



APPLICATION

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

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

**PROPERTY LOCATION INFORMATION**

Property Development (Project) Name (IF APPLICABLE): ONE EAST CONGRESS

Property Address: 1 EAST CONGRESS, TUCSON, 85701

Applicable Area/Neighborhood/Overlay: RIO NUEVO

Zoning: OCR-2 Historic Status: NOT HISTORIC

Legal Description: TUCSON W PTN LOT 18, BLK 195

Pima County Tax Parcel Number/s: 117-12-0310

Site and Building Area (sq ft): ±9400 SF

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

APPLICANT NAME: THOMAS SAYLER-BROWN

EMAIL: TSB@SBDL.BIZ

PHONE: (520) 620 0255 FAX: ( )

ADDRESS: 100 N STONE, #905 TUCSON 85701

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

PHONE: (520) 591-3130 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): \_\_\_\_\_

DESCRIPTION OF USE: NEW ENTRANCE TO SITE FROM STONE AVE

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

Thomas Sayler-Brown  
SIGNATURE OF OWNER/APPLICANT

7-2-18  
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).
NA	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. <b>Site 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.
✓	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.
	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 PDS 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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**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:

Review Process	Review Authorities	PDSD Planning Contact
<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.



SBBL Architecture & Planning, LLC  
100 N Stone Avenue, Suite 905, Tucson, AZ 85701  
T 520-620-0255 F 520-620-0535 E tsb@sbbl.biz

July 2, 2018

Carolyn Laurie  
Design Review Board  
201 N. Stone  
Tucson, AZ 85701

Dear Carolyn:

Attached is our submittal for DRB/Rio Nuevo review of our project at 1 East Congress Street. For this project, we will be installing a door opening to an existing office space from the Stone Avenue sidewalk.

The existing building currently is partially occupied by a bank and a restaurant on the first floor. The second floor houses a translator service company. Our project, with frontage on Stone Avenue, has no access from the street. It does have a large storefront on Stone Avenue. We propose to create a new 5'-6" wide storefront opening on the Stone Avenue façade, enabling the now vacant space to become leasable. The new storefront and entry will match the existing storefront and entry doors of the existing building.

No UDC review is required for this project. The only work done has been a tenant improvement.

Thank you for your consideration.

Sincerely,

Thomas Saylor-Brown, AIA

**Parcel Number: 117-12-0310**

<b>Property Address</b>			
Street Number	Street Direction	Street Name	Location
1	E	CONGRESS ST	Tucson
20	N	STONE AV	Tucson

<b>Contact Information</b>	
Property Owner Information:	Property Description:
HOLUALOA CONGRESS LLC 75-5706 HANAMA PL STE 104 KAILUA KONA HI  96740-1713	TUCSON W PTN LOT 18 BLK 195

<b>Valuation Data</b>					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	\$1,145,402	\$1,145,402	\$206,172
2019	COMMERCIAL (1)	18.0	\$1,145,402	\$1,145,402	\$206,172

<b>Property Information</b>					
Township:	14.0	Section:	12	Range:	13.0E
Map & Plat:	3/71	Block:	195	Tract:	
Rule B District:	1	Land Measure:	9,027.00F	Lot:	00018
Census Tract:	100	File Id:	1	Group Code:	
Use Code:	1552 (OFFICE BLDG STORE/OFF & APARTMENT 2 STY )			Date of Last Change:	8/10/2009

<b>Sales Information (2)</b>				
Affidavit of Fee No.	Sale Date	Property Type	Sale	Validation
20032451040	12/2003	Commercial/Industrial	\$1,300,000	X LCB DEED: Special Warranty Deed
20001040968	2/2000	Commercial/Industrial	\$800,000	X JAC DEED: Special Warranty Deed

<b>Valuation Area</b>				
District Supervisor: RICHARD ELIAS District No: 5				
Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
60	31	CB_DOWNTOWN	01020201	30

**Recording Information (4)**

Sequence No.	Docket	Page	Date Recorded	Type
20032451040	12202	4743	12/22/2003	WTDEED
20021890041	11895	152	9/30/2002	WTDEED
20001040968	11308	3452	5/30/2000	
98005491	10710	2265	1/12/1998	

**Commercial Characteristics**

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

**Commercial Summary**

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	17,732	\$1,498,520	\$0	\$0

**Commercial Detail**

SEQ-SECT	Const Year	Model / Grade	RCN	RCNLD	Model Description
001-001	1988	111/3	\$1,887,430	\$1,298,929	RETAIL STORE
001-002	1953	111/3	\$536,535	\$199,591	RETAIL STORE

**Petition Information (7)**

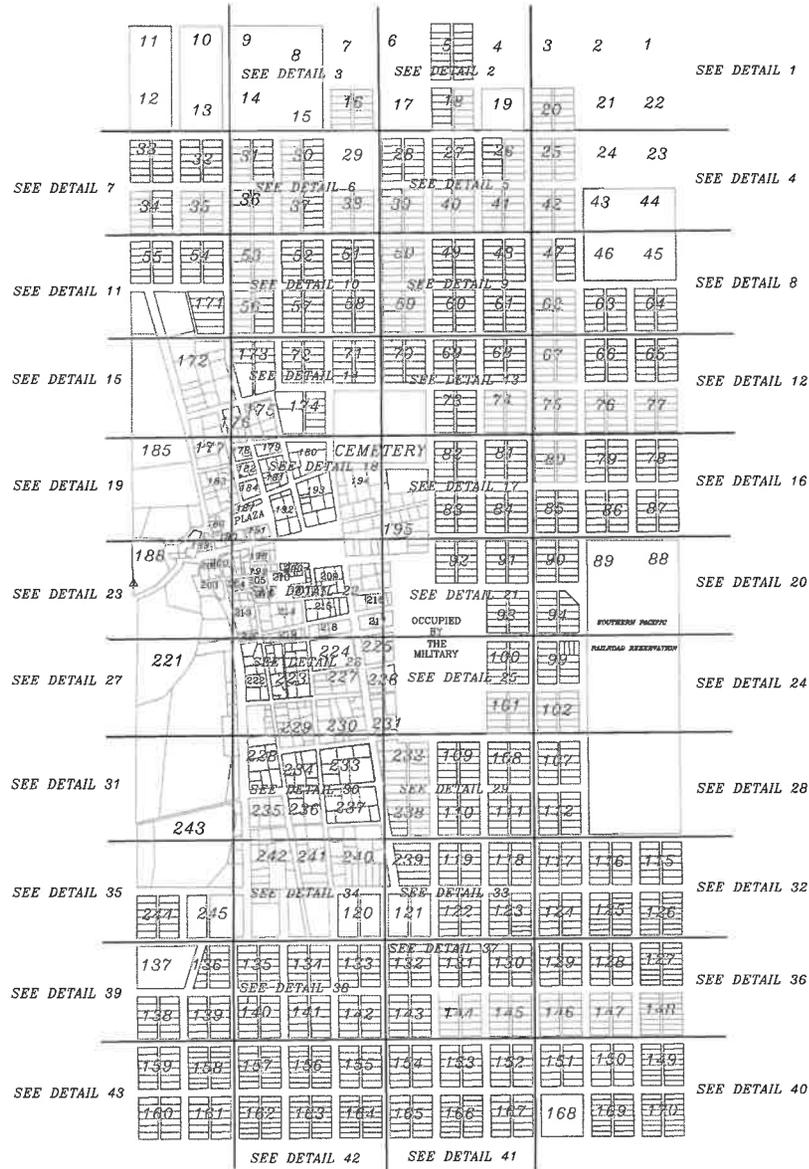
Tax Year	Owner's Estimate	Petition	Work Up
2015	\$675,000		
2014	\$790,762		
2013	\$604,162		
2010	\$904,212		
2009	\$1,183,350		
2005	\$500,000		
2002	\$124,124		

ASSESSOR'S RECORD MAP  
 CITY OF TUCSON  
 LAYOUT LAND CLAIMS

117-04

CITY OF TUCSON LAND CLAIMS ARE THE BASE MAPS FOR ALL OTHER PLATS WITHIN THIS GEOGRAPHIC AREA. BLOCK LOCATIONS ARE SET WITH THE BEST DATA AVAILABLE HOWEVER LIMITED. SURVEYORS WILL AGREE THAT MUCH OF THE DATA HAS DECREPANCIES SO BE CAUTIOUS WHEN USING THESE MAPS.

ONGOING BLOCK CONVERSION  
 DETAIL DWGS RELEASED AS  
 COMPLETED 05/30/2017



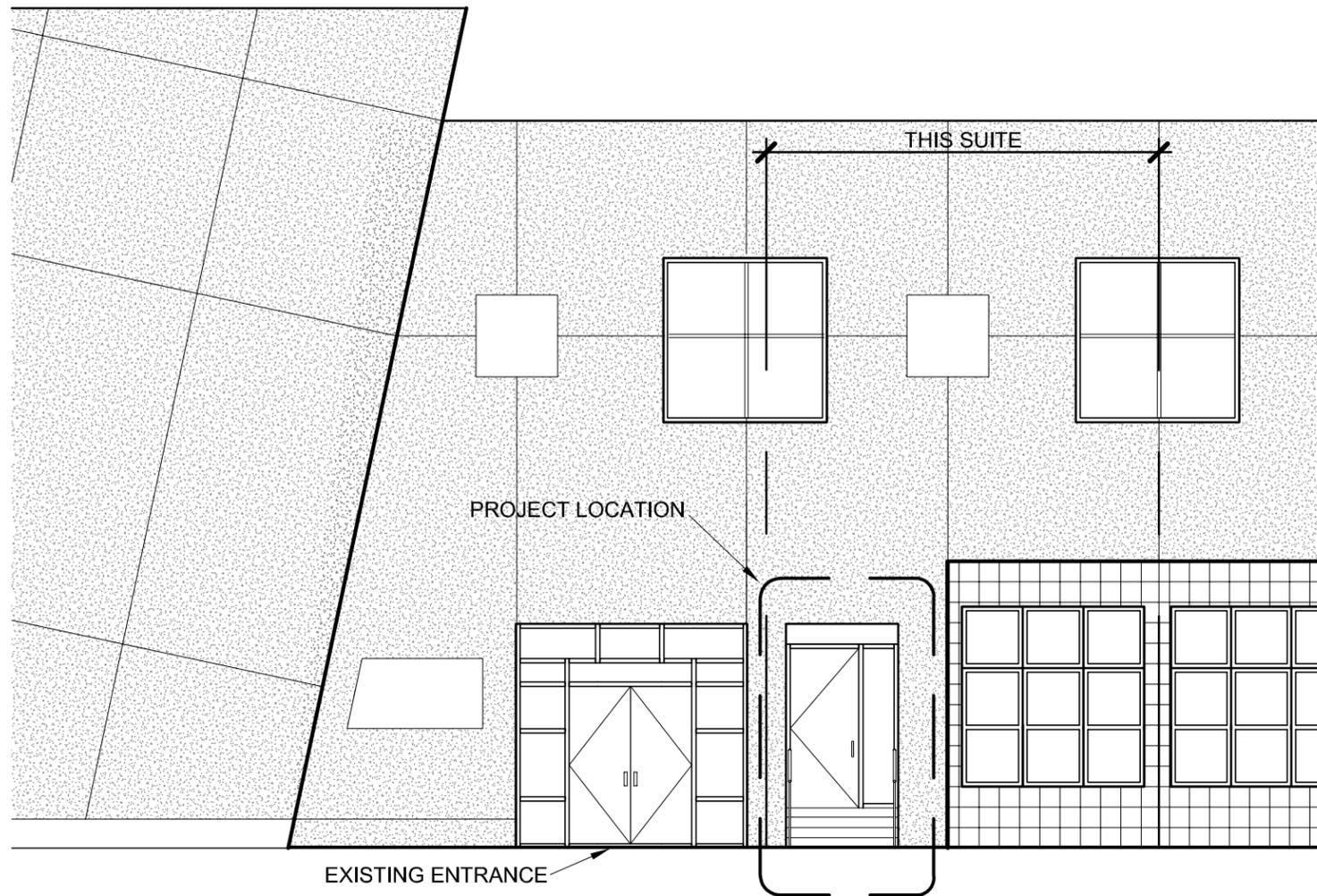
LAYERS TURNED ON FOR VIEWING ARE:  
 BORDER  
 BORDER-TEXT  
 LAYOUT  
 PLATTED-LOTS  
 PLATTED-PERIMETER

SEE BOOK 01 PAGE 019 M&P  
 SEE BOOK 02 PAGE 003 M&P  
 SEE BOOK 02 PAGE 004 M&P  
 SEE BOOK 02 PAGE 041 M&P  
 SEE BOOK 03 PAGE 070 M&P  
 SEE BOOK 03 PAGE 071 M&P  
 2019-2

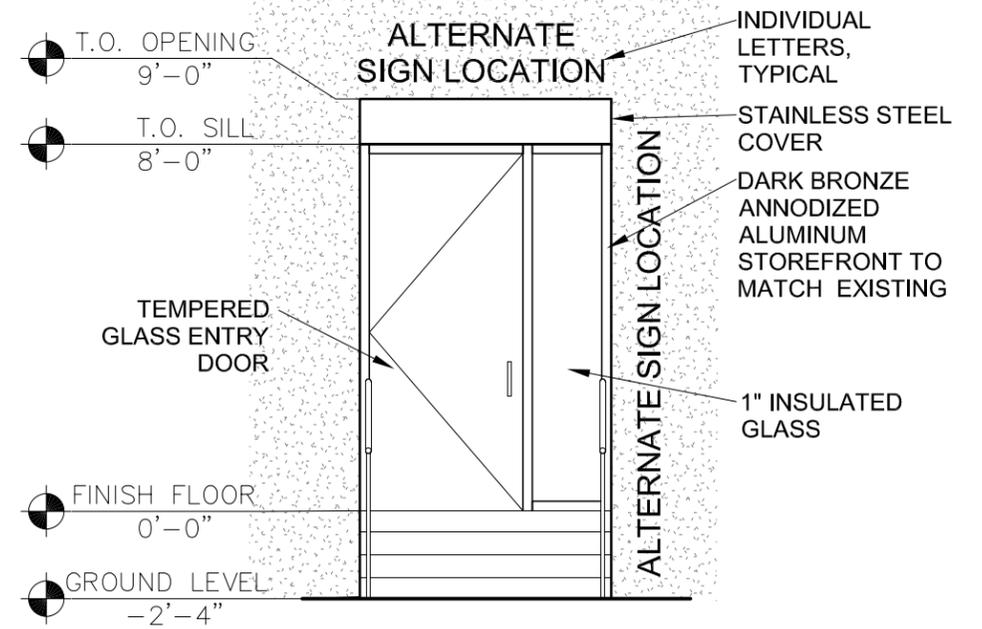
S12-13,114S,R13E  
 \AMP00\CDT\_ALL-04/10/18  
 0 550 1100 1650 2200

FEET  
 DRAWING LSCALE IS SET AT 50

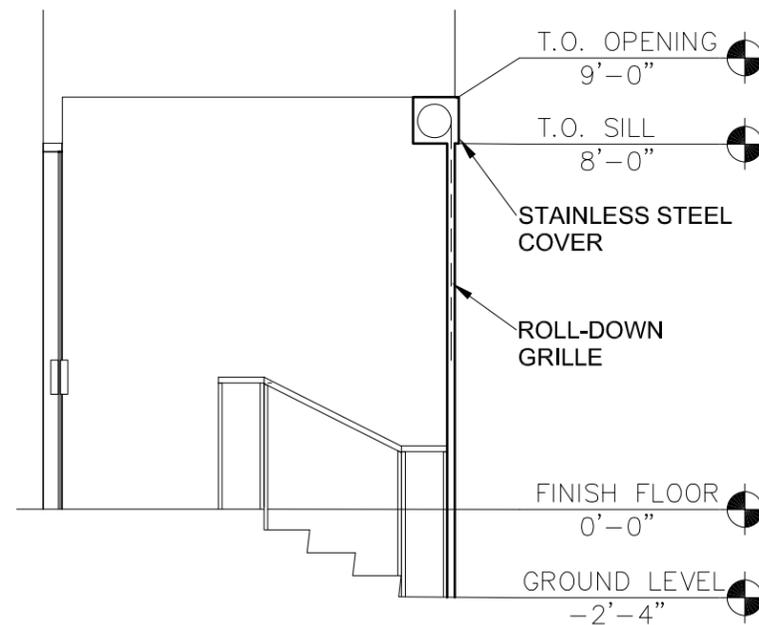




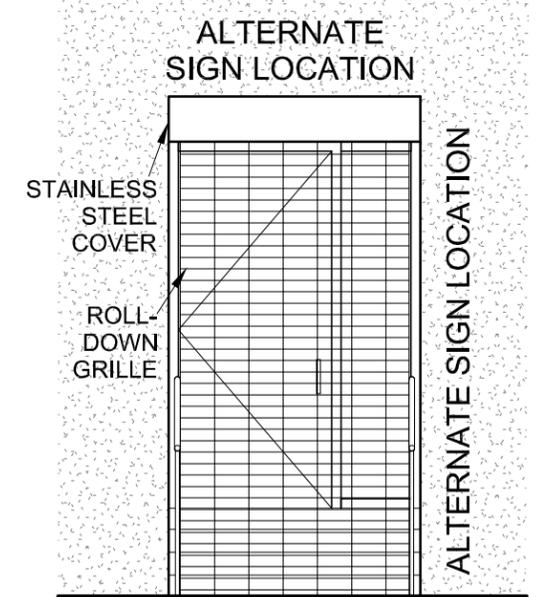
**1** STONE AVE ELEVATION  
SCALE: 1/8" = 1'-0"



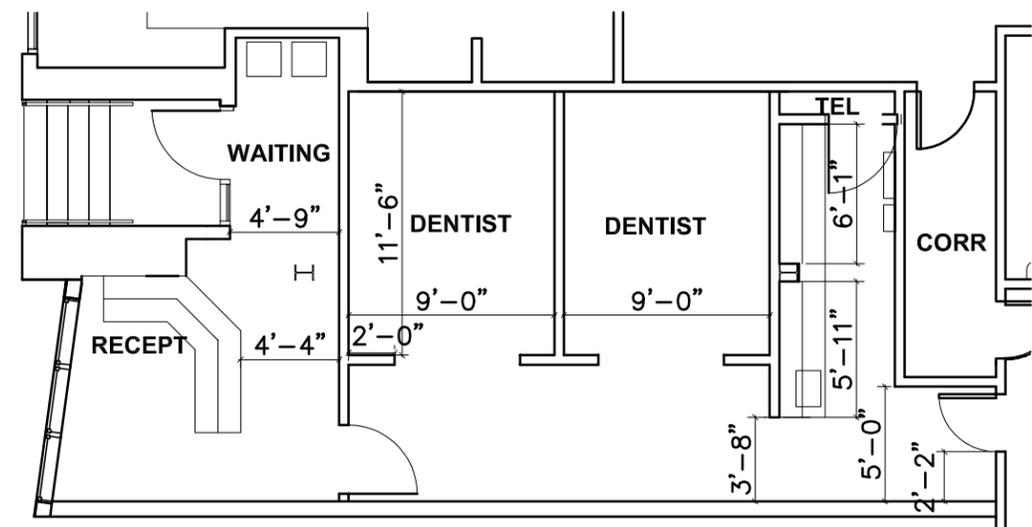
**2** ENTRY ELEVATION  
SCALE: 1/4" = 1'-0"



**4** ENTRY SECTION  
SCALE: 1/4" = 1'-0"



**5** CLOSED ENTRY  
SCALE: 1/4" = 1'-0"



**3** FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**SBBL Architecture + Planning**  
100 N Stone Ave, Suite 905 Tucson, Arizona 85701  
t: 520.620.0255 f: 520.620.0535 e: sbbl@sbbl.biz



ONE E. CONGRESS  
NEW ENTRANCE  
Tucson, AZ 85701

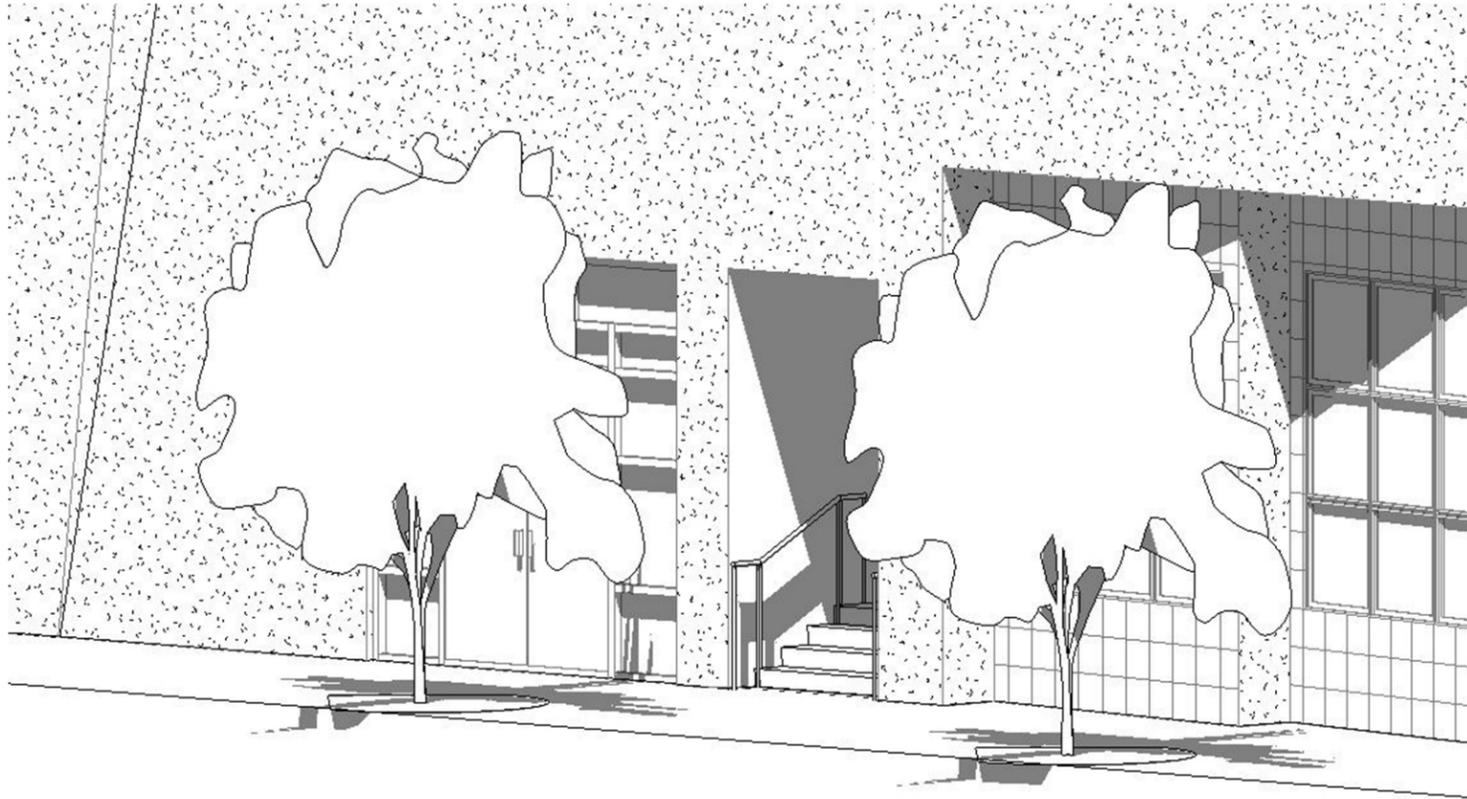
Date 6/28/18  
Proj. No. 18032  
Revision No.:  
Sheet No.

**DRB SUBMITTAL**

# ONE EAST CONGRESS

## sun study

June 21, 2018  
2 pm



perspective



section

# ONE EAST CONGRESS



1. aerial site map



2. view of project location



3. view across stone ave



3. view s on stone



4. view n on stone