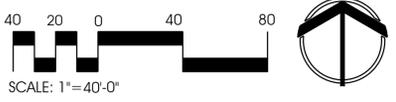


**LANDSCAPE NOTES**

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**NOTE**  
See Sheet #L-2 for the Plant Key.

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CITY OF TUCSON DEVELOPMENT PACKAGE PSDS APPROVAL	
<input type="checkbox"/> Site/Dev Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other
<b>DVPKG MGR</b> _____	<b>Date</b> _____
<b>Zoning</b> _____	<b>Date</b> _____
<b>Engineering</b> _____	<b>Date</b> _____
<b>H/C Site</b> _____	<b>Date</b> _____
<b>Fire</b> _____	<b>Date</b> _____
<b>Landscape</b> _____	<b>Date</b> _____
<b>PL/ME</b> _____	<b>Date</b> _____
<b>Revision #</b> _____	<input type="checkbox"/> per letter in SIRE

ADDRESS: 4333 EAST SPEEDWAY BLVD.  
DP17-0285  
REF: T16CM09071, T99CM02007



**Novak Environmental, Inc.**  
4574 North First Avenue #100 Tucson, AZ 85718  
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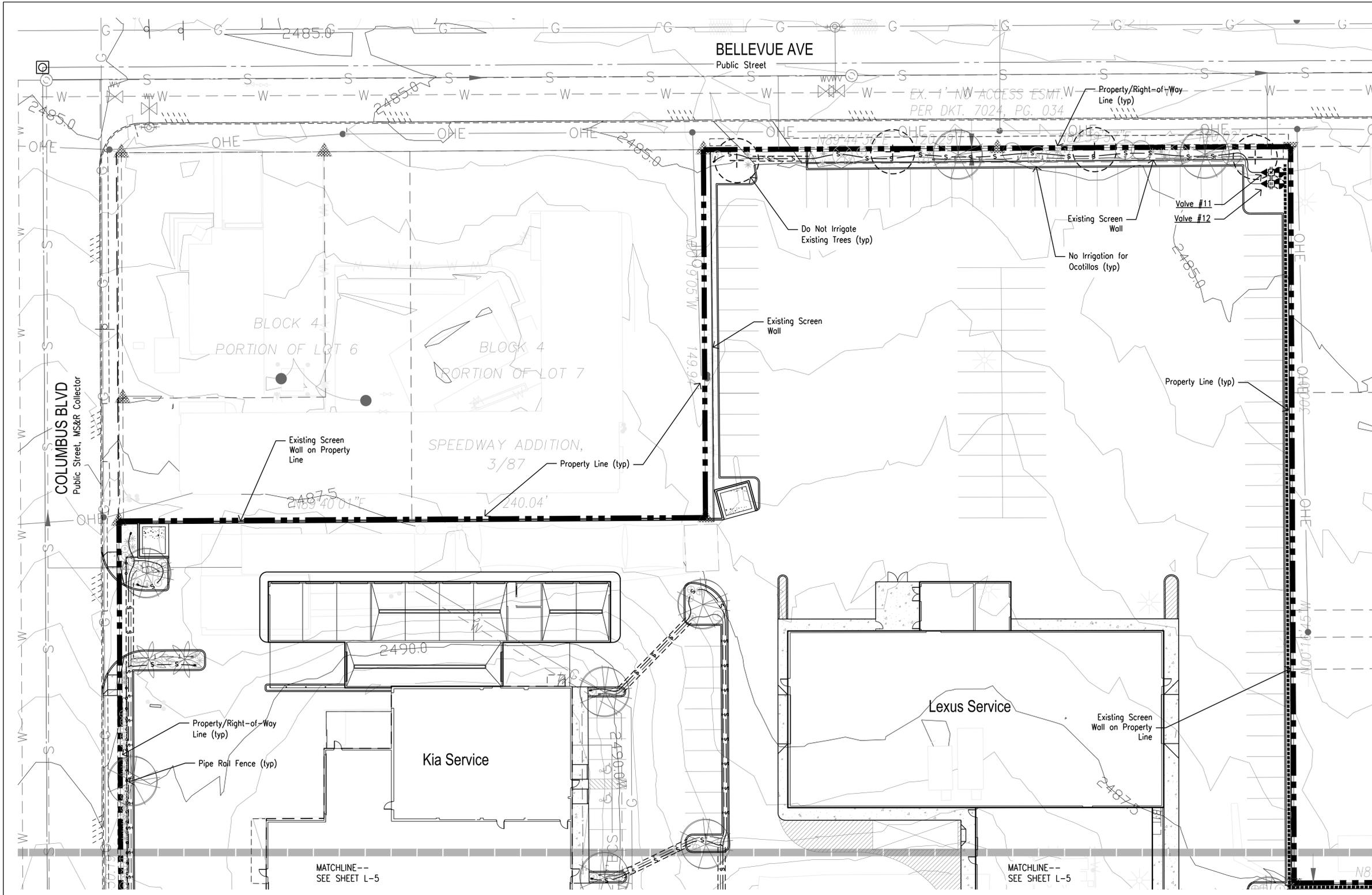
**DEVELOPMENT PLAN FOR LANDSCAPE PLAN**  
**ROYAL/SPEEDWAY DEALERSHIP (OVERALL)**

BEING A DEVELOPMENT OF A PORTION OF LOTS 1 - 9 OF BLOCK 4 AS RECORDED IN SPEEDWAY ADDITION, MAPS AND PLATS 6, LOCATED IN THE SE 1/4 OF SEC. 3, T 14 S, R 14 E, G&SRM, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED: TC	DRAWN: TC	CHECKED: KC	SHEET: L-3
DATE: NOVEMBER 2017	PROJECT NO.: 17027	SCALE: SEE PLAN	8 OF 10

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### IRRIGATION KEY

Equipment	Manufacturer & Model	Size
Water Meter for Irrigation	Tucson Water (potable) (existing) Febco #825YA with Security Enclosure and Insulation	1"
Backflow Preventer	Sch. 40 PVC with Solvent Weld Joints	1" or Per Plan
Irrigation Mainline	Sch. 40 PVC with Solvent Weld Joints	1" or Per Plan
Irrigation Pipe Sleeve	Sch. 40 PVC with Solvent Weld Joints	4" for Mainline, 3" for Drip Laterals
Isolation Valve	Sch. 80 PVC Ball Valve	Line Sized
Irrigation Controller	Rainbird #ESP-Me Series with Expansion Modules and Outdoor Cabinet (mount inside security enclosure)	13 stations
Drip Control Zone Kit	Rainbird #XCZ-100-PRF with Pressure Regulating Filter	1"
Drip Laterals	Polyethylene SDR Rated Tubing - "T" indicates Tree Lines, "S" indicates Shrub Lines	3/4"
Drip Lateral Flush End Caps	Install at all Drip Lateral Ends	3/4"
Drip Laterals Serving Annual Flower Beds	Polyethylene Tubing to Microsprays or an Array of Dripline (see note #6)	
Multi-Outlet Emitters for Trees	Rainbird #XB-20-6 Pressure Compensating	2 GPH each outlet
Single Outlet Emitters for Shrubs, Accents & Groundcovers	Rainbird #XB-XXPC series Pressure Compensating	1 GPH for Groundcovers, 2 GPH for Shrubs

- ### IRRIGATION NOTES
1. Irrigation system is schematic. Irrigation lines have sometimes been shown in paved areas for graphic clarity only. Locate all irrigation lines in landscape areas and on the project property. Only drip tubing lines may extend into the right-of-way to irrigate plantings there. Provide sleeves (whether shown or not) for crossing all paved areas.
  2. The irrigation system will serve all of the new landscape plantings. Proposed location for the irrigation point-of-connection (existing water meter) and the irrigation controller are shown on the plan. The irrigation controller shall be an exterior wall mounted unit. Contractor shall coordinate and provide 115 VAC electric power source for the controller. Controller shall include an automatic rain shutoff device.
  3. Point-of-connection shall include a backflow preventer installed per City of Tucson requirements. Backflow preventer shall include freeze protection and a lockable protective cage.
  4. Generally, trees and shrubs shall be irrigated on separate valves in order to allow longer deep irrigation for the trees.
  5. Mini-oasis plantings shall be seasonal annual flowers. Those areas (at the major entry points) shall be irrigated on valves separate from other plants. Those annual flowers may be irrigated with an array of drip tubing (1/2" poly tubing with embedded emitters at 12" intervals) on the soil surface, or alternatively, an array of micro-sprays on risers above the flowers.
  6. A Security Enclosure shall be provided for the Backflow Preventer, Guardshack #GS-1. A Security Enclosure shall be provided for the Irrigation Controller, Guardshack #CG-1.

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**CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL**

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<input type="checkbox"/> FUP	<input type="checkbox"/> Other

DVPKG MGR \_\_\_\_\_ Date \_\_\_\_\_  
 Zoning \_\_\_\_\_ Date \_\_\_\_\_  
 Engineering \_\_\_\_\_ Date \_\_\_\_\_  
 H/C Site \_\_\_\_\_ Date \_\_\_\_\_  
 Fire \_\_\_\_\_ Date \_\_\_\_\_  
 Landscape \_\_\_\_\_ Date \_\_\_\_\_  
 PL/ME \_\_\_\_\_ Date \_\_\_\_\_  
 Revision # \_\_\_\_\_  per letter in SIRE

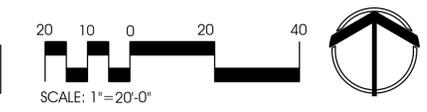
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**DEVELOPMENT PLAN FOR IRRIGATION PLAN**  
**ROYAL/SPEEDWAY DEALERSHIP (OVERALL)**  
 BEING A DEVELOPMENT OF A PORTION OF LOTS 1 - 9 OF BLOCK 4  
 AS RECORDED IN SPEEDWAY ADDITION, MAPS AND PLATS #, LOCATED IN THE  
 SE 1/4 OF SEC. 3, T 14 S, R 14 E, G&SRM, PIMA COUNTY, ARIZONA

NO.	REVISION	DATE

DESIGNED: TC DRAWN: TC CHECKED: KC SHEET L-4  
 DATE: NOVEMBER 2017 PROJECT NO.: 17027 SCALE: SEE PLAN 9 OF 10

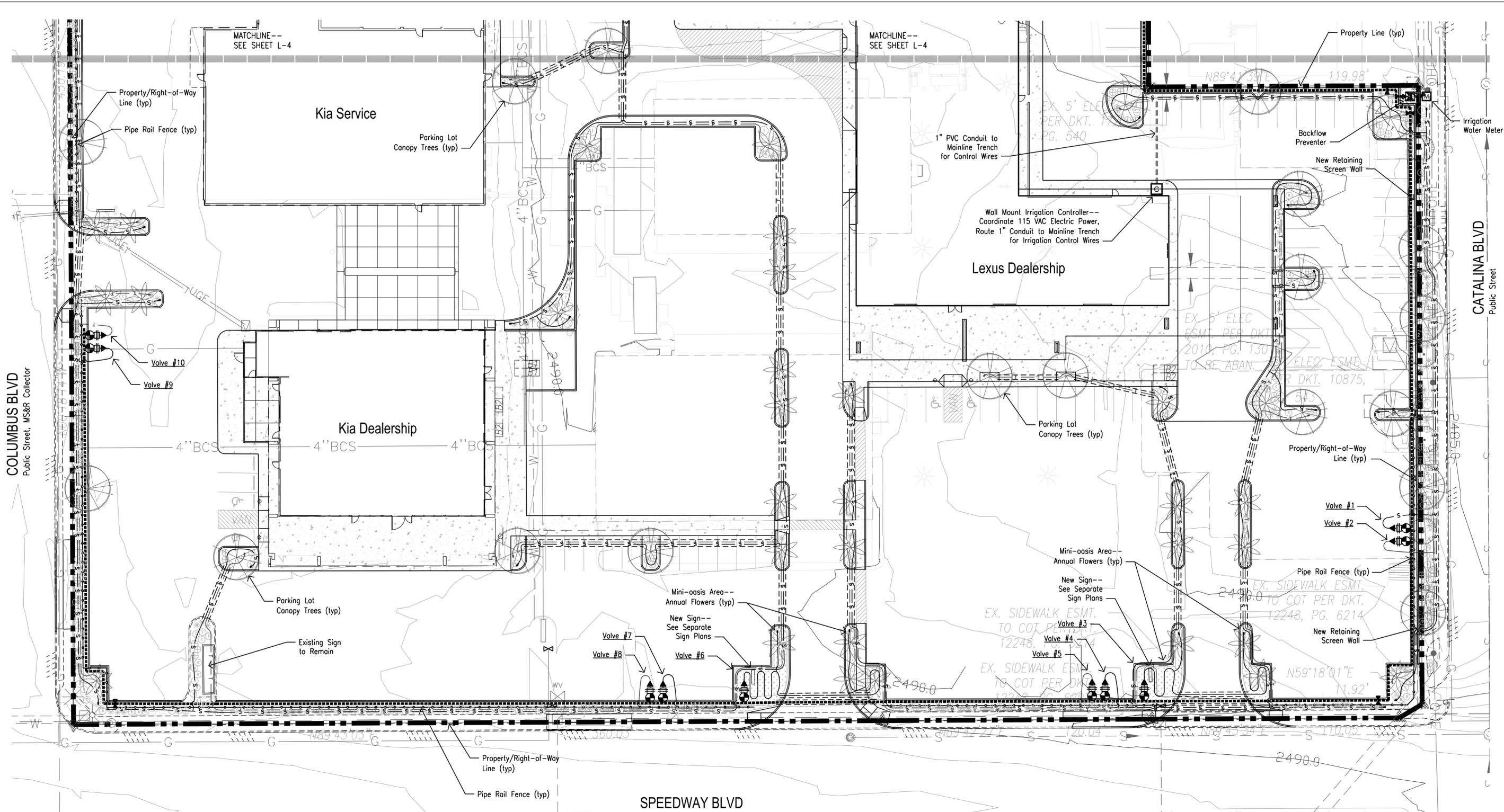


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MATCHLINE -- SEE SHEET L-5

MATCHLINE -- SEE SHEET L-5

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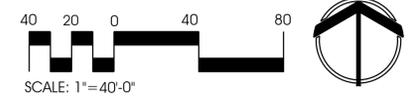


**EMITTER SCHEDULE**

Plant Type	Size	Emitter Type	# of Emitters	Gallons per Hour per Outlet	Number of Open Outlets per Emitter	Total Gallons per Hour to Plant
Palms	15' Trunk	Multi-Outlet	1	2	6	12
Trees	24" box	Multi-Outlet	1	2	6	12
Trees	15 gallon	Multi-Outlet	1	2	4	8
Shrubs	5 gallon	Single Outlet	2	2	1	4
Accent Plants	5 gallon	Single Outlet	2	2	1	4
Accent Plants	1 gallon	Single Outlet	1	2	1	2
Ocotillos	Transplants	Single Outlet	1	2	1	2
Groundcovers	1 gallon	Single Outlet	1	1	1	1
Annual Flowers	See Note #6					

**NOTE**  
See Sheet #L-4 for the Irrigation Key.

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**CITY OF TUCSON DEVELOPMENT PACKAGE PSDS APPROVAL**

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**DVPMGR** \_\_\_\_\_ **Date** \_\_\_\_\_

**Zoning** \_\_\_\_\_ **Date** \_\_\_\_\_

**Engineering** \_\_\_\_\_ **Date** \_\_\_\_\_

**H/C Site** \_\_\_\_\_ **Date** \_\_\_\_\_

**Fire** \_\_\_\_\_ **Date** \_\_\_\_\_

**Landscaping** \_\_\_\_\_ **Date** \_\_\_\_\_

**PL/ME** \_\_\_\_\_ **Date** \_\_\_\_\_

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DESIGNED:	TC	DRAWN:	TC	CHECKED:	KC	SHEET	L-5
DATE:	NOVEMBER 2017	PROJECT NO.:	17027	SCALE:	SEE PLAN		10 OF 10