

# BEAR CANYON NEIGHBORHOOD AREA



## BEAR CANYON GENERAL DEVELOPMENT MAP

### LEGEND

- Suburban Residential - up to 1 DU/Acre
- Low Density Res. - 1-6 DU/Acre
- MED. Medium Density Res. - 6-16 DU/Acre

### NOTES:

- \* LAND USES PROPOSED ARE CONTINGENT UPON A SATISFACTORY SOLUTION TO THE EXISTING FLOOD PROBLEMS
  - \*\* RESIDENTIAL DENSITIES IN THESE AREAS MAY BE INCREASED TO 20 UNITS PER ACRE IF AN AGREEMENT REGARDING THE PROPOSED DEVELOPMENT IS REACHED WITH A MAJORITY OF THE RESIDENTIAL PROPERTY OWNERS WITHIN 150' OF THE AREA THAT IS SOUGHT TO BE DEVELOPED IS IN EXCESS OF 16 UNITS PER ACRE. THE OWNERS WITHIN 150' AND THE DEVELOPER ARE ENCOURAGED TO REACH AN AGREEMENT RELATING TO THE DESIGN OF THE PROPOSED DEVELOPMENT. IF AN AGREEMENT CANNOT BE REACHED, THEN DEVELOPER HAS OPTION TO ASK MAYOR & COUNCIL TO APPROVE ITS DEVELOPMENT PLAN AND PERMIT A DEVELOPMENT OF UP TO 20 UNITS PER ACRE. ALL PROPERTY OWNERS LYING WITHIN 150' OF SAID PROPERTY SHALL BE NOTIFIED OF THE TIME AND PLACE WHEREIN THIS REQUEST BY THE DEVELOPER WILL BE HEARD BY THE MAYOR & COUNCIL.
  - \*\*\*SUBJECT TO 50' BUILDING SETBACK FROM COLONIA TIERRA VERDE SUBDIVISION.
- SEE RESIDENTIAL IMPLEMENTATION TECHNIQUE NO. 4 FOR BUFFER POLICY.

- △ AMENDMENT APPROVED BY MAYOR AND COUNCIL ON JULY 6, 1987 BY RESOLUTION #14090 ALLOWING AN EDUCATIONAL INSTITUTION/PRIVATE SCHOOL USE.
- △ AMENDMENT APPROVED BY MAYOR AND COUNCIL ON JULY 6, 1987 BY RESOLUTION #14089 TO ALLOW RESTAURANT/DELI USE AND LIMITED RETAIL USES. CONTACT THE CITY OF TUCSON PLANNING DEPARTMENT FOR THE LIST OF ALLOWED USES.
- △ AMENDMENT APPROVED BY MAYOR AND COUNCIL ON MARCH 23, 1998 BY RESOLUTION #17983 TO ALLOW ONE-STORY MEDIUM DENSITY RESIDENTIAL USES.

