APPLICATION T18SA00275

Case Number DRB-18-06

Date Accepted: 6/12/2018

PROPERTY LOCATION INFORMATION

Property Development (Project) Name (IF APPLICABLE): WANG'S KITCHEN

Property Address: 356 EAST GRANT RD.

Applicable Area/Neighborhood/Overlay:

Zoning: C-1 Historic Status: N/A

Legal Description: PARCELS 115-01-148 B, C, & D AND REMNANT PARCELS 115-01-148E, -1490.

Pima County Tax Parcel Number/s: 115-01-148 B, C, D, & F 115-01-1490

Site and Building Area (sq ft): 23,067 SF, 3020 SF

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

APPLICANT NAME: JEFFREY A STANLEY

EMAIL: stanley19263@msn.com

PHONE: (520) 390-7920 FAX: ( )

ADDRESS: PO BOX 1888 Tucson Arizona 85702

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

PHONE: (520) 331-8783 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): DP18-0057

DESCRIPTION OF USE: FOOD SERVICE

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

SIGNATURE OF OWNER/APPLICANT 6-6-18 Date

JAS ENGINEERING

Jeffrey A. Stanley, P.E.
P.O. Box 1888
Tucson, Arizona 85702
Telephone (520) 390-7920
stanley19263@msn.com

June 8, 2018

Mark Castro
Planning and Development Services
City of Tucson
201 North Stone Avenue
Tucson, Arizona 85701

Re: DP18-0051 - Wang's Kitchen
DDO – Landscape Border and Screening Materials

Dear Mark:

This letter is meant as a Project Statement to be included with the DRB application for the referenced project.

Wang's Kitchen is a redevelopment of a previous restaurant located at 356 East Grant Road. The project is being developed on remnant parcels of land that are associated with the widening of Grant Road. As a consequence of the road widening the property where the existing building is located did not have adequate area for parking. The Wang's Kitchen project will combine a total of five small parcels so that a viable project can be developed.

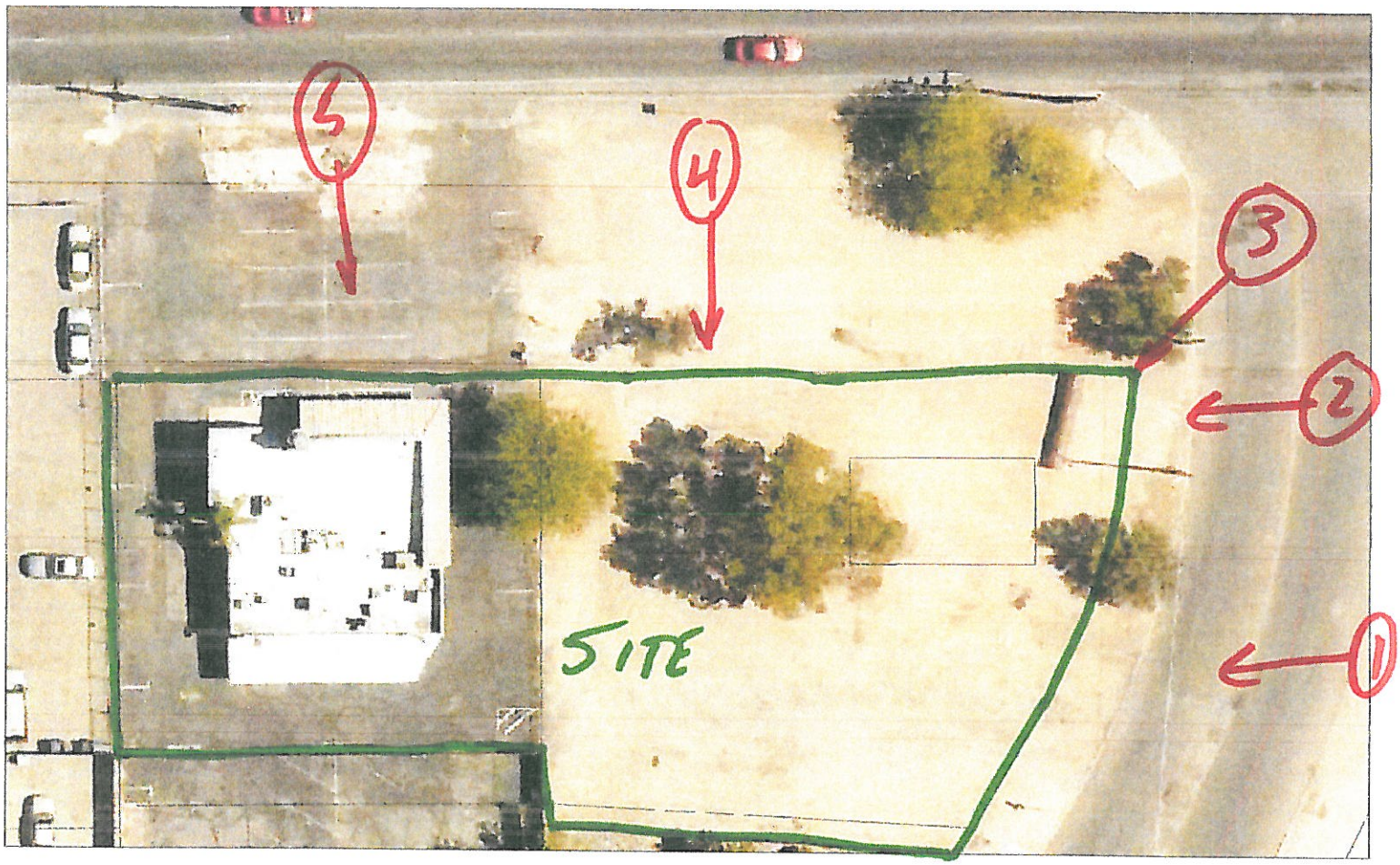
One downside of the roadway widening is that there is not adequate space to have the continuous 10-foot wide landscape border typically required of such a development. Consequently, a DDO for landscape is being requested.

A DDO is also being requested for screen wall material. Adjacent to the east half of the south boundary is a small residential apartment complex. Along said boundary is an existing 6-foot wooden and steel frame fence. Rather than tear the wall down this DDO is requesting that the fence remain.

Sincerely,

Jeffrey A. Stanley, P.E.

↑N
1" = 40'
2016 Photo



AERIAL PHOTOGRAPH
WITH PHOTO INDEX

PHOTOGRAPH 1

PHOTOGRAPH 2

PHOTOGRAPH 3

PHOTOGRAPH 4

PHOTOGRAPH 5

JAS ENGINEERING

Jeffrey A. Stanley, P.E.
P.O. Box 1888
Tucson, Arizona 85702
Telephone (520) 390-7920
stanley19263@msn.com

June 6, 2018

Kelly Lee
Lead Planner
City of Tucson Planning and Development
201 North Stone Avenue
Tucson, Arizona 85701

Re: DP18-0051
Wang's Kitchen

To whom it may concern:

This letter accompanies the second submittal of the referenced project. Submitted herewith are:

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

The following are responses to staff review comments.

Fire

1. Please indicate existing and/or proposed fire hydrant location(s), with dimensions to buildings and/or property lines. Refer to the 2012 International Fire Code Section 507 for spacing and location requirements.

   RESPONSE: Completed.

Andrew Connor - Landscape

UNIFIED DEVELOPMENT CODE
4.1 Identification and Descriptive Data

The landscape plan will contain the following identification in the lower right corner of each sheet:

Any relevant case number for reviews or modifications that affect the site.

RESPONSE: Completed.

2-06.3.5 - Remove Development Package PDSD approval stamp on all sheets. Reserve a three-inch by five-inch space in the lower right quadrant of each sheet for an approval stamp. The approval stamp will be applied electronically.

RESPONSE: Completed.

7.6. LANDSCAPING AND SCREENING

Minimum Width Street landscape borders must be a minimum of ten feet wide as measured from the street property line. On streets designated as Major Streets and Routes (MS&R), the street landscape border must be measured from the future MS&R right-of-way line as determined by Section 5.4.4, Establishment of MS&R Right-of-Way Lines and Gateway Routes.
Portions of the landscape buffer on Grant Rd are not 10' wide.
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.

RESPONSE: We have applied for a DDO to address this situation.

Canopy Trees in Vehicular Use Areas General Standards
Within a vehicular use area, one canopy tree is required for each four motor vehicle parking spaces or fraction thereof.
(1) The canopy trees must be evenly distributed throughout the vehicular use area. Every parking space must be located within 40 feet of the trunk of a canopy tree (as measured from the center of the tree trunk).
(2) Fifty percent of the trees required for landscape borders located within ten feet of the paved portion(s) of a vehicular use area may be counted towards both the minimum parking lot canopy tree standard and the landscape border canopy tree standard.
(3) An unpaved planting area, which must be a minimum of 34 square feet in area and four feet in width, must be provided for each canopy tree.
Provide trees for entire vehicle use area.

RESPONSE: All of the above items are incorporated in to landscape plan.

7.6.5. SCREENING STANDARDS

When Required Screening for individual land uses and zones must be provided as determined in Table 7.6.4-1 and in addition to the required landscape borders. Screening is not required between similar uses in accordance with Table 7.6.4-1.
Identify screening elements on Landscape plan.

RESPONSE: Completed.

SECTION 4-01.0.0: COMMERCIAL RAINWATER HARVESTING
Applicability: All new commercial development plans submitted after June 1, 2010. A separate Water Harvesting Implementation Plan shall be submitted with all applications for new commercial developments where landscaping is required. The plan shall detail the landscape water demand and the harvested water supply needed to meet 50 percent of landscape demand.

Provide Water Harvesting plan for new portion of development.

RESPONSE: Completed.

7.7. NATIVE PLANT PRESERVATION
Provide NPP plan or Application for Exception

RESPONSE: An Exception is attached.

Ensure that all Zoning and Engineering comments and concerns are addressed prior to landscape approval

RESPONSE: Acknowledged.

Additional comments may apply.

RESPONSE: Acknowledged.

David Rivera – Zoning

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.

RESPONSE: Completed.

2-06.3.5 - A three-inch by five-inch space shall be reserved in the lower right quadrant of each sheet for an approval stamp.

1. COMMENT: Remove Development Package PDSD approval stamp on all sheets. Reserve a three-inch by five-inch space in the lower right quadrant of each sheet for an approval stamp. The approval stamp will be applied electronically.

RESPONSE: Completed.

2-06.3.6 - Provide a blank three-inch by five-inch block in the lower right corner of the plan adjacent to the title block on the first sheet of the development package for use by Pima County Addressing.

2. COMMENT: Provide the blank space as noted by the standard above.

RESPONSE: An additional block has not been added. Addressing no longer uses such a block.

2-06.4.1 - The name, mailing and email addresses, and phone number of the primary property owner of the site, the developer of the project, registrant(s), and other person(s), firm(s), or organization(s) that prepared the development package documents shall be provided on the right half of the cover sheet. The applicable registration or license number shall be provided if prepared by or with the assistance of a registered professional, such as a surveyor, architect, landscape architect, or engineer. All sealing shall be consistent with Arizona Board of Technical Registration guidelines.

3. COMMENT: List the owner's information as noted by the standard above.

RESPONSE: Completed.

2-06.4.2 - The title block shall include the following information and be provided on each sheet:
2-06.4.2.B - A brief legal description and a statement as to whether the project is a re-subdivision are to be provided. On re-subdivisions, provide the recording information of the existing subdivision plat;

4. COMMENT: Relocate the property address outside the title block and list a brief legal description in the title block of all sheets.

RESPONSE: Completed.

2-06.4.3 - The administrative street address and relevant case numbers (development package document, subdivision, rezoning, board of adjustment, DDO, MDR, DSMR, overlay, etc.) shall be provided adjacent to the title block on each sheet.

5. COMMENT: Provide the development package case number DP18-0051 adjacent to the title block on each sheet. List the administrative address next to the title block of all plan sheets.

RESPONSE: Completed

2-06.4.7.A - Zoning and Land Use Notes

2-06.4.7.A.6 - If a plan or plat is prepared in conjunction with other applications or overlays or the parcel being developed is subject to conditions of an application processed previously, additional information must be added to the plan. Such applications and overlays include, but are not limited to: annexations; rezonings; special exceptions; Board of Adjustment variances; Design Development Options; Technical Standard Modification Request; overlays (Airport Environs Zone, Environmental Resource Zone, Gateway Corridor Zone, Hillside Development Zone, Historic Preservation Zone, Major Streets and Routes, Rio Nuevo District, Scenic Corridor Zone, WASH); Modification of Development Regulations through the Downtown Area Infill Incentive District or Rio Nuevo District; Downtown Heritage Incentive Zone; or, Design Review Board. Provide the following information on the plan.

6. COMMENT: Add a general on sheet one that this site has been designed to comply with the requirements of UDC Section 5.4, Major Street and Routes.

RESPONSE: Completed.

2-06.4.8.B - All easements shall be drawn on the plan. The recordation information, location, width, and purpose of all easements on site will be stated. Blanket easements should be listed in the notes, together with recordation data and their proposed status. Should an easement not be in use and be proposed for vacation or have been abandoned, so indicate. However, should the easement be in conflict with any proposed building location, vacation of the easement shall occur prior to approval of plan unless written permission from easement holder(s) is provided.

7. COMMENT: If applicable provide the information related to easements as noted by the standard above.

RESPONSE: There are not any easements.

2-06.4.8.C - The following information regarding existing private or public right-of-way adjacent to or within the site shall be provided: the name, right-of-way width, recordation data, type and dimensioned width of paving, curbs, curb cuts, and sidewalks.

8. COMMENT: Provide the recordation information for Grant Road and 4th Avenue as noted by the standard above.

RESPONSE: Completed.

2-06.4.9.A - Draw in all proposed lot lines with approximate distances and

measurements.

9. COMMENT: Clarify if the two parcels deeded to the owner have been combined into one parcel whether by Pima County Tax Parcel Combo or a new metes and bounds recorded survey, legal description and deed?

RESPONSE: A lot combination will be completed.

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. If the property is being rezoned, use those boundaries and classifications. The basis for this requirement is that some zoning requirements on a project are based on the zoning classification of adjacent property. Also, in some instances, each zone has to be taken into consideration on property that is split by two or more zoning classifications, as each may have different requirements.

10. COMMENT: Review the City Of Tucson GIS map and revise the zoning boundary lines along the south side of the parcels. A portion of east parcel is zoned R-2 along the south 16 feet extending out to 4th avenue property line.

RESPONSE: Acknowledged.

2-06.4.9.H.5 - If utilizing parking area access lanes (PAALs), they shall be designed in accordance with Section 7.4.6, Motor Vehicle Use Area Design Criteria, of the UDC.

11. COMMENT: A four foot sidewalk adjacent to the building along the One-Way access lane is required. The minimum width of the one-way access lane is 10 feet unless it is proposed as a fire-lane.

RESPONSE: The sidewalk has been added.

2-06.4.9.H.5.a - Show all motor vehicle off-street parking spaces provided, fully dimensioned. As a note, provide calculations on the number of spaces required (include the ratio used) and the number provided, including the number of spaces required and provided for the physically disabled. The drawing should indicate parking space locations for the physically disabled. A typical parking space detail shall be provided for both standard parking spaces and those for the physically disabled. For information on parking requirements for the physically disabled, refer to adopted building and accessibility codes of the City of Tucson. Design criteria for parking spaces and access are located in Section 7.4.6, Motor Vehicle Use Area Design Criteria, of the UDC.

12. COMMENT: 2 Accessible parking spaces are required when providing 1 -50 vehicle parking spaces. One of the accessible spaces must be a van accessible space. Annotate the van accessible space on the plan. Revise the parking calculations to reflect the correct number of accessible spaces required and the number and type provided.

RESPONSE: Completed.

2-06.4.9.H.5.d - Show bicycle parking facilities fully dimensioned. For specifics, refer to Section 7.4.9, Bicycle Parking Design Criteria, of the UDC. Provide, as a note, calculations for short and long term bicycle spaces required and provided.

13. COMMENT: Keynote 25 on sheets 2 and 3 needs to be revised to state that the short term bicycle parking detail 6 is on sheet 4.

RESPONSE: Corrected.

Provided a detail drawing of the long term facility location and demonstrate compliance with UDC section 7.4.9.D.1-.5.

RESPONSE: Completed.

2-06.4.9.Q - Provide the square footage and the height of each commercial, industrial, or business structure and the specific use proposed within the footprint of the building(s).

14. COMMENT: Label the use (Food Service) of the building and building height within the building footprint as noted by the standard above.

RESPONSE: Completed.

2-06.4.9.R - Show on-site pedestrian circulation and refuge utilizing location and the design criteria in Section 7-01.0.0, Pedestrian Access, of the Technical Standards Manual.

15. COMMENT: Provide a sidewalk in front of the parking spaces along the east side of the building. The minimum width of the sidewalk is four feet clear unless the parked cars overhang the sidewalk area, in which case the sidewalk must be a minimum of six and one-half feet wide.

RESPONSE: Added.

7-0.4.1.A - At least one sidewalk is required to a project from each street on which the project has frontage, unless there is no vehicular access from a street because of a physical barrier, such as a drainage-way or an unbroken security barrier (e.g., a wall or fence). The sidewalk should be located to minimize any conflict with vehicular access to the project; this project is fronting on two streets. Pedestrian connections via onsite sidewalks connecting to public sidewalks on Grant Road and Fourth Avenue must be provided. The minimum width for these sidewalks is four feet. One of the sidewalks to one of the streets must be noted as the accessible route and meet the minimum 5% running and 2% cross slopes.

RESPONSE: We have applied for a TSMR to address this situation.

A pedestrian connection must also be provided to the dumpster location.

RESPONSE: Completed.

John Van Winkle – Engineering

1) Per City of Tucson Administrative Manual (AM) section 7-01.3, provide a pedestrian circulation path sidewalk connection to both N 4th Av and E Grant Rd.

RESPONSE: We have applied for a TSMR to address this situation.

I believe that we have addressed all of the comments. If there are any questions, I can be reached at 390-7920 or by email at stanley19263@msn.com

Sincerely,

Jeffrey A. Stanley, P.E

Parcel Number: 115-01-1490

Property Address

Street Number	Street Direction	Street Name	Location
356	E	GRANT RD	Tucson

Contact Information

Property Owner Information:	Property Description:
CITY OF TUCSON REAL ESTATE DEVISION ATTN: PROPERTY MANAGEMENT PO BOX 27210 85726-7210	N150' E100' W400' OF E2 OF LOT 2 .34 AC SEC 1-14-13

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	$174,400	$174,400	$31,392
2019	COMMERCIAL (1)	18.0	$174,400	$174,400	$31,392

Property Information

Township:	14.0	Section:	1	Range:	13.0E
Map & Plat:	/	Block:		Tract:	
Rule B District:	4	Land Measure:	15,000.00F	Lot:	
Census Tract:	1400	File Id:	1	Group Code:	000
Use Code:	9710 (MUNICIPAL RESIDENTIAL PROPERTY)			Date of Last Change:	7/8/2015

Sales Information (1)

Affidavit of Fee No.	Sale Date	Property Type	Sale	Validation
20020360807	2/2002	Commercial/Industrial	$250,000	W1 JAC DEED: Warranty Deed

Valuation Area

District Supervisor: RICHARD ELIAS District No: 5

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
60	6	UN_NORTHWEST	01009201	13

Notes (6)

Created: 4/9/2018 Modified: 4/9/2018	OWNERSHIP UPDATE: Upon Batch 25681-25682 release the ownership was entered incorrectly based SQ20173390188-updated info and alerted Land/Mas to error-needs taxable use code.
Created: 2/6/2018 Modified: 2/6/2018	SQ20173390188 Reparcel deed -updated area of parent to reflect 15277 SF per ROS sq20132560710
Created: 7/28/2015 Modified: 7/28/2015	TRCNo 1506654: 2015 NOPC EXEMPT BY SALE IN SQ20151670410 DATED 06/16/2015
Created: 7/8/2015 Modified: 7/8/2015	2015 ARC EXEMPT BY SALE SQ20151670410 RECORDED 6/16/2015 PER 42-11102 & 42-17153 (e) USE CHANGE 2010>9710
Created: 7/8/2015 Modified: 7/8/2015	2015 ARC EXEMPT BY SALE SQ20151670410 RECORDED 6/16/2015 PER 42-11102 & 42-17153 (e) USE CHANGE 2010>9710
Created: 1/17/2008 Modified: 1/17/2008	RESTAURANT REMODELED 2005. CORRECT EAGE. INT .192 + H/C .091 + PLUMB .064 + ELECT .105 +OTHER .015 TOTAL .467 X 2005 = 936.33 PLUS .533 X 1956 = 1042.54 TOTAL 1979.

Parcel Number: 115-01-148B

Property Address

Street Number	Street Direction	Street Name	Location

Contact Information

Property Owner Information:	Property Description:
YINGHONG INVESTMENTS LLC 4545 N 43RD AVE PHOENIX AZ 85031-1509	S25.35' N103.67' W43.91' E139.15' LOT 2 .03 AC SEC 1-14-13

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	$133,440	$128,436	$23,118
2019	COMMERCIAL (1)	18.0	$133,440	$133,440	$24,019

Property Information

Township:	14.0	Section:	1	Range:	13.0E
Map & Plat:	/	Block:		Tract:	
Rule B District:	4	Land Measure:	1,112.00F	Lot:	
Census Tract:	1400	File Id:	1	Group Code:	000
Use Code:	9720 (MUNICIPAL COMMERCIAL PROPERTY)			Date of Last Change:	2/6/2018

Sales Information (1)

Affidavit of Fee No.	Sale Date	Property Type	Sale	Validation
20020841108	4/2002	Commercial/Industrial	$67,000	X KK DEED: Warranty Deed

Valuation Area

District Supervisor: RICHARD ELIAS District No: 5

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
60	6	UN_NORTHWEST	01009201	13

Notes (9)

Created: 4/9/2018 Modified: 4/9/2018	OWNERSHIP UPDATE: Upon Batch 25681-25682 release the ownership was entered incorrectly based SQ20173390188-updated info and alerted Land/Mas to error-needs taxable use code.
Created: 12/14/2015 Modified: 12/14/2015	NoPC 2016 EXEMPT RULE A
Created: 12/2/2015 Modified: 12/2/2015	2017 VIA SECONDARY VALUATION ARC 2016 EXEMPT BY SALE SQ20152650638 (9/22/15) PRIVATE TO COT PER 42-11102 & 42-17153(e) USE CHANGE 1571 > 9720 (115-01-148B&F)
Created: 12/19/2011 Modified: 12/19/2011	PER L.LINDGREN: CHG USE CODE FROM 2150 TO 1571
Created: 6/30/2010 Modified: 6/30/2010	13703-0225 CORRECTED BY 13785-1137
Created: 1/26/2010 Modified: 1/26/2010	13703-225 NO NOTARY SEAL & NO BENEFICIAL DISCLOSURE
Created: 1/23/2003 Modified: 1/23/2003	2003 SPLIT: NO CHANGE IN IMP LOCATION OR VALUE
Created: 12/4/2002 Modified: 12/4/2002	FOR 2003 - MOVE 1120 SQ FT BLDG TO HERE FROM 115-01-1480 - CORRECT SQ FT TO 1112 (SAME SIZE AS PARCEL) - PARKING FOR THIS PARCEL IS ON 115-01-148A
Created: 8/19/2002 Modified: 8/19/2002	02 SPLIT 115-01-148 VESTING 11790-4453 W:\TRAV\17850815.115

Parcel Number: 115-01-148C

Property Address

Street Number	Street Direction	Street Name	Location

Contact Information

Property Owner Information:	Property Description:
CITY OF TUCSON REAL ESTATE DIVISION ATTN: PROPERTY MANAGEMENT PO BOX 27210 85726-7210	S26.93' N62.62' W43.73' E182.80' LOT 2 .03AC SEC 1-14-13

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	$141,120	$135,828	$24,449
2019	COMMERCIAL (1)	18.0	$141,120	$141,120	$25,402

Property Information

Township:	14.0	Section:	1	Range:	13.0E
Map & Plat:	/	Block:		Tract:	
Rule B District:	4	Land Measure:	1,176.00F	Lot:	
Census Tract:	1400	File Id:	1	Group Code:	000
Use Code:	9720 (MUNICIPAL COMMERCIAL PROPERTY)			Date of Last Change:	8/4/2015

Valuation Area

District Supervisor: RICHARD ELIAS District No: 5

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
60	6	UN_NORTHWEST	01009201	13

Notes (9)

Created: 4/13/2018 Modified: 4/13/2018	2019 Cancel parcel in Batch 25679
Created: 4/9/2018 Modified: 4/9/2018	OWNERSHIP UPDATE: Upon Batch 25681-25682 release the ownership was entered incorrectly based SQ20173390188-updated info and alerted Land/Mas to error-needs taxable use code.
Created: 10/22/2015 Modified: 10/22/2015	TRCNo 1507654: 2015 NOPC EXEMPT BY SALE IN SQ20151880049 DATED 07/07/2015
Created: 8/11/2015 Modified: 8/11/2015	2015 NOPC 2016 VIA SECONDARY VALUATION EXEMPT BY SALE SQ20151880049 DATED 7-7-2015 USE CODE 1571 > 9720
Created: 8/4/2015 Modified: 8/4/2015	2015 NOPC 2016 VIA SECONDARY VALUATION EXEMPT BY SALE SQ20151880049 DATED 7-7-2015 USE CODE 1571 > 9720 (ONLY AS TO PARCEL 115-01-148C)
Created: 12/19/2011 Modified: 12/19/2011	PER L.LINDGREN: CHG USE CODE FROM 2150 TO 1571
Created: 1/23/2003 Modified: 1/23/2003	2003 SPLIT: NO CHANGE IN IMP LOCATION OR VALUE
Created: 12/4/2002 Modified: 12/4/2002	FOR 2003 - MOVE 1169 SQ FT OF 2338 SQ FT BLDG TO HERE FROM 115-01-1480 - CORRECT SQ FT OF BLDG TO 1176 (SAME AS SQ FT OF PARCEL) - PARKING FOR THIS PARCEL IS ON 115-01-148A
Created: 8/19/2002 Modified: 8/19/2002	02 SPLIT 115-01-148 VESTING 11785-812 W:\TRAV\17850812.115

Parcel Number: 115-01-148D

Property Address

Street Number	Street Direction	Street Name	Location

Contact Information

Property Owner Information:	Property Description:
CITY OF TUCSON REAL ESTATE DIVISION ATTN: PROPERTY MANAGEMENT PO BOX 27210 85726-7210	S26.97' N62.26' W43.73' E226.73' LOT 2 .03 AC SEC 1-14-13

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	$141,120	$135,828	$24,449
2019	COMMERCIAL (1)	18.0	$141,120	$141,120	$25,402

Property Information

Township:	14.0	Section:	1	Range:	13.0E
Map & Plat:	/	Block:		Tract:	
Rule B District:	4	Land Measure:	1,176.00F	Lot:	
Census Tract:	1400	File Id:	1	Group Code:	000
Use Code:	9720 (MUNICIPAL COMMERCIAL PROPERTY)			Date of Last Change:	8/4/2015

Valuation Area

District Supervisor: RICHARD ELIAS District No: 5

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
60	6	UN_NORTHWEST	01009201	13

Notes (13)

Created: 4/13/2018 Modified: 4/13/2018	2019 Cancel parcel in Batch 25680
Created: 4/9/2018 Modified: 4/9/2018	OWNERSHIP UPDATE: Upon Batch 25681-25682 release the ownership was entered incorrectly based SQ20173390188-updated info and alerted Land/Mas to error-needs taxable use code.
Created: 10/22/2015 Modified: 10/22/2015	TRCNo 1507660: 2015 NOPC EXEMPT BY SALE IN SQ20151200640 DATED 04/30/2015
Created: 8/11/2015 Modified: 8/11/2015	2015 NOPC 2016 VIA SECONDARY VALUE EXEMPT BY SALE SQ20151200640 DATED 4-30-2015 PER 42-11102 & 42-17153 USE CODE CHANGE 1571 > 9720
Created: 6/5/2015 Modified: 8/5/2015	SQ20151200640 JOEL V & VIRGINIA R TURNER TR SQ20151880049 SEL MGMT TRANSFERRED 1/3 THEIR INTEREST TO CITY OF TUCSON (AS TO PARCEL 115-01-148F)MOST LIKELY REMAINDER COMING FOR PCL 115-01-148B
Created: 8/4/2015 Modified: 8/4/2015	2015 NOPC 2016 VIA SECONDARY VALUE EXEMPT BY SALE SQ20151200640 DATED 4-30-2015 PER 42-11102 & 42-17153 USE CODE CHANGE 1571 > 9720 (ONLY TO PARCEL 115-01-148D)
Created: 12/19/2011 Modified: 12/19/2011	PER L.LINDGREN: CHG USE CODE FROM 2150 TO 1571
Created: 1/24/2008 Modified: 1/24/2008	13206-719 NIN
Created: 12/19/2007 Modified: 12/19/2007	13164-2987 TRANSFERED IN ERROR SHOULD BE FOR PARCEL 115-01-148E
Created: 11/9/2007 Modified: 11/9/2007	11340-0395 CORRECTED BY 13164-2985
Created: 1/23/2003 Modified: 1/23/2003	2003 SPLIT: NO CHANGE IN IMP LOCATION OR VALUE
Created: 12/4/2002 Modified: 12/4/2002	FOR 2003 - MOVE 1169 SQ FT OF 2338 SQ FT BLDG TO HERE FROM 115-01-1480 - CORRECT SQ FT OF BLDG TO 1176 (SAME SQ FT AS PARCEL) - PARKING FOR THIS PARCEL IS ON 115-01-148A
Created: 8/19/2002 Modified: 8/19/2002	02 SPLIT 115-01-148 VESTING 11785-809 W:\TRAV\17850809.115

Parcel Number: 115-01-148F

Property Address

Street Number	Street Direction	Street Name	Location
368	E	GRANT RD	Tucson

Contact Information

Property Owner Information:	Property Description:
CITY OF TUCSON REAL ESTATE DIVISION ATTN: PROPERTY MANAGEMENT PO BOX 27210 85726-7210	PTN N164.28' LOT 2 LYG W & ADJ 4TH AVE .42 AC SEC 1-14-13

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	$46,335	$46,335	$6,950
2019	VACANT/AG/GOLF (2)	15.0	$46,335	$46,335	$6,950

Property Information

Township:	14.0	Section:	1	Range:	13.0E
Map & Plat:	/	Block:		Tract:	
Rule B District:	4	Land Measure:	18,460.00F	Lot:	
Census Tract:	1400	File Id:	1	Group Code:	000
Use Code:	9720 (MUNICIPAL COMMERCIAL PROPERTY)			Date of Last Change:	1/19/2016

Valuation Area

District Supervisor: RICHARD ELIAS District No: 5

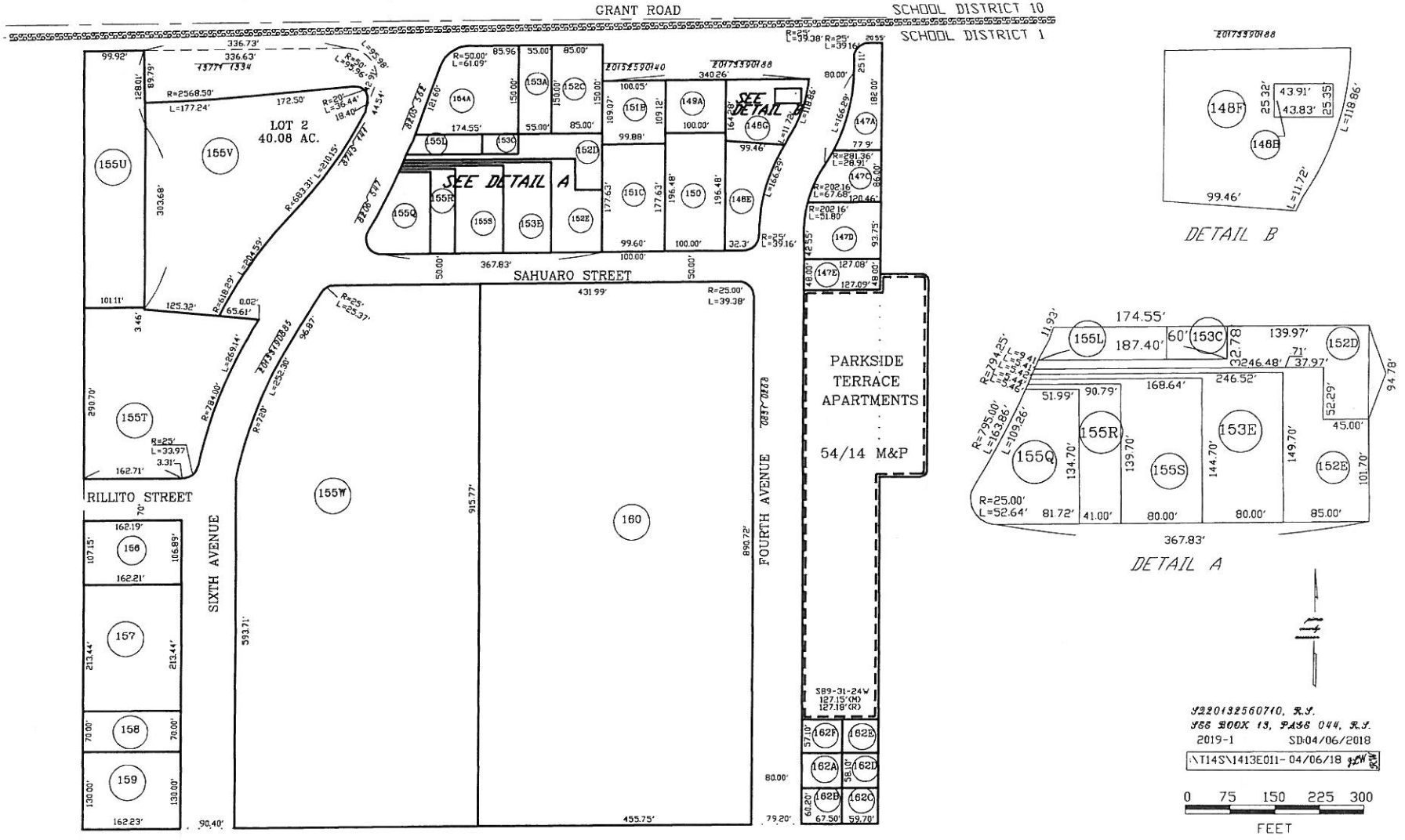
Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
60	6	UN_NORTHWEST	01009201	13

Notes (14)

Created: 4/9/2018 Modified: 4/9/2018	OWNERSHIP UPDATE: Upon Batch 25681-25682 release the ownership was entered incorrectly based SQ20173390188-updated info and alerted Land/Mas to error-needs taxable use code.
Created: 5/13/2016 Modified: 5/13/2016	TRCNo 1603794: 2016 NOPC EXEMPT BY SALE SQ20152650638 9-22-2015 PRIVATE TO COT
Created: 1/15/2016 Modified: 1/15/2016	2017N- No change to Use Code 9720. Update Land class from 1/0 to 2/0. Update IMP class from 1/0 to 0/0. Deleted CCS IMP 001 and 002 due to Grant Rd widening. Update photos in Bookmap.
Created: 12/14/2015 Modified: 12/14/2015	NoPC 2016 EXEMPT RULE A
Created: 12/2/2015 Modified: 12/2/2015	2017 VIA SECONDARY VALUATION ARC 2016 EXEMPT BY SALE SQ20152650638 (9/22/15) PRIVATE TO COT PER 42-11102 & 42-17153(e) USE CHANGE 1571 > 9720 (115-01-148B&F)
Created: 6/5/2015 Modified: 8/5/2015	SQ20151200640 JOEL V & VIRGINIA R TURNER TR SQ20151880049 SEL MGMT TRANSFERRED 1/3 THEIR INTEREST TO CITY OF TUCSON (AS TO PARCEL 115-01-148F)MOST LIKELY REMAINDER COMING FOR PCL 115-01-148B
Created: 8/4/2015 Modified: 8/4/2015	PRIOR TRANSFER IN SQ20151880049 AND SQ20151200640 TO CITY OF TUCSON FOR 1/3 INT -APPEARS 115-01-148F IS COMMON AREA- LAST REMAINING 1/3 WITH MUSCO/MASSMAN HAS NOT OCCURRED-POSSIBLE CITY IS TAKING 148B/C/D AND 148F FOR ROAD
Created: 8/4/2015 Modified: 8/4/2015	2015 NOPC 2016 VIA SECONDARY VALUATION EXEMPT BY SALE SQ20151880049 DATED 7-7-2015 USE CODE 1571 > 9720 (ONLY AS TO PARCEL 115-01-148C)
Created: 8/4/2015 Modified: 8/4/2015	2015 NOPC 2016 VIA SECONDARY VALUE EXEMPT BY SALE SQ20151200640 DATED 4-30-2015 PER 42-11102 & 42-17153 USE CODE CHANGE 1571 > 9720 (ONLY TO PARCEL 115-01-148D)
Created: 12/19/2011 Modified: 12/19/2011	PER L.LINDGREN: USE CODE FROM 2155 TO 1571
Created: 1/31/2005 Modified: 1/31/2005	2005 SPLIT: NO CHANGE IN LOCATION OF IMPS
Created: 1/27/2005 Modified: 1/27/2005	REPARCEL & MOVED IMPS FROM 148A.
Created: 1/26/2005 Modified: 1/26/2005	CHECKED PCL - COMMON AREA FOR -148B, -148C, -148D - TRANS CCS (SEQ 001) FROM -148A - NC USE 2155, CLS/RATIO 3 0 @ 25%.
Created: 12/3/2004 Modified: 12/3/2004	05 SPLIT 115-01-148A VESTING 12357-3295 THRU 3320 SQ FT: W:\TRAV\23573310.115 MINUS OFFICES

ASSESSOR'S RECORD MAP

115-01

SECTION 01, TOWNSHIP 14 SOUTH, RANGE 13 EAST

DETAIL 1 (GLO LOT 2)