



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
Design Development Option (DDO) [UDC Section 3.11.1]	Design Review Board (DRB)	Michael Taku – (520) 837-4963 Russlyn Wells – (520) 837-4948
Flexible Lot Development (FLD) [UDC Section 8.7.3]	Design Professional	Frank Dillon – (520) 837-6957
Historic Preservation Zone (HPZ) [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 Frank Dillon – (520) 837-6957
Infill Incentive District (IID) [UDC Section 5.12]	1. Neighborhood Liaison 2. Design Professional 3. T-PCHC PRS 4. Design Review Committee (IID-DRC)	Frank Dillon – (520) 837-6957 Carolyn Laurie – (520) 837-4953
Individual Parking Plan (IPP) [UDC Section 7.4.5.A]		Mark Castro – (520) 837-4979
Main Gate District (MGD) Design [MGD Policy]	1. Neighborhood Historic Advisory Board 2. T-PCHC PRS 3. Main Gate District Design Review Committee (MGD-DRC)	Frank Dillon – (520) 837-6957 Jim Mazzocco – (520) 837-6964
Neighborhood Preservation Zone (NPZ) [UDC Section 5.10]	Design Professional	Michael Taku – (520) 837-4963 Frank Dillon – (520) 837-6957
Rio Nuevo Area (RNA) (formerly RND) [UDC Section 5.12.7]	1. T-PCHC PRS 2. Design Review Board (DRB)	Frank Dillon – (520) 837-6957 Michael Taku – (520) 837-4963
Variations [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 1st 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): Corbett Brewery

Property Address: 414 N 5th Ave., 301, 309 E 7th St. and 417 N Herbert Ave. Tucson, AZ 85705

Applicable Area/Neighborhood/Overlay: Warehouse Triangle Area

Zoning: C-3

Legal Description: Tucson W2 Lot 11 & Lot 10 Blk 68

Pima County Tax Parcel Number/s: 117-05-0490

Site and Building Area (sq ft): site: 18,295 sf, building: 14,080 sf

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

APPLICANT NAME: _____

ADDRESS: 245 E. Congress Ste. 135

PHONE: (520) 795-9888 FAX: (520) 795-9888

EMAIL: miguel@forsarchitecture.com, emily@forsarchitecture.com

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

PHONE: (520) 795-9888 FAX: (520) 795-9888

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: microbrewery, bar, restaurant and office uses

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

SIGNATURE OF OWNER/APPLICANT _____

8/23/2016
Date



SUBMITTAL REQUIREMENTS

PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:

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

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

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

Related Permitted Activity Number(s): _____

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

Applicable Fees: _____

Pre-Application Accepted by: _____

Date

Pre-Application Meeting scheduled for: _____

Date

Additional Notes: _____

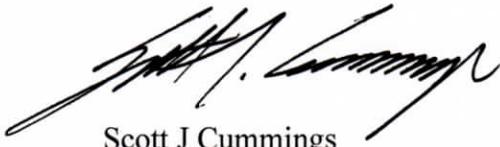
Next Steps (E.g neighborhood meeting, recommendation from T-PCHC PRS, Design Professional, etc.): _____

5.4.16

RE: IID application for Corbett Beverage/Red 417 LLC 301-309 E. 7th, 414 N 5th Ave.,
417 N Herbert

To Whom It May Concern:

This letter shall serve as notice, that Miguel Fuentevilla of FORSarchitecture+interiors, is my agent and representative in any and all matters in reference to the filing and achieving an IID for the above referenced property, that has with multiple addresses. He has full decision making authority and binding power to execute any and all documents.

A handwritten signature in black ink, appearing to read "Scott J. Cummings". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Scott J Cummings
Property Owner and Managing Member
Corbett Beverage & Red 417 LLC
414 N 5th Ave. Tucson AZ 85705
Cell 520.990.1123
Office 520.770.1600
corbettbrewery@gmail.com

08.31.2016

Invitation to Neighborhood Meeting

Re: Corbett brewery - Development Plan DP16-0106 - City of Tucson Infill Incentive District

Date: Tuesday, September 27th, 2016
Time: 3:00 pm
Meeting Location: The Sea of Glass Center for the Arts, 330 E. 7th St. Tucson Arizona 85705
Project Location: 414 N. 5th Ave., Tucson Arizona 85705
Proposal: Adaptive reuse of 1930's Art Deco Style buildings into a mixed use complex that includes two bars, a micro-brewery, three restaurants or retail spaces, and a shared exterior space.

This IID is for the re-habilitation and adaptive re-use of these historic buildings built in the 1930's in the Art Moderne Style. These are contributing structures to the Tucson Warehouse Historic District. They included freight and bottling as their original uses. The owners are giving a second life to these currently vacant structures by inserting three new restaurants/retail, two new bars and a micro-brewery into the existing spaces, creating another destination along 5th Avenue enhancing the 4th Ave entertainment corridor. The proposal includes the restoration of the existing historic facades. The property owners have other successful business nearby and have owned property in the neighborhood for 35+ years. They have a personal stake in the success of the re-development of this site and the neighborhood as a whole. The intent for this project is to bring life back to these buildings and to contribute to the urban density and revitalization of Downtown Tucson, its surrounding area and the Infill Incentive District.

Agenda

- I. Introductions
- II. Discussion Points
 - [a] Project Overview
 - [b] Site plan
 - [c] Parking
 - [d] Loading Zone
 - [e] Trash Collection
 - [f] Landscape Screening
 - [g] Exterior Elevations
 - [h] Designation of an IID Neighborhood Liaison
- III. Questions and Answers
- IV. Comment Cards
- V. Adjournment

Project Location Map



For questions regarding this announcement or the neighborhood meeting contact Emily Starace at FORS Architecture + Interiors (520) 795-9888 or emily@forsarchitecture.com

08.31.2016

Neighborhood Meeting Summary

Re: Corbett Brewery - Development Plan DP16-0106 - City of Tucson Infill Incentive District

Date: 9/27/2016
Time: 3:00 PM
Meeting Location: The Sea of Glass Center for the Arts, 330 E. 7th St, Tucson Arizona 85705
Project Location: 414 N 5th Ave, Tucson Arizona 85705
Proposal: Adaptive reuse of 1930's Art Deco Style buildings into a mixed use complex that includes two bars, a micro-brewery, three restaurants or retail spaces, and a shared exterior space.

Agenda Item I. - Introductions

- Emily Starace, Project Architect welcomed attendees and introduced herself, Miguel Fuentevilla, Architect and designer and Scott Cummings, the owner of the project.
- Explanation of the purpose of the meeting, to ask for minor relief on city standards under the Infill Incentive District Plan, including parking, loading zone location, trash collection and landscape screening.

Agenda Item II. - Discussion Points

- An overview of the project location on 5th Ave and 7th St. in the 4th Ave entertainment corridor and the warehouse district
- Uses - Brewery, bar, restaurant and/or retail
- The intention of the project is to contribute to the re-development of the neighborhood and the revitalization of downtown Tucson
- Floor plan - brewery with exterior patio on the west and courtyard on the East, with future retail/ restaurant spaces along 7th St. and 5th Ave.

Loading zone- the required type A 12'x35' loading zone be located in front of the court yard gate on 5th Ave.

Trash collection- we are proposing a 10' x 16' trash enclosure which can be pushed out onto the street on trash days.

Landscape screening- The three existing trees on 7th St will remain and this project will add 3 more on 7th street which will shade most of the sidewalk. 5 new trees will be located on 5th Ave providing shade for the sidewalk.

- Phasing plan- development and phases of the project and the order in which the owner plans to complete them
- Parking- current available parking in the surrounding area and public transit options within walking distance to the project
- Exterior Elevations- restoration of the storefront and façades. Re-introducing glazing where it has been filled in over the years to bring the building back to its original design intent.

Agenda Item III. – Designation of an IID neighborhood Liaison

245 east congress street.#135.tucson.az.85701 520.795.9888.www.FORSarchitecture.com

- Kimberlee Turk volunteered to be the neighborhood liaison
- (520) 907-0024
- kimberleeturk@gmail.com

Agenda Item IV. – Questions

Q Is the courtyard used as an entry or just for seating/ entertainment?

A..... It's being used as both the main entrance to the brewery and seating will be available for the brewery and the other future restaurant spaces

Q What is the time line of the project and future phases?

A..... Brewery construction documents are in the city for approval, and the owner would like to be operating by the end of the year. The owner is hoping to have the taproom, which is the 2nd phase of the project, open by the spring street fair.

Q Where will existing businesses on 4th Ave (Café Passe) have waste pick up?

A..... Currently the trash is in the back on Herbert Ave which has a piecemeal trash pickup plan for businesses on 4th Ave. The owner and architect will be coordinating with the city and adjacent property owners to make sure this project doesn't interfere with trash collection.

Q Are we able to fit a trash compactor in the proposed project?

A..... A trash compactor is not an option for this site w/ limited space.

Q Will the new sewer lines damage or conflict with Ordinary bikes shop or the sewer lines of other businesses?

A..... The contractor has used a camera to investigate the sewer line and Corbett brewery sewer does not connect to the neighbors, it taps directly into the city sewer and construction will not affect the sewer on Herbert Ave and its tenants.

Q Will the parking lot on the south east corner of 5th Ave & 7th St require a permit during weekdays or is it staying as it is right now?

A..... The parking situation will not change. It will be open Monday – Friday and require a fee on the weekends.

Q Will street lighting be provided?

A..... No street light is incorporated into the design as of now, there will be lighting on the façade of the building to light up the entrance and the side walk. The owner will ask the city to provide electricity at the new tree planters for holiday lighting.

Q Is any Anti-graffiti paint being used?

A..... All of the exterior is stucco which is very easy to paint and the exposed brick is on the interior and protected against graffiti. Major problem in this area is protecting the glazing from being scratched and not so much graffiti.

Q What are the business hours?

A..... The brewery and the Taproom will stay open until 2 am. And the future restaurant spaces will be owner occupied and/or managed. The owner is thinking that the future spaces consist of a bakery and a pizza restaurant that will be open 7 days a week until 10-11 pm

Q How many different types of beer will be provided?

A..... There will be 12-24 of Corbett Brewery beers that will be served at the Taproom along with other micro-brews and wine.

Agenda Item V. - Comment Cards

- No comment cards were filled out

Agenda Item VI. - Adjournment

09.27.2016

Neighborhood Meeting Sign-in Sheet

Re: Corbett Brewery| bar - Development Plan DP16-0106 – City of Tucson Infill Incentive District

Date: 9/27/2016

Time: 3:00 PM

Meeting Location: The Sea of Glass Center for the Arts, 330 E. 7th St, Tucson Arizona 85705

Project Location: 414 N 5th Ave, Tucson Arizona 85705

Proposal: Adaptive reuse of 1930' s Art Deco Style buildings into a mixed use complex that includes two bars, a micro-brewery, three restaurants or retail spaces, and a shared exterior space.

Name

Address

Phone #

Email Address

Name	Address	Phone #	Email Address
<i>SD*</i> Constance ^{P+D Pinball} Negley	331 E 7th St	520 240-0073	constance.negley@gmail.com
Alison Miller	Ward 6	837-4237	alison.miller@tucsonaz.gov
Kimberlee Turk	327 E. 7th St.	(520) 907-0024	kimberleeturk@gmail.com
Daniel Matlick	335 N. 4th Ave.	622-3439	danielm@ufec.com

09.27.2016

Neighborhood Meeting Sign-in Sheet

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Name

Address

Phone #

Email Address

Name	Address	Phone #	Email Address
MARY PHELAN	4 th Ave Merchants 434 E. 9 th	624 5004	WAY MARY @ fourthavenue.org
Wayne Hausknecht	419 N Herbert Ave	798-1133	wayne@wghwoodworking.com
Anthony Ribean	228 E 6 th St	990-7932	Anthony@HiSpeedCustoms.com

09.27.2016

Neighborhood Meeting Sign-in Sheet

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Name

Address

Phone #

Email Address

Name	Address	Phone #	Email Address
DAVID TANG	311 E 7TH ST	520 622 6488	OBS INC @ HOTMAIL.COM

REQUEST FOR MAILING LABELS

Project Address 117-05-0490
(Note: if this is a new address, please provide verification from Pima County Addressing)
Applicant/Agent Name Fors Architecture
Mailing Address emily@forsarchitecture
Phone 795-9888
Applicant/Agent Signature _____ Date _____

Please attach the following. Printouts and maps must be generated from the Pima County Assessor's Database. Department of Transportation information will not be accepted.

- Assessor's Property Inquiry Printout (APIQ) (one printout for each lot comprising the project site) Assessor's Block & Lot Map

THE FOLLOWING SECTIONS TO BE COMPLETED BY STAFF

LABELS ARE REQUESTED FOR THE FOLLOWING PROCESS:

- | | |
|--|--|
| <input type="checkbox"/> Environment Resource Zone | <input type="checkbox"/> WASH Ordinance |
| <input type="checkbox"/> Hillside Development Zone | <input type="checkbox"/> Scenic Corridor Zone |
| <input type="checkbox"/> Design Development Option | <input type="checkbox"/> Board of Adjustment |
| <input type="checkbox"/> Design Development Option (Full Notice) | <input checked="" type="checkbox"/> Other: <u>IID - 300'</u> |
| <input type="checkbox"/> Rezoning/SE | <u>and 1 mile</u> |
| | <u>WARD 6</u> |

PROCESSING FEE

- \$220.00 Check Number: 11089 Cash
 Charge Account: _____

Date Received: 8/25/2016 Date Due: 8/29/2016

Requested By: Carolyn Due To: same

Request to: JR SM _____ Other _____

Comments/Special Notes: Meeting is @ 2pm Thanks

ACTIVITY NUMBER: T105A00360



Pima County Geographic Information Systems

Parcel 117-05-0490

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address	Legal description
117-05-0490 RED 417 LLC 323 E 8TH ST TUCSON AZ 85705-8512	TUCSON W2 LOT 11 & LOT 10 BLK 68

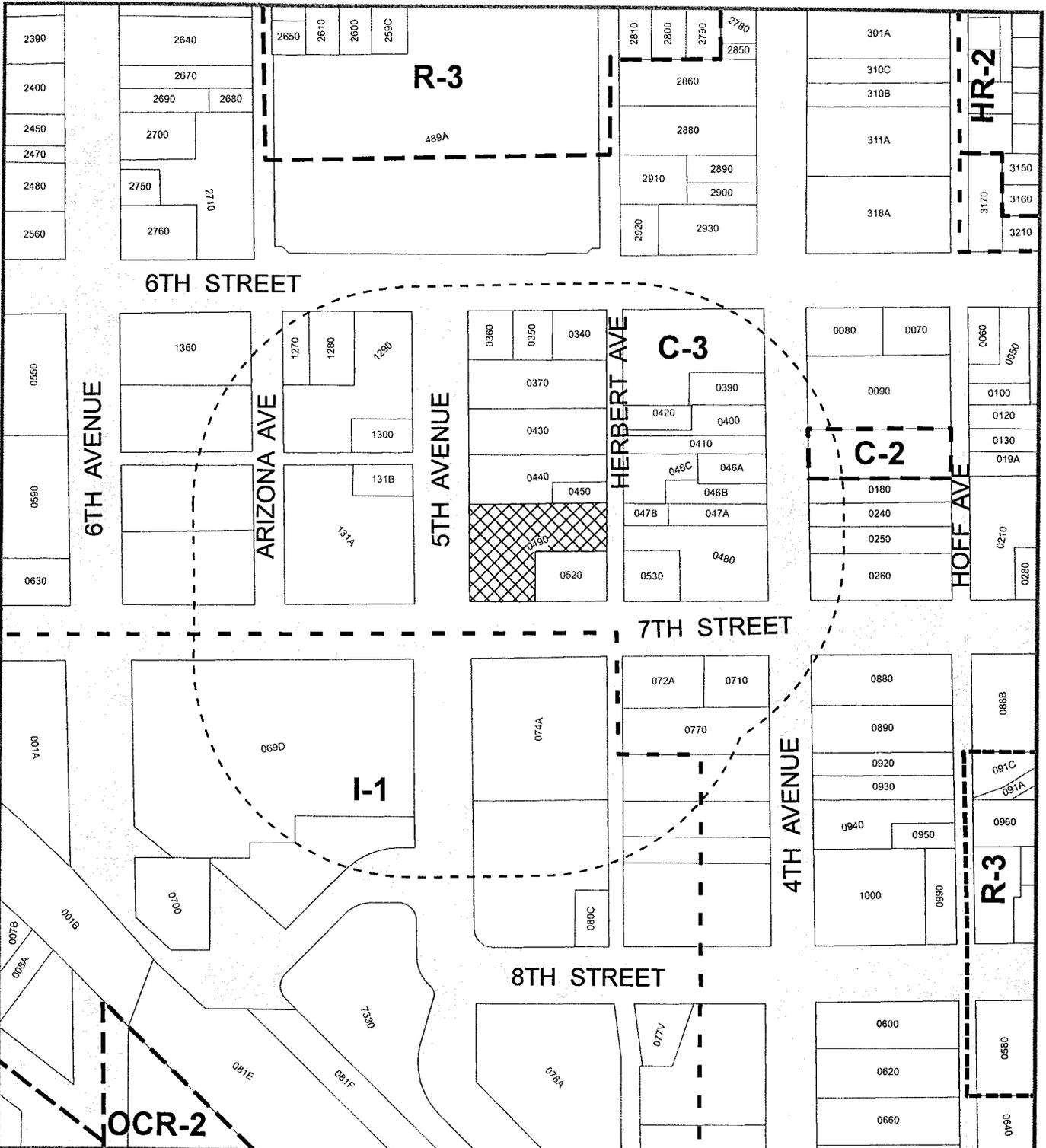
Situs (property) address

[\(About situs addresses\)](#)

Street Address	Jurisdiction	Postal City	Zip Code	
414 N 5TH AV	TUCSON	TUCSON	85705	<input type="button" value="ZIP+4 Lookup"/>
301 E 7TH ST	TUCSON	TUCSON	85705	<input type="button" value="ZIP+4 Lookup"/>
309 E 7TH ST	TUCSON	TUCSON	85705	<input type="button" value="ZIP+4 Lookup"/>
417 N HERBERT AV	TUCSON	TUCSON	85705	<input type="button" value="ZIP+4 Lookup"/>

Information for this parcel

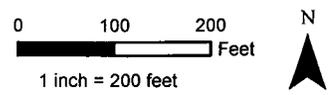
- For **Assessor parcel details**, copy and paste Parcel ID **117050490** into the [Pima County Assessor's "Quick Search"](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Sequence Number 19981810816.
 - [Voter Precinct and Districts](#) - Using 414 N 5TH AVE
- [Subdivision Plat Map](#) for Book 3, Page 71.
- Pima County [Sanitary Sewer Connection Search](#) and [Connection Records Overview](#).
- **Permits** from [Pima County Development Services](#).
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- [Development Activity Records](#) (permit, plat, rezoning) using 414 N 5TH AV from City of Tucson DSD [Property Research Online](#).
- [Section Information and Maps](#) for Township 14S, Range 13E, Section 12.
This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.



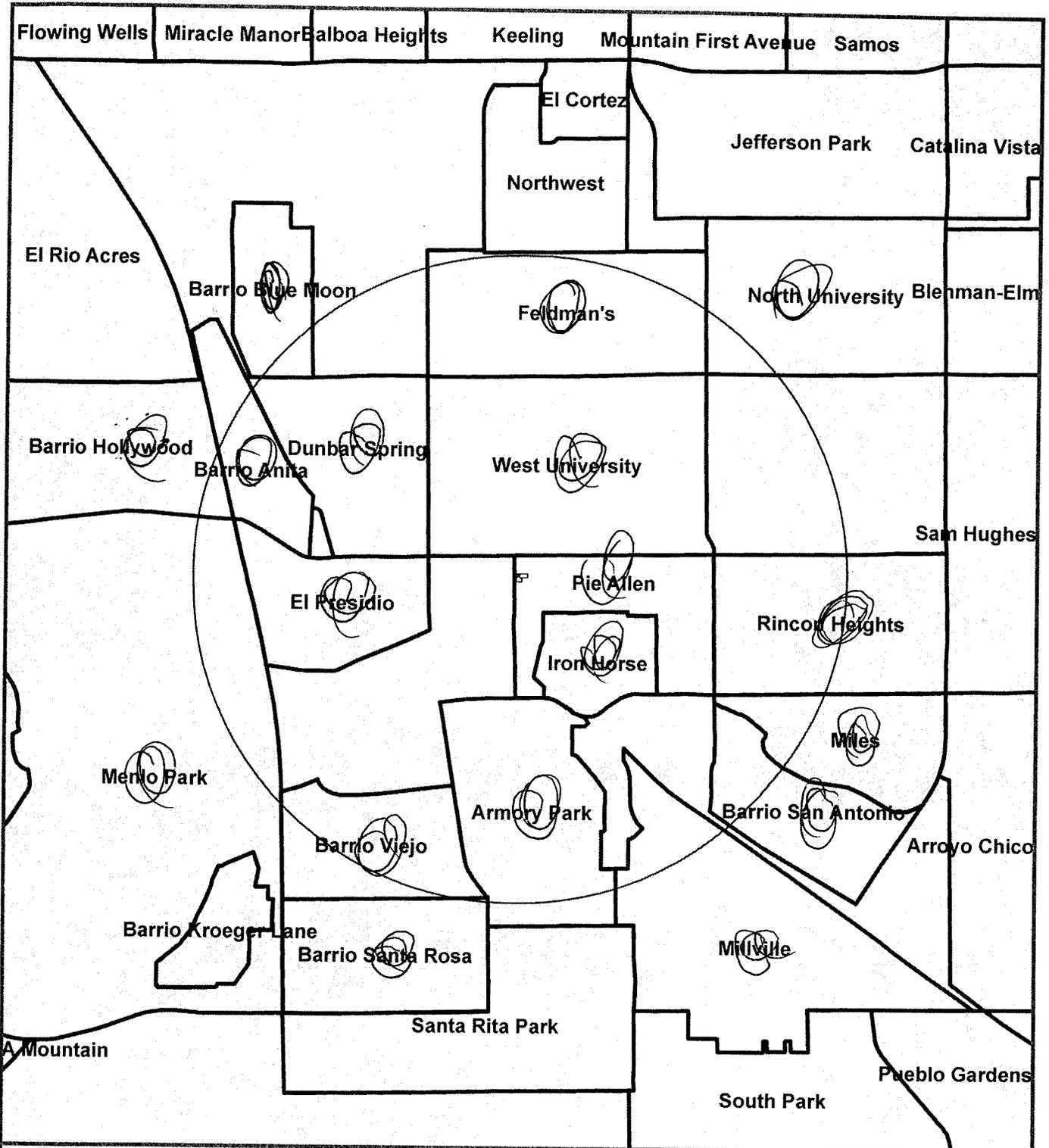
-  Site
-  300' Notification Area
-  Zone Boundaries



Address: 414 N. 5th Avenue
 Base Maps: Sec.12 T.14 R.13
 Ward: 6



T16SA00360



Site



T16SA00360_4buffer_1milebuff



Address: 414 N. 5th Avenue
Base Maps: Sec.12 T.14 R.13
Ward: 6

0200

■ Feet

1 inch = 2,416.583333 feet

N



B12222609A

CORBETT BEVERAGE LTD
 dba CORBETT BREWING COMPANY
 414 N 5TH AVE
 TUCSON, AZ 85705

90-4456/1222 1691
 DATE 8.31.16

PAY TO THE ORDER OF USPS \$ 44.65
Post/ Fee 4.65 DOLLARS

BANK OF TUCSON 4400 E. BROADWAY BLVD.
 TUCSON, AZ 85711

FOR CORBETT 11D MAILING AUTHORIZED SIGNATURE

⑈00⑆69⑆⑈ ⑆⑆222244566⑆⑆ 40⑆025⑆50⑈

For Deposit Only
 USPS Funds: 038898 Unit ID: 0724
 TUCSON, AZ
 Clerk #: 01
 Account #: 000004121754048
 Date: 08/31/2016

Jonathan Rothschild
Mayor
255 W. Alameda ST
Tucson, AZ 85701

William J. Duffy
N.A.-Armory Park
245 S 4th Ave
Tucson, AZ 85701

Carla Proano
N.A.-Armory Park
723 S. 5th Ave
Tucson, AZ 85701

John D. Burr
N.A.-Armory Park
P.O. Box 2132
Tucson, AZ 85702

Feliciano Leon
N.A.-Barrio Anita
772 N. Anita Ave
Tucson, AZ 85705

Gracie N. Soto
N.A.-Barrio Anita
809 N. Anita Ave.
Tucson, AZ 85705

Tina Gonzales
N.A.-Barrio Anita
855 N. Contzen
Tucson, AZ 85705

Jessica F. Brown
N.A.-Barrio Blue Moon
665 W. Alto Pl.
Tucson, AZ 85705

Bobbie Martinez
N.A.-Barrio Blue Moon
551 W Mabel St
Tucson, AZ 85705

Manny Jacques
N.A.-Barrio Hollywood
Tucson, AZ 85745

Scott Egan
N.A.-Barrio Hollywood
1409 W Niagara St
Tucson, AZ 85745

Steve Leal
N.A.-Barrio Hollywood
1455 W Delaware
Tucson, AZ 85745

Ted Warmbrand
N.A.-Barrio San Antonio
402 S Star Ave
Tucson, AZ 85719

Ana Acuna
N.A.-Barrio San Antonio
Tucson, AZ 85719

Mike Mason
N.A.-Barrio San Antonio
Tucson, AZ 85719

Art Munoz
N.A.-Barrio Santa Rosa
Tucson, AZ

Nicole Gonzales
N.A.-Barrio Santa Rosa
323 W. 19th Street
Tucson, AZ 85701

Yolanda Gonzales
N.A.-Barrio Santa Rosa
826 S. Rubio
Tucson, AZ 85701

Pedro M Gonzales
N.A.-Barrio Viejo
423 S Elias
Tucson, AZ 85701

Letitia A Gonzales
N.A.-Barrio Viejo
423 S Elias
Tucson, AZ 85701

Ezra Roati
N.A.-Dunbar Spring
1015 N 10th Ave
Tucson, AZ 85705

Karen Greene
N.A.-Dunbar Spring
Tucson, AZ

Mike Rebro (Co-Pres)
N.A.-El Presidio
426 N Court
Tucson, AZ 85701

Thaddeus Pace (Co-Pres)
N.A.-El Presidio
425 N Main Ave
Tucson, AZ 85701

Mary Jo Curtin
N.A.-El Presidio
233 N Main Ave
Tucson, AZ 85701

Sarah Harris (Co-Pres)
N.A.-Feldman's
1217 N 1st Avenue
Tucson, AZ 85719

Sue Sanders
N.A.-Feldman's
634 E Mabel
Tucson, AZ 85705

Diana Lett (Co-Pres)
N.A.-Feldman's
1309 N 1st Ave
Tucson, AZ 85719

Mary Lynn Miners
N.A.-Iron Horse
528 E. 8th St.
Tucson, AZ 85705

Jeff DiGregorio
N.A.-Iron Horse
-
Tucson, AZ -

John Daniel Twelker
N.A.-Iron Horse
229 N 1st Ave
Tucson, AZ 85719

Gilbert Fimbres
N.A.-Menlo Park
934 W Grandview Ln
Tucson, AZ 85745

Suzanne Cervantes Sheard
N.A.-Menlo Park
184 S Avenida del Sembrador
Tucson, AZ 85745

Gene Einfrank
N.A.-Menlo Park
212 S. Avenida del Sembrador
Tucson, AZ 85745

Andrew Hayes
N.A.-Miles
Tucson, AZ

Peter Norback
N.A.-Miles
1428 E Miles
Tucson, AZ 85719

George Kalil
N.A.-Millville
931 S Highland
Tucson, AZ 85719

Roger Becksted
N.A.-Millville
1070 E 20th St
Tucson, AZ 85719

Brett DuMont
N.A.-Millville
1015 S Park Ave
Tucson, AZ 85719

Peter Van Peenen
N.A.-North University
1221 N. Mountain Ave
Tucson, AZ 85719

Grace E. Rich
N.A.-North University
1340 N. Santa Rita
Tucson, AZ 85719

Elisabeth Morgan
N.A.-North University
1315 E. Mabel St.
Tucson, AZ 85719

Pat Homan
N.A.-Pie Allen
850 E. 7th St
Tucson, AZ 85719

Nancy Robins
N.A.-Pie Allen
801 E 7th St
Tucson, AZ 85719

Evren Sonmez
N.A.-Rincon Heights
1735 E 8th St
Tucson, AZ 85719

Mark S. Homan
N.A.-Rincon Heights
1619 E 8th St
Tucson, AZ 85719

Timothy A. Olcott
N.A.-Rincon Heights
1141 E. 9th St.
Tucson, AZ 85719

Chris Gans
N.A.-West University
P.O. Box 42825
Tucson, AZ 85733

Angela Storey
N.A.-West University
P.O. Box 42825
Tucson, AZ 85733

Richard Mayers
N.A.-West University
PO Box 42825
Tucson, AZ 85733

Regina Romero
Ward 1
940 W. Alameda St
Tucson, AZ 85745

Karin Uhlich
Ward 3
1510 East Grant Rd
Tucson, AZ 85719

Richard Fimbres
Ward 5
4300 S. Park Av
Tucson, AZ 85714

Steve Kozachik
Ward 6
3202 E. 1st St
Tucson, AZ 85716

11705033A
FOUR EMERALDS LLC
ATTN: JUSTIN MC LAMARRAH
340 E 6TH ST
TUCSON AZ 85705

117050360
JAYPHEN-SIXTH LLC
PO BOX 40492
TUCSON AZ 85717

117051360
6TH & 6TH HOLDING CO LLC
442 N 6TH AVE
TUCSON AZ 85705

117051340
REFRIGERATION ENGINEERS INC
412 N 6TH AVE
TUCSON AZ 85705

117050430
GODD JOHN C TR
422 N 5TH AVE
TUCSON AZ 85705

11705046A
RRN INC
ATTN: RICH RODGERS INVESTMENT INC
746 N COUNTRY CLUB RD
TUCSON AZ 85716

11705131B
CITY CENTER HOLDINGS LLC
3801 E WINDY POINT DR
TUCSON AZ 85718

117050450
HAUSKNECT WAYNE
119 N HERBERT AVE
TUCSON AZ 85705

117050490
RED 417 LLC
123 E 8TH ST
TUCSON AZ 85705

117050480
FOUR ELEVEN LLC
1748 E 9TH ST
TUCSON AZ 85716

117050340
HONEYBADGER HAPPENINGS LLC & TIGRE
PROPERTIES LLC
PO BOX 43025
TUCSON AZ 85733

117051290
234 ENTERPRISES LLC
234 E 6TH ST
TUCSON AZ 85705

117050090
CARUSOS RESTAURANT INC
434 N 4TH AVE
TUCSON AZ 85705

117050400
4TH AVE LLC
3631 S BROADMONT DR
TUCSON AZ 85713

117050150
FOURTH AVENUE PROPERTY TRUST AGRMNT
ATTN: KOENE THOMAS J & MARGARET
PO BOX 1445
LA QUINTA CA 92247

11705046C
KASLE MOLOFF LLC
ATTN: HECKINGER ASSOCIATES
PO BOX 18959
TUCSON AZ 85731

117050180
POLITO LINDA E
75 W LINDA VISTA BLVD
TUCSON AZ 85704

117050240
FOOD CONSPIRACY
412 N 4TH AVE
TUCSON AZ 85705

11705047B
PORTNEY BARRIE S
416 N HERBERT AVE
TUCSON AZ 85705

117051320
SLOANE S ENTERPRISES INC
406 N 6TH AVE
TUCSON AZ 85705

117050350
RODGERS INVESTMENT FUND I LTD
ATTN: RICH RODGERS INVESTMENT INC
746 N COUNTRY CLUB RD
TUCSON AZ 85716

117051270
RIBEAUUCO LLC
706 S 2ND AVE
TUCSON AZ 85701

117050390
S & R LLC
329 E 6TH ST
TUCSON AZ 85705

117050420
SOUTHARD ROBERT M TR & ROSE STEVE A TR
329 E 6TH ST
TUCSON AZ 85705

117050410
DENISSEN JOHN A TR
PO BOX 27434
LOS ANGELES CA 90027

117050440
GASTON DARLENE I
7777 W 91ST ST UNIT E2142
PLAYA DEL REY CA 90293

11705046B
LAUTH CONSTANCE E
419 N 4TH AVE
TUCSON AZ 85705

11705047A
KOKOPELLI PROPERTIES LLC
2954 N CAMPBELL AVE STE 234
TUCSON AZ 85719

117050250
LAMINA LLC
4145 E 6TH ST
TUCSON AZ 85711

117050530
TURK KIMBERLEE
1840 N KRAMER AVE
TUCSON AZ 85719

117050260
SOUTH ON SEVENTH
ATTN: FRIED IRVING
6 COUNTRY VILLAGE LN
NEW HYDE PARK NY 11040

117050710
SALLY ANN TOM & DENNIS LOY TOM 1/3 &
SALLY ANN TOM & DENNIS LOY TOM JT/RS 2/3
1919 W RIVERVIEW ST
TUCSON AZ 85745

11705069D
CORBETT PARTNERS
3040 SKY CT
PLACERVILLE CA 95667

11705080D
PETRUZZI JAMES W OR HILDEGARD TR
3545 N PELLEGRINO DR
TUCSON AZ 85749

117050520
TURK KIMBERLEE ANNE
1840 N KRAMER AVE
TUCSON AZ 85719

11705072A
GLOBAL COMMUNITY COMMUNICATIONS
ATTN: ANTHONY J DELEVIN
PO BOX 4910
TUBAC AZ 85646

117050770
335 N FOURTH AVE LLC
5556 E CIRCULO TERRA
TUCSON AZ 85750

117051370
LEAF ARLENE L
1755 S JONES BLVD APT 111
TUCSON AZ 85713

117050880
LA AVENIDA ZACOTY LLC
ATTN: FENTON INVESTMENT COMPANY
6700 N ORACLE RD STE 504
TUCSON AZ 85704

11705074A
ERIN PROPERTIES LLC
323 E 8TH ST
TUCSON AZ 85705

117050780
DM FAMILY PARTNERSHIP
3801 E WINDY POINT DR
TUCSON AZ 85718

117051380
MELLO DONNA M
6105 N PLACITA SAN AGUSTIN
TUCSON AZ 85741

T16SA00360 created 8/30/2016
Expires 10/30/2016
2 pages

07.23.2015

Corbett Brewery Project Statement

Re: Corbett Brewery - Development Plan DP16-0106 - City of Tucson Infill Incentive District

Project Location: 414 N. 5th Ave. Tucson, Arizona 85705
301 E. 7th St. Tucson, Arizona 85705
305 E. 7th St. Tucson, Arizona 85705
309 E. 7th St. Tucson, Arizona 85705
417 N. Herbert Ave. Arizona 85705

Proposal: Re-development of these 1930's Art Deco Style buildings into a mixed use complex that includes two bars, a micro-brewery, three restaurants or retail spaces, and a shared exterior space.

This IID is for the re-habilitation and adaptive re-use of these historic buildings built in the 1930's in the Art Deco Style. These are contributing structures to the Tucson Warehouse Historic District and included freight and bottling as their original uses. The owners are giving a second life to these currently vacant structures by inserting three new restaurants, two new bars and a micro-brewery into the existing spaces, creating another destination along the 4th Ave. entertainment corridor. The proposal includes the restoration of the existing historic facades. The property owners have other successful business nearby and have owned property in the neighborhood for 35+ years. They have a personal stake in the success of the re-development of this site and the neighborhood as a whole. The intent for this project is to bring life back to these buildings and to contribute to the urban density and revitalization of Downtown Tucson, its surrounding area and the Infill Incentive District.

Under the City of Tucson Infill Incentive District, this project seeks relief in the following areas: parking, off street loading area, solid waste collection and landscape screening. For bicycle parking, we are proposing long term bike parking inside.

Parking

- UDC Table 7.4.4-1: Minimum Number of Motor Vehicle Spaces Required requires 208 parking spaces for this project.
- IID Table 5.12-DLS-5: Parking under Specific Requirements states "1. Commercial parking not required"
- Metered street parking is provided along 5th Ave and 7th St., this project proposes converting one of the existing metered spaces on 5th Ave. into a handicap space.

Bicycle Parking

- UDC Table 7.4.8-1: Minimum Required Bicycle Parking Spaces requires 12 short term bicycle parking spaces and 11 long term bicycle parking spaces
- IID Table 5.12-DSL-5 states "Compliance with the accessible parking requirements in the UDC for the underlying zone"
- 12 Short term bicycle parking space are provided along the sidewalk on 5th Ave. and 7th St. near the entries of the future restaurants and bars. 11 long term bicycle parking spaces are provided in an interior area near the communal restrooms.

Off Street Loading Area

- UDC Table 7.5.5-A: Required Loading Areas requires 1 Type A Loading Area for this Project
- IID 5.12.9.C.3: Section 7.5Off-Street Loading states "Off-street loading zone standards may be reduced or waived if PDSD and the Department of Transportation determine that no traffic safety issue is created."

- For this project we are asking that Off-Street Loading requirements be waived. We are proposing a loading area on 5th Ave, a collector street to the West of the building. We have confirmed with PDSD and the department of Transportation that there is no traffic safety issue created. We are proposing to reduce the curb cut on 5th Ave. to 10' wide as requested by PDSD.

Solid Waste Collection

- TSM 8-01.5.0: Multi-family, Commercial and Industrial Development states requirements for solid waste collection
- IID 5.12.9.C.4: Solid Waste Collection states "On-site refuse collection container standards governing access, type, and location may be modified if the Environmental Services Department determines that no public health or traffic safety issues is created."
- This project provides a 10'-0" x 16'-0" open access trash area in the service yard with two roll-out refuse bins. A steel gate at the property line encloses the trash area from Herbert Ave. and the bins will be rolled out on trash day.

Landscape Screening

- **Along 7th St.**
 - UDC 7.6.4 Landscape Standards require 10' landscape border with 30" min. screen and 1 landscape border tree
 - IID 5.12.9.C.5: Section 7.6 Landscaping and Screening b. states "Except as required by Section 5.12.8B, Development Transition Standards, a complete or partial exception to Section 7.6, Landscape screening standards, may be granted if shade is provided for pedestrians and customers, such as along sidewalks, pedestrian circulation paths, and outdoor patios, in accordance with Section 5.12.8.A.2."
 - This project provides one new tree in a new curbed patio area
- **Along 5th Ave.**
 - UDC 7.6.4 Landscape Standards require 10' landscape border with 5' min. screen and 1 landscape border tree
 - IID 5.12.9.C.5: Section 7.6 Landscaping and Screening b. states "Except as required by Section 5.12.8B, Development Transition Standards, a complete or partial exception to Section 7.6, Landscape screening standards, may be granted if shade is provided for pedestrians and customers, such as along sidewalks, pedestrian circulation paths, and outdoor patios, in accordance with Section 5.12.8.A.2."
 - This project provides four new in-sidewalk trees shading the sidewalk from the afternoon sun.
- **Along Herbert Ave.**
 - UDC 7.6.4 Landscape Standards require 10' landscape border with 5' min. screen and 1 landscape border tree
 - IID 5.12.9.C.5: Section 7.6 Landscaping and Screening b. states "Except as required by Section 5.12.8B, Development Transition Standards, a complete or partial exception to Section 7.6, Landscape screening standards, may be granted if shade is provided for pedestrians and customers, such as along sidewalks, pedestrian circulation paths, and outdoor patios, in accordance with Section 5.12.8.A.2."
 - Herbert acts as an alley, there are no city sidewalks and no landscape screening is provided. A fence and gate and the property line are provided.

Phasing Plan

- **Phase 1 – 417 N. 5th Ave. Corbett Brewery**
 - Corbett Brewery Bar
 - Micro-Brewery

- Bar
- Bar Patio
- Service yard
- Restrooms
- Storage and Bike Storage
- Extension of loading dock into courtyard
- Site work including new trees and bike parking

..... **Phase 2 – 301 E. 7th St. Corbett Tap Room**

- Bar tenant improvement
- Portion of South façade

..... **Phase 3 – Courtyard**

- Courtyard facades and gate
- Courtyard paving

..... **Phase 4 – 305 E. 7th St. Future Restaurant or Retail Space**

- Restaurant tenant improvement
- Portion of South façade

..... **Phase 5 - 307 E. 7th St. Future Restaurant or Retail Space**

- Restaurant tenant improvement
- Portion of South façade and portion of West façade

..... **Phase 6 – 414 N. 5th Ave. Future Restaurant or Retail Space**

- Restaurant tenant improvement
- Portion of West façade

July 24, 2016

Patricia Gehlen
City of Tucson
Planning and Development Services
Tucson, Arizona 85701

Re: 417 North Herbert Street – Corbett Brewery
Development Plan Package –DP16-0106

Dear Patricia:

Accompanying this letter is the **second** submittal of development package DP16-0106.
Transmitted herewith are:

- 2 rolled sets of the revised plans

Loren Makus - Engineering

- 1) Add a note indicating Floodplain Use Permits will be required for all improvements. (AM 2-06.4.B.2.b).
- 2) Describe the historical status of the building and the effect of this project on the historical status.

Steve Shields – Planning

1. 2-06.3.12 - The sheet index shown on sheet 1 does not appear to be correct. You show "SHEET 3 COLOR ELEVATIONS" which were not provided.
2. 2-06.4.2.D - Until comment 1 above is addressed the total number of pages cannot be verified.
3. 2-06.4.3 - Provide the development package case number, DP16-0106, adjacent to the title block on each sheet.
4. 2-06.4.7.A.4 - General Note 3 list the existing use.

5. 2-06.4.7.A.4 - General Note 3 you list "MICRO BREWERY" as an accessory use. What use is it an accessory use to. Per the UDC Table 5.12-DLS-1 micro brewery is only allowed accessory use to Alcoholic Beverage Sale.
6. 2-06.4.7.A.4 - General Note 3 you list "PROFESSIONAL OFFICE (SEE SHEET 2)". Nowhere on sheet 2 do you show "PROFESSIONAL OFFICE", clarify.
7. 2-06.4.7.A.4 - Under the vehicle & bicycle parking calculation you list "COMMUNITY STORAGE" & "ENTERTAINMENT". "COMMUNITY STORAGE" & "ENTERTAINMENT" are not listed as a proposed use under General Note 3. Also "COMMUNITY STORAGE" is not use listed in the UDC, clarify what this use is.
.
8. 2-06.4.7.A.6.a - As you are proposing to use the Downtown Area Infill Incentive District (IID) provide the IID case number, in lower right corner of each sheet. Also a general note will be required stating that the project meets the criteria/conditions of the IID, the case number, date of approval, what was approved, and the conditions of approval, if any.
9. 2-06.4.7.A.8.a - Provide the floor area for each building on the plan.
10. 2-06.4.8.A - Provide site boundary perimeter information, including bearing in degrees, minutes, and seconds, with basis for bearing noted, together with distances in feet, to hundredths of a foot, or other functional reference system.
11. 2-06.4.9.H.5.a - Under the vehicle parking calculation you list "COMMUNITY STORAGE". "COMMUNITY STORAGE" is not use listed in the UDC, clarify what this use is so that the vehicle parking requirement can be verified.
12. Under the vehicle parking calculation you list "'ENTERTAINMENT'. "ENTERTAINMENT" not listed as a proposed use under General Note 3.
13. 2-06.4.9.H.5.a - The vehicle parking space calculation should list the number required and provided.
14. 2-06.4.9.H.5.d - Under the short & long term bicycle parking calculations you list "COMMUNITY STORAGE". "COMMUNITY STORAGE" is not use listed in the UDC, clarify what this use is so that the bicycle parking requirement can be verified.

15. 2-06.4.9.H.5.a - The short & long term bicycle parking space calculation should list the number required and provided.
16. 2-06.4.9.H.5.a - The short & long term bicycle parking space calculation appear to be referencing the "DANCE HALL" bicycle parking ratios. If "DANCE HALL" is the proposed use than the calculation should reference "DANCE HALL". Clarify what the entertainment use is.
17. 2-06.4.9.H.5.d - The short term bicycle parking required for the first "FOOD SERVICE" use in not correct. $6294/2000 = 3.147$ or 3 required. See UDC Article 7.4.3.G Fractional Amounts, When the calculation of required motor vehicle and bicycle parking spaces results in a fractional number, a fraction of one-half or more is adjusted to the next higher whole number, and a fraction of less than one-half is adjusted to the next lower whole number.
18. 2-06.4.9.H.5.a - The short & long term bicycle parking space calculation should list the number required and provided.
.
19. 2-06.4.9.H.5.a - Show the 2' x 6' bicycle parking space requirement on detail 3 sheet 2, see redline.
20. 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).
21. 2-06.4.9.S - Clearly demonstrate on the plan or detail that the minimum sidewalk width is maintained between the proposed bicycle parking spaces, proposed in the ROW, and the building.

Andrew Connor - Landscaping

5.12.8. GENERAL IID ZONING OPTION DESIGN STANDARDS

Streetscape Design Streetscape design must comply with the street design standards in the Technical Manual and the Streetscape Design Policy. Shade

a. Except as provided below, shade shall be provided for at least 50% of all sidewalks and pedestrian access paths as measured at 2:00 p.m. on June 21 when the sun is 82 degrees above the horizon. Shade may be provided by trees, arcades, canopies, or shade structures provided their location and design characteristics are compatible with the historic and design context of the street and the architectural integrity of the building. The use of plantings and shade structures in the City right-of-way is permitted to meet this standard with the approval of the Transportation Department. The shade provided by a building may serve to meet this standard. Provide shade plan or:

b. Exception

The PDSO Director may approve an IID Plan providing less than 50% shade where compliance is not feasible due to a project site's location and/or building orientation and the applicant has made a reasonable attempt to comply with this standard. Ensure that all Zoning and Engineering comments are addressed

Bob Sherry - Plumbing

Revise the site drawing to include the following information: Reference: City of Tucson Administrative Manual No. 2-06.0.0, Section 4.8 and Section 107.2.13, IBC 2012.

- a. The location of fire hydrants.
- b. The invert elevations of all manholes
- c. The point of connection to the existing public sewers.
- d. The first floor elevation for the building

Time Stamp: _____



CITY OF TUCSON PLANNING & DEVELOPMENT SERVICES
INDIVIDUAL PARKING PLAN (IPP) APPLICATION

APPLICANT

Name Miguel Fuentesvilla
Company Name FORS ARCHITECTURE
Address 245 E Congress St # 135
City Tucson State AZ Zip 85701
Phone 520 7959888 Cell _____ Email _____

OWNER

Name Scott Cummings
Company Name _____
Address 323 e 8th St
City Tucson State AZ Zip 85705
Phone _____ Cell _____ Email _____

GENERAL INFORMATION

Address 417 N Herbert Ave
Location (*major cross streets*) 4th Ave and 6th St
Parcel Number 117-05-0490 Township 14s Range 13e Section 12
Existing Use: vacant
Existing Zoning: C-3 Property Size in Acres: .4273
Distance to R-3 or more restrictive zone or Historic Preservation Zone: _____
For projects *within* 300 feet of R-3 or more restrictive zone or Historic Preservation Zone, provide the following dates:
Pre-application Conference 8/4/2016 Neighborhood Meeting 9/27/2016

PROPOSED USE/DEVELOPMENT

Proposed use/development: Corbett brewery

Check all of the following that apply to the proposed use/development:

- New development or development of a site.
- Change of use in an existing development.
- Expansion of existing use.
- Addition of a new use to an existing development.
- Parking is provided on-site.
- Parking is provided off-site per UDC § 7.4.6.B.1.
- Project site is within 300 feet of R-3 or more restrictive zone or Historic Preservation Zone.
- Single-use development.
- Multiple-use development.
- Project can accommodate shared parking arrangements for uses with alternate hours of operation and peak-use times.
- Outdoor seating area(s).
- Outdoor loudspeakers or music (live or recorded).
- Combined residential and non-residential development in a single structure or unified development.
- Project site is within 1,320 feet (1/4 mile) of a transit stop or public parking facility.
- Religious use where the parking plan will accommodate weekend and evening use.
- Residential care services or housing developments for the elderly or individuals with physical disabilities.
- A food service use within a multiple use development where motor vehicle parking is provided at one (1) space per one hundred (100) square feet gross floor area and outdoor seating area during peak use times.
- An alcoholic beverage service use within a multiple use development where motor vehicle parking is provided at one (1) space per fifty (50) square feet gross floor area during peak use times.
- Accessible parking spaces required by the City of Tucson's adopted Building Codes have not been reduced or eliminated.
- Project site is located within the Infill Incentive District (IID).
- IID zoning option applies to the project site.

SUBMITTAL REQUIREMENTS

- Completed "Individual Parking Plan" application, signed by owner or authorized agent.
- Appropriate fees payable to the "City of Tucson".
- One (1) copy of the Pima County Assessor Parcel Detail (<http://www.asr.pima.gov/index.aspx>).
- One (1) copy of the Pima County Assessor Record Map.
- Individual Parking Plan Narrative, sealed by a design professional licensed by the State of Arizona, addressing each of the following:
 - Number of required parking spaces. Indicate the data source used in establishing the number of required parking spaces. Provide justification and methodology used (as applicable) to establish the number of required spaces.
 - Hours of operation and peak use time(s) of each use.
 - Existing and proposed shared parking agreements, when applicable. The shared parking agreement must be prepared in a manner acceptable to the Director.

SUBMITTAL REQUIREMENTS (*continued*)

For projects within three hundred (300) feet of R-3 or more restrictive zone or Historic Preservation Zone, the narrative must address the following:

- How the proposal will not cause a safety hazard, noise, or parking impacts on an adjacent existing neighborhood.
- Methods to avoid potential increases in noise and light intrusion.
- Methods to deter vehicular access into adjacent residential neighborhoods using signage or other means.
- Methods to prevent drive-through traffic or habitual parking within adjacent residential neighborhoods or commercial development.
- ❑ Three (3) copies of the Development Package sealed by a design professional licensed by the State of Arizona, prepared in compliance with Administrative Manual Section 2-06 and including the following information:
 - Number of required parking spaces per UDC § 7.4.4, including the number of accessible parking spaces required by the City of Tucson’s adopted Building Codes.
 - Number of required parking spaces per the IPP narrative.
 - Number of proposed parking spaces, including accessible parking spaces.
 - Location of parking spaces, including accessible parking spaces.
 - Existing and proposed site conditions and uses, including any available on-street parking.
 - Site access and traffic circulation patterns.
 - Location and distance from the project site to existing residential neighborhoods.
 - Neighborhoods adjacent to the site with a Residential Parking Permit program.
 - Availability, location, and distance to alternate modes of transportation.
 - Evidence that all required parking for the proposed uses will either be on-site or at an approved off-site parking location.
 - Location of all outdoor lighting.
 - Other information deemed appropriate by the Director.
- ❑ For projects within three hundred (300) feet of R-3 or more restrictive zone or Historic Preservation Zone, provide the following documentation of the required neighborhood meeting:
 - Copy of notice mailed to affected parties
 - Proof of mailing which can be any of the following:
 - Certified Mailing
 - US Post Office Mailing forms
 - Mailing list stamped by postal clerk
 - Sign-in sheet
 - Summary of meeting discussion. Include date, time and place of meeting
- ❑ Traffic Study (if applicable).
- ❑ Other information deemed appropriate by the Director: _____

Fees payable to the City of Tucson:

- ❑ \$291.50 (if more than three hundred (300) feet from R-3 or more restrictive zone or Historic Preservation Zone)
- ❑ \$511.50 (if within three hundred (300) feet of R-3 or more restrictive zone or Historic Preservation Zone)

SIGNATURES

I (We) represent that the information in this application and the supporting materials are true and accurate to the best of my (our) knowledge.

I acknowledge that if the development is operated in a manner that violates the conditions of approval of the requested Individual Parking Plan, or causes adverse land use impacts, the use may be suspended or terminated in accordance with UDC § 10.2.6.

Owner signature

date

10/6/2016

Applicant/Agent signature (if not owner)

date

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 Mark Castro or Russlyn Wells at (520) 791-5550.

Revised 05/19/15

07.23.2015

Corbett Brewery Individual Parking Plan Narrative

Re: Corbett Brewery - Development Plan DP16-0106 - City of Tucson Infill Incentive District

Project Location: 414 N. 5th Ave. Tucson, Arizona 85705
301 E. 7th St. Tucson, Arizona 85705
305 E. 7th St. Tucson, Arizona 85705
309 E. 7th St. Tucson, Arizona 85705
417 N. Herbert Ave. Arizona 85705

Proposal: Re-development of these 1930's Art Deco Style buildings into a mixed use complex that includes two bars, a micro-brewery, three restaurants or retail spaces, and a shared exterior space.

This project is not located within 300 feet of any residential zone, but is a contributing structure in the warehouse district. It will not cause safety hazards or ADDITIONAL noise in the adjacent neighborhood. By cleaning up the street and activating the area we will have more pedestrian activity that will deter such safety hazards.

Being in the Tucson Warehouse Historic District and 4th Ave entertainment corridor under the City of Tucson's infill incentive district plan this project will not be adding any parking. The existing back-in spaces along 7th street will remain while we will be converting back-in spaces along 5th Ave to ADA accessible spaces.

Hours of operation for this project correspond with the surrounding businesses on 4th Ave:
the brewery will be in operation from 9 am to 5 pm Mon-Fri.
the brewery bar will be open 11 am – 2 pm
the bar will open 11 am – 2 am
the restaurants will be open 10 am – 11 pm

Parking calculations

- Parking Required :
 - Food service : 1 per 100 sf: 6294 sf = 63
 - Food service : 1 per 100 sf: 3432 sf= 35
 - Entertainment: 1 per 50 sf: 3263 sf = 66
 - Retail: 1 per 300 sf: 1027 sf= 4
 - Alcohol Beverage service 1 per 50 sf: 1940 sf = 39
 - Community storage 1 per 5000 sf: 2098 sf = 1
 - Total: 208 parking required
- UDC Table 7.4.4-1: Minimum Number of Motor Vehicle Spaces Required requires 208 parking spaces for this project.
 - IID Table 5.12-DLS-5: Parking under Specific Requirements states "1. Commercial parking not required"

Bicycle Parking

- Bike parking :
- Short term :
- Food service: $6294/2000 = 4$
- Food service : $3432/2000= 2$
- Entertainment : $3263/2000= 2$
- Retail: $1027/5000$ 2 min = 2
- ABS: $1940/2000 = 2$
- Community storage: 2098 0 required
- Total 12 short term bicycle parking
- Long term:
- Food service: $6294/12000 = 2$
- Food service : $3432/12000= 2$
- Entertainment : $3263/12000= 1$
- Retail: $1027/12000$ 2 min = 2
- ABS: $1940/12000 = 2$
- Community storage: 2098 0 required
- Total 11 long term bicycle parking
- UDC Table 7.4.8-1: Minimum Required Bicycle Parking Spaces requires 12 short term bicycle parking spaces and 11 long term bicycle parking spaces
- IID Table 5.12-DSL-5 states "Compliance with the accessible parking requirements in the UDC for the underlying zone"
- 12 Short term bicycle parking space are provided along the sidewalk on 5th Ave. and 7th St. near the entries of the future restaurants and bars. 11 long term bicycle parking spaces are provided in an interior area near the communal restrooms.
- The 4th Ave bike corridor is located 1 block away

Public Transportation to Project

- Location of bus stops within 2 blocks -patrons from all over the city
 - 6th Ave & 6th St
 - 4th Ave and 7th St
 - 6th St and 4th Ave
 - 4th Ave and 6th St
 - 6th St and 3rd Ave
 - 6th Ave in front of Tucson High
 - 4th Ave and 9th St
 - 4th Ave and 5th St
- Location of street car stops on 4th Ave-people from downtown and the university can arrive to the site via 4th Ave.
 - 4th Ave and 9th St
 - 4th Ave between 7th St and 6th St
 - 4th Ave between 5th St and 4th St

Residential Complex

- The District on 5th Ave is a student housing project, within 2 blocks of the project, which provides approximately 500 parking spaces for its residents.
- Students are able to walk to the project from their apartments

Existing Surrounding Parking Lots

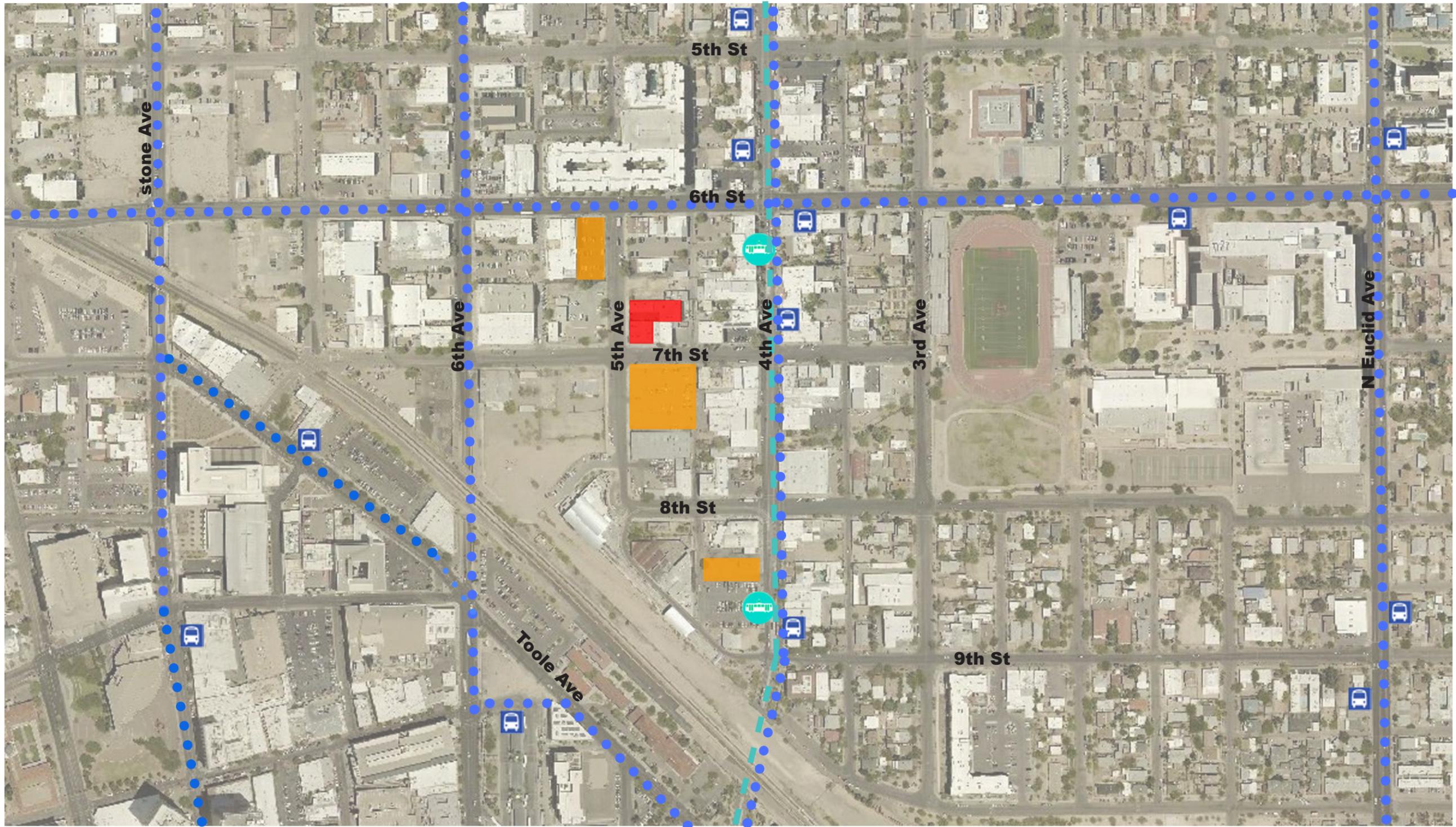
- The Parking lot across the street on the southeast corner of 5th Ave and 7th St is partially owned by the owner of this project and plan to continue their current free parking on week days and fee based on the weekend
 - Approximately 82 parking spaces available
- Agreement with Reproductions has been reached which allows this project to use their parking lot after they close at 6 pm and on weekends
 - Approximately 52 parking spaces available
- Property owner also owns a nearby restaurant with parking that can be used to serve this project
 - Approximately 43 parking spaces available

On street parking

- 20 parallel space on 6th Ave
- 13 back in spaces on the north side of 7th St between 6th Ave and 5th Ave
- 11 parallel spaces on the south side of 7th St between 6th Ave and 5th Ave
- 19 back in spaces on 5th Ave between 6th St and 7th St
- 11 back in spaces on 5th Ave between 7th St and 8th St
- 17 back in spaces directly in front of the project on 7th St between 5th Ave and 4th Ave
- 45 parallel space on 4th Ave between 6th St and 8th St
- 61 spaces on 3rd Ave between 6th St and 8th St
- 19 spaces on 7th St between 4th Ave and 3rd Ave
- 20 spaces on 8th St between 5th Ave and 3rd Ave

Conclusion

- There are approximately 236 parking spaces within 2 blocks of the project. There are many parking lots and garages along the street car line and nearby bus routes.
- The project is located next to a local bike shop and in a neighborhood where cycling is a popular mode of transportation and we have provided ample bike parking.
- There is one student housing project located within 2 blocks of the project and many other located along street car route. Giving many students to arrive to the site without driving at all.



- project location
- parking location
- bus stop
- street car stop
- street car route
- bus route

Individual Parking Plan

CORBETT BREWERY

IID Application
 414 N. 5th Ave.
 301 E. 7th St.
 305 E. 7th St.
 309 E. 7th St.
 417 N. Herbert Ave.
 Tucson, AZ 85705

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- In agreement with Reproduction- after hours
52 spaces
- 13 back-in spaces, 1 H.C space on 7th St
- 19 back-in spaces, 3 H.C spaces on 5th Ave
- 29 back-in spaces, 1 H.C. space on 7th St
- 11 parallel spaces on 7th St
- 11 back-in spaces on 5th Ave

- 82 spaces
- 20 parrallel spaces on 6th Ave
- 19 back-in spaces ,2 H.C spaces on 7th St
- 61 diagonal spaces ,2 H.C spaces on 3rd Ave
11 parallel spaces on 3rd south of 7th
- 45 parrallel spaces 4th ave
- 20 parrallel spaces on 8th st

TOTAL SPACES = 393

Individual Parking Plan

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Book-Map-Parcel: [117-05-0490](#) [Oblique Image](#) Tax Year: Tax Area: [0150](#)

Street No	Street Direction	Street Name	Location
301	E	7TH ST	Tucson
309	E	7TH ST	Tucson
414	N	5TH AV	Tucson
417	N	HERBERT AV	Tucson

Taxpayer Information:
 RED 417 LLC
 323 E 8TH ST
 TUCSON AZ

Property Description:
 TUCSON W2 LOT 11 & LOT 10 BLK 68

85705-8512

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2016	COMMERCIAL (1)	18.0	\$146,360	\$768,840	\$915,200	\$826,122	\$148,702
2017	COMMERCIAL (1)	18.0	\$146,360	\$867,400	\$1,013,760	\$867,428	\$156,137

Property Information:

Section: 12
 Town: 14.0
 Range: 13.0E
 Map & Plat: 3/71
 Block: 068
 Tract:
 Rule B District: 1
 Land Measure: 18295.00F
 Group Code:
 Census Tract: 400
 Use Code: 1120 (STORE FRONT COMMERCIAL BLDG)
 File Id: 1
 Date of Last Change: 1/20/2016

Commercial Characteristics:
 Property Appraiser: John Becker Phone: (520)724-3046

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	14,080	\$90,748	\$0	\$867,400

Commercial Detail

SEQ-SECT	Construct Year	Model/Grd	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1943	381/3	0000000	14,080	\$241,350	\$90,748	UTILITY/STORAGE

Valuation Area:

Condo Market: 60
 DOR Market: 6
 MFR Neighborhood: UN_WEST_UNIVERSITY
 SFR Neighborhood: 01020201
 SFR District: 30

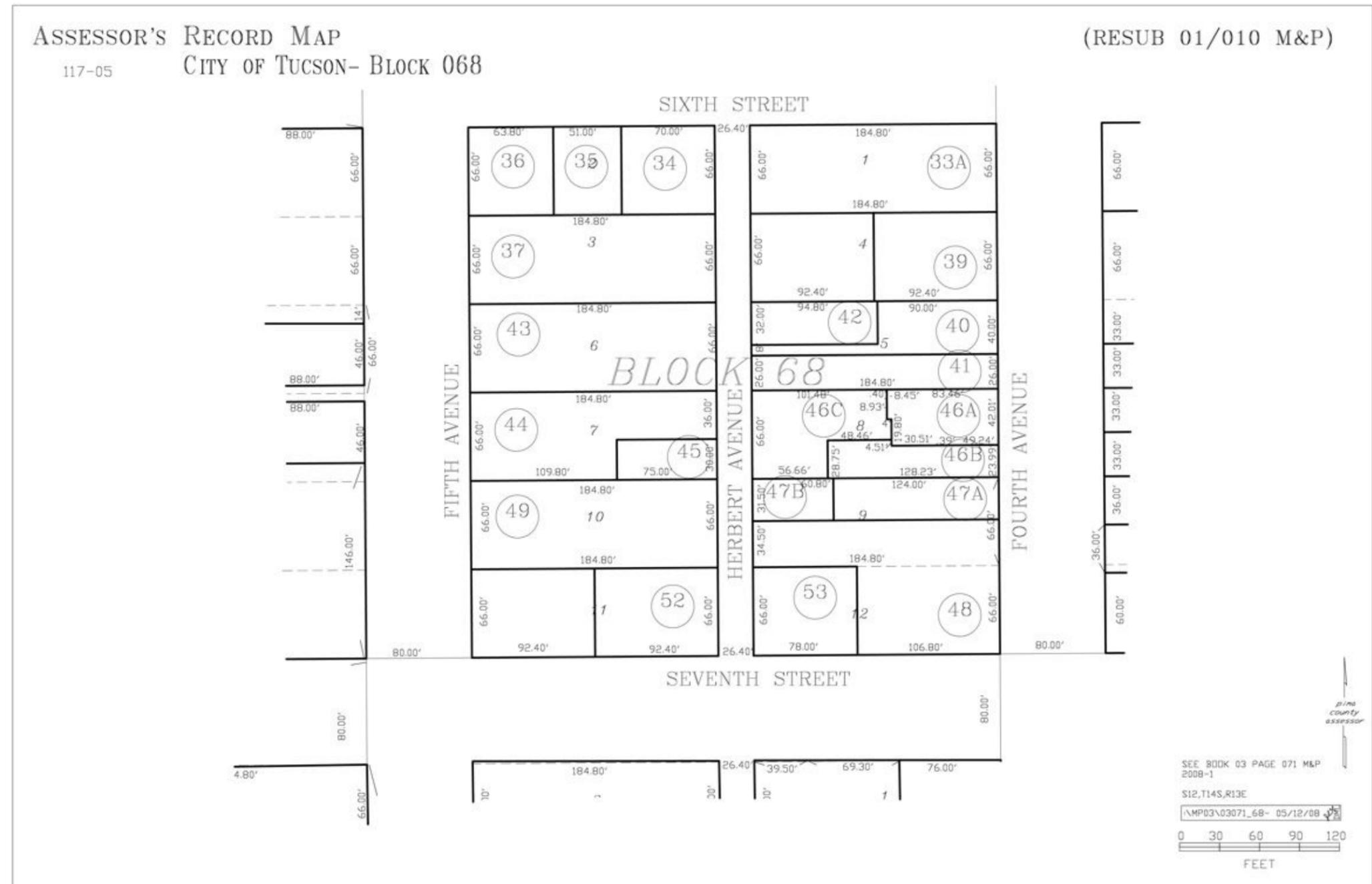
Sales Information:

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash Validation
20100630923	1	03/2010	Commercial/Industrial	\$1,242,000	\$1,242,000	N X JGC
19981810816	1	10/1998	Other	\$362,500	\$362,500	N X JAC DEED: Joint Tenancy Deed

Supervisor District:
 (5) RICHARD ELIAS

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20153341145	0	0	11/30/2015	WARRANTY DEED
20100630923	13779	3486	4/2/2010	WARRANTY DEED
19981810816	10904	2587	10/19/1998	
0	9580	577	7/9/1993	



http://www.asr.pima.gov/links/frm_AdvancedSearch_v2.aspx?searc... 5/11/2016

Pima County Assessor's Record Parcel Detail and Record Map

[5]

CORBETT BREWERY

IID Application
 414 N. 5th Ave.
 301 E. 7th St.
 305 E. 7th St.
 309 E. 7th St.
 417 N. Herbert Ave.
 Tucson, AZ 85705

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FORRS

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Aerial Photo
[6]

CORBETT BREWERY

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interiors

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Existing North Facade



Existing East Facade



Existing South Facade



Existing West Facade



Existing Conditions
[7]

CORBETT BREWERY

IID Application
414 N. 5th Ave.
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+ interiors **FORS**

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courtyard north facade



courtyard east facade



courtyard south facade

Existing Conditions
[7]

CORBETT BREWERY

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[1] D& D pinball/ tucson improv movment/common grounds espresso
331, 329, 327 E. 7th St



[2] hippie gypsy retail store
351 N 4th Ave.



[3] yoga
328 E. 7th St.



[4] Sea of Glass
330 E. 7th St.

Examples in Surrounding Area
[8]

CORBETT BREWERY

IID Application
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[5] ordinary bike shop
311 E. 7th St.



[6] Reproductions
234 E 6th St



[7] parking lot
501 N. 6th Ave.



[8] commercial building
422 N 5th Ave

Examples in Surrounding Area
[8]

CORBETT BREWERY

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[9] unoccupied building
300 E. 6th St



[10] unoccupied building
345 N. 5th Avenue



[11] united fire stroage lot
411 N 5th Ave

Examples in Surrounding Area
[8]

CORBETT BREWERY

IID Application

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GENERAL NOTES

- THIS PROJECT CONSISTS OF PARCEL 117-05-0490
- EXISTING ZONING IS C-3, NO ZONING CHANGE REQUESTED FOR THIS PROJECT.
- THE EXISTING USE IS VACANT. THE PROPOSED USES OF THE DEVELOPMENT ARE: MICRO BREWERY (ACCESSORY USE) SUBJECT TO 4.9.5.E.6, 7, & 8; FOOD SERVICE (EXCLUDING SOUP KITCHENS); AND ALCOHOLIC BEVERAGE SERVICE (EXCLUDING LARGE BAR)
- THE GROSS SITE AREA IS 18,295 SF, OR 0.42 ACRES.
- THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, 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 SITE PLAN AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.
- NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SEC. 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.
- ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, AS AMENDED).
- 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 PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT.
- MAINTENANCE AND OPERATION OF THE PROPOSED PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTIONS TO THE EXISTING PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF EACH AND EVERY PROPERTY OWNER WITHIN THIS DEVELOPMENT.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- THE MINIMUM WIDTH OF THE HANDICAP ACCESSIBLE ROUTE SHALL BE 36", THE MAXIMUM SLOPE SHALL BE 8.33% AT RAMP (6" MAXIMUM RISE) AND 5% ELSEWHERE WITHOUT HANDRAILING (PER ANSI SECTION 403.3) AND WITH HANDRAILING WHERE GREATER THAN 5%. THE MAXIMUM CROSS SLOPE SHALL BE 2%. NO LEVEL CHANGES OR STEPS SHALL BE PERMITTED ALONG THIS ROUTE.
- PROVIDE A PERMANENTLY POSTED METAL SIGN CONFORMING TO TUCSON CODE SECTION 20-222 AND 2012 IBC, CHAPTER 11, AND ICC A117.1 (2009 EDITION), THE INTERNATIONAL HANDICAP SYMBOL PAINTED IN THE SPACE, AND AN ACCESSIBLE AISLE AT 2% MAXIMUM SLOPE LEADING TO ADJACENT SIDEWALK AT EACH HANDICAP PARKING SPACE. SAID METAL SIGN SHALL INCLUDE THE "INTERNATIONAL SYMBOL OF ACCESS" AND BOTTOM OF SIGN SHALL BE LOCATED 7" ABOVE THE PARKING SURFACE. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN MOUNTED BELOW THE "INTERNATIONAL SYMBOL OF ACCESS" IDENTIFYING THE SPACE AS "VAN ACCESSIBLE".
- U.D.C. REQUIREMENTS FOR
MAXIMUM BUILDING HEIGHT = 75'
ACTUAL BUILDING HEIGHT = 18' MAX

PERIMETER YARDS:

	REQUIRED	PROVIDED
NORTH (C-3)	0'	0' (EXISTING)
EAST (STREET)	EXISTING	24.6'
SOUTH (STREET)	EXISTING	0' (EXISTING)
WEST (STREET)	EXISTING	0' (EXISTING)

16. PARKING REQUIRED:
- | | | |
|---------------------------|---------------|----------------------|
| FOOD SERVICE: | 1 PER 100 SF: | 12847 SF=128 |
| ALCOHOL BEVERAGE SERVICE: | 1 PER 50 SF: | 2977 SF=60 |
| MICRO BREWERY: | 1 PER 300 SF: | 1081 SF=3 |
| TOTAL: | | 191 PARKING REQUIRED |

BIKE PARKING:

- SHORT TERM:
- | | |
|---------------------------|-------------------------------|
| FOOD SERVICE: | 12847/2000=6 |
| ALCOHOL BEVERAGE SERVICE: | 2977/2000=2 (MIN.) |
| MICRO BREWERY: | 1081/2000=2 (MIN.) |
| TOTAL: | 10 SHORT TERM BICYCLE PARKING |

LONG TERM:

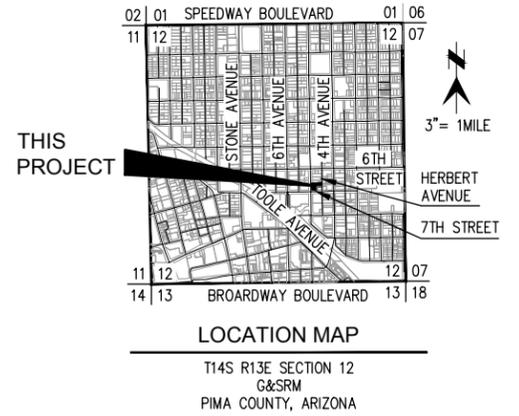
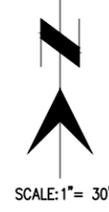
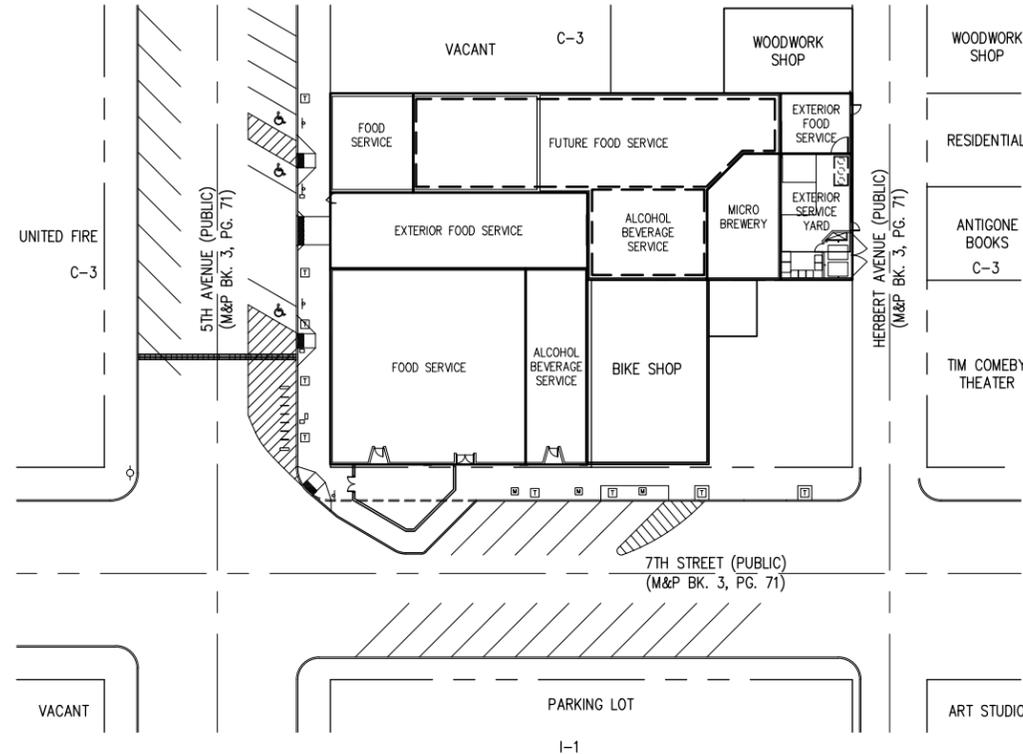
- | | |
|---------------------------|-----------------------------|
| FOOD SERVICE: | 12847/12000=2 (MIN.) |
| ALCOHOL BEVERAGE SERVICE: | 2977/12000=2 (MIN.) |
| MICRO BREWERY: | 1081/12000=2 (MIN.) |
| TOTAL: | 6 LONG TERM BICYCLE PARKING |

NOTE: APPLYING FOR RELIEF UNDER COT INFILL INCENTIVE DISTRICT TABLE 5.12-DLS-5 "COMMERCIAL PARKING NOT REQUIRED".

- NO FREESTANDING MONUMENT SIGNS ARE PROPOSED WITHIN THIS DEVELOPMENT.
- GOVERNING ACCESSIBILITY CODE: 2012 IBC, CHAPTER 11 AND ICC/ANSI 117.1 FOR ALL ACCESSIBILITY REQUIREMENTS FOR PRIVATE PROPERTY WITHIN THE METES AND BOUNDS LIMITS.
- MAILBOXES FOR ALL PROPERTIES IN THIS DEVELOPMENT WILL BE LOCATED WITHIN THE BUILDING.
- TOTAL BUILDING GFA IS 13616 SF. TOTAL PAVED AREA OF DEVELOPMENT IS 0 SF.
- THERE IS NO DISTURBED AREA FOR THIS DEVELOPMENT
- THE RIGHT-OF-WAY WIDTHS FOR ADJACENT PUBLIC STREETS ARE AT THEIR MAXIMUM PER DEPT. OF URBAN PLANNING 7 DESIGN'S "CITY OF TUCSON MAJOR STREETS AND ROUTES" MAP.
- SUBJECT PARCEL 117-05-0490 REQUIRES A FLOOD USE PERMIT. FLOODPLAIN USE PERMITS WILL BE REQUIRED FOR ALL IMPROVEMENTS.

DEVELOPMENT PLAN PACKAGE

**FOR
CORBETT BREWERY
DP16-0106**



LEGEND

- ROADWAY CENTERLINE
- RIGHT-OF-WAY LINE
- ⊙ NUMBER OF PARKING SPACES
- ⊠ PARKING METER
- ⊠ TREE GRATE
- ⊙ INDICATES KEYNOTE
- G-46, 8" S ← EXISTING PUBLIC SEWER LINE AND MANHOLE
- OHE EXISTING OVERHEAD ELECTRIC LINE

OWNER/DEVELOPER

RED 417 LLC
323 E 8TH STREET
TUCSON, ARIZONA 85705
ATTN: SCOTT CUMMINGS

SITE ADDRESS

414 N 5TH AVENUE
301 E 7TH STREET
309 E 7TH STREET
417 N HERBERT AVENUE
TUCSON, ARIZONA 85705

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 BUILDING SITE PLAN

NOTE:

IID 15-?? WAS APPROVED ON _____

PARCEL INFORMATION

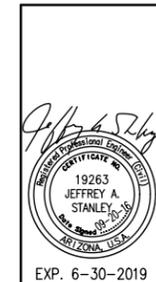
117-05-0490



CITY OF TUCSON DEVELOPMENT PACKAGE PSDS APPROVAL

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<input type="checkbox"/> TENTATIVE PLAT	<input type="checkbox"/> ER2
<input type="checkbox"/> GRADING	<input type="checkbox"/> HD2
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<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



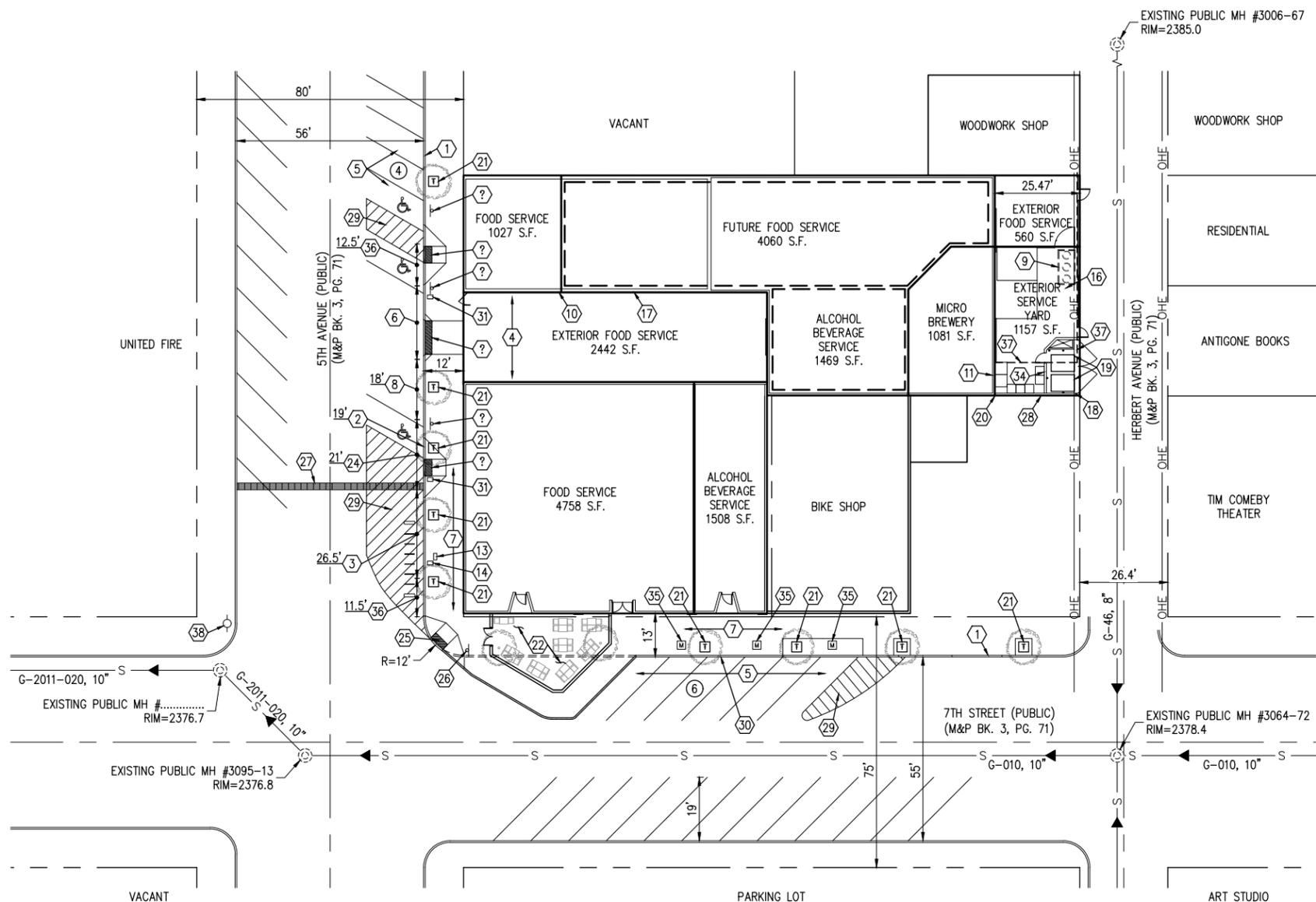
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Suite # 135
Tucson, AZ 85701
520.795.9888
miguel@forsarchitecture.com

ENGINEERING
PO BOX 1888 TUCSON, ARIZONA 85702
(520) 390-7920
STANLEY19263@MSN.COM

**DEVELOPMENT PLAN PACKAGE
COVER SHEET**
FOR
CORBETT BREWERY
LOCATED IN THE N.E. 1/4 OF THE S.W. 1/4 AND IN THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 12, T.12 S., R. 13 E., G.&S.R.M.,
CITY OF TUCSON,
PIMA COUNTY, ARIZONA

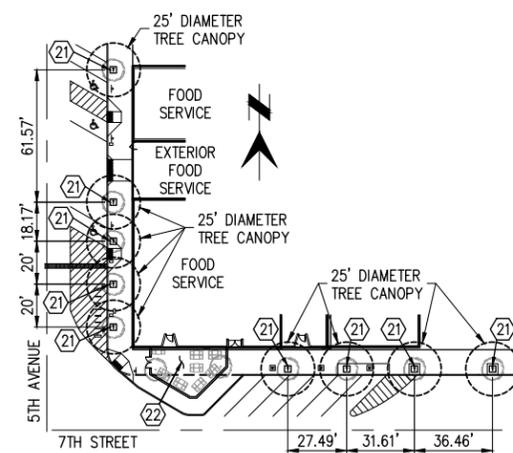
DP16-0106 IID 15- [9]

NO.	REVISION	DATE	DRWN BY	S.W.S.	DATE	09/02/2016	1
			DSGN BY	J.A.S.	JOB NO.		OF
			CHKD BY	J.A.S.	SCALE: H:1"=30'	V: N/A	2

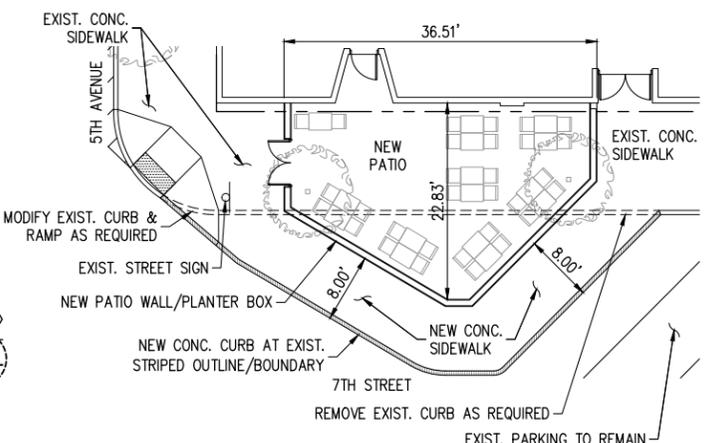


KEYNOTES

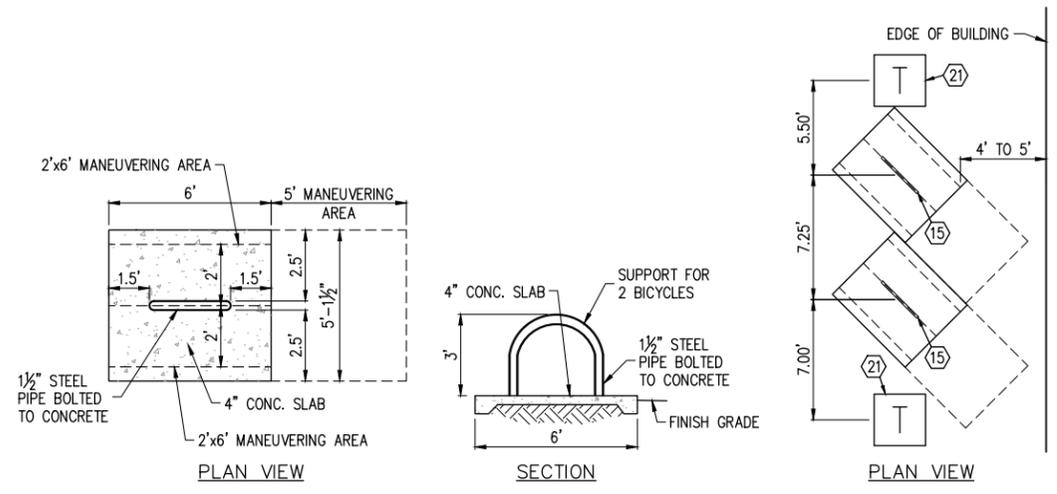
1. EXISTING 6" VERTICAL CURB AND GUTTER
2. EXISTING CURB CUT (WITH LENGTH) TO BE CLOSED
3. EXISTING ON-STREET PARALLEL PARKING (WITH LENGTH)
4. EXISTING ACCESSIBLE ENTRY
5. EXISTING ON-STREET BACK-IN ANGLED PARKING
6. EXISTING CURB CUT TO REMAIN
7. EXISTING CONCRETE/SIDEWALK TO REMAIN
8. EXISTING PARALLEL PARKING SPACE TO BE REMOVED
9. NEW U.G. GREASE TRAP
10. GAS METER
11. EXISTING ELECTRICAL PANEL
12. EXISTING FIRE RISER CONNECTION
13. BACKFLOW PREVENTOR WITH CAGE TO REMAIN
14. EXISTING WATER METER TO REMAIN
15. NEW SHORT TERM BICYCLE PARKING WITH 5' MANEUVERING AREA AT END. SEE DETAIL 1, THIS SHEET
16. BCS CONNECTION WITH BACKWATER VALVE
17. NEW STORAGE ACCESS
18. EXISTING O.H. ELECTRICAL SERVICE/UTILITY POLE TO REMAIN
19. NEW STEEL GATES
20. EXISTING ROOF DRAINAGE AND DOWNSPOUT
21. NEW TREE GRATE
22. NEW PATIO AREA. SEE DETAIL 4, THIS SHEET
23. NEW STOP SIGN, RELOCATED
24. NO PARKING ZONE (WITH LENGTH). CHANGE TO BE A PARALLEL PARKING SPACE
25. EXISTING ACCESSIBLE RAMP WITH TRUNCATED DOME PANEL
26. EXISTING STOP SIGN TO BE RELOCATED
27. EXISTING STORM DRAIN GRATE
28. NEW STEEL FENCE
29. STRIPED NO PARKING ZONE
30. EXISTING STORM DRAIN INLET
31. WATER VALVE COVER
32. 3 HOUR PARKING SIGN
33. 3 HOUR PARKING - BACK IN ONLY SIGN
34. ROLL-OUT REFUSE AND RECYCLE BIN AREA. SEE DETAIL 2, THIS SHEET
35. EXISTING PARKING METERS TO REMAIN
36. NO PARKING ZONE (WITH LENGTH) TO REMAIN
37. EXISTING WALL TO BE REMOVED
38. EXISTING FIRE HYDRANT



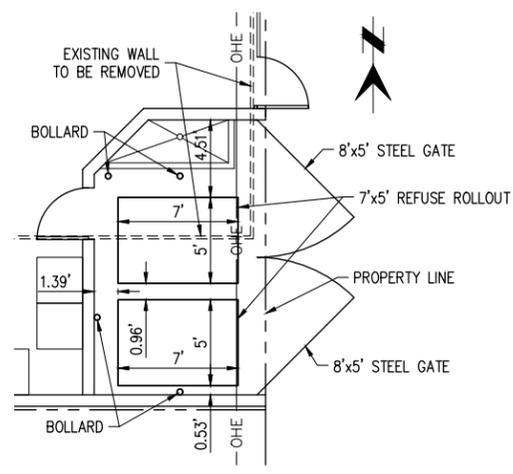
3 SHADE DETAIL
1"=40'



4 PATIO DETAIL
1"=10'



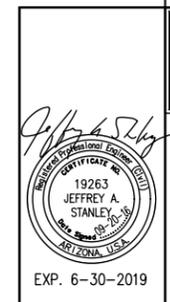
1 BICYCLE PARKING DETAIL
N.T.S.



2 REFUSE/RECYCLE AREA
1"=5'

Two working days before you dig,
CALL FOR THE BLUE STAKES
1-800-782-5348
Blue Stake Center
CALL COLLECT

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"/> ERZ
<input type="checkbox"/> GRADING	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<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 # _____	<input type="checkbox"/> PER LETTER IN SIRE



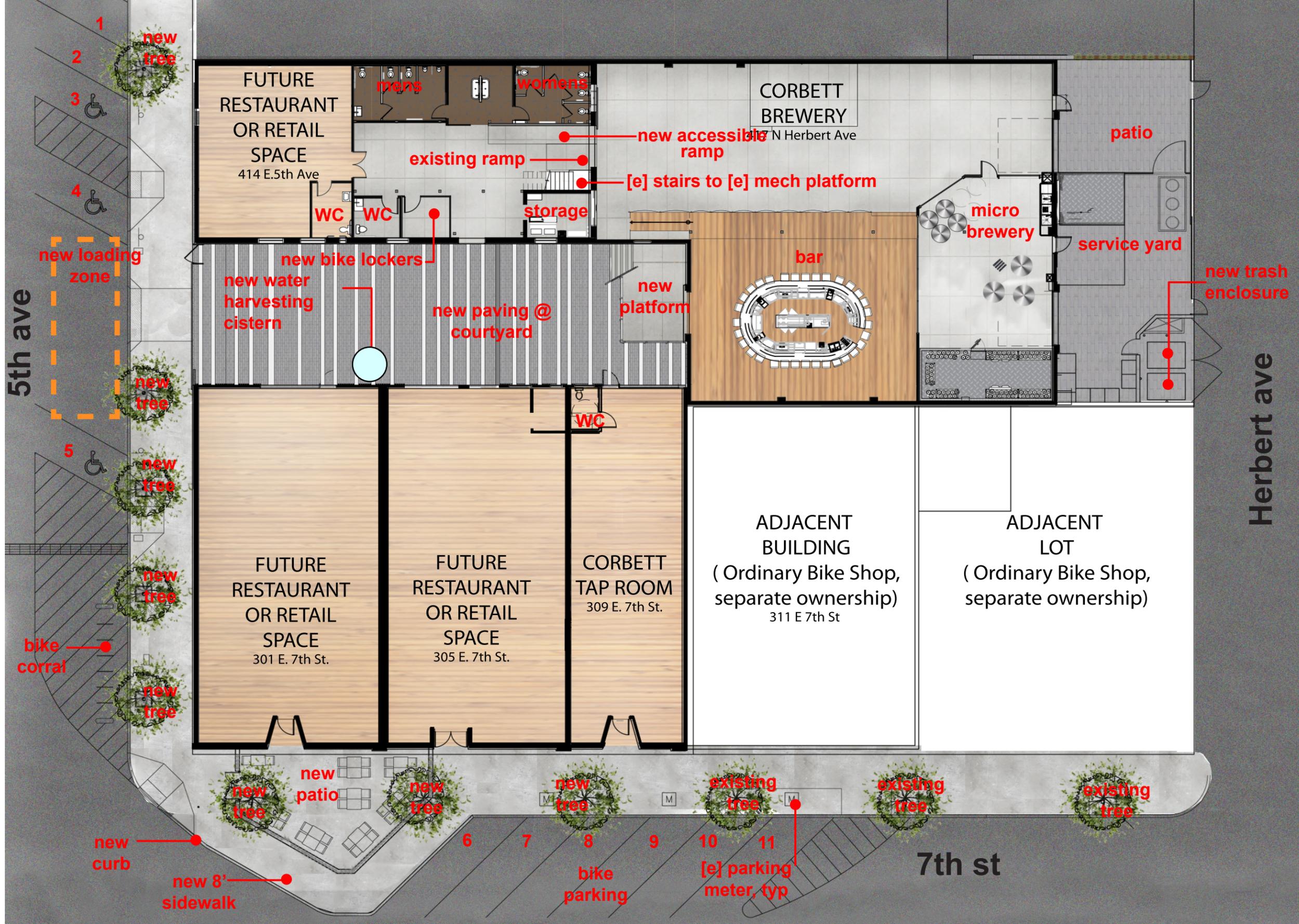
16-0106 IID 15- [9]

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STANLEY19263@MSN.COM

DEVELOPMENT PLAN PACKAGE
BUILDING SITE PLAN
FOR
CORBETT BREWERY
LOCATED IN THE N.E. 1/4 OF THE S.W. 1/4 AND IN THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 12, T.12 S., R. 13 E., G.&S.R.M.,
CITY OF TUCSON,
PIMA COUNTY, ARIZONA

NO.	REVISION	DATE	DRWN BY	S.W.S.	DATE	09/02/2016	2
			DSGN BY	J.A.S.	JOB NO.		OF
			CHKD BY	J.A.S.	SCALE: H: 1"=20'	V: N/A	2



Site Plan [9]

CORBETT BREWERY

IID Application
 414 N. 5th Ave.
 301 E. 7th St.
 305 E. 7th St.
 309 E. 7th St.
 417 N. Herbert Ave.
 Tucson, AZ 85705



245 E. Congress St.
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phasing plan [9]

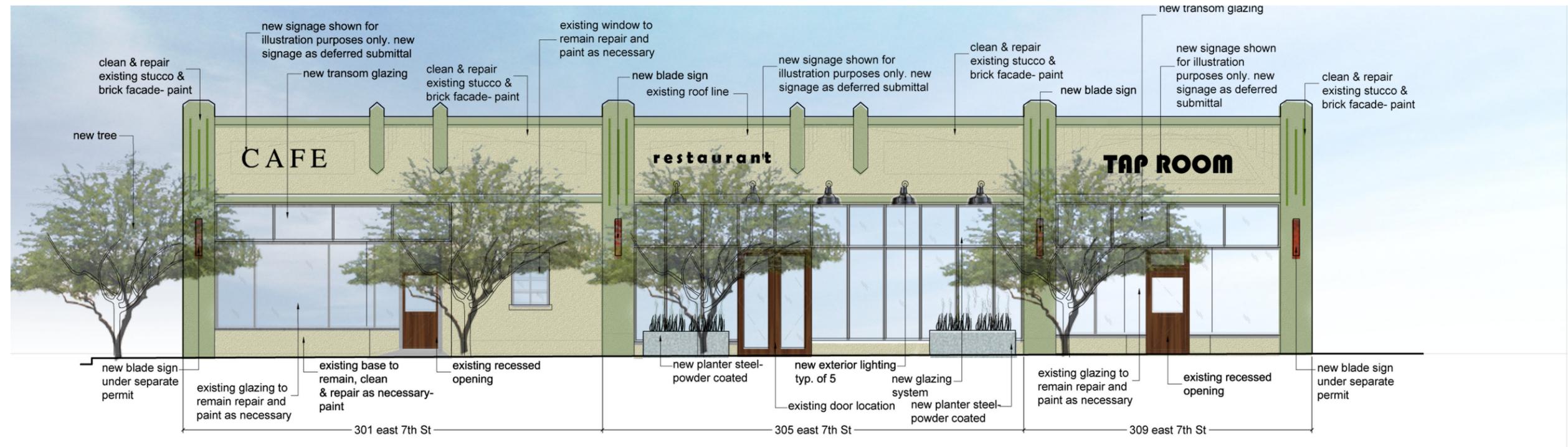
CORBETT BREWERY

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Tucson, AZ 85705

+ architecture
+ interiors

FOR

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Suite #135
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south elevation
[10]

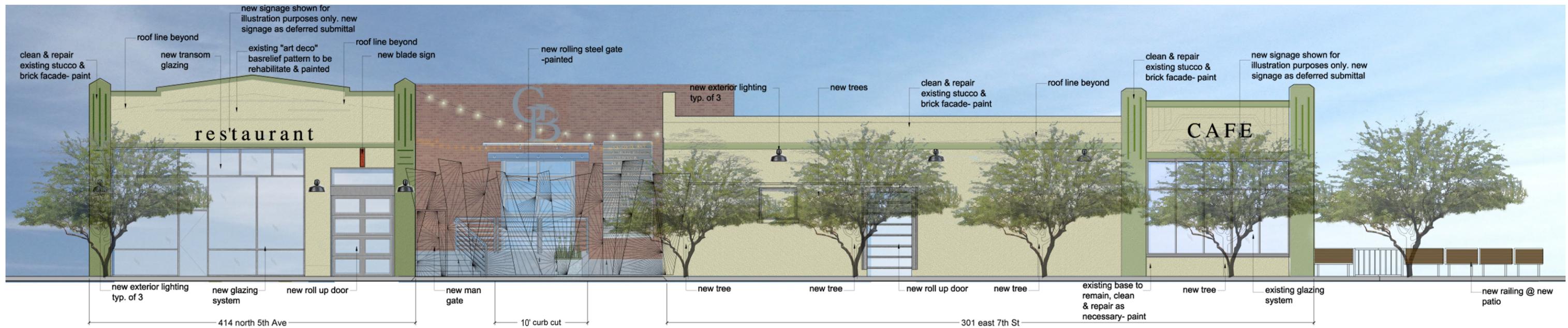
CORBETT BREWERY

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 Suite #135
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 520.795.9888



west elevation
[10]

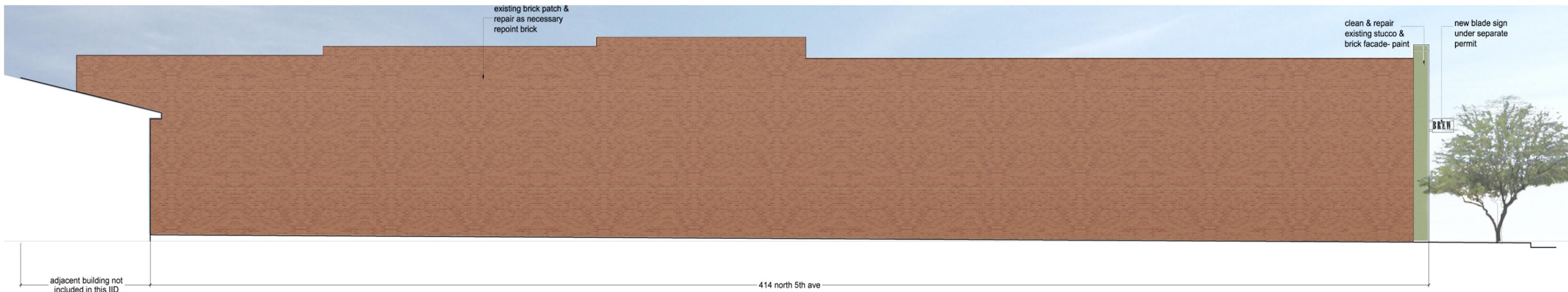
CORBETT BREWERY

IID Application
 414 N. 5th Ave.
 301 E. 7th St.
 305 E. 7th St.
 309 E. 7th St.
 417 N. Herbert Ave.
 Tucson, AZ 85705

+
architecture
interiors

FORs

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 Suite #135
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CORBETT BREWERY

IID Application

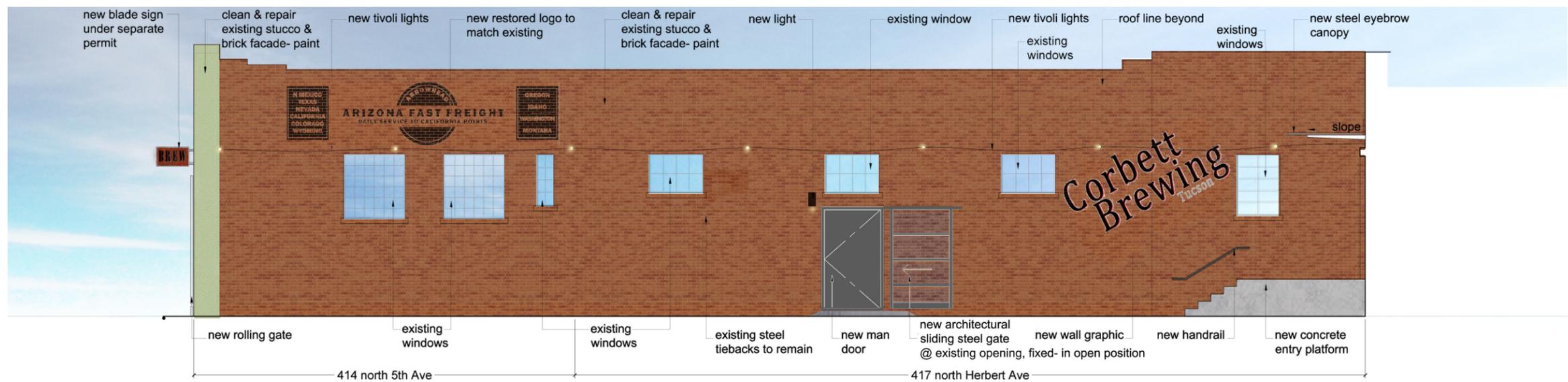
414 N. 5th Ave.
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 305 E. 7th St.
 309 E. 7th St.
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north elevation
 [10]

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north courtyard elevation
[10]

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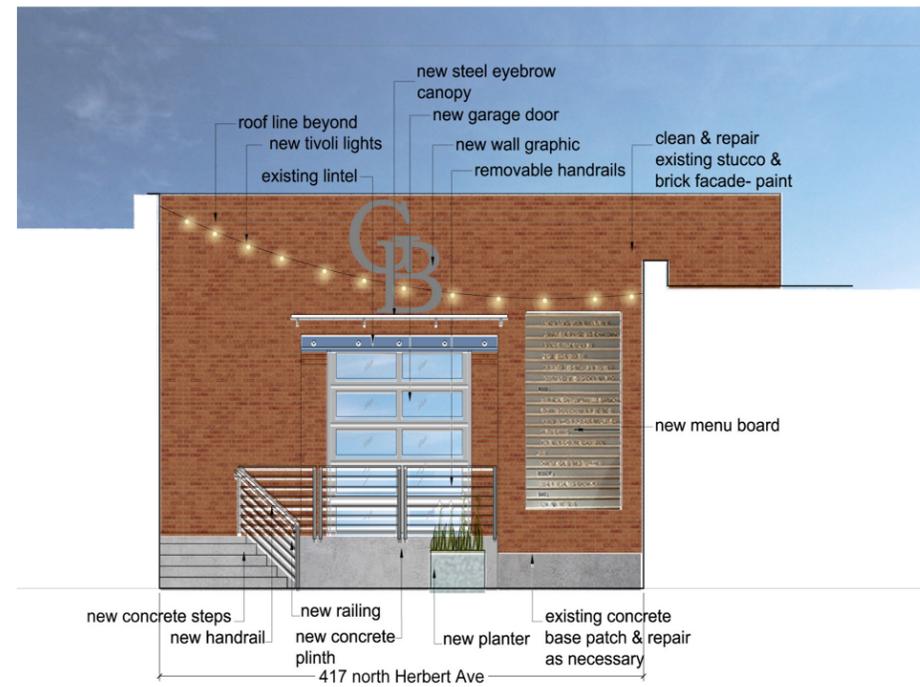
IID Application

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west courtyard elevation
[10]

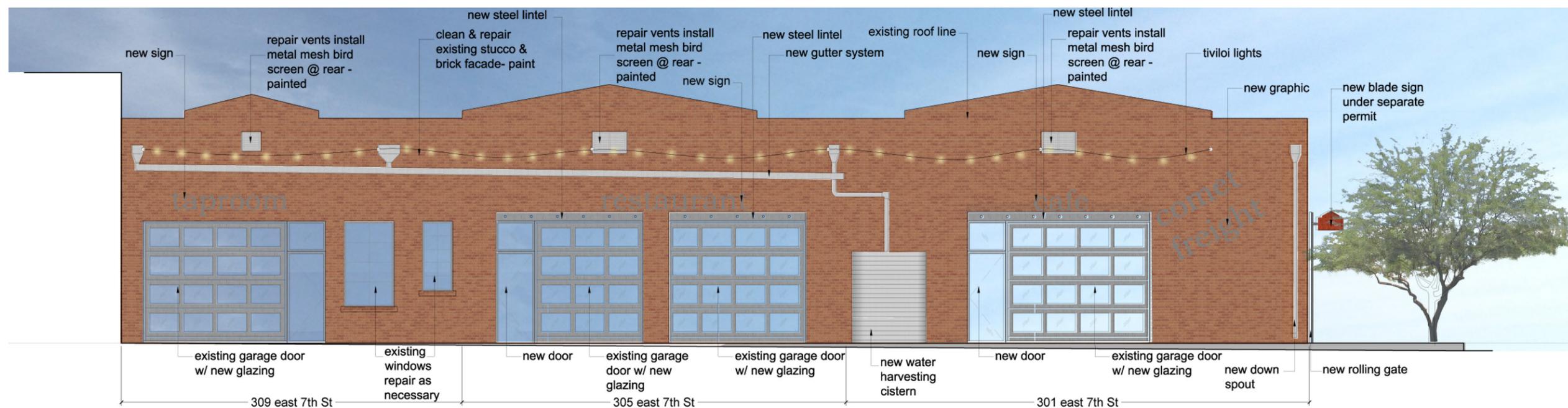
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south courtyard elevation
[10]

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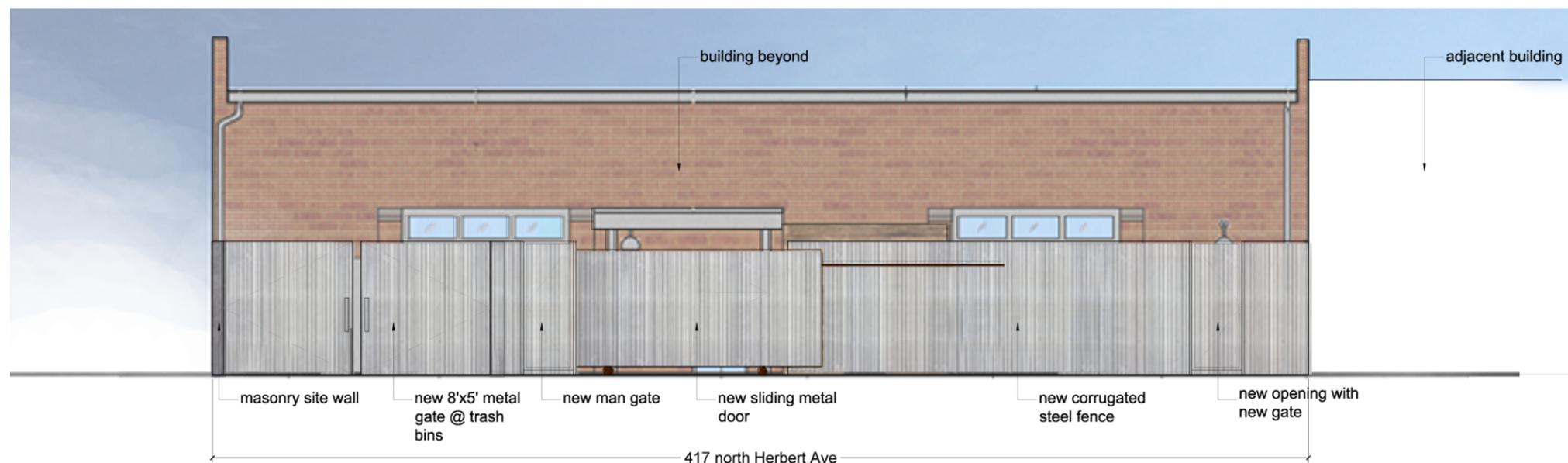
bar patio/ service yard east elevation [10]

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architecture
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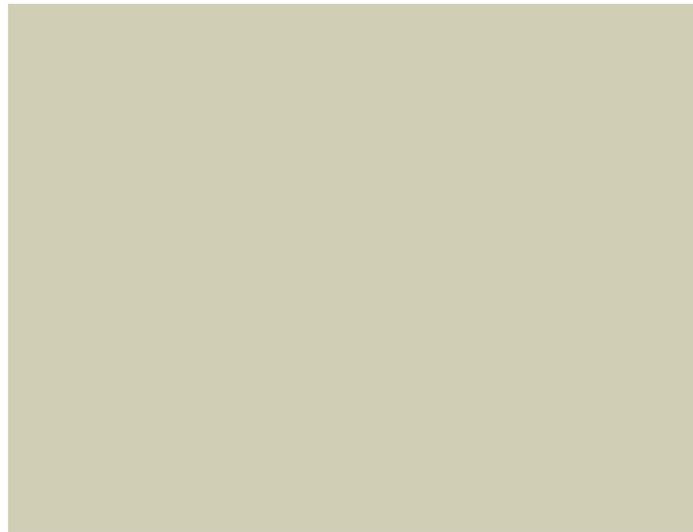
FORs

east elevation
 [10]

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Painted Stucco



Painted Stucco



Existing Brick



Corrugated steel



Powder coated Steel



Thornless Texas Honey Mesquite



Star Jasmine Climbing Vine



Slipper Plant

CORBETT BREWERY

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Material Samples [11]

+
interiors
architecture

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