

Application for Plan Amendment

February 2010 Form

SECTION 1 - Case Filing Information

To be filled out by Staff

Date Filed: May 13, 2019 Received by: John Beall

Area/Neighborhood Plan to Be Amended:

Kino Area PlanDate Plan Was Adopted by Mayor and Council: 1980Plan Amendment Name: Kino Area Plan AmendmentPlan Amendment Number: PA-19-01 Processing Fee: \$4732.75

SECTION 2 - Site Identification

Street Address: See Attachment 1, Property InformationTownship/Range/Section: 15S - 14E - 7SE Tax Code No: See Attachment 1Nearest Major Cross Street: Northwest corner of Campbell Ave. and Valencia Rd.Amendment Site Size: +/- 33 acres (of which +/- 25 acres will be rezoned)

Attach Assessor's map and current color aerial photograph of site and surrounding properties to application.
See Attachment 2, Assessor's Information.

SECTION 3 - Applicant Information

If the applicant is not the property owner, please provide the property owner(s) name(s), address(es), and telephone and fax number(s), and the property owner's dated signature. A letter from the owner authorizing the applicant to represent the owner in the processing of this plan amendment must be attached to the application.

Campbell at the Airport, L.L.C.

c/o Luigi Schiappa, Manager

2040 Lomita Blvd., Suite 100

Lomita, CA 90717

(310) 261-7650 (phone)

Owner Authorization with signature is at Attachment 3.

SECTION 3 - Applicant Information Cont'd.

Applicant or Agent's Name: Rory Juneman

Firm's Name: Lazarus, Silvyn & Bangs PC

Phone No: (520) 207-4464

Address: 5983 E. Grant Rd., Ste. 290

Fax No: _____

Tucson, AZ 85712

Signature

Date

May 1, 2019

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: C-2, P-I, and I-1

Current Use of Site: Vacant Land

Current Site Conditions (undeveloped or developed; and, if developed, list significant improvements on the site - buildings, pavement, walls/fences, etc.):

The Site is currently vacant land and not developed. The convenience store at the corner of Campbell Ave. and Valencia Rd. is not part of this Plan Amendment request.

SURROUNDING AREAS

Existing Zoning: North R-2, R-3

South I-1/Airport

East P-1, I-1, R-2

West P-I, MH-1

Describe Land Uses and Development on Surrounding Properties:

See Attachment 4, Plan Amendment Narrative.

Neighborhood Context: See Attachment 4, Plan Amendment Narrative.

Proposed Site Development

Proposed Use: See below and in Narrative. Proposed Zoning: See below.

Along Valencia Rd. - Proposed multi-family residential, commercial and/or office; to remain C-2.

Northern portion of Property - Proposed single-family residential using R-2 zoning.

Proposed Site Improvements (buildings, parking areas, etc.):

Site planning will not occur until after Plan Amendment is complete. We anticipate the site
will have buildings and infrastructure typical for a multi-family development on the south, and
a single-family development on the north, including roads, homes, drainage, etc.

Identify the parts of the Plan that need to be amended, and why. List any policies and identify any maps that are proposed to be changed.

See Attachment 4, Plan Amendment Narrative.

Provide proposed new goal and policy language, and proposed new maps that incorporate the change.

See Attachment 4, Plan Amendment Narrative.

Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan:

See Attachment 4, Plan Amendment Narrative.

SECTION 5 - Plan Amendment Information Cont'd.

Explain how the proposed changes are consistent with and supported by the goals and policies of the *General Plan*.

See Attachment 4, Plan Amendment Narrative.

Provide additional supporting information that demonstrates why this amendment should be approved.
See Attachment 4, Plan Amendment Narrative.

A concept plan is not required. However, staff encourages the applicant to submit one.

Is a concept map being submitted with this application? Yes X No See Attachment 5, Concept Density Plan

SECTION 6 - Pre-Submittal Meeting Information

The following must be attached to the plan amendment application (see Part 4 of the handout titled "Plan Amendments - Information for Applicants"):

- Copy of the meeting notice that was mailed
- Copy of the mailing list used
- Certification of mailing
- Copy of the sign-up sheet showing who attended the meeting
- Meeting summary
- Copy of any maps, drawings, or written information provided at the neighborhood meeting
- Any changes in the plan amendment proposal based on comments received at the neighborhood meeting
- Copy of notes from rezoning pre-submittal meeting

See Attachment 6, Neighborhood Meeting Materials.

Campbell/Valencia Northwest
Attachment 1-Property Information

Section 2:

Street Addresses and Tax Parcels

Parcel No.	Address
140-22-0040	N/A
140-22-005A	N/A
140-22-0060	N/A
140-22-007A	N/A
140-22-0080	6385 S. Del Moral Blvd.
140-22-009A	6365 S. Del Moral Blvd.
140-22-0100	6345 S. Del Moral Blvd.
140-22-0110	6325 S. Del Moral Blvd.
140-22-0950	N/A
140-22-0960	N/A
140-22-0970	N/A
140-22-0980	N/A
140-22-0990	N/A
140-22-1000	N/A
140-22-1010	N/A
140-22-1020	N/A
140-22-1030	1701 E. Valencia Rd.
140-22-1040	N/A
140-22-1050	N/A
140-22-1060	N/A
140-22-1070	N/A
140-22-1080	N/A
140-22-1090	N/A

Parcel No.	Address
140-22-1100	N/A
140-22-1110	N/A
140-22-1120	N/A
140-22-1130	N/A
140-22-1140	6461 S. Avenida Luminosa
140-22-1150	1821 E. Valencia Rd.

Attachment 2 - Site Location and
Assessor's Records

Site Location



ASSESSOR'S RECORD MAP

(RESUB 47/100 M&P)

140-22

CAMPBELL AT THE AIRPORT

LOS MONTANAS
BOOK 47, PAGE 100 M&P

LOTS 1-22

GALLOWAY PARK
BOOK 23, PAGE 84 M&P

LOS RANCHITOS NO. 05
BOOK 07, PAGE 96 M&P



CURVE TABLE

NO.	R	△	L
1	600.00'	14-17-20	149.63'
2	825.00'	19-54-31	286.66'
3	1000.00'	05-24-40	94.44'
4	2600.00'	10-05-27	457.91'
5	2600.00'	01-50-15	83.38'
6	1920.00'	06-31-47	218.81'
7	25.00'	89-59-17	39.26'
8	25.00'	90-00-00	39.27'
9	626.50'	04-49-34	52.77'
10	625.00'	04-41-12	51.12'
11	800.00'	19-54-31	277.98'
12	40.00'	87-41-48	61.22'
13	2625.00'	08-42-56	399.30'
14	975.00'	05-24-40	92.08'
15	40.00'	90-00-00	62.83'
16	40.00'	90-00-00	62.83'
17	1025.00'	05-24-40	96.80'
18	2575.00'	11-55-42	536.08'
19	1945.00'	06-31-47	221.66'
20	60.00'	110-46-40	116.01'
21	60.00'	44-54-02	47.02'
22	60.00'	269-48-04	282.54'
23	60.00'	44-54-02	47.02'
24	40.00'	90-00-00	62.83'
25	1895.00'	06-31-47	215.96'
26	2625.00'	00-25-02	19.11'
27	40.00'	89-30-28	62.49'
28	850.00'	19-54-31	295.35'
29	575.00'	04-41-12	47.03'
30	573.50'	04-49-34	48.31'
31	25.00'	90-00-00	39.27'
32	25.00'	89-59-17	39.26'
33	2600.00'	11-55-42	541.29'
34	2575.00'	02-07-24	95.42'
35	2575.00'	03-40-23	165.08'
36	2575.00'	04-20-24	195.05'
37	2575.00'	01-47-31	80.53'
38	1945.00'	04-06-34	139.50'
39	1945.00'	02-25-13	82.16'
40	60.00'	35-00-48	36.67'
41	60.00'	40-38-58	42.57'
42	60.00'	35-06-54	36.77'
43	60.00'	44-43-13	46.83'
44	60.00'	90-10-47	94.44'
45	60.00'	71-58-55	75.38'
46	60.00'	62-55-09	65.89'
47	1895.00'	02-29-04	82.17'
48	1895.00'	04-02-43	133.79'
49	850.00'	14-50-26	220.16'
50	850.00'	05-04-05	75.19'
51	800.00'	04-29-11	62.64'
52	800.00'	15-25-20	215.33'
53	2625.00'	05-13-08	239.10'
54	2625.00'	03-29-48	160.20'

NEW SPAIN INDUSTRIAL PARK
BOOK 42, PAGE 92 M&P

pima
county
assessor

SEE BOOK 49 PAGE 038 M&P
2006-1

S07,T15S,T14E

:\MP49\49038- 04/10/06 RW DS



TUSCON INTERNATIONAL AIRPORT

FND. B.C. IN HANDWELL
SE CORNER SEC 7 CITY OF TUCSON

Parcel Number: 140-22-0040

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	GILBERT LOT 1 EXC VALENCIA ROAD

Valuation Data							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2019	VACANT/AG/GOLF (2)	15.0	\$6,965	\$0	\$6,965	\$6,144	\$922
2020	VACANT/AG/GOLF (2)	15.0	\$6,965	\$0	\$6,965	\$6,451	\$968

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	10	Plat:	30	Block:	0
Tract:		Land Measure:	5,572.00F	Lot:	00001
Census Tract:	4103	File Id:	1	Group Code:	000
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Sales Information (1)							
Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20001760491	2	9/2000	Vacant Land	\$53,000	\$53,000	N	W6 JAC DEED: Warranty Deed

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL	08017412	10030 DEL	16

Recording Information (12)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20020140459	11720	1406	1/22/2002	WTDEED
20020050774	11711	2654	1/8/2002	WTDEED
20020020142	11708	436	1/3/2002	WTDEED
20010620474	11517	2126	3/30/2001	
20001760491	11380	1797	9/11/2000	
0	6739	223	3/17/1982	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$2,786		
2002	\$2,229		

Notes (1)

Created: 7/25/2002 Modified: 7/25/2002	A-LEVEL OK
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Parcel Number: 140-22-005A

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	GILBERT LOT 2

Valuation Data							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2019	VACANT/AG/GOLF (2)	15.0	\$9,105	\$0	\$9,105	\$8,030	\$1,205
2020	VACANT/AG/GOLF (2)	15.0	\$9,105	\$0	\$9,105	\$8,432	\$1,265

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	10	Plat:	30	Block:	0
Tract:		Land Measure:	7,284.00F	Lot:	00002
Census Tract:	4103	File Id:	1	Group Code:	000
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL	08017412	10030 DEL	16

Recording Information (11)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20020140459	11720	1406	1/22/2002	WTDEED
20020050774	11711	2654	1/8/2002	WTDEED
20020050773	11711	2653	1/8/2002	QCDEED
20020020142	11708	436	1/3/2002	WTDEED
20010620474	11517	2126	3/30/2001	

Petition Information (1)

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$3,000		

Notes (2)

Created: 7/25/2002 Modified: 7/25/2002	A-LEVEL OK
Created: 11/26/2001 Modified: 11/26/2001	02 ARTIFICIAL SPLIT - COULDN'T ADD ABAND TO LOT DIFFERENT OWNERSHIP AFTER 11589-12 BP 11/26/01

Parcel Number: 140-22-0060

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	GILBERT LOT 3

Valuation Data							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2019	VACANT/AG/GOLF (2)	15.0	\$9,631	\$0	\$9,631	\$8,495	\$1,274
2020	VACANT/AG/GOLF (2)	15.0	\$9,631	\$0	\$9,631	\$8,920	\$1,338

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	10	Plat:	30	Block:	0
Tract:		Land Measure:	7,705.00F	Lot:	00003
Census Tract:	4103	File Id:	1	Group Code:	000
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Sales Information (1)							
Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20001760491	2	9/2000	Vacant Land	\$53,000	\$53,000	N	W6 JAC DEED: Warranty Deed

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL	08017412	10030 DEL	16

Recording Information (13)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20020140459	11720	1406	1/22/2002	WTDEED
20020050774	11711	2654	1/8/2002	WTDEED
20020050773	11711	2653	1/8/2002	QCDEED
20020020142	11708	436	1/3/2002	WTDEED
20010620474	11517	2126	3/30/2001	
20001760491	11380	1797	9/11/2000	
94015633	9715	2296	1/25/1994	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$3,853		
2002	\$3,082		

Notes (1)

Created: 7/25/2002 Modified: 7/25/2002	A-LEVEL OK
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Parcel Number: 140-22-007A

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	GILBERT LOT 4

Valuation Data							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2019	VACANT/AG/GOLF (2)	15.0	\$10,175	\$0	\$10,175	\$8,974	\$1,346
2020	VACANT/AG/GOLF (2)	15.0	\$10,175	\$0	\$10,175	\$9,423	\$1,413

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	10	Plat:	30	Block:	0
Tract:		Land Measure:	8,140.00F	Lot:	00004
Census Tract:	4103	File Id:	1	Group Code:	000
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL	08017412	10030 DEL	16

Recording Information (11)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20020140459	11720	1406	1/22/2002	WTDEED
20020050774	11711	2654	1/8/2002	WTDEED
20020050773	11711	2653	1/8/2002	QCDEED
20020020142	11708	436	1/3/2002	WTDEED
20010620474	11517	2126	3/30/2001	

Petition Information (1)

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$3,000		

Notes (3)

Created: 10/3/2006 Modified: 10/3/2006	8140 sf PER W:\TRAV\22007A.140
Created: 7/25/2002 Modified: 7/25/2002	A-LEVEL OK
Created: 11/26/2001 Modified: 11/26/2001	02 ARTIFICIAL SPLIT AFTER 11589-12 COULDN'T COMBINE WITH LOT 4 DIFFERENT OWNERSHIP BP 11/26/01

Parcel Number: 140-22-0080

Property Address			
Street Number	Street Direction	Street Name	Location
6385	S	DEL MORAL BL	Tucson

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	GILBERT LOT 5

Valuation Data							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2019	VACANT/AG/GOLF (2)	15.0	\$10,185	\$0	\$10,185	\$8,983	\$1,347
2020	VACANT/AG/GOLF (2)	15.0	\$10,185	\$0	\$10,185	\$9,432	\$1,415

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	10	Plat:	30	Block:	0
Tract:		Land Measure:	8,148.00F	Lot:	00005
Census Tract:	4103	File Id:	1	Group Code:	000
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL	08017412	10030 DEL	16

Recording Information (11)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20020050773	11711	2653	1/8/2002	QCDEED
20020020143	11708	440	1/3/2002	WTDEED
20010620473	11517	2123	3/30/2001	
20001801092	11384	3885	9/15/2000	
94015633	9715	2296	1/25/1994	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$4,074		
2002	\$3,259		

Notes (1)

Created: 7/25/2002 Modified: 7/25/2002	A-LEVEL OK
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Parcel Number: 140-22-009A

Property Address			
Street Number	Street Direction	Street Name	Location
6365	S	DEL MORAL BL	Tucson

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	GILBERT LOT 6

Valuation Data							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2019	VACANT/AG/GOLF (2)	15.0	\$9,816	\$0	\$9,816	\$8,658	\$1,299
2020	VACANT/AG/GOLF (2)	15.0	\$9,816	\$0	\$9,816	\$9,091	\$1,364

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	10	Plat:	30	Block:	0
Tract:		Land Measure:	7,853.00F	Lot:	00006
Census Tract:	4103	File Id:	1	Group Code:	000
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL	08017412	10030 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20020050773	11711	2653	1/8/2002	QCDEED
20020020143	11708	440	1/3/2002	WTDEED
20010620473	11517	2123	3/30/2001	

Petition Information (1)

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$3,000		

Notes (2)

Created: 7/25/2002 Modified: 7/25/2002	A-LEVEL OK
Created: 11/26/2001 Modified: 11/26/2001	02 ARTIFICIAL SPLIT 140-22-0090 AFTER 11589-12 COULDN'T COMBINE TO LOT 6 DIFFERENT OWNERSHIP BP 11/26/01

Parcel Number: 140-22-0100

Property Address			
Street Number	Street Direction	Street Name	Location
6345	S	DEL MORAL BL	Tucson

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	GILBERT LOT 7

Valuation Data							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2019	VACANT/AG/GOLF (2)	15.0	\$9,988	\$0	\$9,988	\$8,810	\$1,322
2020	VACANT/AG/GOLF (2)	15.0	\$9,988	\$0	\$9,988	\$9,251	\$1,388

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	10	Plat:	30	Block:	0
Tract:		Land Measure:	7,990.00F	Lot:	00007
Census Tract:	4103	File Id:	1	Group Code:	000
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL	08017412	10030 DEL	16

Recording Information (12)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20020050773	11711	2653	1/8/2002	QCDEED
20020020143	11708	440	1/3/2002	WTDEED
20010620473	11517	2123	3/30/2001	
20001801092	11384	3885	9/15/2000	
19992070309	11161	869	10/27/1999	
0	7942	3078	12/31/1986	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$3,995		
2002	\$500		

Notes (1)

Created: 7/25/2002 Modified: 7/25/2002	A-LEVEL OK
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Parcel Number: 140-22-0110

Property Address			
Street Number	Street Direction	Street Name	Location
6325	S	DEL MORAL BL	Tucson

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	GILBERT LOT 8

Valuation Data							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2019	VACANT/AG/GOLF (2)	15.0	\$10,364	\$0	\$10,364	\$9,141	\$1,371
2020	VACANT/AG/GOLF (2)	15.0	\$10,364	\$0	\$10,364	\$9,598	\$1,440

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	10	Plat:	30	Block:	0
Tract:		Land Measure:	8,291.00F	Lot:	00008
Census Tract:	4103	File Id:	1	Group Code:	000
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL	08017412	10030 DEL	16

Recording Information (12)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20020050773	11711	2653	1/8/2002	QCDEED
20020020143	11708	440	1/3/2002	WTDEED
20010620473	11517	2123	3/30/2001	
20001801092	11384	3885	9/15/2000	
19992070309	11161	869	10/27/1999	
0	7942	3078	12/31/1986	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2003	\$4,146		
2002	\$500		

Notes (1)

Created: 7/25/2002 Modified: 7/25/2002	A-LEVEL OK
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Parcel Number: 140-22-0950

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0001

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$51,076	\$51,076	\$7,661
2019	VACANT/AG/GOLF (2)	15.0	\$60,805	\$53,630	\$8,045

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	48,644.00F	Lot:	00001
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	WTDEED
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Notes (1)

Created: 8/23/2003 Modified: 8/23/2003	NO DEVELOPMENT ALL VACANT
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Parcel Number: 140-22-0960

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0002

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$51,964	\$51,964	\$7,795
2019	VACANT/AG/GOLF (2)	15.0	\$61,862	\$54,562	\$8,184

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	49,490.00F	Lot:	00002
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-0970

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0003

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$60,312	\$60,312	\$9,047
2019	VACANT/AG/GOLF (2)	15.0	\$71,800	\$63,328	\$9,499

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	57,440.00F	Lot:	00003
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-0980

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0004

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$80,034	\$80,034	\$12,005
2019	VACANT/AG/GOLF (2)	15.0	\$95,279	\$84,036	\$12,605

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	76,223.00F	Lot:	00004
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-0990

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0005

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$71,067	\$71,067	\$10,660
2019	VACANT/AG/GOLF (2)	15.0	\$84,604	\$74,620	\$11,193

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	67,683.00F	Lot:	00005
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	
0	12379	5371	9/2/2004	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-1000

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0006

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$45,591	\$45,591	\$6,839
2019	VACANT/AG/GOLF (2)	15.0	\$54,275	\$47,871	\$7,181

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	43,420.00F	Lot:	00006
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-1010

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0007

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$54,644	\$54,644	\$8,197
2019	VACANT/AG/GOLF (2)	15.0	\$65,052	\$57,376	\$8,606

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	52,042.00F	Lot:	00007
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-1020

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0008

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$39,957	\$39,957	\$5,994
2019	VACANT/AG/GOLF (2)	15.0	\$47,568	\$41,955	\$6,293

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	38,054.00F	Lot:	00008
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-1030

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0009

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$48,064	\$48,064	\$7,210
2019	VACANT/AG/GOLF (2)	15.0	\$57,219	\$50,467	\$7,570

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	45,775.00F	Lot:	00009
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-1040

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0010

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$76,814	\$76,814	\$11,522
2019	VACANT/AG/GOLF (2)	15.0	\$91,445	\$80,655	\$12,098

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	73,156.00F	Lot:	00010
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-1050

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0011

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$48,026	\$48,026	\$7,204
2019	VACANT/AG/GOLF (2)	15.0	\$57,174	\$50,427	\$7,564

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	45,739.00F	Lot:	00011
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-1060

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0012

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$78,309	\$78,309	\$11,746
2019	VACANT/AG/GOLF (2)	15.0	\$93,225	\$82,224	\$12,334

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	74,580.00F	Lot:	00012
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-1070

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0013

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$60,392	\$60,392	\$9,059
2019	VACANT/AG/GOLF (2)	15.0	\$71,895	\$63,412	\$9,512

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	57,516.00F	Lot:	00013
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-1080

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0014

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$69,076	\$69,076	\$10,361
2019	VACANT/AG/GOLF (2)	15.0	\$82,234	\$72,530	\$10,880

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	65,787.00F	Lot:	00014
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-1090

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0015

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$64,672	\$64,672	\$9,701
2019	VACANT/AG/GOLF (2)	15.0	\$76,990	\$67,906	\$10,186

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	61,592.00F	Lot:	00015
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-1100

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0016

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$55,105	\$55,105	\$8,266
2019	VACANT/AG/GOLF (2)	15.0	\$65,601	\$57,860	\$8,679

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	52,481.00F	Lot:	00016
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
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20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-1110

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0017

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$77,064	\$77,064	\$11,560
2019	VACANT/AG/GOLF (2)	15.0	\$91,742	\$80,917	\$12,138

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	73,394.00F	Lot:	00017
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0031 (VACANT INDUSTRIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
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20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-1120

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0018

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$85,364	\$85,364	\$12,805
2019	VACANT/AG/GOLF (2)	15.0	\$101,624	\$89,632	\$13,445

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	81,299.00F	Lot:	00018
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-1130

Property Address			
Street Number	Street Direction	Street Name	Location
1701	E	VALENCIA RD	Tucson

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0019

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$91,210	\$91,210	\$13,682
2019	VACANT/AG/GOLF (2)	15.0	\$108,584	\$95,771	\$14,366

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	86,867.00F	Lot:	00019
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
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20152310676	0	0	8/19/2015	WTDEED
20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-1140

Property Address			
Street Number	Street Direction	Street Name	Location
6461	S	AVENIDA LUMINOSA	Tucson

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0020

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$45,995	\$45,995	\$6,899
2019	VACANT/AG/GOLF (2)	15.0	\$54,756	\$48,295	\$7,244

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	43,805.00F	Lot:	00020
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
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20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Parcel Number: 140-22-1150

Property Address			
Street Number	Street Direction	Street Name	Location
1821	E	VALENCIA RD	Tucson

Contact Information	
Property Owner Information:	Property Description:
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC 2040 LOMITA BLVD STE 100 LOMITA CA 90717-1756	CAMPBELL AT THE AIRPORT LOT 0021

Valuation Data					
Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	VACANT/AG/GOLF (2)	15.0	\$57,605	\$57,605	\$8,641
2019	VACANT/AG/GOLF (2)	15.0	\$68,578	\$60,485	\$9,073

Property Information					
Township:	15.0	Section:	7	Range:	14.0E
Map:	49	Plat:	38	Block:	
Tract:		Land Measure:	54,862.00F	Lot:	00021
Census Tract:	4103	File Id:	1	Group Code:	
Use Code:	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED)			Date of Last Change:	10/30/2015

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
7	1111046 DEL		49038 DEL	16

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20152310677	0	0	12/31/1752	
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20142370114	0	0	8/25/2014	WTDEED
20142370111	0	0	8/25/2014	WTDEED
20060281131	12739	5386	2/10/2006	WTDEED
20060281129	12739	5371	2/10/2006	
20000090282	11213	519	1/13/2000	WTDEED
20000090280	11213	510	1/13/2000	WTDEED
96106743	10322	331	6/24/1996	

Petition Information (2)

Tax Year	Owner's Estimate	Petition	Work Up
2009	\$25,000		
2002	\$14,285		

Campbell at the Airport
2040 Lomita Blvd., Suite 100
Lomita, CA 90717

April 30, 2019

Planning & Development Services
City of Tucson
201 N. Stone Ave., 3rd Floor
Tucson, AZ 85701

Re: Property Owner Authorization – NWC Campbell Ave. and Valencia Rd.

Dear Planning & Development Services:

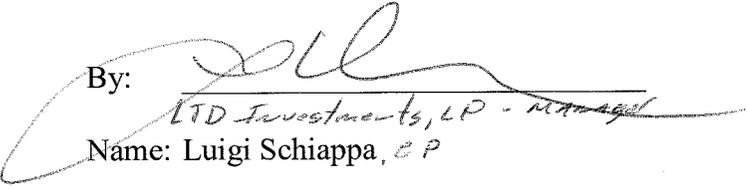
I am a Manager of Campbell at the Airport, L.L.C., the entity that owns the vacant real property located in the City of Tucson (“City”) at the northwest corner of Valencia Rd. and Campbell Ave. (the “Property”). The Property’s Pima County Assessor Parcel Numbers are: 140-22-0040, -005A, -0060, -007A, -0080, -009A, -0100, -0110, -0950, -0960, -0970, -0980, -0990, -1000, -1010, -1020, -1030, -1040, -1050, -1060, -1070, -1080, -1090, 1100, -1110, -1120, -1130, -1140, and -1150.

The purpose of this letter is to authorize Lazarus, Silvyn & Bangs PC (“Firm”), its employees and engaged consultants to submit any applications or other submittals required by the City for development entitlements, including but not limited to the Plan Amendment and Rezoning processes.

Sincerely,

Campbell at the Airport, L.L.C.

By:


Name: Luigi Schiappa, CP

Its: Manager

Campbell/Valencia Northwest Attachment 4, Plan Amendment Narrative

This Plan Amendment (the “Amendment”) will amend the Kino Area Plan (“KAP”) for the vacant land at the northwest corner of Valencia Rd. and Campbell Ave. (the “Property”). The Amendment will remove the Property from KAP’s Industrial Planning Area Map and add it to the Residential Planning Area Map, while also adding several policies for future development. This will allow a future rezoning on the northern portion of Property from the current I-1 and P-I zones to R-2, while leaving the C-2 area as it is. The overall goal of this development is to build multi-family residential along Valencia Rd. generally within the C-2 area and rezone the northern part of the Property for medium-density single-family residential. The single-family housing will be similar to the existing adjacent homes to the Property’s north.

With this Amendment, the Property can add much-needed residential development to the area, which currently is a mix of commercial, residential, office and industrial uses near the entrance to the Tucson International Airport (the “Airport”). The following narrative provides information on the current neighborhood, a description of the Amendment, and the justifications for the Amendment.

A. Surrounding Neighborhood Context (Application § 4)

1. Land Uses Surrounding the Property

The existing land uses around the Property are:

- **North:** Immediately to the north is the Las Montanas Subdivision, a 56-lot medium density single-family residential subdivision platted in 1996 (“Las Montanas”). The subdivision’s homes are individually owned, and use the private road Calle Grandiosa to access Campbell Ave. Directly north of Las Montanas are two multi-family developments, the Trinity Place Apartments and the Paseo del Sol Townhomes.
- **South:** The Airport and Air National Guard Base are south across Valencia Rd., which is a 120 ft. wide Gateway Arterial street.¹ Please note the Property is outside of the Ldn 65+ High Noise Exposure Area.
- **East:** Across Campbell Ave. to the east is an industrial warehouse operated by Atlas Copco, a mining supply company. The northeast corner of Campbell Ave. and Valencia Rd. is vacant land, also owned by Atlas Copco. Campbell Ave. is a 120 ft. wide Arterial street.²
- **West:** To the west is a combination of residential and industrial uses. To the northwest is the Galloway Park mobile home subdivision, platted in 1972. The remainder of this area is light industrial or vacant land.

¹ See City of Tucson Major Streets and Routes Map, https://www.tucsonaz.gov/files/pdsd/plans/MSR_Map.pdf .

² *Id.*

2. *Neighborhood Context*

The area around the Property has evolved differently than what the KAP envisioned upon its 1980 adoption. At that time, the KAP designated the area north of the Airport along Valencia Rd. for industrial uses. Since then, this area has evolved as a significant employment center, incorporating a mix of commercial, office, residential and industrial uses. This is illustrated by City Certificate of Occupancy (“C of O”) data captured since 2005, which shows that during this time 72 percent of the C of O’s issued were to either commercial or office uses and the remaining 28 percent were industrial.³ This data shows that the north side of Valencia has become more than just an industrial area. Further north of this mixed-use area is a large area of residential development, including single-family, multi-family and mobile home subdivisions.

As described below, this Amendment will provide for a mix of residential uses that fits within the existing neighborhood context. It will allow for multi-family residential along Valencia Rd., an appropriate use in a mixed-use area near the Airport. Directly north of the multi-family will be medium-density single-family residential, a density much like the existing single-family development directly to the north of the Property.

B. Plan Amendment Proposal (Application § 5)

The Amendment will allow the Property to be developed for residential uses, but with an appropriate mix of densities. The Property’s southern area along Valencia Rd. is currently zoned C-2, and this policy intends to allow for multi-family and/or a mix of uses along this frontage. The intent is for the northernmost part of the Property to be developed as medium density residential. To accomplish this, the KAP will change as follows:

1. *KAP Map Changes*

- Remove the Property from Site 1 of the Industrial Planning Area Map.
- Add the entire Property to the Residential Planning Area Map as Site 12, subject to the corresponding text changes below.

These map changes are found on **Exhibit 2** of this Narrative.

2. *KAP Text Changes*

The Amendment will add Residential Policy 7. This policy language will read as follows:

Policy 7: The approximately 33-acre parcel (**Site 12**) located at the northwest corner of Campbell Ave. and Valencia Rd., should be developed as a medium-to-high density residential area with the following policy guidance:

- Densities along the northern edge of Site 12 should be equal to or less than the existing medium-density residential neighborhoods to the north.

³ **Exhibit 1**, C of O Data Spreadsheet from the City’s GIS Map, March 5, 2019. To analyze this data, we classified all C of O entries into commercial, industrial or office uses. There were 14 entries that could not be classified based on incomplete data or were uses within the Airport.

- Densities along the Valencia Rd. frontage should be high-density, multi-family residential.
- Areas of Site 12 along the Valencia Rd. and Campbell Ave. arterials should alternatively allow for a mix of uses, including commercial, office, and/or residential, if the market demands.

Residential uses in Site 12 should be developed in a manner that promotes compatibility with Tucson International Airport (“TIA”) and the Arizona Air National Guard Base (the “Base”), including:

- For all residential development within Site 12, incorporate sound attenuation standards similar to those used by the U.S. Department of Housing and Urban Development (“HUD”), which currently requires noise attenuation to bring interior noise levels to Ldn 45.
- The Site should work with TIA and the Base during a rezoning to negotiate and record a reasonable aviation easement that protects the future operations of air traffic in the area.

C. Plan Amendment – Consistency with Applicable Plans (Application § 5)

1. The Amendment is consistent with the KAPs overall goals and policies

KAP Policy Guidance	Amendment Conformance
Sub-Goal: Achieve a variety of housing types, costs, and densities in those areas most suited for residential development.	This Amendment will provide a variety of housing alternatives, including multi-family residential and single-family, medium-density residential. Both housing types will be located in suitable areas for their densities and intensities. The multi-family residential will be located along Valencia Rd., a major arterial. The single-family residential will be located on the northern portion of the Property and adjacent to existing medium-density residential. Both housing types will address the demand for additional housing stock in this area.
Residential Policy 1: Develop additional multi-family units, including duplexes, apartments, and townhouses.	The Amendment will allow for the development of new multi-family housing units in the KAP area.
Residential Policy 1: Proposals for higher residential density should be sensitive to existing neighborhoods.	The Amendment structures land uses to be sensitive to the existing land uses. The medium density single-family housing will be located adjacent to existing single-family housing. The new single-family housing will buffer the existing homes in Las Montanas from the higher-density multi-family. In addition, the new multi-family will

KAP Policy Guidance	Amendment Conformance
	buffer the Las Montanas neighborhood from noise from Valencia Rd. and the Airport.

2. *The Amendment is consistent with Plan Tucson*

The Amendment meets Plan Tucson’s residential policies as follows:

Plan Tucson Policy Guidance	Amendment Conformance
<p>LT3-Support development opportunities where:</p> <ul style="list-style-type: none"> Residential, commercial, employment, and recreational uses are located or could be located and integrated There is close proximity to transit There is potential to develop moderate to higher density development 	<p>The Amendment meets these policy goals:</p> <p>Residential: The Property is in a developed area of Tucson, within close proximity to numerous commercial and employment centers. This infill development will add residential that can easily access and enhance these activity centers.</p> <p>Transit: The Property is within the SunTran service area. It is adjacent to SunTran Line 25, which provides a direct link to the Ronstadt Transit Center. From there a rider has broad access to the SunTran system. The Property is also approximately a half-mile from Line 11, which provides riders to the Alvernon corridor and from there access to most of the east-west bus lines</p> <p>Moderate/High Density: The Property’s proposed use is for both high-density residential (along Valencia Rd.) and medium-density residential housing.</p>
<p>LT28.1.7 - Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community.</p>	<p>By placing high-density residential along Valencia Rd., while placing medium-density residential next to the existing single-family development, the Amendment will preserve the existing physical character of the area. Multi-family apartments along Valencia is an appropriate intensity for this arterial street. It will complement the existing commercial and office uses to the east. Placing medium-density residential next to an equivalent use is also appropriate and will not change the identity of the Las Montanas subdivision.</p>
<p>LT28.2.2 - Medium-density (between 6 and 14 units per acre) residential, with greater densities possible in conformance with the FLD provision. Medium-density residential development is generally appropriate where primary vehicular access is provided to an</p>	<p>The Amendment contemplates medium- to high-density residential on the Property, which has vehicle access to arterial or greater streets.</p>

Plan Tucson Policy Guidance	Amendment Conformance
<p>arterial or collector street and is directed away from the interior of low-density residential areas. In areas already predominately zoned R-2 additional medium-density residential may be appropriate. (p. 3.154)</p>	
<p>LT28.2.13 - Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines. (p. 3.155)</p>	<p>The Amendment will allow for residential densities equal to those to the north, then transition to higher density residential along Valencia Rd. This will create a transition and buffer for the residential neighborhoods to the north. The Amendment also contains policies that reflect the Property’s location near the Airport and the Base. These include additional noise attenuation requirements for the Property’s residential buildings and an aviation easement for the Airport and Base that will protect both in perpetuity.</p>
<p>LT28.2.14 - Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses. (p. 3.155)</p>	<p>The Amendment will allow for residential densities equal to those to the north, then transition to higher density residential along Valencia Rd. This will create a transition and buffer for the residential neighborhoods to the north. A primary purpose for this design was to provide housing that will complement the development to the north, while putting higher density residential along Valencia Rd. where it is appropriate.</p>
<p>LT28.2.15 - Consider residential development with densities that complement the size and intensity of the center or node, while providing transitions to lower density residential uses. For example, high-and medium-density development can support and reinvigorate regional activity centers, while appropriate medium- and low-density infill can complement the scale and character of neighborhood activity nodes. (p. 3.155)</p>	<p>This Amendment properly locates residential densities and intensities within the existing neighborhood context. Higher intensity multi-family will be located adjacent to Valencia Rd. To the north, the single-family residential will appropriately transition to the medium-density uses to the north. The Amendment allows for development that complements the scale and character of the area.</p>

D. The Amendment is consistent with the context of the area near the Property (Application § 5)

This Amendment looks to the decades-long development pattern of the Valencia Rd. corridor near the Airport for guidance as to what are appropriate land-uses in this area. This corridor has developed into a mixed-use area with commercial, office and industrial uses, with significant

residential development to the north. This development has occurred even though the KAP solely emphasized industrial uses around the Airport. As described below, this Amendment appropriately places land-uses within the existing neighborhood context, while converting planning areas from the lower-demand industrial to much-needed residential.

1. The Amendment's land-uses are appropriate in the current neighborhood context.

The Amendment carefully looks at the existing neighborhood and places land-uses that correspond with these existing uses. The Amendment places multi-family residential along Valencia Rd., while also allowing this area to have commercial and/or office uses if the market demands. These higher-intensity uses are appropriately located along major street, and more importantly will serve as a noise buffer to the Las Montanas neighborhood north of the Property. To ensure compatibility with Las Montanas, the Amendment proposes medium density, single-family residential on the northern portion of the Property. The densities in this area will be equal to or less than the homes in Las Montanas.

The Amendment also recognizes that placing residential near the Airport could create noise for the Property's residents. While the Property is currently outside of the Airport Environs Zone noise contours, the Amendment includes a policy to extend the noise attenuation standards to any residential development on the Property (single- or multi-family). These noise attenuation construction methods will help mitigate the impact of the adjacent Airport. The addition of the new runway to the south of the existing main runway will also likely lessen the impact of air traffic on the Property, as it will likely reduce flights using the runway closest to the Property.

2. The KAP over-estimated the demand for industrial property north of the Airport.

The market for light industrial properties (I-1 or P-1) in the area north of the Airport has been soft for the past decade, which is caused by multiple factors. First, there is a strong supply of developed and vacant industrial land in southern Tucson. Currently there is at least a 40-year supply of industrial properties south of Golf Links Rd. This significant supply of industrial property allows for purchasers and developers to be more selective in choosing sites, while also keeping the prices for industrially zoned properties lower.

Second, industrial buyers can also be more selective in looking for sites that fit their specific needs, and several factors specifically stand out. Locations near either I-10 or I-17 are in high demand, as they provide faster and easier access to the interstate freeway system. Larger tracts or potential assemblages of land are also in demand, as these sites can accommodate larger distribution centers. Examples includes sites directly east of the Airport where Homegoods and FedEx have recently located distribution centers, and in the Port of Tucson where Amazon is constructing its distribution center. Unfortunately for the Property, industrial sites next to airports typically are not in high demand as shipping by air freight is costly and infrequently used.

For areas north of the Airport including the Property, the industrial market is softer because larger tracts cannot be assembled and the freeways are not nearby. This softer market is illustrated by the length of time it takes for industrial properties to be sold in this area.

Specifically, there are 105 industrial properties for sale in the area north of the Airport.⁴ The average time on the market for these properties is 1835.54 days, or a little over five years. More specifically, the Property is an example of this soft market as it has remained vacant since it was rezoned to industrial and commercial in 1997, or 21 years ago.

The KAP's over-planning for industrial is also shown by the fact this Amendment is not the first to convert a KAP industrial planning area to residential. The KAP has six industrial "sites," two of which (Site 4 and Site 5, *See Exhibit 4*) were rezoned Industrial in the late 1990s but reverted back to residentially zoned property in the early 2000s.⁵ Sites 4 and 5 are now fully developed residential, single-family developments. Allowing residential uses on the Property is equally appropriate now as the market for industrial properties remains soft, while residential demand continues to be strong as described below.

3. Demand for residential homes near the Airport is strong.

The residential market within the KAP is very strong, especially for entry-level homes. In the area north of the Airport between Valencia Rd and Irvington Rd., demand is especially strong. For example, between September 2018 to February 2019, there were 59 home sales with a median sales price of \$162,500 and an average of 25 days on the market.⁶ During that same period throughout Tucson, the median home price was \$218,000 and the average days on market was 44 days.⁷ This data shows a strong residential market in this area that is more affordable than other areas of Tucson.

Land sales in this area also show strong and continued demand. In 2018, there were three major residential development land sales in this area that will add approximately 247 new-home lots into the market (starting prices between \$150,000 to \$210,000). These developments are:

- Cantera Subdivision – 143 lots offered by LGI homes, near Alvernon & Benson Highway. This land sale closed January 2018.
- Desert Vista Estates – 62 lots offered by DR Horton, near Alvernon & Benson Highway. This land sale closed May 2018.
- Desert Pointe – 42 lots offered by KB Homes, near Alvernon and Valencia. This land sale closed December 2018.

This demand for residential homes, especially entry-level homes, will remain strong into the future.⁸ The availability of new lots for development is crucial as more available land keeps land prices and home prices at current levels.

⁴ **Exhibit 3**, CBRE Listing Report,

⁵ *See* KAP, p. 16.

⁶ **Exhibit 5**, CBRE Residential Listing Report, February 22, 2019.

⁷ Tucson MLS Data, January 2019 found at www.tucsonrealtors.org/docs/default-source/Stats/statsjan2019.pdf?sfvrsn=2 .

⁸ Arizona Daily Star, "Demand for new housing in the Tucson area expected to remain strong," January 6, 2019, found at www.tucson.com/business/demand-for-new-housing-in-the-tucson-area-expected-to/article_3d753dde-8207-50a8-bef1-9a017af84072.html .

4. *The Amendment places work-force housing near multiple employment centers.*

The Property is nearby and easily accessible to the four major employment areas in southern Tucson.⁹ These employment centers are:

- Tucson Airport Employment Area – This area supports more than 43,000 jobs and includes notable employers such as Raytheon Missile Systems, Bombardier, Ascent Aviation, FedEx, HomeGoods, Skywest Airlines, Universal Avionics, the Arizona Air National Guard, and the Tucson Airport, along with numerous smaller employers.¹⁰
- Davis-Monthan Employment Area – This area includes Davis-Monthan Air Force Base (9,100 employees), along with numerous other smaller employers in the commercial and industrial areas to the west of the Base.
- UA Tech Park – The Tech Park is one of the nation’s premier research parks that includes both emerging companies and multi-national corporations, along with the University of Arizona’s south branch. The Park has approximately 50 tenants and includes companies such as Citi, BASF, IBM, Oracle, Raytheon and TEP.¹¹
- Port of Tucson – Includes numerous industrial and commercial employers, and soon will include the new Amazon distribution center (estimated 1,500 employees).

E. Plan Amendment Outreach

In addition to our neighborhood meeting, the project team has met with the following stakeholders regarding this Amendment:

- Tucson International Airport: On February 1, 2019, we met with Tucson Airport Authority (“TAA”) representatives including the Vice President of Planning and Engineering, the Deputy General Counsel, and an the Sr. Planner. They stressed their overall goal is to protect airport operations, and they requested the following commitments in any entitlements for the Property:
 - Avigation Easement – The Project record an avigation easement against the Property that will provide specific rights to TAA, its tenants and airlines, and the travelling public. These rights will allow for flyovers, noise, odor and light spillover from the Airport onto the Property. The purpose of this easement is to protect TAA and the Airport from future nuisance claims against it.
 - Noise Attenuation – The Project will incorporate noise attenuation features into the residential components of the Project to bring interior noise levels to Ldn 45 as required by HUD.

⁹ See **Exhibit 6**, Employment Area Map.

¹⁰ www.suncorridorinc.com/Sites-Data/Tucson-International-Airport-Employment-Zone.aspx.

¹¹ www.techparks.arizona.edu/tenant/tenants-list

These commitments have been incorporated in the Amendment as policy guidance and will likely be conditions at the time of rezoning.

- Arizona Air National Guard: On February 19, 2019, we met to discuss the Project with the Base Mission Support Group Commander and the Commander of the 162nd Civil Engineer Squadron. They said that they likely will defer to TAA's opinion related to Airport Overlay issues, including uses that are appropriate around the Airport and Base. They did see a benefit to having nearby housing (both rental and ownership) for their Base employees.
- Ward 5, Councilman Richard Fimbres: On January 15, 2019, we met with Councilman Fimbres and staff to review the Project. He was excited about the potential for entry-level housing in this area. He encouraged us to reach out to the Airport and Base, and work with City staff on applying for the Amendment.

Narrative, Exhibit 1

NUMBER	STATUS_1	DATEISSUED	TYPE	DESCRIPTION	BUSINESSNAME	Category	DATASOURCE	ADDRESSFULL
T08CM03352	FINAL	11/5/2008	TI:CAR WASH	TI:CAR WASH		Commercial	COFO_2005_CURRENT	6909 S PLUMER AV
T14CM07159	L OF C	3/23/2016	TI: AND EXTERIOR GLAZING AND P	T.I AND EXTERIOR GLAZING AND PARKING- TAA	TAA	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T06CM04769	C OF O	12/7/2006	TI:COFFEE BAR BAGGAGE EAST	TI:COFFEE BAR BAGGAGE EAST	COFFEE BAR	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T06CM05383	C OF O	12/20/2006	TI:RESTAURANT (TACO BRON)	TI:RESTAURANT (TACO BRON)	TACO BRON	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T17CM02345	L OF C	12/28/2017	BEYOND BREAD, SIR VEZA'S AND E	BEYOND BREAD, SIR VEZA'S AND EMPIRE PIZZA APPROVED FOR BUSINESS		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T07CM00783	C OF O	7/23/2008	TI: CHANGE OCCUPANCY FROM RESI	TI: CHANGE OCCUPANCY FROM RESIDENTIAL TO DAY CARE	LITTLE CASTLE CHILDCARE & PRESCH	Commercial	COFO_2005_CURRENT	6042 S EUCLID AV
T14CM05264	L OF C	11/13/2014	ADD ALASKA AIRLINES TICKET KIO	ADD ALASKA AIRLINES TICKET KIOSKS		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #212
T14CM01235	C OF O	4/10/2015	TI/ADDITION SQ FT; NIGHTCLUB	TI/ADDITION SQ FT; NIGHTCLUB		Commercial	COFO_2005_CURRENT	6608 S TUCSON BL
T13CM06036	C OF O	2/20/2014	TI: FOOD SERVICE	TI: FOOD SERVICE		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T10OT01109	C OF O	9/13/2010	C OF O: AUTOMOTIVE REPAIR	C OF O: AUTOMOTIVE REPAIR	15-14E-08	Commercial	COFO_2005_CURRENT	2704 E GANLEY RD
T06CM04556	C OF O	12/6/2006	TI: REMODEL BAR/DINING AREA EA	TI: REMODEL BAR/DINING AREA EAST CONCOURSE	AZ SPORTS BAR	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T13CM07732	L OF C	1/28/2014	INSTALL 2 HANDICAP LIFTS FOR P	INSTALL 2 HANDICAP LIFTS FOR POOL & SPA		Commercial	COFO_2005_CURRENT	6971 S TUCSON BL
T09OT00703	C OF O	6/12/2009	C OF O:COMMERCIAL STG	C OF O:COMMERCIAL STG	15-14E-17	Commercial	COFO_2005_CURRENT	2700 E EXECUTIVE DR #130
T06CM04770	C OF O	12/29/2006	TI:BASKIN ROBBINS/CIBO	TI:BASKIN ROBBINS/CIBO	BASKINS ROBBINS/CIBO	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T06CM04557	C OF O	12/6/2006	TI: REMODEL DELI COUNTERS AND	TI: REMODEL DELI COUNTERS AND DINING AREA EAST CONCOURSE	BOAR'S & CHEEBURGE CHEEBURGE	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T04CM05524	C OF O	2/1/2005	TI:FITNESS FACILITY	TI:FITNESS FACILITY	VEECO FITNESS FACILTLY	Commercial	COFO_2005_CURRENT	2650 E ELVIRA RD
T17CM07720	L OF C	4/19/2018	COMMERCIAL TI: OFFICE	COMMERCIAL TI: OFFICE		Commercial	COFO_2005_CURRENT	6550 S BAY COLONY DR
T03CM03192	C OF O	2/15/2005	NEW:BAR/NIGHTCLUB	NEW:BAR/NIGHTCLUB	TURBULENCE BAR & LOUNGE	Commercial	COFO_2005_CURRENT	6608 S TUCSON BL
T06CM04681	C OF O	11/22/2006	TI:RETAIL WEST LANDSIDE TICKE	TI:RETAIL WEST LANDSIDE TICKETING DESERT NEWS	LANDSIDE TICKETING	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #226
T17CM00832	L OF C	10/3/2017	TI: RETAIL AIRPORT (SPACE R12)	TI: RETAIL AIRPORT (SPACE R12)		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T11CM01744	C OF O	11/27/2013	NEW METAL BLDG	NEW METAL BLDG	CULLIGAN WATER	Commercial	COFO_2005_CURRENT	2209 E GINTER RD
T18CM00844	C OF O	6/11/2018	TI:INTERIOR REMODEL	TI:INTERIOR REMODEL	B & L NAILSPA	Commercial	COFO_2005_CURRENT	2680 E VALENCIA RD #120
T09OT02665	C OF O	7/12/2010	C OF O: TOWING / TRANSPORTATIO	C OF O: TOWING / TRANSPORTATION LAND CARRIER	15-14E-07	Commercial	COFO_2005_CURRENT	1300 E WIEDING RD
T06CM05803	C OF O	9/17/2007	TI: LOBBY REMODEL	TI: LOBBY REMODEL	AMERISUITES	Commercial	COFO_2005_CURRENT	6885 S TUCSON BL
T07CM01818	C OF O	7/31/2009	TI: MODEL FOR SUITE	TI: MODEL FOR SUITE	VALENCIA BUSINESS PARK	Commercial	COFO_2005_CURRENT	2115 E VALENCIA RD
T06CM04680	C OF O	11/29/2006	TI:RETAIL EAST CONCOURSE DE	TI:RETAIL EAST CONCOURSE DESERT HOUSE REFURBISHMENT	EAST DESERT HOUSE	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #226
T10OT00103	C OF O	2/4/2010	C OF O: CAR WASH	C OF O: CAR WASH	15-14E-08	Commercial	COFO_2005_CURRENT	2707 E VALENCIA RD #02
T07CM00650	C OF O	8/18/2009	NEW MAINTENANCE BUILDINGSITE	NEW MAINTENANCE BUILDINGSITE IMPROVEMENTSBUILDING # 1	TUCSON AIRPORT AUTHORITY	Commercial	COFO_2005_CURRENT	2747 E AIRPORT DR 01
T06CM04562	C OF O	12/15/2006	TI: REMODEL FOR RETAIL MARKET	TI: REMODEL FOR RETAIL MARKET WEST CONCOURSE	CIBO MARKET WEST	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T12CM04650	C OF O	11/29/2012	TI: COMMERCIAL	TI: COMMERCIAL		Commercial	COFO_2005_CURRENT	6230 S COUNTRY CLUB RD
T14CM08782	L OF C	7/1/2015	INSTALL CARPORT STRUCTURES AND	INSTALL CARPORT STRUCTURES AND ELECTRICAL TO MATCH EXISTING TO 6970 S TUCSON BL		Commercial	COFO_2005_CURRENT	6920 S TUCSON BL
T09OT00306	C OF O	3/11/2009	C OF O: RETAL CAR	C OF O: RETAL CAR	15-14E-08	Commercial	COFO_2005_CURRENT	2707 E VALENCIA RD
T09OT01027	C OF O	6/19/2009	C OF O: AUTO REPAIR	C OF O: AUTO REPAIR	15-14E-08	Commercial	COFO_2005_CURRENT	2707 E VALENCIA RD
T05CM05124	C OF O	12/26/2007	MARRIOTT RESIDENCE INN	MARRIOTT RESIDENCE INN	MARRIOTT RESIDENCE INN	Commercial	COFO_2005_CURRENT	2660 E MEDINA RD
T04CM03031	C OF O	6/8/2005	TI:HANGAR	TI:HANGAR	RATLIFF AVIATION	Commercial	COFO_2005_CURRENT	6720 S PLUMER AV
T11CM02859	C OF O	6/8/2012	TI: RESTAURANT	TI: RESTAURANT		Commercial	COFO_2005_CURRENT	6302 S PARK AV
T06CM04564	C OF O	12/15/2006	TI: REMODEL KITCHEN FOR FOOD S	TI: REMODEL KITCHEN FOR FOOD SERVICES WEST CONCOURSE	WEST KITCHEN CONCOURSE	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T10CM02221	C OF O	6/7/2012	KITCHEN & SMOKING PATIO- BAR	KITCHEN & SMOKING PATIO- BAR & GRILL	AIRPORT INN BAR AND GRILL	Commercial	COFO_2005_CURRENT	2303 E VALENCIA RD
T07CM01151	C OF O	6/11/2009	NEW HOTEL	NEW HOTEL	TPS TUCSON AIRPORT PROPERTY L P	Commercial	COFO_2005_CURRENT	6595 S BAY COLONY DR
T06CM04678	C OF O	11/22/2006	TI:RETAIL WEST CONCOURSE DESER	TI:RETAIL WEST CONCOURSE DESERT HOUSE GIFTS	DESERT NEWS WEST	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #226
T16CM02371	L OF C	9/26/2016	ELECTRICAL CIRCUIT FOR TICKET	ELECTRICAL CIRCUIT FOR TICKET KIOSK @ TIA; COMM		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T06CM05198	C OF O	1/11/2007	TI: ADVANCED PRODUCTIONS	TI: ADVANCED PRODUCTIONS	ADVANCED PRODUCTIONS	Commercial	COFO_2005_CURRENT	2424 E ARAGON RD
T05CM02652	C OF O	3/23/2006	AIRPLANE HANGER WITH OFFICE	AIRPLANE HANGER WITH OFFICE	RATLIFF AVIATION II	Commercial	COFO_2005_CURRENT	6726 S PLUMER AV
T17CM06503	L OF C	3/13/2018	COMM TI: REMODEL EXISTING REST	COMM TI: REMODEL EXISTING RESTAURANT TENANT SPACES		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T08OT01782	C OF O	11/5/2008	RETAIL CAR RENTAL	RETAIL CAR RENTAL	15-14E-17	Commercial	COFO_2005_CURRENT	6909 S PLUMER AV
T09CM03364	C OF O	10/21/2010	REFURBISH: BLDG & 400 HZ GROUN	REFURBISH: BLDG & 400 HZ GROUND POWER	TUCSON AIRPORT AUTHORITY	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T17CM01003	L OF C	10/4/2017	TI: RESTAURANT FB-1	TI: RESTAURANT FB-1		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T18CM01389	L OF C	7/10/2018	TI: RESTAURANT AT AIRPORT FB7	TI: RESTAURANT AT AIRPORT FB7		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T06CM04679	C OF O	11/17/2006	TI:RETAIL PGA TOUR SHOP	TI:RETAIL PGA TOUR SHOP	PARADIES	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #226
T05OT02291	C OF O	10/10/2005	C OF O: BUDGET RENT A CAR	C OF O: BUDGET RENT A CAR	15-14E-08	Commercial	COFO_2005_CURRENT	3085 E VALENCIA RD
T13CM07409	L OF C	1/28/2014	ADD 2 HANDICAPPED LIFTS ON HOT	ADD 2 HANDICAPPED LIFTS ON HOTEL POOL AND SPA		Commercial	COFO_2005_CURRENT	6955 S TUCSON BL
T06CM04566	C OF O	12/15/2006	TI: REMODEL BAR/ TAKE OUT COUN	TI: REMODEL BAR/ TAKE OUT COUNTER WEST CONCOURSE	ASIAN BISTRO WEST CONCOURSE	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T16CM00860	L OF C	4/25/2016	T.I;ASSEMBLY	T.I;ASSEMBLY		Commercial	COFO_2005_CURRENT	2700 E EXECUTIVE DR #150
T17CM03513	L OF C	10/3/2017	TI: RETAIL	TI: RETAIL		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T06CM05556	C OF O	1/2/2007	TI: TANNING SALON	TI: TANNING SALON	SEX APPEAL	Commercial	COFO_2005_CURRENT	2680 E VALENCIA RD #168
T18CM01146	L OF C	7/9/2018	TI: REMODEL RESTURAUNT	TI: REMODEL RESTURAUNT		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T06OT00894	C OF O	5/17/2006	C OF O:PRESCHOOL	C OF O:PRESCHOOL	15-14E-08	Commercial	COFO_2005_CURRENT	2054 E GINTER RD #404
T12CM05652	C OF O	12/20/2012	TI: RESTAURANT	TI: RESTAURANT	BURGER KING	Commercial	COFO_2005_CURRENT	2520 E VALENCIA RD
T06CM04561	C OF O	12/6/2006	REMODEL FOR RETAIL MARKET EAST	REMODEL FOR RETAIL MARKET EAST CONCOURSE	CIBO MARKET	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T08CM03566	FINAL	2/13/2009	TI:SHOW ROOM	TI:SHOW ROOM	THE PATTERSON COMPANY	Commercial	COFO_2005_CURRENT	2849 E ELVIRA RD #101
T06CM04767	C OF O	12/7/2006	TI:COFFEE BAR BAGGAGE WEST	TI:COFFEE BAR BAGGAGE WEST	COFFEE BAR	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T17CM02890	L OF C	10/17/2017	TI: RESTAURANT	TI: RESTAURANT	PIZZA HUT	Commercial	COFO_2005_CURRENT	2680 E VALENCIA RD #176
T18CM04471	C OF O	11/26/2018	TI: DUNKIN DONUT	TI: DUNKIN DONUT		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T06CM05847	C OF O	9/6/2007	TI:RETAIL	TI:RETAIL	CIRCLE K	Commercial	COFO_2005_CURRENT	6090 S PARK AV
T07BU01401	C OF O	9/24/2007	INSTALL:RACKS AND REISSUE CoFO	INSTALL:RACKS AND REISSUE CoFO IN BUSINESS NAME	ARIZONA BIN STOCK SERVICE L L C	Commercial	COFO_2005_CURRENT	1145 E VALENCIA RD 02

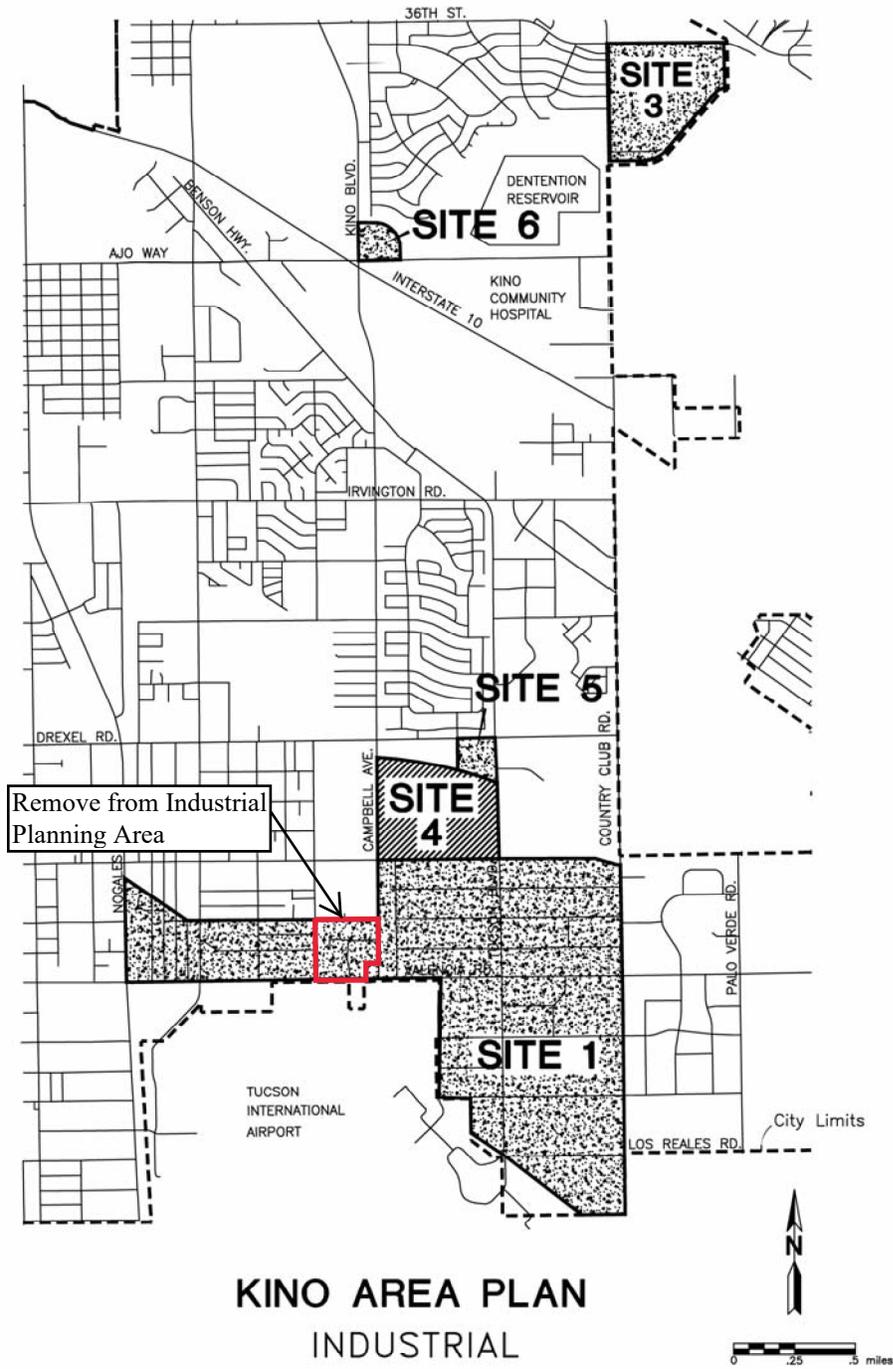
NUMBER	STATUS_1	DATEISSUED	TYPE	DESCRIPTION	BUSINESSNAME	Category	DATASOURCE	ADDRESSFULL
T06CM04532	C OF O	2/12/2007	TI: PLUMBING SUPPLY	TI: PLUMBING SUPPLY	FERGUSON ENTERPRISES, INC	Commercial	COFO_2005_CURRENT	2201 E MEDINA RD #100
T09OT01421	C OF O	8/5/2009	C OF O: DAY CARE	C OF O: DAY CARE	15-14E-07	Commercial	COFO_2005_CURRENT	6280 S CAMPBELL AV BLDG 62
T06CM04565	C OF O	12/15/2006	TI: REMODEL DELI COUNTERS AND	TI: REMODEL DELI COUNTERS AND FOOD COURT DINING WEST CONCOURSE	BOAR'S HEAD WEST CONCOURSE	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T10CM03522	C OF O	3/15/2011	TI:HANGER	TI:HANGER	HANGER	Commercial	COFO_2005_CURRENT	2101 E ELVIRA RD
T09CM01948	C OF O	6/2/2010	PARKING CANOPIES & ELECTRIC (1	PARKING CANOPIES & ELECTRIC (144 SPACES)	FAST PARK	Commercial	COFO_2005_CURRENT	6970 S TUCSON BL
T17CM02810	C OF O	5/25/2017	RETAIL	RETAIL		Commercial	COFO_2005_CURRENT	2901 E ELVIRA RD #135
T06CM04543	C OF O	3/30/2007	TI:COFFEE:LIQUOR BAR EAST CON	TI:COFFEE:LIQUOR BAR EAST CONCOURSE	IKE'S COFFEE EAST	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T06CM04771	C OF O	3/2/2007	TI:JET ROCK	TI:JET ROCK	JET ROCK	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T17CM00829	LOF C	10/20/2017	TI: RETAIL AIRPORT	TI: RETAIL AIRPORT		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T08CM02601	C OF O	4/23/2010	NEW HOTEL "HOLIDAY INN STAYBRI	NEW HOTEL "HOLIDAY INN STAYBRIDGE SUITES"	STAYBRIDGE SUITES	Commercial	COFO_2005_CURRENT	2705 E EXECUTIVE DR
T15CM06103	LOF C	10/30/2015	CONSTRUCT EXTERIOR RAMP/ADA RA	CONSTRUCT EXTERIOR RAMP/ADA RAMP		Commercial	COFO_2005_CURRENT	2707 E VALENCIA RD #02
T17CM00830	LOF C	10/3/2017	TI: RETAIL AIRPORT (R8)	TI: RETAIL AIRPORT (R8)		Commercial	COFO_2005_CURRENT	7250 S TUCSON BL
T06CM04544	C OF O	10/17/2006	TI:COFFEE:LIQUOR BAR WEST C	TI:COFFEE:LIQUOR BAR WEST CONCOURSE	OTG MANAGEMENT	Commercial	COFO_2005_CURRENT	7250 S TUCSON BL #224
T13CM07733	LOF C	1/28/2014	INSTALL 2 HANDICAP LIFTS FOR P	INSTALL 2 HANDICAP LIFTS FOR POOL & SPA		Commercial	COFO_2005_CURRENT	7060 S TUCSON BL
T17CM04587	C OF O	9/7/2017	ADDITION; ATLAS COPCO	ADDITION; ATLAS COPCO		Commercial	COFO_2005_CURRENT	6393 S CAMPBELL AV
T10OT01293	C OF O	7/16/2010	C OF O: WORLD EXPRESS SERVICE	C OF O: WORLD EXPRESS SERVICE	15-14E-17	Commercial	COFO_2005_CURRENT	6610 S TUCSON BL #100
					Commercial Count		81	
T08OT02619	C OF O	11/25/2008	C OF O:COMMERICAL WAREHOUSE	C OF O:COMMERICAL WAREHOUSE	15-14E-17	Industrial	COFO_2005_CURRENT	3000 E ELVIRA RD #100
T11CM00519	C OF O	4/7/2011	TI:MANUFACTURING	TI:MANUFACTURING	VISTA INK JETS	Industrial	COFO_2005_CURRENT	2901 E ELVIRA RD #195
T05CM05548	C OF O	1/31/2006	TI: WAREHOUSE	TI: WAREHOUSE	MISSION FOODS	Industrial	COFO_2005_CURRENT	2949 E ELVIRA RD #181
T06CM01861	C OF O	9/10/2010	NEW WAREHOUSE	NEW WAREHOUSE	NEW SPAIN DEVELOPMENT LLC	Industrial	COFO_2005_CURRENT	6203 S CAMPBELL AV
T15CM05920	C OF O	9/30/2015	WAREHOUSE	WAREHOUSE	SKYTEC BUILDING SERVICES LLC	Industrial	COFO_2005_CURRENT	2755 E GANLEY RD #101
T18CM02602	C OF O	8/20/2018	TI: OFFICE/ WAREHOUSE	TI: OFFICE/ WAREHOUSE		Industrial	COFO_2005_CURRENT	6050 S COUNTRY CLUB RD #180*
T09OT01107	C OF O	6/29/2009	C OF O:MANUFACTURING	C OF O:MANUFACTURING	15-14E-08	Industrial	COFO_2005_CURRENT	2755 E GANLEY RD
T07CM04109	C OF O	4/30/2008	TI:OFFICE/WAREHOUSE & LOADING	TI:OFFICE/WAREHOUSE & LOADING DOCK	HILLYARD	Industrial	COFO_2005_CURRENT	2901 E ELVIRA RD #135
T05CM00693	C OF O	6/25/2007	ADDITION:WAREHOUSE	ADDITION:WAREHOUSE		Industrial	COFO_2005_CURRENT	1145 E VALENCIA RD
T07CM03323	C OF O	6/6/2008	TI: FACTORY & OFFICE TCO FOR	TI: FACTORY & OFFICE TCO FOR OFFICE STAFF	SION POWER	Industrial	COFO_2005_CURRENT	2900 E ELVIRA RD #150
T09OT02438	C OF O	12/3/2009	C OF O:WAREHOUSE	C OF O:WAREHOUSE	15-14E-08	Industrial	COFO_2005_CURRENT	2775 E GANLEY RD #103
T06CM01862	C OF O	9/10/2010	NEW WAREHOUSE	NEW WAREHOUSE	LUDOWICI	Industrial	COFO_2005_CURRENT	6194 S SEARS BL
T14CM05980	C OF O	7/16/2015	NEW STORAGE WAREHOUSE AND OFFI	NEW STORAGE WAREHOUSE AND OFFICE		Industrial	COFO_2005_CURRENT	6221 S TUCSON BL
T06CM05873	C OF O	12/22/2006	TI:WAREHOUSE	TI:WAREHOUSE	LAZ-BOY	Industrial	COFO_2005_CURRENT	2201 E MEDINA RD #150
T15CM08901	LOF C	4/25/2016	EXTERIOR LOADING DOCK	EXTERIOR LOADING DOCK		Industrial	COFO_2005_CURRENT	2700 E EXECUTIVE DR #140
T07CM03873	C OF O	3/13/2008	TI:OFFICE/WAREHOUSE	TI:OFFICE/WAREHOUSE	EAGLE GLOBAL LOGISTICS	Industrial	COFO_2005_CURRENT	2859 E ELVIRA RD
T17CM08562	C OF O	6/21/2018	TI: OFFICE & WAREHOUSE	TI: OFFICE & WAREHOUSE	CALSAK	Industrial	COFO_2005_CURRENT	2850 E VALENCIA RD
T11CM03700	C OF O	4/11/2012	TI: OFFICE/WAREHOUSE 1ST & 2N	TI: OFFICE/WAREHOUSE 1ST & 2ND FLOOR	CHAMBERLAIN	Industrial	COFO_2005_CURRENT	6020 S COUNTRY CLUB RD
T12CM05190	C OF O	9/26/2012	TI: OFFICE/WAREHOUSE	TI: OFFICE/WAREHOUSE		Industrial	COFO_2005_CURRENT	6020 S COUNTRY CLUB RD
T08CM00940	C OF O	3/26/2009	TI: WAREHOUSE AND MANUFACTORIN	TI: WAREHOUSE AND MANUFACTURING	SOLON AMERICA	Industrial	COFO_2005_CURRENT	6950 S COUNTRY CLUB RD
T07CM01542	C OF O	5/14/2007	TI: WAREHOUSE/OFFICE	TI: WAREHOUSE/OFFICE	DREXEL DIESEL SERVICE LLC	Industrial	COFO_2005_CURRENT	2651 E GANLEY RD
T03CM01144	C OF O	6/25/2007	ADD:BATHROOM	ADD:BATHROOM	CANBERRA CONSTRUCTION	Industrial	COFO_2005_CURRENT	1145 E VALENCIA RD
T07OT01900	C OF O	8/28/2007	C OF O: SOLAR INDUSTRIES INC	C OF O: SOLAR INDUSTRIES INC	15-14E-08	Industrial	COFO_2005_CURRENT	6151 S TUCSON BL
T14CM02782	C OF O	10/9/2014	TI: WAREHOUSE	TI: WAREHOUSE		Industrial	COFO_2005_CURRENT	6550 S BAY COLONY DR #160
T07CM01454	C OF O	7/13/2007	TI: WAREHOUSE, LOADING DOCK EX	TI: WAREHOUSE, LOADING DOCK EXCLUDED	D H L	Industrial	COFO_2005_CURRENT	2949 E ELVIRA RD #191
T07CM00653	C OF O	5/19/2009	NEW WAREHOUSEBUILDING: # 2	NEW WAREHOUSEBUILDING: # 2	TAA WAREHOUSE	Industrial	COFO_2005_CURRENT	2747 E AIRPORT DR 02
T07CM02714	C OF O	3/2/2009	TI: ADA WELDING WAREHOUSE	TI: ADA WELDING WAREHOUSE	HI-TECH MACHINGS WAREHOUSE	Industrial	COFO_2005_CURRENT	1095 E WIEDING RD
T13OT00724	C OF O	6/21/2013	C OF O: OFFICE/MANUFACTURING	C OF O: OFFICE/MANUFACTURING	15-14E-17	Industrial	COFO_2005_CURRENT	2705 E MEDINA RD #161
T07CM02667	C OF O	10/12/2007	TI:WAREHOUSE	TI:WAREHOUSE	EMPIRE TODAY	Industrial	COFO_2005_CURRENT	2901 E ELVIRA RD #195
T14CM07933	C OF O	8/22/2017	NEW WAREHOUSE/OFFICE/DWELLING	NEW WAREHOUSE/OFFICE/DWELLING	GREEN LEAF SOLUTIONS	Industrial	COFO_2005_CURRENT	2880 E GINTER RD
T05CM01747	C OF O	9/8/2005	TI: WAREHOUSE	TI: WAREHOUSE	DAVIS SELECTED ADVISORS	Industrial	COFO_2005_CURRENT	2949 E ELVIRA RD #101
T06CM02475	C OF O	3/16/2007	SITE/ADDITION:WAREHOUSE	SITE/ADDITION:WAREHOUSE	T A CAID	Industrial	COFO_2005_CURRENT	2405 E GANLEY RD
T03CM04472	C OF O	12/22/2006	NEW:WAREHOUSE BUILDING	NEW:WAREHOUSE BUILDING	SOLAR INDUSTRIES	Industrial	COFO_2005_CURRENT	6151 S TUCSON BL
T05CM00691	C OF O	1/18/2007	NEW:WAREHOUSE	NEW:WAREHOUSE	IOTA WAREHOUSE	Industrial	COFO_2005_CURRENT	1445 E WIEDING RD
T13CM06530	C OF O	7/25/2014	MANUFACTURING	MANUFACTURING		Industrial	COFO_2005_CURRENT	6220 S TUCSON BL
T15CM00226	LOF C	2/19/2015	TI: OFFICE TO BATHROOM PLUS O	TI: OFFICE TO BATHROOM PLUS OH DOOR		Industrial	COFO_2005_CURRENT	2901 E ELVIRA RD #135
T18CM04115	C OF O	10/3/2018	WAREHOUSE	WAREHOUSE	FACTORY MOTOR PARTS	Industrial	COFO_2005_CURRENT	2155 E VALENCIA RD 107
T11CM02917	C OF O	3/7/2012	CAID~METAL BLDG ADDITION	CAID~METAL BLDG ADDITION		Industrial	COFO_2005_CURRENT	2001 E GANLEY RD
T06CM03784	C OF O	8/23/2007	SITE/WAREHOUSE	SITE/WAREHOUSE	TUCSON ROLLING SHUTTERS	Industrial	COFO_2005_CURRENT	2660 E BILBY RD
T06CM05874	C OF O	12/14/2006	TI:OFFICE FOR WAREHOUSE	TI:OFFICE FOR WAREHOUSE	LA Z BOY	Industrial	COFO_2005_CURRENT	2201 E MEDINA RD #160
T15CM05402	C OF O	1/6/2016	WAREHOUSE	WAREHOUSE	GW PLASTIC	Industrial	COFO_2005_CURRENT	2700 E EXECUTIVE DR #140
T15CM01791	C OF O	4/18/2017	NEW MAINTENANCE AND STORAGE BLD	NEW MAINTENANCE AND STORAGE BLDG		Industrial	COFO_2005_CURRENT	2825 E GINTER RD
T17CM06300	C OF O	4/9/2018	CONSTRUCTION EQUIPMENT WHOLES	CONSTRUCTION EQUIPMENT WHOLES		Industrial	COFO_2005_CURRENT	6393 S CAMPBELL AV
T12CM04649	C OF O	9/5/2012	ADDITION TO MANUFACTURING BUIL	ADDITION TO MANUFACTURING BUILDING	JB STEEL	Industrial	COFO_2005_CURRENT	2850 E GANLEY RD
T16CM06271	LOF C	1/12/2017	TI; LOADING DOCK	TI; LOADING DOCK		Industrial	COFO_2005_CURRENT	2901 E ELVIRA RD #195
T06CM01863	C OF O	9/10/2010	NEW WAREHOUSE	NEW WAREHOUSE	NEW SPAIN DEVELOPMENT LLC	Industrial	COFO_2005_CURRENT	6202 S SEARS BL
T08CM02577	C OF O	1/5/2009	TI: MANUFACTURING	TI: MANUFACTURING	SOLON AMERICA	Industrial	COFO_2005_CURRENT	6950 S COUNTRY CLUB RD
T06CM05292	FINAL	1/4/2007	TI: OFFICE PENDING ON TI FOR	TI: OFFICE PENDING ON TI FOR WAREHOUSE PORTION ON SHELL	DREXEL DIESEL SERVICE	Industrial	COFO_2005_CURRENT	2651 E GANLEY RD

NUMBER	STATUS_1	DATEISSUED	TYPE	DESCRIPTION	BUSINESSNAME	Category	DATASOURCE	ADDRESSFULL
T07OT01575	C OF O	7/20/2007	C OF O:WAREHOUSE	C OF O:WAREHOUSE	15-14E-07	Industrial	COFO_2005_CURRENT	1445 E WIEDING RD
					Industrial Count		49	
T06CM03727	C OF O	7/13/2006	INSTALL: TEMP WALLS, ELEC: OUT	INSTALL: TEMP WALLS, ELEC: OUTLETS/LIGHTING - EAST CONCOURSE		N/A	COFO_2005_CURRENT	7250 S TUCSON BL #224
T14CM01199	LOF C	9/2/2014	TI: INTERIOR DEMO	TI: INTERIOR DEMO		N/A	COFO_2005_CURRENT	7250 S TUCSON BL
T14CM01604	LOF C	12/23/2014	ANTENNA UPGRADE,ADDING RADIO E	ANTENNA UPGRADE,ADDING RADIO EQUIPEMENT ON EXISTING SITE		N/A	COFO_2005_CURRENT	6202 S SEARS BL
T16CM00388	LOF C	5/24/2018	CELL TOWER REMOVE AND REPLACE	CELL TOWER REMOVE AND REPLACE ANTENNAS		N/A	COFO_2005_CURRENT	6380 S COUNTRY CLUB RD
T17CM04707	LOF C	10/11/2017	(T17DV02445) FIRE DAMAGE	(T17DV02445) FIRE DAMAGE		N/A	COFO_2005_CURRENT	6200 S CAMPBELL AV #13 #13306
T14CM05087	LOF C	10/16/2014	RECONNECT: ELECTRIC	RECONNECT: ELECTRIC		N/A	COFO_2005_CURRENT	2175 E VALENCIA RD
T13CM06016	LOF C	2/10/2014	CELL TOWER/DEMO	CELL TOWER/DEMO		N/A	COFO_2005_CURRENT	2821 E AIRPORT DR
T18CM05552	C OF O	2/7/2019	TERMINAL C	TERMINAL C	GATE C TUCSON AIRPORT	N/A	COFO_2005_CURRENT	7250 S TUCSON BL
T01CM00202	C OF O	6/24/2005	ADDITION:TERMINAL EXPANSION A	ADDITION:TERMINAL EXPANSION AND REMODEL	TUCSON INTERNATIONAL AIRPORT	N/A	COFO_2005_CURRENT	7250 S TUCSON BL
T15CM08230	LOF C	12/4/2018	TI; AIRPORT UPGRADES	TI; AIRPORT UPGRADES		N/A	COFO_2005_CURRENT	7005 S PLUMER AV
T16CM02399	LOF C	8/11/2016	INSTALLATION OF UTILITY IN PRE	INSTALLATION OF UTILITY IN PREPARATION OF MODULAR OFFICE		N/A	COFO_2005_CURRENT	2747 E AIRPORT DR 01
T16CM00997	LOF C	9/16/2016	REPL DUG-OUT	REPL DUG-OUT		N/A	COFO_2005_CURRENT	1725 E BILBY RD
T15CM08925	LOF C	9/26/2016	UTILITY INSTALL	UTILITY INSTALL		N/A	COFO_2005_CURRENT	7250 S TUCSON BL
T17CM04707	LOF C	10/11/2017	(T17DV02445) FIRE DAMAGE	(T17DV02445) FIRE DAMAGE		N/A	COFO_2005_CURRENT	6200 S CAMPBELL AV #13 #13206
T12CM03959	C OF O	10/15/2013	AIRPORT	AIRPORT		N/A	COFO_2005_CURRENT	7150 S TUCSON BL
T06CM04555	C OF O	12/6/2006	REMODEL KITCHEN FOR EAST CONCO	REMODEL KITCHEN FOR EAST CONCOURSE FOOD SERVICES		N/A	COFO_2005_CURRENT	7250 S TUCSON BL #224
					N/A Count		16	
T15CM04453	LOF C	8/7/2015	T.I;OFFICE	T.I;OFFICE		Office	COFO_2005_CURRENT	7060 S TUCSON BL 01
T02MH00200	C OF O	6/2/2006	MOBILE HOME:SETUP	MOBILE HOME:SETUP	15-14E-07	Office	COFO_2005_CURRENT	6141 S PARK AV #04
T16CM02951	LOF C	10/26/2016	OFFICE TI	OFFICE TI		Office	COFO_2005_CURRENT	2110 E AIRPORT DR
T05CM05846	C OF O	3/21/2006	TI: OFFICE	TI: OFFICE	IOTA	Office	COFO_2005_CURRENT	1361 E WIEDING RD
T09CM02095	C OF O	12/7/2009	TI:OFFICE/CALL CENTER	TI:OFFICE/CALL CENTER	CYRACOM	Office	COFO_2005_CURRENT	2801 E ELVIRA RD
T04CM04523	C OF O	10/3/2005	TI:OFFICE	TI:OFFICE	CBR	Office	COFO_2005_CURRENT	6550 S BAY COLONY DR #160
T15CM01098	LOF C	4/13/2015	TI: OFFICE	TI: OFFICE		Office	COFO_2005_CURRENT	2849 E ELVIRA RD #145
T17CM01401	LOF C	6/22/2017	TI; OFFICE	TI; OFFICE		Office	COFO_2005_CURRENT	925 E BILBY RD
T07CM00816	C OF O	7/19/2007	TI:OFFICER1- ADDING JANIOR R	TI:OFFICER1- ADDING JANIOR ROOM AND COFFEE CART	UNIVERSITY PHYSICIANS HEALTHCARE	Office	COFO_2005_CURRENT	2731 E ELVIRA RD
T15CM08746	LOF C	5/3/2016	TI: OFFICE	TI: OFFICE		Office	COFO_2005_CURRENT	3000 E VALENCIA RD #150
T08CM01664	C OF O	10/22/2008	TI: OFFICE (DES)	TI: OFFICE (DES)	DES	Office	COFO_2005_CURRENT	3000 E VALENCIA RD #130
T11CM01968	C OF O	7/23/2012	ADDITION:NEW CLASSROOM-EAST BL	ADDITION:NEW CLASSROOM-EAST BLDG		Office	COFO_2005_CURRENT	1725 E BILBY RD
T07CM00361	FINAL	5/3/2007	TI: OFFICE(EXISTING - NON-SHEL	TI: OFFICE(EXISTING - NON-SHELL)	CBR	Office	COFO_2005_CURRENT	6550 S BAY COLONY DR #160
T15CM05817	LOF C	9/26/2016	TI: UNITED AIRLINE	TI: UNITED AIRLINE	UNITED AIRLINE	Office	COFO_2005_CURRENT	7250 S TUCSON BL #214
T05CM00738	FINAL	4/12/2005	TI:OFFICE	TI:OFFICE	CHAMBERLAIN GROUP	Office	COFO_2005_CURRENT	6050 S COUNTRY CLUB RD
T14CM000816	C OF O	8/11/2014	MEDICAL OFFICES	MEDICAL OFFICES		Office	COFO_2005_CURRENT	2721 E ELVIRA RD
T06CM04531	C OF O	7/19/2007	TI:UNIVERSITY PHYSICIANS HEALT	TI:UNIVERSITY PHYSICIANS HEALTHCARE	UNIVERSITY PHYSICIANS HEALTHCARE	Office	COFO_2005_CURRENT	2711 E ELVIRA RD
T13CM02816	C OF O	9/23/2013	OFFICE	OFFICE		Office	COFO_2005_CURRENT	2650 E ELVIRA RD
T13CM07298	LOF C	2/13/2014	TI: OFFICE	TI: OFFICE		Office	COFO_2005_CURRENT	2800 E AIRPORT DR #07
T09CM02252	C OF O	10/26/2009	TI: OFFICE	TI: OFFICE	AZ DEPT OF ECONOMIC SECURITY	Office	COFO_2005_CURRENT	3000 E VALENCIA RD #150
T04CM05406	C OF O	6/8/2005	TI:OFFICE	TI:OFFICE	INSTRUMENT LEARNING SYSTEMS	Office	COFO_2005_CURRENT	6720 S PLUMER AV
T14CM03437	C OF O	10/16/2014	OFFICE	OFFICE		Office	COFO_2005_CURRENT	2175 E VALENCIA RD #105
T15CM04557	C OF O	9/1/2015	TI: OFFICE	TI: OFFICE		Office	COFO_2005_CURRENT	6730 S TUCSON BL
T15CM06147	LOF C	5/3/2016	TI: OFFICE	TI: OFFICE		Office	COFO_2005_CURRENT	3000 E VALENCIA RD #100
T17CM02103	C OF O	5/8/2018	OFFICE	OFFICE	STURGEON ELECTRIC	Office	COFO_2005_CURRENT	2825 E GINTER RD
T06CM01414	C OF O	7/11/2006	TI: OFFICE	TI: OFFICE	TAA ADMINISTRATION	Office	COFO_2005_CURRENT	7150 S TUCSON BL
T07CM04093	C OF O	6/26/2009	NEW BUILDING DPS	NEW BUILDING DPS	AZ DPS SO. REGIONAL CRIME LAB	Office	COFO_2005_CURRENT	2525 E VALENCIA RD
T09CM01198	C OF O	7/31/2009	TI: OFFICE/CALL CENTER	TI: OFFICE/CALL CENTER	CYRACOM	Office	COFO_2005_CURRENT	2849 E ELVIRA RD #145
T14CM02926	C OF O	7/1/2015	OFFICE	OFFICE		Office	COFO_2005_CURRENT	2115 E VALENCIA RD #131
T11CM03136	C OF O	1/4/2012	TI: OFFICE	TI: OFFICE		Office	COFO_2005_CURRENT	3000 E VALENCIA RD #150
T15CM02736	LOF C	5/3/2016	T.I;OFFICE	T.I;OFFICE		Office	COFO_2005_CURRENT	3000 E VALENCIA RD #190
T16CM09239	C OF O	1/26/2017	OFFICE	OFFICE		Office	COFO_2005_CURRENT	7005 S PLUMER AV
T04CM04203	C OF O	1/25/2005	TI:CALL CENTER	TI:CALL CENTER	ORC MACRO	Office	COFO_2005_CURRENT	6550 S BAY COLONY DR #100
T14CM01874	C OF O	7/14/2014	CALL CENTER	CALL CENTER		Office	COFO_2005_CURRENT	6550 S BAY COLONY DR #100
T06CM02188	C OF O	2/8/2007	TI: OFFICE	TI: OFFICE	UNITED COLLECTION BUREAU	Office	COFO_2005_CURRENT	2425 E MEDINA RD
T16CM03905	C OF O	11/2/2016	TI; OFFICE	TI; OFFICE		Office	COFO_2005_CURRENT	2380 E MEDINA RD
T06CM04479	C OF O	7/19/2007	TI:U/ PHYSICIANS HEALTHCARE (TI:U/ PHYSICIANS HEALTHCARE (office use only)	UNIVERSITY PHYSICIANS HEALTHCARE	Office	COFO_2005_CURRENT	2701 E ELVIRA RD
T11CM01629	C OF O	10/26/2012	NEW: CLASSROOM-WEST BLDG	NEW: CLASSROOM-WEST BLDG		Office	COFO_2005_CURRENT	1725 E BILBY RD
T17CM05863	LOF C	6/5/2018	NEW PRKNG SERVICING CHAMBERLA	NEW PRKNG SERVICING CHAMBERLAIN FACILITY	CHAMBERLIAN	Office	COFO_2005_CURRENT	2885 E BILBY RD
T12CM07696	C OF O	2/21/2013	TI: CONSTRUCTION/MINING OFFICE	TI: CONSTRUCTION/MINING OFFICE	ATLAS COPCO CONST MINING	Office	COFO_2005_CURRENT	6393 S CAMPBELL AV
T13CM06302	C OF O	2/26/2014	TI: OFFICE AND COMMISSARY SPAC	TI: OFFICE AND COMMISSARY SPACES		Office	COFO_2005_CURRENT	7250 S TUCSON BL
T15CM05348	LOF C	9/26/2016	TI: OFFICE	TI: OFFICE		Office	COFO_2005_CURRENT	7250 S TUCSON BL #216
T12CM02128	C OF O	12/10/2012	TI: OFFICE	TI: OFFICE		Office	COFO_2005_CURRENT	2115 E VALENCIA RD #101
T08OT01831	C OF O	8/1/2008	C OF O:CALL CENTER	C OF O:CALL CENTER	15-14E-17	Office	COFO_2005_CURRENT	6550 S BAY COLONY DR #100

Office Count
Grand Count

44
190

Kino Area Plan

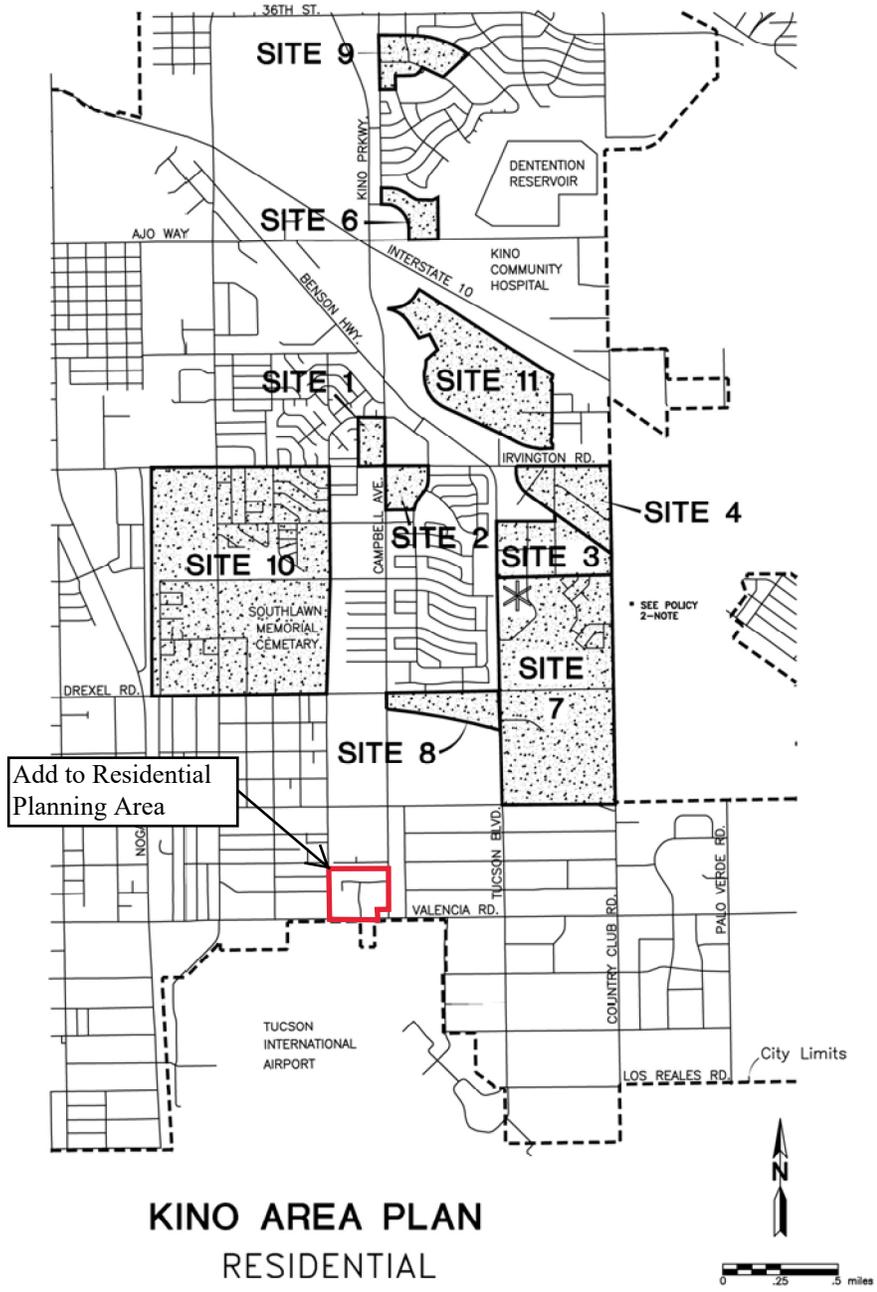


(March 27, 2000, Resolution No. 18563, added Site 5)

(July 1, 2002, Resolution No. 19280, added Site 6)

(August 5, 2002, Resolution No. 19326, deleted Site 2)

Kino Area Plan



KINO AREA PLAN RESIDENTIAL

(Plan amended on December 12,
1994, Resolution 16779 to delete
Site 5)

(Plan amended on August 5,
2002, Resolution 19326
to add Site 11)

Narrative, Exhibit 3

1. Sonoran Business Park, 45.72 Acres - Sonoran Los Reales & Alvernon Way Tucson, AZ 85706 Land	Sale Price: For Sale Price/AC: - Parcel Size: 45.72 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,655 Zoning: CI-1, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750
2. 225 E Medina Rd 225 E Medina Rd Tucson, AZ 85756 Land	Sale Price: For Sale Price/AC: - Parcel Size: 4.34 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,223 Zoning: I-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Ronald E. Zimmerman (520) 546-2755
3. Fleetwood Homes Sales Center 3555 E Corporate Dr Tucson, AZ 85706 Land	Sale Price: For Sale Price/AC: - Parcel Size: 4.70 AC Proposed Use: Hold for Investment	Sale Status: Active Days On Market: 3,103 Zoning: CI-1(AE), County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707
4. North Lot 6991 E Southpoint Rd Tucson, AZ 85756 Land	Sale Price: For Sale Price/AC: - Parcel Size: 6.20 AC Proposed Use: Contractor Storage Yard	Sale Status: Active Days On Market: 2,725 Zoning: CI-2	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707
5. Alvernon Corners Industrial Ctr, Lot 2 & 3 Flex 3897-3959 S Palo Verde Rd Tucson, AZ 85714 Land	Sale Price: For Sale Price/AC: - Parcel Size: 3.03 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 2,702 Zoning: CI-1, County	Sales Company: CBRE Sales Contacts: Tim Healy (520) 323-5119
6. Lots 31-35 3552 E 34th St Tucson, AZ 85713 Land	Sale Price: For Sale Price/AC: - Parcel Size: 2.93 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 2,436 Zoning: I-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707
7. Southpointe Industrial Park NW Kolb & Valencia Rd Tucson, AZ 85706 Land	Sale Price: For Sale Price/AC: - Parcel Size: 17.70 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 650 Zoning: CI-2, County	Sales Company: CBRE Sales Contacts: Jesse Blum (520) 323-5185
8. OFFERING :: CITY OF TUCSON SURPLUS LAND 600 W 22nd St Tucson, AZ 85745 Land	Sale Price: For Sale Price/AC: - Parcel Size: 2.61 AC Proposed Use: -	Sale Status: Active Days On Market: 645 Zoning: I-1 (light industrial).	Sales Company: CBRE Sales Contacts: Ian Stuart (520) 323-5180 Ben A. Becker (520) 323-5149 Adam Becker (520) 323-5188
9. Swan Eco Industrial Park, Lot 12 7800 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$96,050 Price/AC: \$65,340.14 Parcel Size: 1.47 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 367 Zoning: CI-2, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Paul D. Hooker (520) 546-2704
10. Swan Eco Industrial Park, Lot 13 7800 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$96,050 Price/AC: \$65,340.14 Parcel Size: 1.47 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 367 Zoning: CI-2, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Paul D. Hooker (520) 546-2704
11. Swan Eco Industrial Park, Lot 14 7800 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$96,050 Price/AC: \$65,340.14 Parcel Size: 1.47 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 367 Zoning: CI-2, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Paul D. Hooker (520) 546-2704



12. Swan Eco Industrial Park, Swan Eco Industrial 7800 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$98,467 Price/AC: \$59,676.97 Parcel Size: 1.65 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 367 Zoning: CI-2	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Paul D. Hooker (520) 546-2704
13. Swan Eco Industrial Park, Swan Eco Industrial 7800 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$110,468 Price/AC: \$34,847.95 Parcel Size: 3.17 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 367 Zoning: CI-2, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Paul D. Hooker (520) 546-2704
14. Swan Eco Industrial Park, Swan Eco Industrial 7800 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$110,468 Price/AC: \$34,847.95 Parcel Size: 3.17 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 367 Zoning: CI-2, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Paul D. Hooker (520) 546-2704
15. Swan Eco Industrial Park, Swan Eco Industrial 7800 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$110,468 Price/AC: \$34,847.95 Parcel Size: 3.17 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 367 Zoning: CI-2, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Paul D. Hooker (520) 546-2704
16. 2815 E Ganley Rd Tucson, AZ 85706 Land	Sale Price: \$132,750 Price/AC: \$130,147.06 Parcel Size: 1.02 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 43 Zoning: I-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
17. 4830 E Cindrich St Tucson, AZ 85706 Land	Sale Price: \$150,000 Price/AC: \$94,339.62 Parcel Size: 1.59 AC Proposed Use: -	Sale Status: Active Days On Market: 1,031 Zoning: I-2	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: David J. Blanchette (520) 906-9446
18. 6800 S Country Club Rd Tucson, AZ 85756 Land	Sale Price: \$152,460 Price/AC: \$304,920.00 Parcel Size: 0.50 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,930 Zoning: I-1	Sales Company: Burris Hennessy & Company Sales Contacts: Tim Burris (520) 730-1830 Mike E. Hennessy (520) 906-0500
19. Butterfield Business Ctr, Butterfield Lot 43 4725 S Overland Dr Tucson, AZ 85714 Land	Sale Price: \$155,000 Price/AC: \$139,288.28 Parcel Size: 1.11 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,519 Zoning: CI-1, County	Sales Company: Alpha Commercial Real Estate Service LLC Sales Contacts: Patrick J. Welchert (520) 360-9394
20. Swan Eco Industrial Park, Swan Eco Industrial 7800 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$160,998 Price/AC: \$34,848.05 Parcel Size: 4.62 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 367 Zoning: CI-2, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Paul D. Hooker (520) 546-2704
21. 4860 E Cindrich St Tucson, AZ 85706 Land	Sale Price: \$163,350 Price/AC: \$108,900.00 Parcel Size: 1.50 AC Proposed Use: -	Sale Status: Active Days On Market: 231 Zoning: I-2	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: David J. Blanchette (520) 906-9446
22. Southpointe Industrial Park, Vacant Land- Lot 24 Valencia Rd @ Kolb Rd Tucson, AZ 85756 Land	Sale Price: \$169,518 Price/AC: \$87,119.95 Parcel Size: 1.95 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,794 Zoning: CI-2 (AE), County	Sales Company: CBRE Sales Contacts: Jesse Blum (520) 323-5185



23. Lot 50 6600 S Country Club Tucson, AZ 85756 Land	Sale Price: \$173,058 Price/AC: \$239,592.97 Parcel Size: 0.72 AC Proposed Use: -	Sale Status: Active Days On Market: 3,159 Zoning: I-1	Sales Company: Burris Hennessy & Company Sales Contacts: Tim Burris (520) 730-1830 Mike E. Hennessy (520) 906-0500
24. Lot 49 6600 S Country Club Tucson, AZ 85756 Land	Sale Price: \$173,058 Price/AC: \$240,358.33 Parcel Size: 0.72 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,103 Zoning: I-1	Sales Company: Burris Hennessy & Company Sales Contacts: Tim Burris (520) 730-1830 Mike E. Hennessy (520) 906-0500
25. Vacant Land 341 E Aragon Rd Tucson, AZ 85756 Land	Sale Price: \$175,000 Price/AC: \$87,622.67 Parcel Size: 2.00 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 185 Zoning: I-1, Tucson	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Ronald E. Zimmerman (520) 546-2755
26. Lot 12 Fair St Tucson, AZ 85714 Land	Sale Price: \$187,366 Price/AC: \$87,146.98 Parcel Size: 2.15 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 581 Zoning: I-1	Sales Company: Red Point Development, Inc. Sales Contacts: Jason Wong (520) 408-2300 X109
27. 3588 S Campbell Ave Tucson, AZ 85713 Land	Sale Price: \$200,000 Price/AC: \$248,108.18 Parcel Size: 0.81 AC Proposed Use: Industrial, Retail, Office	Sale Status: Active Days On Market: 28 Zoning: I-1, Tucson	Sales Company: Long Realty Company Sales Contacts: Tony Reed (520) 918-5189
28. Lot 48 6500 S Country Club Rd Tucson, AZ 85756 Land	Sale Price: \$204,464 Price/AC: \$283,073.52 Parcel Size: 0.72 AC Proposed Use: Industrial, Hold for Development	Sale Status: Active Days On Market: 3,930 Zoning: I-1	Sales Company: Burris Hennessy & Company Sales Contacts: Tim Burris (520) 730-1830 Mike E. Hennessy (520) 906-0500
29. I-1 Zoned Acreage 3131-3161 E Atlas Pl Tucson, AZ 85706 Land	Sale Price: \$225,000 Price/AC: \$63,380.28 Parcel Size: 3.55 AC Proposed Use: Industrial, Hold for Investment	Sale Status: Active Days On Market: 216 Zoning: I-1, Tucson	Sales Company: Long Realty Company Sales Contacts: Peter Canacakos (520) 907-9850
30. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$230,740 Price/AC: \$302,728.94 Parcel Size: 0.76 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 5,052 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
31. Friebus Industrial Park, Friebus Industrial Park 2380 S Friebus Ave Tucson, AZ 85713 Land	Sale Price: \$235,000 Price/AC: \$239,698.08 Parcel Size: 0.98 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,787 Zoning: -	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
32. Vacant Land 6700 S Country Club Rd Tucson, AZ 85756 Land	Sale Price: \$243,588 Price/AC: \$261,360.52 Parcel Size: 0.93 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,930 Zoning: I-1	Sales Company: Burris Hennessy & Company Sales Contacts: Tim Burris (520) 730-1830 Mike E. Hennessy (520) 906-0500
33. Butterfield Business Center, Butterfield 3561 S Gas Rd Tucson, AZ 85714 Land	Sale Price: \$250,000 Price/AC: \$222,856.12 Parcel Size: 1.12 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,423 Zoning: CI-1	Sales Company: Commercial Retail Advisors, LLC Sales Contacts: Craig Finrock (520) 290-3200 X1 Sarah Six (520) 290-3200



34. 4830 & 4860 E Cindrich St Land Portfolio 2 Properties in portfolio <i>All properties can be sold individually</i>	Sale Price: \$250,000 Price/AC: \$80,906.15 Total Land Area: 3.09 AC	Sale Status: Active Days On Market: 205	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: David J. Blanchette (520) 906-9446
35. Lot 9 Fair St Tucson, AZ 85714 Land	Sale Price: \$254,612 Price/AC: \$87,195.89 Parcel Size: 2.92 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 581 Zoning: -	Sales Company: Red Point Development, Inc. Sales Contacts: Jason Wong (520) 408-2300 X109
36. Butterfield Business Center, Butterfield 4301 S Palo Verde Rd Tucson, AZ 85714 Land	Sale Price: \$290,000 Price/AC: \$133,480.62 Parcel Size: 2.17 AC Proposed Use: Commercial, Industrial, Office	Sale Status: Active Days On Market: 2,753 Zoning: CI-1, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
37. Airport Area Land 2334 E Valencia Rd Tucson, AZ 85706 Land	Sale Price: \$295,000 Price/AC: \$226,923.08 Parcel Size: 1.30 AC Proposed Use: Commercial, Industrial, Hold for Investment	Sale Status: Active Days On Market: 499 Zoning: P-I, Tucson	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: David J. Blanchette (520) 906-9446
38. Vacant Land 1551 S Freeway Tucson, AZ 85713 Land	Sale Price: \$303,611 Price/AC: \$196,029.83 Parcel Size: 1.55 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,093 Zoning: I-1	Sales Company: Alpha Commercial Real Estate Service LLC Sales Contacts: Patrick J. Welchert (520) 360-9394
39. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$314,153 Price/AC: \$302,739.71 Parcel Size: 1.04 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 2,816 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
40. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$319,574 Price/AC: \$302,741.57 Parcel Size: 1.06 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 864 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
41. Butterfield Business Center, Lot 11 S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$322,792 Price/AC: \$302,749.95 Parcel Size: 1.07 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 4,942 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
42. Vacant Land SW Wilmot Rd & Littletown Rd Tucson, AZ 85706 Land	Sale Price: \$330,000 Price/AC: \$32,858.71 Parcel Size: 10.04 AC Proposed Use: Industrial, Hold for Investment	Sale Status: Active Days On Market: 2,124 Zoning: I-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Paul D. Hooker (520) 546-2704
43. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$330,314 Price/AC: \$172,065.43 Parcel Size: 1.92 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 5,052 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
44. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$347,153 Price/AC: \$215,622.98 Parcel Size: 1.61 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 4,942 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714



45. Former Truck Storage Yard 9330 S Nogales Hwy Tucson, AZ 85756 Land	Sale Price: \$350,000 Price/AC: \$81,585.08 Parcel Size: 4.29 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 119 Zoning: GR-1	Sales Company: Long Realty Company Sales Contacts: Peter Canacakos (520) 907-9850
46. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$357,925 Price/AC: \$302,736.19 Parcel Size: 1.18 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 4,859 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
47. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$365,159 Price/AC: \$302,760.14 Parcel Size: 1.21 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 5,052 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
48. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$365,159 Price/AC: \$302,735.04 Parcel Size: 1.21 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 4,942 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
49. Industrial 6380 S Country Club Rd Tucson, AZ 85706 Land	Sale Price: \$370,000 Price/AC: \$87,264.15 Parcel Size: 4.24 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,346 Zoning: P-1, City of Tucson	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707
50. Value Place Hotel Site SEC Ajo & I-10 @ I-10 Tucson, AZ 85713 Land	Sale Price: \$375,000 Price/AC: \$178,946.36 Parcel Size: 2.10 AC Proposed Use: Hotel	Sale Status: Active Days On Market: 196 Zoning: I-1, Tucson	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Greg Furrier (520) 546-2735 Robert Tomlinson (520) 546-2757
51. Build To Suit SEC Tucson Blvd & Ginter Tucson, AZ 85706 Land	Sale Price: \$395,000 Price/AC: \$137,630.66 Parcel Size: 2.87 AC Proposed Use: Industrial, Retail, Office	Sale Status: Active Days On Market: 267 Zoning: P-1	Sales Company: GRE Partners LLC Sales Contacts: Gary Emerson (520) 777-4949 X101
52. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$445,148 Price/AC: \$215,620.25 Parcel Size: 2.06 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 5,052 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
53. Tucson International Business Ctr 3461-3481 E Global Loop Tucson, AZ 85706 Land	Sale Price: \$470,000 Price/AC: \$174,132.12 Parcel Size: 2.70 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,603 Zoning: CI-1, County	Sales Company: Burris Hennessy & Company Sales Contacts: Mike E. Hennessy (520) 906-0500
54. Rita Ranch Industrial 8402 Old Vail Rd Tucson, AZ 85747 Land	Sale Price: \$487,000 Price/AC: \$87,119.86 Parcel Size: 5.59 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 799 Zoning: I-2, Tucson	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130
55. Coronado Point Commerce Center, Coronado 3555 E Nebraska St Tucson, AZ 85706 Land	Sale Price: \$491,358 Price/AC: \$261,638.98 Parcel Size: 1.88 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,978 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747



56. Southpointe Industrial Park, Vacant Land- Lot 18 Valencia Rd @ Kolb Tucson, AZ 85756 Land	Sale Price: \$506,212 Price/AC: \$98,010.03 Parcel Size: 5.16 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,794 Zoning: CI-2 (AE), County	Sales Company: CBRE Sales Contacts: Jesse Blum (520) 323-5185
57. Southpointe Industrial Park, Vacant Land- Lot 2 Valencia Rd @ Kolb Rd Tucson, AZ 85756 Land	Sale Price: \$512,046 Price/AC: \$98,010.49 Parcel Size: 5.22 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,794 Zoning: CI-2 (AE), County	Sales Company: CBRE Sales Contacts: Jesse Blum (520) 323-5185
58. Southpointe Industrial Park, Vacant Land- Lot 1 Valencia Rd @ Kolb Rd Tucson, AZ 85756 Land	Sale Price: \$525,947 Price/AC: \$98,009.24 Parcel Size: 5.37 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,794 Zoning: CI-2 (AE), County	Sales Company: CBRE Sales Contacts: Jesse Blum (520) 323-5185
59. 4831-4861 E Los Reales Rd Tucson, AZ 85756 Land	Sale Price: \$535,000 Price/AC: \$166,149.07 Parcel Size: 3.22 AC Proposed Use: Industrial, Contractor Storage Yard	Sale Status: Active Days On Market: 90 Zoning: CI-2, County	Sales Company: Chapman Lindsey Commercial Real Estate Services Sales Contacts: Alan G. Moore (520) 747-4000 X105
60. Alvernon Corners, Retail/Industrial Land 3841 S Palo Verde Rd Tucson, AZ 85714 Land	Sale Price: \$535,670 Price/AC: \$435,504.07 Parcel Size: 1.23 AC Proposed Use: Industrial, Retail	Sale Status: Active Days On Market: 3,062 Zoning: CI-1, County	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: David J. Blanchette (520) 906-9446
61. 802 W. Silverlake 802 W Silverlake Rd Tucson, AZ 85713 Land	Sale Price: \$550,000 Price/AC: \$110,887.10 Parcel Size: 4.96 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,547 Zoning: C-2	Sales Company: Tango Commercial Real Estate LLC Sales Contacts: Tom Hunt (520) 288-1231
62. Valencia Lot 7373 E Valencia Rd Tucson, AZ 85747 Land	Sale Price: \$550,000 Price/AC: \$174,603.17 Parcel Size: 3.15 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,289 Zoning: CI-1	Sales Company: Burris Hennessy & Company Sales Contacts: Tim Burris (520) 730-1830
63. Land Portfolio 3 Properties in portfolio All properties can be sold individually	Sale Price: \$565,535 Price/AC: \$261,265.36 Total Land Area: 2.16 AC	Sale Status: Active Days On Market: 3,930	Sales Company: Burris Hennessy & Company Sales Contacts: Mike E. Hennessy (520) 906-0500 Tim Burris (520) 730-1830
64. Rita Ranch Commerce Ctr, Vacant Land- Lot 29 9537 E Old Vail Rd Tucson, AZ 85747 Land	Sale Price: \$639,024 Price/AC: \$380,303.52 Parcel Size: 1.68 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 260 Zoning: I-1, I-2, Tucson	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Ronald E. Zimmerman (520) 546-2755
65. Rita Ranch Commerce Ctr, Vacant Land- Lot 25 9717 E Old Vail Rd Tucson, AZ 85747 Land	Sale Price: \$639,024 Price/AC: \$130,757.30 Parcel Size: 4.89 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 260 Zoning: I-1, I-2, Tucson	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Ronald E. Zimmerman (520) 546-2755
66. Alvernon Corners, Alvernon Corners - Lot 4 3590 E Ajo Way Tucson, AZ 85713 Land	Sale Price: \$680,000 Price/AC: \$173,027.99 Parcel Size: 3.93 AC Proposed Use: Industrial, Retail	Sale Status: Active Days On Market: 1,564 Zoning: CI-1, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707



67. Rita Ranch, Rita Ranch Industrial - 10.1 Acres 8650 SW Old Vail Rd Tucson, AZ 85747 Land	Sale Price: \$748,000 Price/AC: \$74,059.41 Parcel Size: 10.10 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 799 Zoning: I-2, Tucson	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130
68. 4555 S Kolb Rd Tucson, AZ 85730 Land	Sale Price: \$750,000 Price/AC: \$45,045.05 Parcel Size: 16.65 AC Proposed Use: -	Sale Status: Active Days On Market: 426 Zoning: SR	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
69. 6.6 Acres of Land- SEC Valencia and Kolb 6251 S Kolb Rd Tucson, AZ 85756 Land	Sale Price: \$799,000 Price/AC: \$121,060.61 Parcel Size: 6.60 AC Proposed Use: Commercial, Retail, Office	Sale Status: Active Days On Market: 2,114 Zoning: SP	Sales Company: CBRE Sales Contacts: Pete Villaescusa (520) 323-5112 Jesse Peron (520) 323-5130
70. 6001 S Wilmot Rd Tucson, AZ 85756 Land	Sale Price: \$800,000 Price/AC: \$80,000.00 Parcel Size: 10 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,255 Zoning: CI-2	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
71. 3480 S Broadmont Dr Tucson, AZ 85713 Land	Sale Price: \$811,197 Price/AC: \$141,570.16 Parcel Size: 5.73 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 322 Zoning: CI-1, Pima County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Russ Hall (520) 546-2747
72. Tucson Blvd North of Airport 6360 S Tucson Blvd Tucson, AZ 85706 Land	Sale Price: \$815,000 Price/AC: \$120,206.49 Parcel Size: 6.78 AC Proposed Use: Industrial, Self-Storage	Sale Status: Active Days On Market: 1,077 Zoning: P-I	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130 David Dutson (520) 603-4013
73. 6195 S Wilmot Rd Tucson, AZ 85756 Land	Sale Price: \$820,000 Price/AC: \$174,468.09 Parcel Size: 4.70 AC Proposed Use: -	Sale Status: Active Days On Market: 150 Zoning: I-2	Sales Company: Burriss Hennessy & Company Sales Contacts: Mike E. Hennessy (520) 906-0500 Tim Burriss (520) 730-1830
74. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$873,032 Price/AC: \$433,417.07 Parcel Size: 2.01 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 5,052 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
75. 2385 E Valencia Rd Tucson, AZ 85706 Land	Sale Price: \$900,000 Price/AC: \$127,659.57 Parcel Size: 7.05 AC Proposed Use: -	Sale Status: Active Days On Market: 1,228 Zoning: -	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
76. 7.19 Acres - Alvernon Way Commerce Center S Alvernon Way Tucson, AZ 85756 Land	Sale Price: \$970,908 Price/AC: \$135,035.88 Parcel Size: 7.19 AC Proposed Use: -	Sale Status: Active Days On Market: 315 Zoning: I-1	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130
77. Kolb and Valencia NEC Kolb & Valencia Rd Tucson, AZ 85747 Land	Sale Price: \$1,100,000 Price/AC: \$51,258.15 Parcel Size: 21.46 AC Proposed Use: -	Sale Status: Active Days On Market: 542 Zoning: GI	Sales Company: HomeSmart Advantage Group Sales Contacts: Tony Guerrero (520) 303-8683 X3326



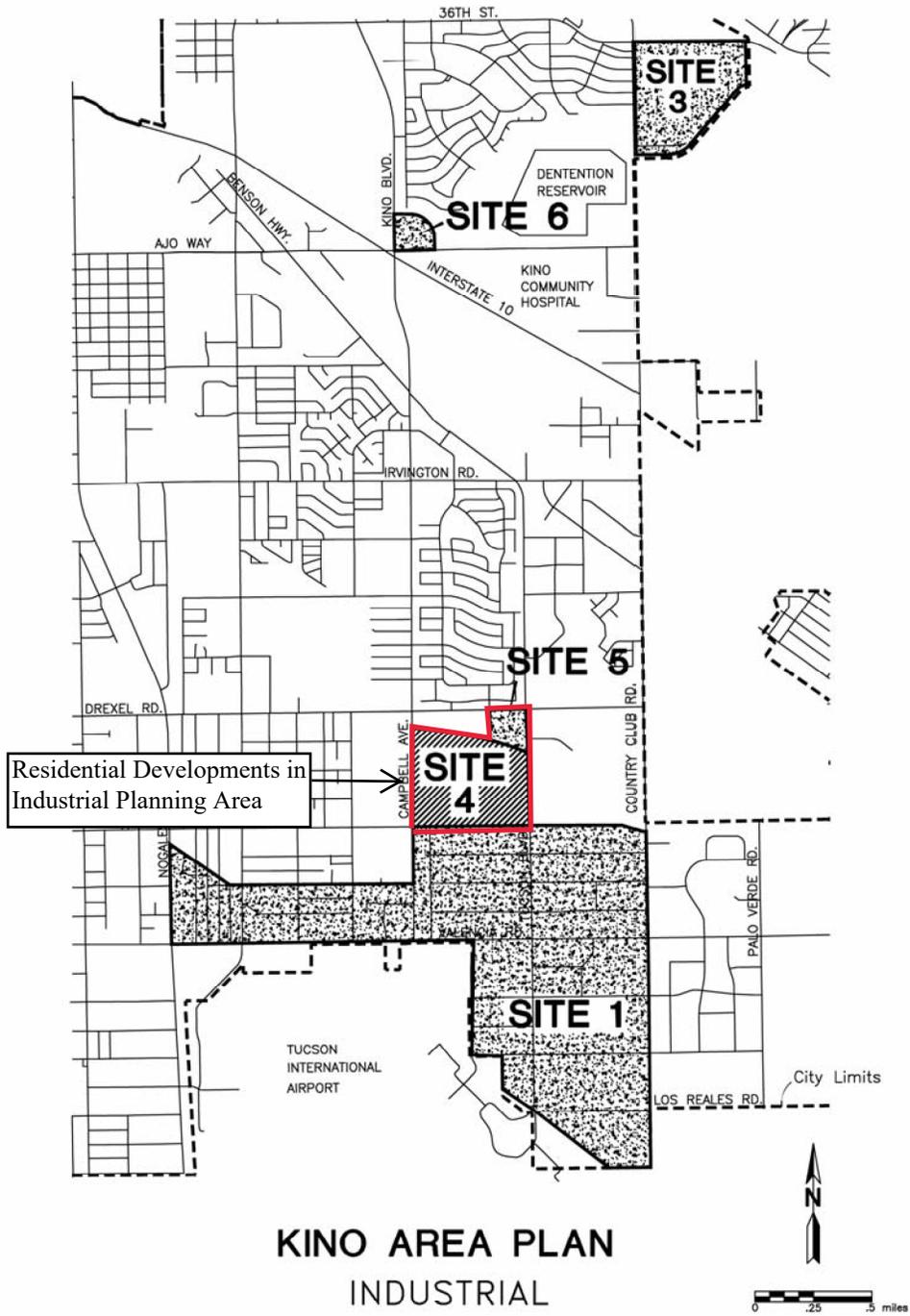
78. Tucson International Gateway Ctr, 6255 South 6255 S Palo Verde Rd Tucson, AZ 85706 Land	Sale Price: \$1,173,459 Price/AC: \$165,275.92 Parcel Size: 7.10 AC Proposed Use: Office, Distribution, Health Care, Warehouse	Sale Status: Active Days On Market: 3,118 Zoning: I-1, Tucson	Sales Company: CBRE Sales Contacts: Jesse Blum (520) 323-5185
79. 6001 S Wilmot Rd Tucson, AZ 85756 Land	Sale Price: \$800,000 Price/AC: \$80,000.00 Parcel Size: 10 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 1,255 Zoning: CI-2	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
80. 3480 S Broadmont Dr Tucson, AZ 85713 Land	Sale Price: \$811,197 Price/AC: \$141,570.16 Parcel Size: 5.73 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 322 Zoning: CI-1, Pima County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Russ Hall (520) 546-2747
81. Tucson Blvd North of Airport 6360 S Tucson Blvd Tucson, AZ 85706 Land	Sale Price: \$815,000 Price/AC: \$120,206.49 Parcel Size: 6.78 AC Proposed Use: Industrial, Self-Storage	Sale Status: Active Days On Market: 1,077 Zoning: P-I	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130 David Dutson (520) 603-4013
82. 6195 S Wilmot Rd Tucson, AZ 85756 Land	Sale Price: \$820,000 Price/AC: \$174,468.09 Parcel Size: 4.70 AC Proposed Use: -	Sale Status: Active Days On Market: 150 Zoning: I-2	Sales Company: Burris Hennessy & Company Sales Contacts: Mike E. Hennessy (520) 906-0500 Tim Burris (520) 730-1830
83. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$873,032 Price/AC: \$433,417.07 Parcel Size: 2.01 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 5,052 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
84. 2385 E Valencia Rd Tucson, AZ 85706 Land	Sale Price: \$900,000 Price/AC: \$127,659.57 Parcel Size: 7.05 AC Proposed Use: -	Sale Status: Active Days On Market: 1,228 Zoning: -	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
85. 7.19 Acres - Alvernon Way Commerce Center S Alvernon Way Tucson, AZ 85756 Land	Sale Price: \$970,908 Price/AC: \$135,035.88 Parcel Size: 7.19 AC Proposed Use: -	Sale Status: Active Days On Market: 315 Zoning: I-1	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130
86. Kolb and Valencia NEC Kolb & Valencia Rd Tucson, AZ 85747 Land	Sale Price: \$1,100,000 Price/AC: \$51,258.15 Parcel Size: 21.46 AC Proposed Use: -	Sale Status: Active Days On Market: 542 Zoning: GI	Sales Company: HomeSmart Advantage Group Sales Contacts: Tony Guerrero (520) 303-8683 X3326
87. Tucson International Gateway Ctr, 6255 South 6255 S Palo Verde Rd Tucson, AZ 85706 Land	Sale Price: \$1,173,459 Price/AC: \$165,275.92 Parcel Size: 7.10 AC Proposed Use: Office, Distribution, Health Care, Warehouse	Sale Status: Active Days On Market: 3,118 Zoning: I-1, Tucson	Sales Company: CBRE Sales Contacts: Jesse Blum (520) 323-5185
88. I-2 Zoned Acreage SE 36th & Palo Verde Rd Tucson, AZ 85713 Land	Sale Price: \$1,287,000 Price/AC: \$326,649.75 Parcel Size: 3.94 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 3,325 Zoning: I-2, Tucson	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Greg Furrier (520) 546-2735



89. I-10 & I-19 INTERCHANGE CORNER / 723 W Silverlake Rd Tucson, AZ 85713 Land	Sale Price: \$1,287,972 Price/AC: \$523,565.85 Parcel Size: 2.46 AC Proposed Use: Industrial, Retail	Sale Status: Active Days On Market: 379 Zoning: I-1	Sales Company: Kasten Long Commercial Group Sales Contacts: Walter Unger, CCIM (602) 759-1209
90. Sunbelt Industrial Center, Sunbelt Industrial Old Vail Rd Tucson, AZ 85747 Land	Sale Price: \$1,315,000 Price/AC: \$27,516.22 Parcel Size: 47.79 AC Proposed Use: Industrial, Hold for Development, Hold for Investment	Sale Status: Active Days On Market: 687 Zoning: -	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
91. Alvernon Way Commerce Center, 10.38 Acres - S Valencia & Alvernon Way Tucson, AZ 85706 Land	Sale Price: \$1,401,600 Price/AC: \$135,028.90 Parcel Size: 10.38 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 315 Zoning: I-1	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130
92. I-1 Zoned Acreage 2985 E Elvira Rd Tucson, AZ 85756 Land	Sale Price: \$1,568,160 Price/AC: \$261,360.00 Parcel Size: 6 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,607 Zoning: I-1, City of Tucson	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707
93. Tucson Airport Center, Tucson Airport Center SW Tucson Blvd & Drexel Rd Tucson, AZ 85706 Land	Sale Price: \$1,830,000 Price/AC: \$143,371.98 Parcel Size: 12.76 AC Proposed Use: Office, Distribution, Warehouse	Sale Status: Active Days On Market: 209 Zoning: P-1, I-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Max Fisher (520) 546-2709 Rob Glaser (520) 546-2707
94. 4545 E Valencia Rd Tucson, AZ 85706 Land	Sale Price: \$1,900,000 Price/AC: \$213,728.09 Parcel Size: 8.89 AC Proposed Use: Commercial, Industrial, Retail	Sale Status: Active Days On Market: 2,522 Zoning: CB-2, County	Sales Company: Alpha Commercial Real Estate Service LLC Sales Contacts: Patrick J. Welchert (520) 360-9394
95. Butterfield Business Center, Butterfield S Palo Verde Rd @ I-10 Tucson, AZ 85714 Land	Sale Price: \$1,956,551 Price/AC: \$215,621.67 Parcel Size: 9.07 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 4,942 Zoning: CI-1	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Rob Glaser (520) 546-2707 Brandon Rodgers (520) 546-2714
96. Sunbelt Industrial Center, Sunbelt Industrial Old Vail Tucson, AZ 85747 Land	Sale Price: \$1,960,200 Price/AC: \$32,177.26 Parcel Size: 60.92 AC Proposed Use: Industrial, Hold for Investment	Sale Status: Active Days On Market: 289 Zoning: I-1, Tucson	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
97. S Swan Road & E Old Vail Road - Former Cemex Swan & Old Vail Tucson, AZ 85756 Land	Sale Price: \$1,975,000 Price/AC: \$12,343.75 Parcel Size: 160 AC Proposed Use: -	Sale Status: Active Days On Market: 820 Zoning: -	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
98. Swan/ Los Reales 4550 E Los Reales Rd Tucson, AZ 85756 Land	Sale Price: \$2,134,440 Price/AC: \$60,984.00 Parcel Size: 35 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 769 Zoning: CI-2	Sales Company: Burris Hennessy & Company Sales Contacts: Tim Burris (520) 730-1830 Mike E. Hennessy (520) 906-0500
99. Ajo Way & Alvernon Way NW Ajo & Alvernon Way Tucson, AZ 85714 Land	Sale Price: \$2,164,000 Price/AC: \$152,501.76 Parcel Size: 14.19 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 826 Zoning: CI-1	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130 David Dutson (520) 603-4013

100.	7157 S Swan Rd Tucson, AZ 85756 Land	Sale Price: \$2,175,000 Price/AC: \$108,750.00 Parcel Size: 20 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 275 Zoning: CI-2, County	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
101.	± 17.57 Acres-Alvernon Way Commerce Ctr Land Portfolio 2 Properties in portfolio <i>All properties can be sold individually</i>	Sale Price: \$2,181,245 Price/AC: \$124,145.99 Total Land Area: 17.57 AC	Sale Status: Active Days On Market: 64	Sales Company: NAI Horizon - Tucson Branch Sales Contacts: Gordon Wagner (520) 398-5130
102.	Rita Ranch # 28 Old Vail Rd Tucson, AZ 85747 Land	Sale Price: \$2,450,000 Price/AC: \$87,500.00 Parcel Size: 28 AC Proposed Use: Industrial	Sale Status: Active Days On Market: 3,069 Zoning: I-2	Sales Company: Chapman Lindsey Commercial Real Estate Services Sales Contacts: Alan G. Moore (520) 747-4000 X105
103.	Sunbelt Industrial Center, Sunbelt Industrial Old Vail Rd Tucson, AZ 85747 Land	Sale Price: \$514,066-\$2,832,144 Price/AC: \$6,643.40-\$36,600.47 Parcel Size: 77.38 AC Proposed Use: Commercial, Industrial	Sale Status: Active Days On Market: 4,248 Zoning: I-1, I-2	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747
104.	50.93 Acres Central Land 3390 E 36th St Tucson, AZ 85713 Land	Sale Price: \$4,403,738 Price/AC: \$86,466.48 Parcel Size: 50.93 AC Proposed Use: -	Sale Status: Active Days On Market: 1,330 Zoning: I-2	Sales Company: CBRE Sales Contacts: Tim Healy (520) 323-5119
105.	Sunbelt Industrial Land Land Portfolio 3 Properties in portfolio <i>All properties can be sold individually</i>	Sale Price: \$5,466,003 Price/AC: \$29,373.09 Total Land Area: 186.09 AC	Sale Status: Active Days On Market: 114	Sales Company: Cushman & Wakefield PICOR Sales Contacts: Stephen Cohen (520) 546-2750 Russ Hall (520) 546-2747

Kino Area Plan



(March 27, 2000, Resolution No. 18563, added Site 5)

(July 1, 2002, Resolution No. 19280, added Site 6)

(August 5, 2002, Resolution No. 19326, deleted Site 2)

MEMO

Date: 2/22/2019

To: Rory Juneman

From: Adam Becker & Ben Becker

Subject: Multiple Listing Info.

The following info. is from a search on MLS in the surrounding area of Campbell Avenue and Valencia Road:

Search Criteria

- Date Range: 8/22/2018 to present (past 6 months)
- Price Range: \$100,000 to \$200,000
- Area: Sections 5,6,7, and 8 of Township 15S and Range of 14E

Search Results

- # of Homes Sold: 59
- Avg. Price: \$157,609
- Median Price: \$162,500
- Average Days on Market: 25

Residential CMA

Listings as of 02/22/19 at 5:03 PM

Status of 'Closed'; Current Price of 100000 and 200000; Township of 15 and Range of 14 and Section of 5,6,7,8; Dwelling Type of 'Single Family Residence'; Sold Date between '08/22/2018' and '02/22/2029'. (Selected Listings Only)

CLOSED Properties

MLS #	Type	Address	L-PRICE	S-Price	SQFT	\$/SQFT	HwSld	Cls-Date	DOM/CDOM	BR	Bath	STO	Conv	PI	GR	CP	Acre	YRBT	GH	Cool	Subdivision
21832538	SFR	5933 S Southland Boulevard	\$104,900	\$100,000	8,712	11.48	Conv	01/31/2019	0/0	2	2(2) 0	Single	Yes	0	2	0.2	1952	None	AC-C	Southland Park Resub	
21823888	SFR	5818 S Park Avenue	\$109,900	\$100,000	1,163	85.98	Oth	12/31/2018	108/108	3	1(1) 0	Single	No	0	0	0.54	1951	None	EV-C	Southland Park	
21819967	SFR	1411 E Towhee Drive	\$115,000	\$110,000	825	133.33	FHA	09/14/2018	4/4	2	1(1) 0	Single	No	0	0	0	1996	None	EV-C	Amherst South (1-107)	
21825153	SFR	1740 E Oregon Street	\$120,000	\$115,000	1,291	89.08	Cash	02/15/2019	91/91	4	2(2) 0	Single	No	0	0	0.18	1972	None	AC-C	South Manor	
21823434	SFR	5355 S Via Galapagos	\$125,000	\$128,000	947	135.16	Conv	10/22/2018	2/2	2	1(1) 0	Single	No	2	0	0.11	1995	None	AC-C	Rancho Reyes (1-191)	
21819750	SFR	1366 E Milton Road	\$129,990	\$128,000	1,238	103.39	Conv	08/31/2018	14/14	3	2(2) 0	Single	No	2	0	0.11	2006	None	AC-C	Bloodworth Stewart Park (1-13)	
21825604	SFR	1685 E Calle Grandiosa	\$129,900	\$129,900	1,299	100.00	VA	01/14/2019	75/75	2	2(2) 0	Single	No	0	0	0.09	1998	None	AC-C	Las Montanas (1-56)	
21828924	SFR	5586 S Cassia Way	\$129,900	\$130,000	980	132.65	FHA	12/14/2018	4/4	3	2(2) 0	Single	No	2	0	0.21	1979	None	EV-C	Summerfield (215-456)	
21817370	SFR	2117 E Pinon Drive	\$143,000	\$133,000	1,620	82.10	Cash	11/27/2018	105/344	3	2(2) 0	Single	No	1	0	0.17	1979	None	AC-C	Desert Shadows (119-311)	
21824848	SFR	2590 E Cambridge Ring Drive	\$135,000	\$135,000	958	140.92	Conv	10/30/2018	9/9	2	1(1) 0	Single	No	2	0	0.11	2002	None	AC-C	Rancho Reyes II (1-177)	
21820930	SFR	5482 S Via Florena	\$137,000	\$137,000	1,063	128.88	Conv	09/28/2018	28/28	3	1(1) 0	Single	No	2	0	0.14	2000	None	AC-C	Rancho Reyes (1-191)	
21821332	SFR	5834 S Southland Boulevard	\$145,000	\$138,500	1,075	128.84	FHA	10/05/2018	18/18	3	2(1) 1	Single	No	0	1	0.26	1958	None	EV-C	Southland Park	
21824076	SFR	5565 S Via Guayaquil	\$139,900	\$139,900	947	147.73	VA	12/13/2018	47/47	2	1(1) 0	Single	No	2	0	0.11	2001	None	AC-C	Rancho Reyes (1-191)	
21822169	SFR	2003 E Calle Sierra Del Manantial	\$140,000	\$140,000	1,043	134.23	Conv	09/28/2018	5/5	2	2(2) 0	Single	No	2	0	0.11	2006	None	AC-C	Tres Pueblos (1-595)	
21824224	SFR	1635 E Calle Grandiosa	\$142,000	\$142,500	1,271	112.12	Oth	11/15/2018	4/4	4	2(2) 0	Two	No	2	0	0.08	1998	None	AC-C	Las Montanas (1-56)	
21830587	SFR	773 E Alaska Street	\$145,000	\$146,000	1,377	106.03	FHA	12/18/2018	4/4	3	2(2) 0	Single	No	2	0	0.14	1984	None		Los Olivos Est II (25-84)	
21820252	SFR	1519 E Melridge Street	\$149,900	\$146,000	1,212	120.46	FHA	09/28/2018	8/8	3	2(2) 0	Two	No	1	0	0.09	2004	None	AC-C	Arroyo Vista (1-166)	
21830150	SFR	2135 E Calle Los Marmoles	\$148,900	\$146,000	1,043	139.98	FHA	01/31/2019	12/12	2	2(2) 0	Single	No	2	0	0.08	2006	None	AC-C	Tres Pueblos (1-595)	
21823311	SFR	5549 S Via Guayaquil	\$150,000	\$150,000	1,323	113.38	Conv	11/02/2018	5/5	3	2(2) 0	Single	No	2	0	0.12	1999	None	AC-C	Rancho Reyes (1-191)	
21828352	SFR	2157 E Holladay Street	\$155,000	\$150,000	981	152.91	FHA	12/07/2018	2/2	3	2(2) 0	Single	No	0	2	0.23	1979	None	AC-C	Summerfield (215-456)	
21827129	SFR	2342 E Oregon Street	\$147,500	\$150,000	1,055	142.18	Conv	11/08/2018	2/2	3	2(2) 0	Single	No	0	1	0.19	1979	None	AC-C	Desert Shadows (312-511)	
21822751	SFR	1566 E Los Cabos Place	\$155,000	\$150,000	1,634	91.80	Conv	10/11/2018	5/5	3	2(2) 0	Two	No	1	0	0.08	2005	None	AC-C	Arroyo Vista (1-166)	
21826364	SFR	3720 E Concord Sv Stravenue	\$155,000	\$152,000	1,884	80.68	Cash	10/24/2018	2/2	4	2(2) 0	Single	No	0	0	0.19	1971	None	AC-Z	Mortimore Addition	
21821127	SFR	5394 S Crown Jewel Drive	\$145,500	\$153,000	1,300	117.69	FHA	09/18/2018	3/3	3	2(2) 0	Single	No	2	2	0.12	2001	None	AC-C	Rancho Reyes II (1-177)	
21827702	SFR	5336 S Via Galapagos	\$149,000	\$155,000	1,118	138.64	FHA	11/15/2018	1/1	3	2(2) 0	Single	No	2	0	0.12	1995	None	AC-C	Rancho Reyes (1-191)	
21812743	SFR	1471 E Melridge Street	\$159,000	\$155,000	1,634	94.86	FHA	08/30/2018	80/80	3	2(2) 0	Two	No	1	0	0.08	2003	None	AC-C	Arroyo Vista (1-166)	
21829036	SFR	2149 E Dakota Street	\$169,900	\$157,000	1,550	101.29	Cash	11/30/2018	4/4	3	2(2) 0	Single	No	0	1	0.15	1979	None	AC-C	Desert Shadows (312-511)	
21826137	SFR	1560 E Salem Place	\$160,000	\$159,000	1,643	96.77	FHA	12/17/2018	38/38	3	2(2) 0	Two	No	1	0	0.08	2004	None	AC-C	Arroyo Vista (1-166)	
21822333	SFR	5442 S Crown Jewel Drive	\$160,000	\$162,000	1,513	107.07	FHA	09/26/2018	1/1	4	2(2) 0	Single	No	2	0	0.17	2001	None	AC-C	Rancho Reyes II (1-177)	
21820089	SFR	5945 S Avenida Selva Del Ocote	\$164,900	\$162,500	1,446	112.38	Conv	09/06/2018	3/3	3	2(2) 0	Single	No	2	0	0.11	2006	None	AC-C	Tres Pueblos (1-595)	
21820391	SFR	2403 E Calle Gran Desierto	\$160,000	\$163,000	1,247	130.71	FHA	09/04/2018	8/8	3	2(2) 0	Single	No	2	0	0.12	2007	None	AC-C	Tres Pueblos (1-595)	
21831236	SFR	1218 E Garden Loop	\$165,000	\$163,743	1,694	96.66	Conv	01/22/2019	4/4	3	2(2) 0	Single	No	0	0	0.14	1978	None	AC-C	Garden Park (1-50)	
21828414	SFR	5477 S Via Guayaquil	\$169,900	\$165,000	1,580	104.43	FHA	12/07/2018	43/43	4	2(2) 0	Single	No	2	0	0.12	1997	None	AC-C	Rancho Reyes (1-191)	
21821204	SFR	2232 E Pine Street	\$169,900	\$165,000	1,868	88.33	Conv	11/29/2018	83/83	3	2(2) 0	Single	No	0	2	0.17	1978	None	AC-C	Desert Shadows (119-311)	
21825037	SFR	2545 E Via Estrella Magnifico	\$158,000	\$165,000	1,308	126.15	Oth	11/13/2018	5/5	3	2(2) 0	Single	No	2	0	0.12	2002	None	AC-C	La Tierra Buena (1-207)	
21826750	SFR	5165 S Via Laguna Blanca	\$165,000	\$165,000	1,511	109.20	Conv	10/30/2018	4/4	3	2(2) 0	Single	No	2	0	0.14	2002	None	AC-C	La Tierra Buena (1-207)	
21818779	SFR	935 E Emma Maria Street	\$160,000	\$165,000	1,396	118.19	Conv	09/28/2018	39/39	4	3(2) 1	Two	No	1	0	0.08	2012	None	AC-Z	Sunnyside Pointe (1-267)	
21823286	SFR	1834 E Calle Grandiosa	\$165,900	\$165,000	1,415	116.61	FHA	10/19/2018	23/23	4	2(2) 0	Two	No	2	0	0.08	1998	None	AC-C	Las Montanas (1-56)	
21823075	SFR	2332 E Camino Malcote	\$165,000	\$168,000	1,446	114.80	FHA	10/09/2018	11/11	4	2(2) 0	Single	No	2	0	0.09	2008	None	AC-C	Tres Pueblos (1-595)	
21823561	SFR	2232 E Calle Arroyo Lindo	\$166,900	\$167,000	1,554	107.46	Conv	10/19/2018	8/8	3	2(2) 0	Single	No	2	0	0.12	2006	None	AC-C	Tres Pueblos (1-595)	
21823783	SFR	2851 E Paseo La Tierra Buena	\$190,000	\$171,000	1,538	111.18	Conv	12/04/2018	70/70	3	2(2) 0	Single	No	2	0	0	2004	None	AC-C	La Tierra Buena (1-207)	
21820706	SFR	2417 E Calle Joya De Ventura	\$172,000	\$172,000	1,556	110.54	FHA	10/24/2018	32/32	4	2(2) 0	Single	No	2	0	0.11	2006	None	AC-C	Tres Pueblos (1-595)	
21818062	SFR	5941 S Avenida Selva Del Ocote	\$179,900	\$172,500	1,904	90.60	FHA	09/26/2018	50/50	3	3(2) 1	Two	No	2	0	0.11	2006	None	AC-C	Tres Pueblos (1-595)	
21817402	SFR	5904 S Alford Place S	\$174,000	\$174,000	1,581	110.06	FHA	12/20/2018	44/44	3	2(2) 0	Single	No	2	0	0.12	2018	None	AC-C	N/A	
21824600	SFR	2131 E Honeysuckle Street	\$164,900	\$175,000	1,991	87.90	FHA	10/19/2018	10/10	3	2(2) 0	Single	No	0	1	0.17	1986	None	AC-C	Desert Shadows (119-311)	
21825175	SFR	5905 S Jeanette Boulevard	\$177,000	\$175,000	1,581	110.69	FHA	11/27/2018	43/43	3	2(2) 0	Single	No	2	0	0.12	2018	None	AC-C	N/A	
21829760	SFR	2192 E Calle Arroyo Lindo	\$179,900	\$176,000	1,554	113.26	Conv	12/06/2018	2/2	3	2(2) 0	Single	No	2	0	0.12	2006	None	AC-C	Tres Pueblos (1-595)	
21829127	SFR	2283 E Calle Pelicano	\$179,000	\$178,000	1,446	123.10	FHA	12/26/2018	13/13	3	2(2) 0	Single	No	2	0	0.16	2008	None	AC-C	Tres Pueblos (1-595)	
21823422	SFR	5923 S Alford Place S	\$179,900	\$178,500	1,606	111.15	VA	12/07/2018	26/26	3	3(2) 1	Two	No	2	0	0.12	2018	None	AC-C	N/A	
21818968	SFR	5919 S Alford Place S	\$179,000	\$179,000	1,606	111.46	Conv	09/18/2018	0/0	3	3(2) 1	Two	No	2	0	0.11	2018	None	AC-C	N/A	
21822528	SFR	5973 S Placita Chetumal	\$183,500	\$180,000	1,701	105.82	Conv	10/12/2018	5/5	4	3(2) 1	Two	No	2	0	0.12	2006	None	AC-C	Tres Pueblos (1-595)	
21815180	SFR	2369 E Calle Sierra Del Manantial	\$185,000	\$182,000	1,760	103.41	Conv	09/27/2018	62/62	4	2(2) 0	Single	No	2	0	0.12	2006	None	AC-C	Tres Pueblos (1-595)	
21825331	SFR	1956 E Minorca Street	\$175,000	\$183,000	1,997	91.64	VA	10/29/2018	2/2	4	2(2) 0	Single	No	0	0	0.15	1985	None	AC-C	Summerfield (215-456)	
21826969	SFR	2281 E Calle Arroyo Lindo	\$184,900	\$184,900	1,760	105.06	Conv	11/09/2018	4/4	4	2(2) 0	Single	No	2	0	0.11	2006				

Builder	Subdivision	Location	Starting Price Range
D.R. Horton	Desert Vista Estates	Alvernon & south of Benson Hwy.	\$151,400 to \$207,000
KB Home	Desert Point	Alvernon & south of Benson Hwy.	From the high \$100's (Exact pricing has not been released yet)
LGI	Cantera	Alvernon & south of Benson Hwy.	\$189,900 to \$239,900



TUCSON METROPOLITAN AREA

Tucson is the second largest metropolitan area in Arizona with over one million residents and serves as an anchor to business located in the Southern Arizona corridor. Tucson offers its community an outstanding quality of life, along with low cost for doing business. Tucson is known for an innovative manufacturing industry in a variety of different sectors such as biotech, aerospace, healthcare, defense, optics, solar, information technology and water. Just 60 miles from the Mexico border with high-capacity border and transportation infrastructure, Tucson is the best option for companies doing business in the United States.

Southern Arizona can be compared to some of the most affordable markets west of the Mississippi which allows Tucson a competitive edge compared to other markets in the west. With Cost of Living Index at 97.1 [source: ACCRA Cost of Living Index, 2018], Tucson locals can enjoy a high-quality lifestyle that is far less expensive than other comparable markets like Las Vegas, Denver and San Diego.

The structure for tax in Arizona allows it to be business-friendly as well as competitive, along with worker's compensation and unemployment insurance being one of the lowest in the United States. Factors such as decreasing individual tax burden and low flat-rate corporate tax allow Arizona to gain a competitive advantage.



TUCSON CLIMATE



70.9 °F

AVERAGE ANNUAL TEMPERATURE



286

YEARLY DAYS OF SUNSHINE



ECONOMIC DRIVERS

Among the largest Tucson employers are Raytheon Missile systems, Davis Monthan Air Force Base, WalMart Stores Inc., Banner Health, TMC Health Care, Geico, Target Stores Inc, Walgreens, and Fry's Food Stores. In addition, Foreign Trade (Tucson being 60 miles from the US/Mexico Border) through Tucson's high-capacity border and transportation infrastructure allow an ideal choice for companies that require business in the United States and Mexico.



EDUCATION

The University of Arizona is a integral part of Tucson. It has been named a Top 15 US public research institution, and enjoys a large student enrollment of 44,831 Students and 11,251 administration staff members and faculty. The University of Arizona's science center in Tucson continues to graduate more students in the optics field than any other similar program in the world.

Pima Community College offers advanced technical training at a low cost, allowing Tucson to be highly sought after when looking for higher education.

Tucson also boasts three of the top ten national K-12 schools recognized for academic excellence.

SOURCE: The University of Arizona, 2016



MILITARY EMPLOYMENT

Davis-Monthan AFB	9,100
Ft. Huachuca	9,134
162nd fighter Wing Air National Guard	2,947

TUCSON LARGEST EMPLOYERS

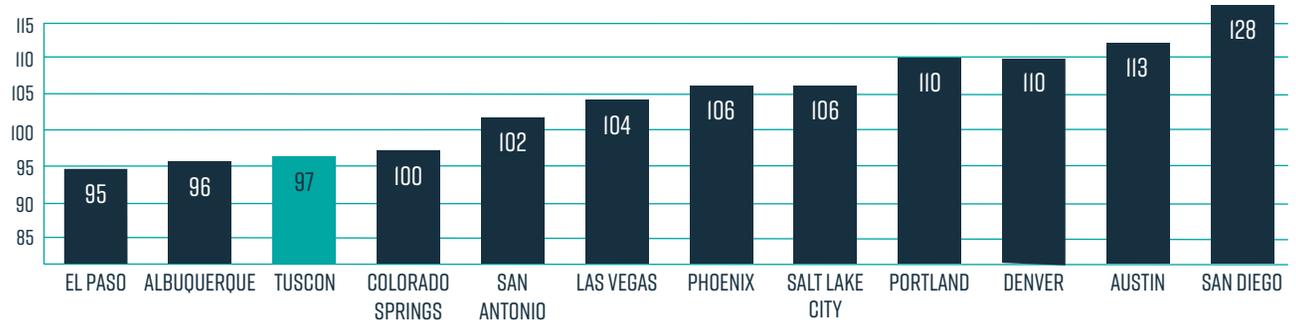
1.	University of Arizona	10,846 employees
2.	Raytheon Missile Systems	10,300 employees
3.	Davis-Monthan Air Force Base	9,100 employees
4.	Wal-Mart Stores Inc.	7,450 employees
5.	U.S. Customs and Border Protection	6,500 employees
6.	Banner - University Medicine (UA Healthcare)	6,099 employees
7.	Freeport-McMoRan Inc.	5,463 employees
8.	Tohono O'Odham Nation	4,350 employees
9.	Carondelet Health Network	3,860 employees
10.	TMC Healthcare	3,162 employees

SALES TAX RATES

	ARIZONA
State Tax Rate	5.6%
Rank	28
Ave. Local Tax Rate	2.73%
Combined Tax Rate	8.33%
Rank	11
Maximum Local Rate	5.3%

SOURCE: TaxFoundation.org

COST OF LIVING COMPARISON - NATIONAL AVERAGE= 100



Source: ACCRA Cost of Living Index, Q1 2018

TUCSON AT A GLANCE



POPULATION
1,039,768



**SOUTHERN ARIZONA
LABOR FORCE**
879,978



MEDIAN AGE
39-YEARS-OLD



**MEDIAN HOUSEHOLD
INCOME**
39-YEARS-OLD

**AVERAGE HOUSEHOLD
INCOME**
\$71,176



EDUCATION

	PIMA COUNTY	
Population 25 and over who have completed:	High School or Higher	89%
	Bachelor's degree or higher	32%
	Advance degree	14%

STUDENT ENROLLMENT

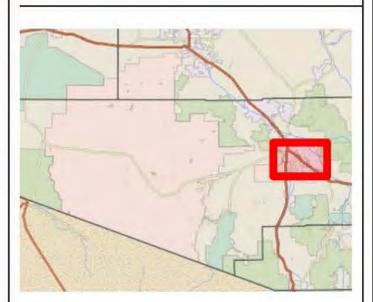
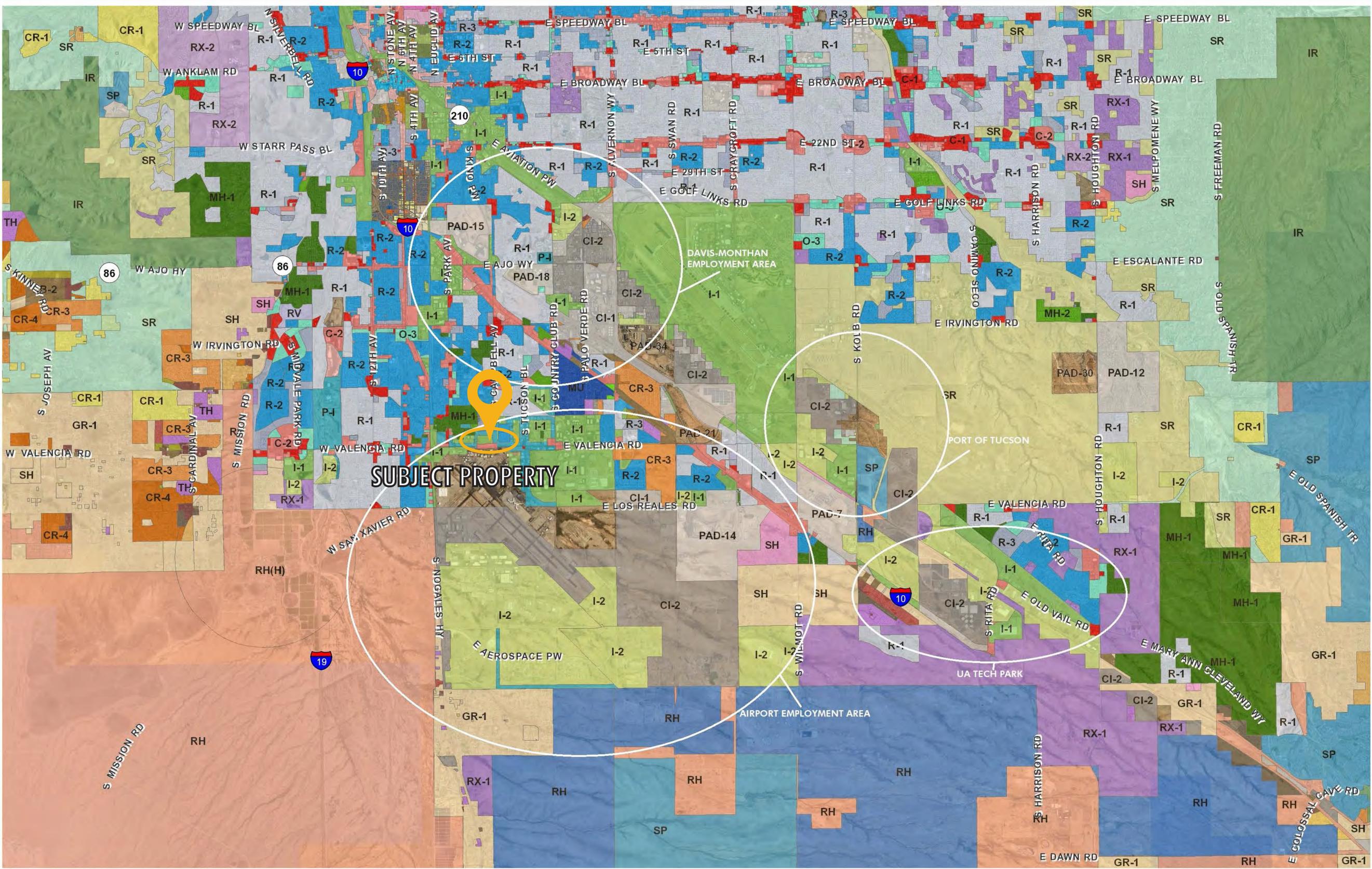
University of Arizona	44,831
Arizona State University	51,984
University of Phoenix	165,743
Pima Community College	41,976
Cochise College	6,514
Central Arizona College	9,741

AIRPORT TRADE AREA ZONING MAP

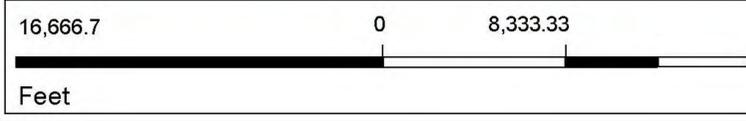
Legend

Zoning - County

- CI-1
- CI-2
- CI-3
- C-1
- C-2
- C-3
- I-1
- I-2
- MH-1

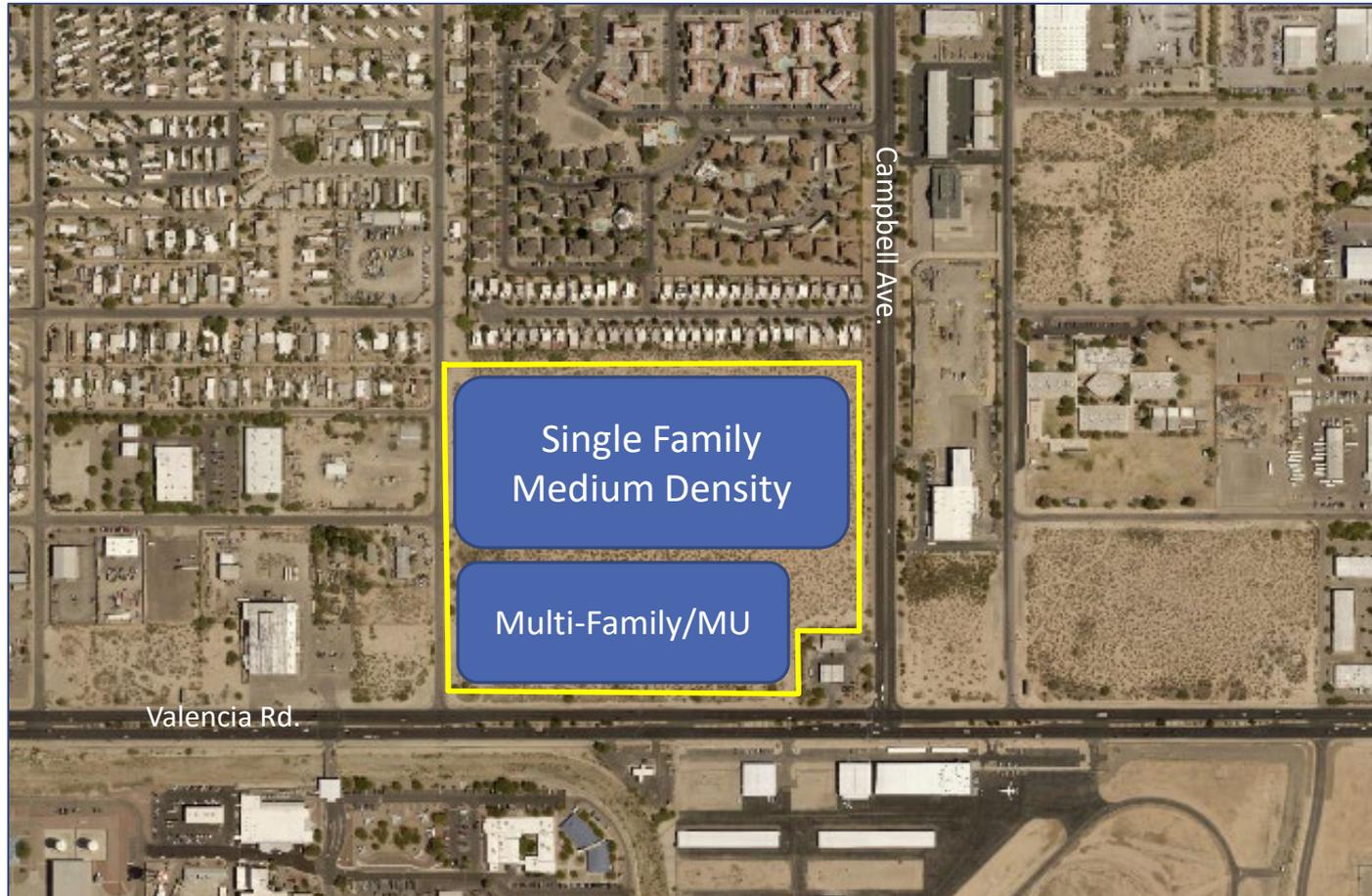


Notes:



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

Density Concept Plan





April 3, 2019

**Subject: Campbell & Valencia – Kino Area Plan Amendment
Neighborhood Meeting Invitation**

Dear Neighbor:

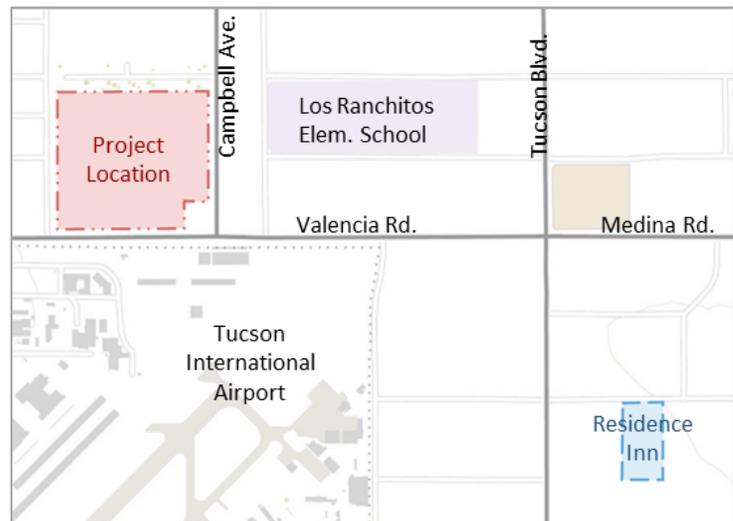
We would like to invite you to a neighborhood meeting to learn about a proposed amendment to the Kino Area Plan (“Plan”) for the property located at the northwest corner of Campbell Ave. and Valencia Rd. (the “Property”). The meeting will be held at:

Meeting Information

DATE: Wednesday, April 17, 2019

TIME: 6:00 PM

PLACE: Residence Inn by Marriott
2660 E. Medina Rd.
(additional parking available
in back)



We are proposing to develop the Property as a mixed-density residential area, likely with multi-family residential along Valencia Rd. and higher-density, single-family residential on the northern part of the Property (the “Project”). The single-family housing will be similar in density to the adjacent homes in Las Montanas to the north of the Property. The Property is located within a portion of the Plan that is designated for industrial uses. An amendment to the Plan is required to allow for residential development on the northern portion of Property. As a resident, property owner or neighborhood association representative who lives and/or owns property nearby, we invite you to attend a neighborhood meeting to learn more about the Project. We will also review of the City’s plan amendment process and reserve plenty of time for questions.

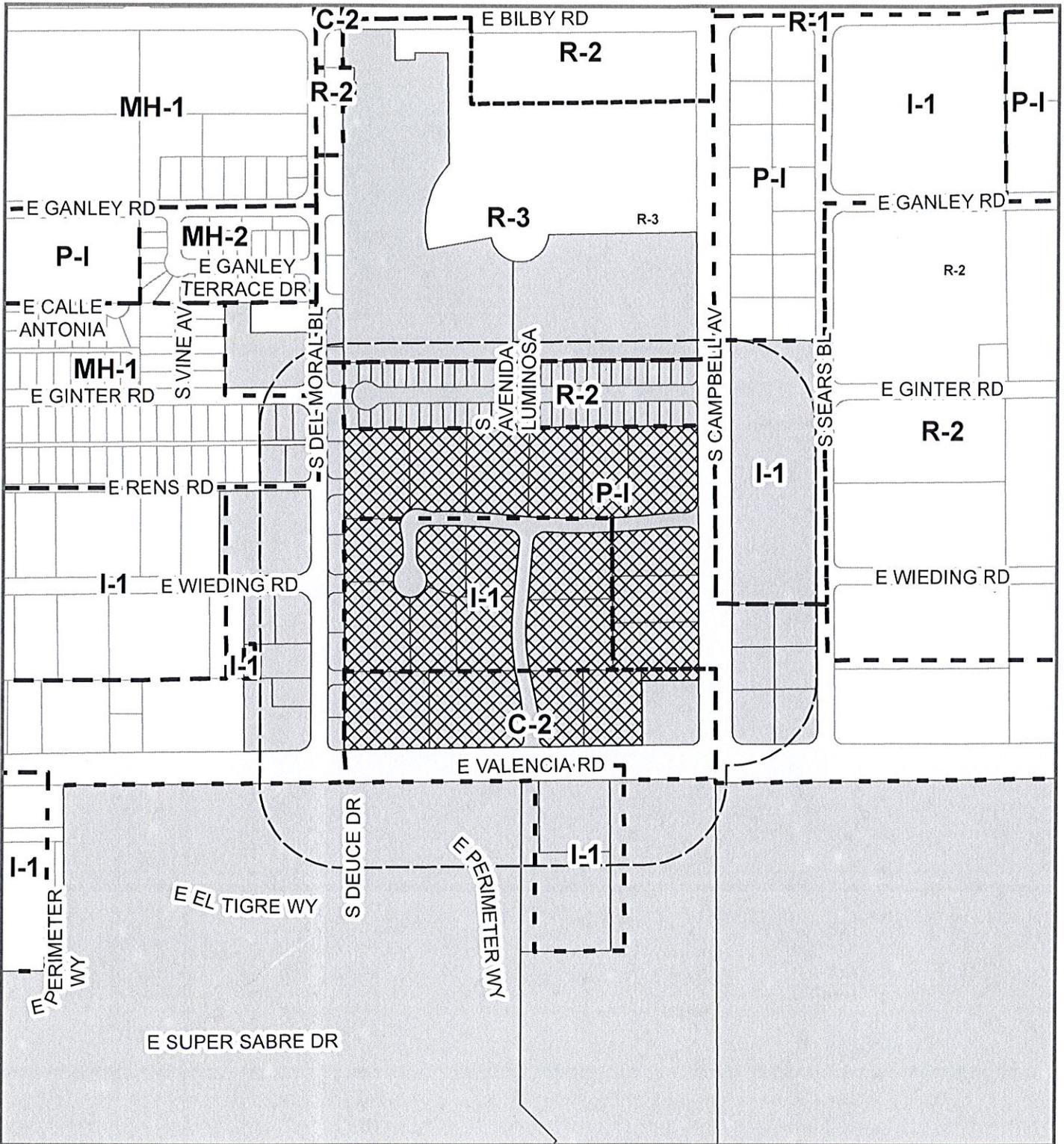
This meeting is the first step of the plan amendment process, which includes two public hearings (Planning Commission, and Mayor and Council) that you can attend and provide comment. The City will directly send you separate notices for these future public hearings. If you would like to speak personally with someone at the City regarding this matter, please feel free to call Mr. John Beall directly at (520) 837-6966.

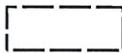
We look forward to seeing you at the neighborhood meeting. If you have any questions before the meeting, or if you cannot attend the meeting and would like to discuss the Project, please contact Rory Juneman or Robin Large at (520) 207-4464 or via email at rjuneman@lsblandlaw.com or rlarge@lsblandlaw.com.

Sincerely,

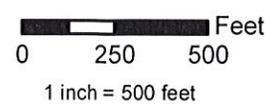
Rory Juneman and Robin Large
Lazarus, Silvyn & Bangs, P.C.

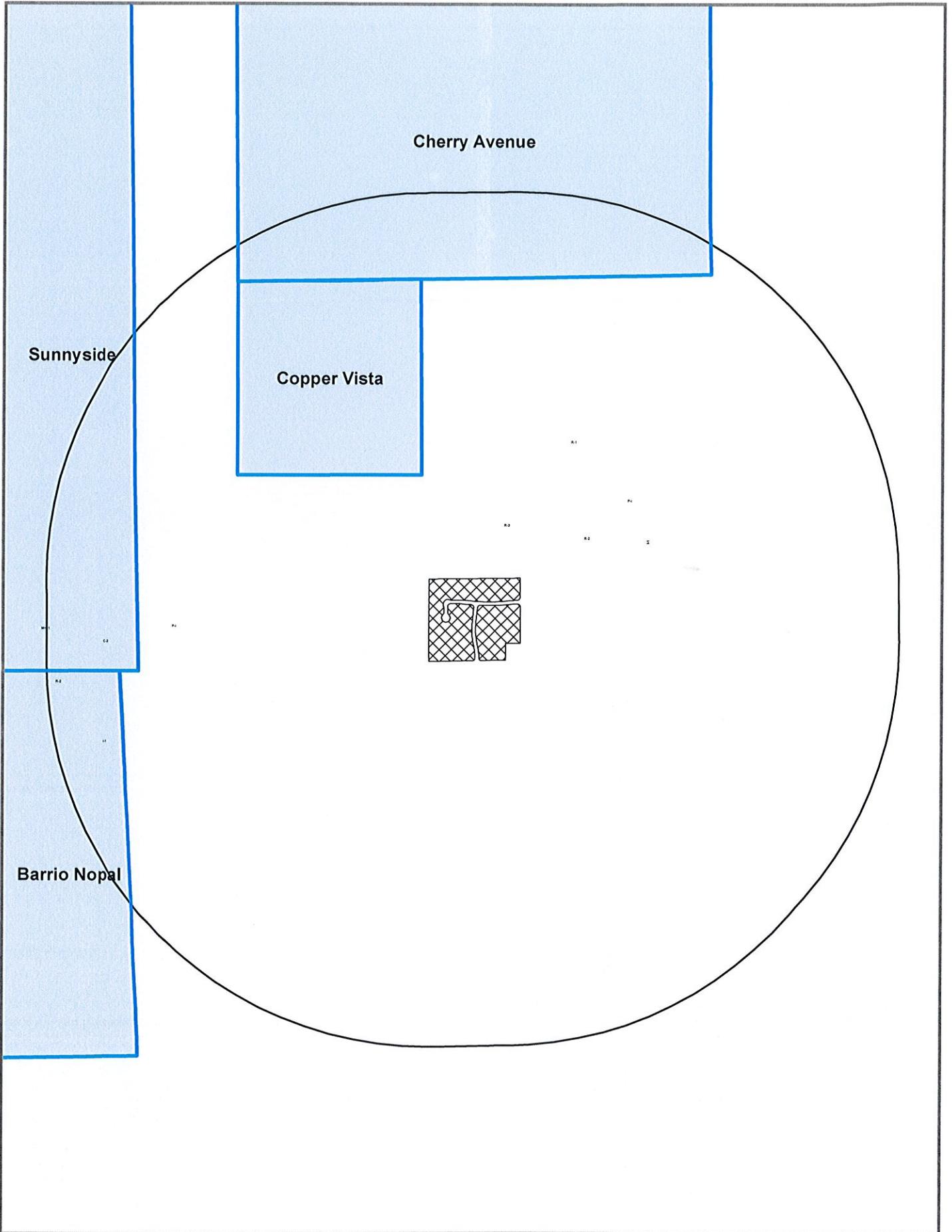
T19PRE0044

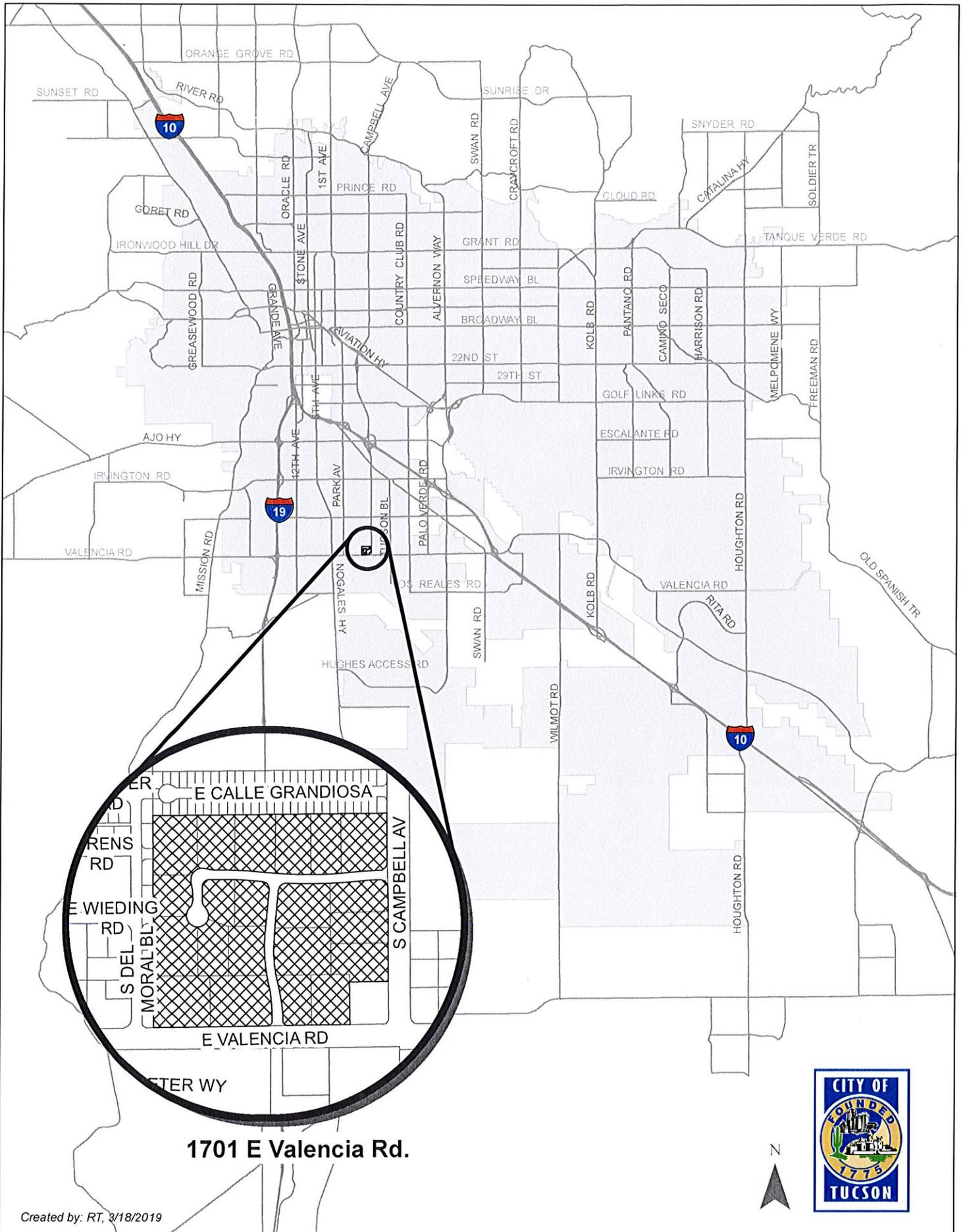


-  Subject Property
-  Notification Area (300 ft. Radius)
-  Zone Boundaries
-  Properties Notified

Address: 1701 E Valencia Rd.
 Base Maps: Twp.15S Range 14E Sec. 7
 Ward: 5







1701 E Valencia Rd.



140220130
PPP TR
5379 W MOUNTAIN PUEBLO LN
MARANA, AZ, 85658-4183

140220450
SOUTHERN ARIZONA LAND TRUST INC
3044 N ALVERNON WAY
TUCSON, AZ, 85712-1431

140220470
SALCIDO RUBEN DARIO & GABRIELA JT/RS
1725 E CALLE GRANDIOSA
TUCSON, AZ, 85706-0000

140220490
HERNANDEZ MARTHA
1765 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4482

140220540
RWASINE JEAN BAPTISTE & MUKAMUVARA VENANTIA CP/RS
1815 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4483

140220560
POSEY THOMAS R & MINDA S JT/RS
1835 E CALLE GRANDIOSA
TUCSON, AZ, 85706-0000

140220790
ARMENTA MAYRA
7331 S WESTOVER AVE
TUCSON, AZ, 85746-9660

140220810
NEVAREZ MARIA O
1714 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4479

140220880
VALENCIA DANIEL CELESTINO
1644 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4478

140220900
KANO PATRICK O
1624 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4478

140221140
FIDELITY NATIONAL TITLE AGENCY TR 60369 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140221160
GTY-EPP LEASING LLC
WING C 2 JERICHO PLZ STE 110
JERICHO, NY, 11753-1681

14022009A
FIDELITY NATIONAL TITLE AGENCY TR 60369 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140220390
CASTRO ANDREA
1645 E CALLE GRANDIOSA
TUCSON, AZ, 85706-1804

140220460
EVELEYN LLC
3244 E PENNSYLVANIA ST
TUCSON, AZ, 85714-2037

140220570
VALENZUELA JESUS G
1845 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4483

140220640
SOUTHERN ARIZONA LAND TR INC
3044 N ALVERNON WAY
TUCSON, AZ, 85712-1431

140220710
GALLEGO MARIA L
1814 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4480

140220820
CAMPBELL PATRICK W & RUBY V
1704 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4479

140220890
ARAUJO ALBERTO & ROSSIO JT/RS
10018 S JEMIC CT
VAIL, AZ, 85641-2060

140220970
FIDELITY NATIONAL TITLE AGENCY TR 60369 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140221080
FIDELITY NATIONAL TITLE AGENCY TR 60369 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140221150
FIDELITY NATIONAL TITLE AGENCY TR 60369 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140240800
EP PASEO SOUTH HOLDINGS LLC ATTN: LANE GADDY
1720 MAGOFFIN AVE
EL PASO, TX, 79901-1824

14026011A
SOUTH CENTRAL INDUSTRIAL PROPERTIES XIII LP
PO BOX 7008
WACO, TX, 76714-7008

14022003L
BILBY PARTNERS LP
3 CHARTER OAK PL
HARTFORD, CT, 06106-1915

14022007B
FIDELITY NATIONAL TITLE AGENCY TR 60369 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

14022012D
HABITAT FOR HUMANITY TUCSON INC
3501 N MOUNTAIN AVE
TUCSON, AZ, 85719-1925

140220370
PRIORE DOUGLAS R
1625 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4481

140220480
MANCINE JOHN
1755 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4482

140220550
ESCARCEGA JOSE A & ROSELIA P JT/RS
1825 E CALLE GRANDIOSA
TUCSON, AZ, 85706-0000

140430010
TUCSON AIRPORT AUTHORITY INC
7005 S PLUMER AVE
TUCSON, AZ, 85756-6926

140221030
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140220620
RUIZ MARINA M & RAMON CP/RS
1895 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4483

14022005A
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140221170
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140220730
PEDERSOLI ANDRE F
1794 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4479

14022005B
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140240810
LUTTRELL DENNIS K
PO BOX 27905
TUCSON, AZ, 85726-7905

140220800
FLEDDERJOHN DENNIS M & KAZUKO CP/RS
6543 E HOLLY ST
SCOTTSDALE, AZ, 85257-2556

140220510
RODRIGUEZ PAOLA I
1785 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4482

140260170
SOUTH CENTRAL INDUSTRIAL PROPERTIES XIII LP
4547 LAKE SHORE DR
WACO, TX, 76710-1844

140220870
RONQUILLO CARMEN Q & RONQUILLO MARIA GUADALUPE Q JT/RS
1654 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4478

140220520
SAMANIEGO MANUEL M & YVETTE A JT/RS
1795 E CALLE GRANDIOSA
TUCSON, AZ, 85706-0000

140260180
SOUTH CENTRAL INDUSTRIAL PROPERTIES XIII LP
4547 LAKE SHORE DR
WACO, TX, 76710-1844

140220990
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140220660
RUBIO ROSIO M
1864 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4480

140260210
SOUTH CENTRAL INDUSTRIAL PROPERTIES XIII LP
4547 LAKE SHORE DR
WACO, TX, 76710-1844

140221060
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140220690
CARDENAS EDUARDO
1834 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4480

140420120
CITY OF TUCSON .
' '

140221130
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140220830
VASQUEZ JOAQUIN & ROBERTA CP/RS
617 W HATFIELD ST
TUCSON, AZ, 85706-7603

14022009B
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

14024061B
MAGPIE LLC
4839 W BRILL ST
PHOENIX, AZ, 85043-1815

140220840
LAN DER CHING & SE YONG CP/RS
1684 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4478

140220110
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140240630
LUTTRELL DENNIS
PO BOX 27905
TUCSON, AZ, 85726-7905

140221020
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140220420
PICKETT LAMONT JR & MONTANO DAMARIS K JT/RS
1675 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4481

140220440
GRAY YOLANDA H
2571 W SAN JUAN TER
TUCSON, AZ, 85713-2575

140241760
ALVAREZ JUAN & OLGA JT/RS
1542 E GINTER RD
TUCSON, AZ, 85706-5734

140220850
VERGARA JOSE L & ERICA N JT/RS
1674 E CALLE GRANDIOSA
TUCSON, AZ, 85706-0000

140220590
ONAIYEKAN CECILIA
1865 E CALLE GRANDIOSA
TUCSON, AZ, 85706-0000

140241780
VICK GENARA G
1526 E GINTER RD
TUCSON, AZ, 85706-5734

140220860
WILLIAMS NORRIS & ALBERTA JT/RS
1664 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4478

140220610
2018-4 IH BORROWER LP ATTN: INVITATION HOMES
1717 MAIN ST STE 2000
DALLAS, TX, 75201-4657

14024193A
BROWN REBECCA & BROWN BLANCA
7070 N TAYLOR LN
TUCSON, AZ, 85743-8921

140221010
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140220760
GATES CHRISTOPHER & GINA M CP/RS
1764 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4479

140220040
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140221040
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140220780
LOPEZ SALVADOR & SEAN M CP/RS
1744 E CALLE GRANDIOSA
TUCSON, AZ, 85706-0000

140220060
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140240640
KESTLER LIVING TR ATTN: SHIRLEY A KNESTLER TRUSTEE
1502 E WIEDING RD
TUCSON, AZ, 85706-6036

140220910
LEE AURORA
1614 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4478

140220360
ROBLES DAVID & KRYSTAL CP/RS
1615 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4481

140260190
SOUTH CENTRAL INDUSTRIAL PROPERTIES XIII LP
4547 LAKE SHORE DR
WACO, TX, 76710-1844

140220930
LAS MONTANAS HOA ATTN: CADDEN COMMUNITY MANAGEMENT
1870 W PRINCE RD STE 47
TUCSON, AZ, 85705-2969

140220500
JIMENEZ ANISSA B & FERNANDO A JT/RS
1775 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4482

140260200
SOUTH CENTRAL INDUSTRIAL PROPERTIES XIII LP
4547 LAKE SHORE DR
WACO, TX, 76710-1844

140220960
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140220530
CALLAHAN DALE ANDREA
2417 ROCKEFELLER LN
REDONDO BEACH, CA, 90278-3806

14043011A
CITY OF TUCSON .
, ,

140221090
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140220670
AGUAYO MARCO A FUENTES
1854 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4480

14043011B
UNITED STATES OF AMERICA .
, ,

140221110
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140220680
ROCHIN YAMNE GRACIA
1844 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4480

14022003K
ANDMARK PASEO DEL SOL APARTMENTS LLC
221 N SALT AIR AVE
LOS ANGELES, CA, 90049-2912

14022007A
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140220080
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140220380
CRUZ FERNANDO & ENRIQUEZ MARIA JT/RS
1635 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4481

140220400
HUACUJA LIZANDRA
1655 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4481

140220630
MORENO BRENDA A
1894 E CALLE GRANDIOSA
TUCSON, AZ, 85706-0000

140220650
PETERSON MATTHEW J
1874 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4480

140220700
BARCELO ANGEL R BEJARANO
10608 S CAVE PRIMROSE CT
VAIL, AZ, 85641-2591

140220720
BROWNELL ANDREW
1804 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4480

140220740
GONZALEZ YESENIA
1784 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4479

140220980
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140221000
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140221050
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140221070
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140240620
MIDDENDORF JOE
3453 W TINY BIRD CT
TUCSON, AZ, 85745-5113

140260220
SOUTH CENTRAL INDUSTRIAL PROPERTIES XIII LP
4547 LAKE SHORE DR
WACO, TX, 76710-1844

140430020
TUCSON AIRPORT AUTHORITY INC
7005 S PLUMER AVE
TUCSON, AZ, 85756-6926

140220100
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

14022012C
QWEST CORP PROPERTY TAX DEPARTMENT ATTN: AMY BRILE
PO BOX 2599
OLATHE, KS, 66063-2599

140220410
GALLEGO VICTOR & ALEJANDRINA JT/RS
1665 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4413

140220430
TIMEK DONOVAN
1685 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4481

140220580
SERNA GUSTAVO M & SILVIA C TR
1855 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4483

140220600
SOUTHERN AZ LAND TR INC
3044 N ALVERNON WAY
TUCSON, AZ, 85712-1431

140220750
HOWARD MARGO D & HOWARD SALENA M JT/RS
1774 E CALLE GRANDIOSA
TUCSON, AZ, 85706-4479

140220770
VERDUGO MIGUEL A & BILLI D JT/RS
1754 E CALLE GRANDIOSA
TUCSON, AZ, 85706-0000

140220920
LAS MONTANAS HOA ATTN: CADDEN COMMUNITY MANAGEMENT
1870 W PRINCE RD STE 47
TUCSON, AZ, 85705-2969

140220950
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140221100
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

140221120
FIDELITY NATIONAL TITLE AGENCY TR 60359 ATTN: CAMPBELL AT THE AIRPORT LLC
2040 LOMITA BLVD STE 100
LOMITA, CA, 90717-1756

14024053A
RIGHY AWAY DISPOSAL LLC ATTN: WASTE CONNECTIONS US INC
3 WATERWAY SQUARE PL STE 110
SPRING, TX, 77380-3488

140241770
SKINNER MARVIN J & DEBRA F JT/RS
1534 E GINTER RD
TUCSON, AZ, 85706-5734

14024195A
MARTINEZ GILBERT TRUJILLO & GRACIELA ZAYAS CP/RS
1541 E RENS RD
TUCSON, AZ, 85706-5719

Expires 05/15/2019

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

Margie Mortimer
N.A.-Barrio Nopal Association
P.O. Box 11537
Tucson, AZ 85734

David Barfuss
N.A.-Barrio Nopal Association
25 E Los Reales Rd
Tucson, AZ 85756

Sherry Jacobs
N.A.-Cherry Avenue
5057 S Cherry
Tucson, AZ 85706

Barbara J. Bacchus
N.A.-Cherry Avenue
5126 S Aleppo Dr
Tucson, AZ 85706

Alberta Hopkins
N.A.-Copper Vista
5807 S Randall Blvd
Tucson, AZ 85706

Mark Albrecht
N.A.-Sunnyside
518 W Calle Margarita
Tucson, AZ 85706

Rebecca "Beki" Quintero
N.A.-Sunnyside
247 W Calle Francita
Tucson, AZ 85706

Yolanda Herrera
N.A.-Sunnyside
P.O. Box 11411
Tucson, AZ 85734-1411

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

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

Expires 05/15/2019

DATE:

City of Tucson
Planning & Development Services
Rezoning Section
201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER: T19 PRE 0044

PROJECT LOCATION: NW CORNER of Campbell Ave. and Valencia Rd.

This serves to place on record the fact that on 4/3/2019, Stacy JANDREW,
(date) (name)
mailed notice of the 4/17/2019 neighborhood meeting such that the notice was
(date of meeting)
received at least ten (10) days prior to the date of the meeting.

Signature:  Date: 5.1.19

Attachment: copy of mailing labels



CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES NEIGHBORHOOD MEETING FOR REZONING AND SPECIAL EXCEPTIONS

Before rezoning or special exception land use applications requiring public hearings, can be filed, the applicant must hold a neighborhood meeting. All the property owners within 300 feet of the rezoning or special exception site, representatives of all registered neighborhood associations within one (1) mile of the site, and the office of the Council Ward in which the subject site is located, must be invited to the neighborhood meeting. The Planning and Development Services Department will provide a mailing list with the names and mailing addresses for property owners within 300 feet of the site, the contact information for neighborhood associations within one mile of the site, and the Ward Office. The mailing list fee is \$220 payable to "City of Tucson".

The neighborhood meeting should be at a location convenient to the rezoning or special exception site, generally no more than one mile away. The neighborhood meeting must be held in the evening or on a weekend so that the maximum number of people can attend. The offer to meet shall be mailed such that it is received at least ten (10) days prior to the date of the meeting. The meeting shall occur at least 15 days and not more than 60 days prior to the submittal of the rezoning or special exception application. The offer to meet shall include (at a minimum): 1) the location of the rezoning or special exception site, 2) a description of the substance of the application 3) the type of process (rezoning or special exception request), 4) the date, time, and location of the neighborhood meeting, 5) the telephone number and name of a person to contact for further information, and 6) a statement advising the adjacent property owners and neighborhood association(s) that they may submit written comments to the Department Director prior to the public hearing and/or speak at the public hearing. The purpose of this meeting is to explain the project, listen to the concerns of the neighbors, and to respond to their concerns as appropriate. It is generally helpful to have a preliminary development plan to show at this meeting.

If the proposed project is on City-owned land, also include the following information: Representatives from the City of Tucson (*Insert Department Name*) Department, who can help address your questions/concerns, will also be present. Your input will provide guidance for project designs. Projects will be formally processed and reviewed to insure neighborhood concerns have been addressed and City requirements have been met.

Documentation of the neighborhood meeting will be required with the rezoning or special exception application. This documentation should include: 1) a copy of the meeting notice, 2) the date the meeting notice was mailed, 3) the mailing list, 4) a certification of the date of the mailing and that the meeting notice was mailed to those on the mailing list, 5) the sign-in sheet(s) from the meeting, 6) summary notes of the meeting, and 7) a copy of any plans, maps, drawings, or written information presented at the meeting.

It is recommended that the City Council Ward office, for the ward in which the site is located, be contacted before sending out the notices for the neighborhood meeting.

Campbell at the Airport
 Kino Area Plan Amendment
 Neighborhood Meeting Sign-In Sheet
 April 17, 2019, 6:00pm

Name	Address	Phone	Email
DOUG PRIORE	1625 E Calle Grandiosa	520-507-6450	dgpriore@yahoo.com
DEAN COTLOW	3832 E. KLEINDALE Rd 55714	881-8180	COTLOW@COTLOW.COM
Ben Becker	3719 N. Campbell	520-323-5149	ben.becker@cbre.com
Mari + Gus Serna	1855 E Calle Grandiosa	520-806-1466	msernat@yahoo.com
NORRIS + ALBERTA WILLIAMS	1664 E Calle Grandiosa	520-741-2169	williamsalberta72@yahoo.com
Sean + Sal Lopez	1744 E. Calle Grandiosa	520-307-6370	smlopez - 2000@yahoo.com
Lupita Robles	Ward 5	791-4231	lupita.robles@tucsonaz.gov
Scott Robidoux	7250 S Tucson Blvd, Suite 300, Tucson, AZ. 85759	573-4811	srobidoux@flytucson.com

Neighborhood Meeting Summary
Campbell at the Airport – Kino Area Plan Amendment
Neighborhood Meeting

Project Location: Campbell at the Airport includes approximately 33 acres of vacant land at the northwest corner of Campbell Ave. and Valencia Rd. (“Property”).

Date/Time: Wednesday, April 17, 2019
6:00pm to 7:15pm

Location: Residence Inn
2660 E. Medina Rd.

Meeting Invitation: The meeting invitation was extended to all property owners within 300 feet and all neighborhood associations within one mile of the Property via First-class Mail using a City of Tucson (“City”)-generated mailing list. *(See attached meeting invitation letter and mailing labels.)*

Attendance: Approximately 10 neighbors attended. *(See sign-in sheet.)*

Project Team: The Project Team in attendance were:

- Rory Juneman and Robin Large, Lazarus, Silvyn & Bangs (Planning/Zoning Consultants)
- Ben Becker, CBRE (Real Estate Broker)

Meeting Synopsis: Mr. Juneman opened the meeting at 6:00 pm, welcomed the attendees and reviewed the meeting agenda. He identified the Property on an aerial photo and explained its zoning/entitlement history. The current owner, Campbell at the Airport, LLC (“Owner”), has owned the Property since 2014, and it has remained vacant due to lack of demand for industrial properties in this area. However, there is a strong demand for residential uses, which is the basis for this project proposal. The Owner would like to develop apartments along Valencia and medium-density residential (like the adjacent homes along Calle Grandiosa) on the northern portion of the Property (the “Project”).

Mr. Juneman explained this Property is within the Kino Area Plan (“KAP”), which provides land-use policy and guidance for the area. The KAP was adopted in the 1980s and has been amended 11 times since its adoption. The KAP includes the Property on its Industrial Land Use Map. Because the Industrial designation does not support residential uses, the Owner is requesting an amendment to the KAP (“Plan Amendment”). Mr. Juneman also noted that there are multiple industrially-designated sites within the KAP that have been developed with residential uses.

The Plan Amendment includes both a map change and policy changes to support the Project. The Property's Valencia Rd. frontage is already zoned C-2, which allows multi-family residential, commercial, office and/or mixed-use development. The remainder of the Property is zoned a combination of P-I and I-1. This industrially-zoned area will need to be rezoned (likely to R-2) after the Plan Amendment is approved in order to allow for the development of residential uses that match the density of the existing residential community to the north.

Mr. Juneman explained this meeting is the very beginning of the Plan Amendment process, and he identified opportunities for public engagement through this and the subsequent rezoning processes. He also clarified that the details of the Project will be fleshed out during the rezoning portion of the entitlement process.

Q&A Topics: The second half of the meeting encouraged attendees to ask questions and provide comments, which the Project Team documented. Below are the comments and questions asked, along with a summary of the Project Team's responses:

- *Is there a possibility that apartments could be developed in the medium-density area?* Mr. Juneman explained that the Project proposal includes apartments along Valencia Rd., and single-family residential on the north of the Property that mirrors the density of the adjacent neighborhood to the north (along Calle Grandiosa). The required zoning for that density is R-2, which also permits apartments. That said, the current plan for the Project is to only place apartments on the southern portion of the Property and have single-family homes along the north.

The attendees clarified that they have nuisance and trespass problems with the existing apartment residents to their north, and they do not want to be "sandwiched" between two apartment complexes (i.e., the current apartment complex to the north and a new apartment complex on the Property's north). The Project Team committed to discuss this with the Owner to express this concern and explore ways to address it.

- *Will you be doing sound attenuation for the existing homes?* Mr. Juneman indicated that sound attenuation is addressed during initial construction, so this will only be applicable to the new homes. The Plan Amendment will include a policy that all new residential development should include sound attenuation.
- *Will our home values decrease next to apartments?* Mr. Juneman responded that apartments are only planned for the portion of the Property fronting Valencia. The remainder of the Property will likely include single-family homes, which should not negatively impact property values and likely will improve property values in the area.

- Can you design the Project so that people cannot pass through to our community? (There is currently a path between the existing single-family homes and the existing apartment complex north of it. People cut through our property from the apartments as a shortcut to the convenience store.) Mr. Juneman indicated that this concern may be addressed through a policy in the Plan Amendment and/or a condition at the time of rezoning. The developer will likely incorporate a wall between the Project and the neighborhood to the north, which will prevent cut-through traffic. In addition, there likely will be a screen wall between the apartment and single-family residential that is within the Property, which should also decrease pedestrian cut-through traffic. The Project Team will discuss this with the Owner to determine what screening methods can be used to address this concern.
- We were told that this Property would not be built with residential because of fuel contamination. Mr. Juneman responded that the Project Team is unaware of any fuel contamination on the Property, and since it has never been developed, contamination is not likely. Prior to any development on the Property, an environmental analysis will be done to identify any potential environmental issues on the Property.
- How many homes will be built? Mr. Juneman explained that the Project is in its early stages, and the Team has not yet determined how many homes will be proposed. He indicated that the medium-density residential area on the northern portion of the Property will probably be built at a similar density as the existing residential neighborhood to the north.
- What kind of lighting will be there? Mr. Juneman stated that this level of detail is not known at this stage, but that the Project will comply with the requirements of the City's Outdoor Lighting Code.
- Isn't the Property within the flight path? No. The only airport restrictions on the Property are related to building height, and the Project will be below that limitation, which varies between 50 to 85 feet maximum height. The maximum potential height on the Property would be 40 feet, which is the multi-family structure allowed height.
- The property to the east (across Campbell) is developing with heavy industrial uses. We do not want the new residents to come in and fight the industrial uses. Mr. Juneman explained that if the industrial uses are already permitted on that property, then there is no public process through which the new neighbors could fight them. He indicated that the Project Team would continue to talk with the owner/representative of the adjacent industrial property to come up with a solution to alleviate the concerns. Some type of

disclosure, possibly similar to one that will be given to future homeowners letting them know they are purchasing a home near the airport, may be a possibility.

Other comments included:

- Concerned this development will disturb the wildlife on the Property.
- Traffic will increase on Valencia.
- 3-story buildings will block views. (Wants to keep view of airport.)

The meeting concluded at approximately 7:15 p.m.

Campbell & Valencia Northwest Plan Amendment

Neighborhood Meeting

April 17, 2019

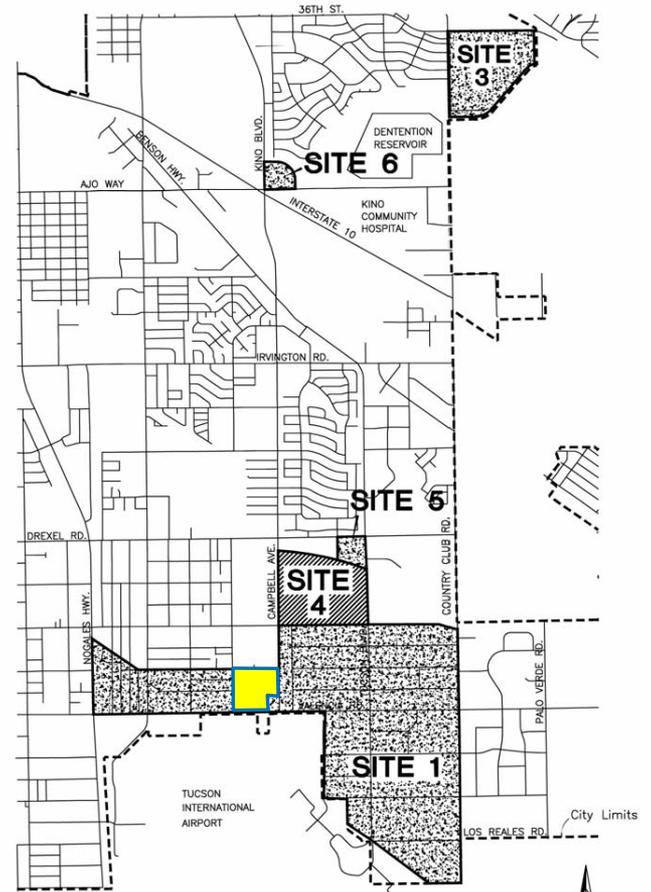
Meeting Agenda

- Property Location and History
- Plan Amendment
 - Kino Area Plan overview
- Summary of Request
- Next Steps
- Questions and Comments

Site Location



Kino Area Plan

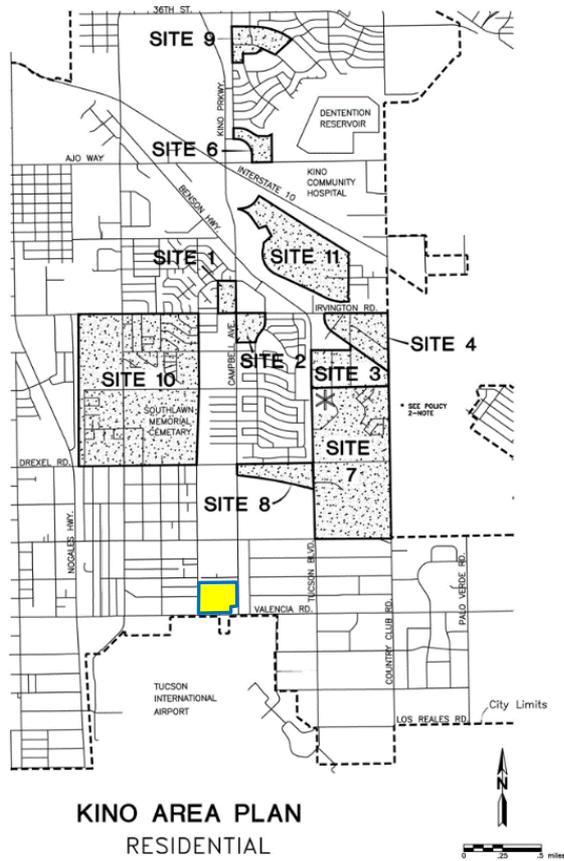


KINO AREA PLAN
INDUSTRIAL

(March 27, 2000, Resolution No. 18563,
added Site 5)

(July 1, 2002, Resolution No. 19280,
added Site 6)

(August 5, 2002, Resolution No. 19326,
deleted Site 2)



**KINO AREA PLAN
RESIDENTIAL**

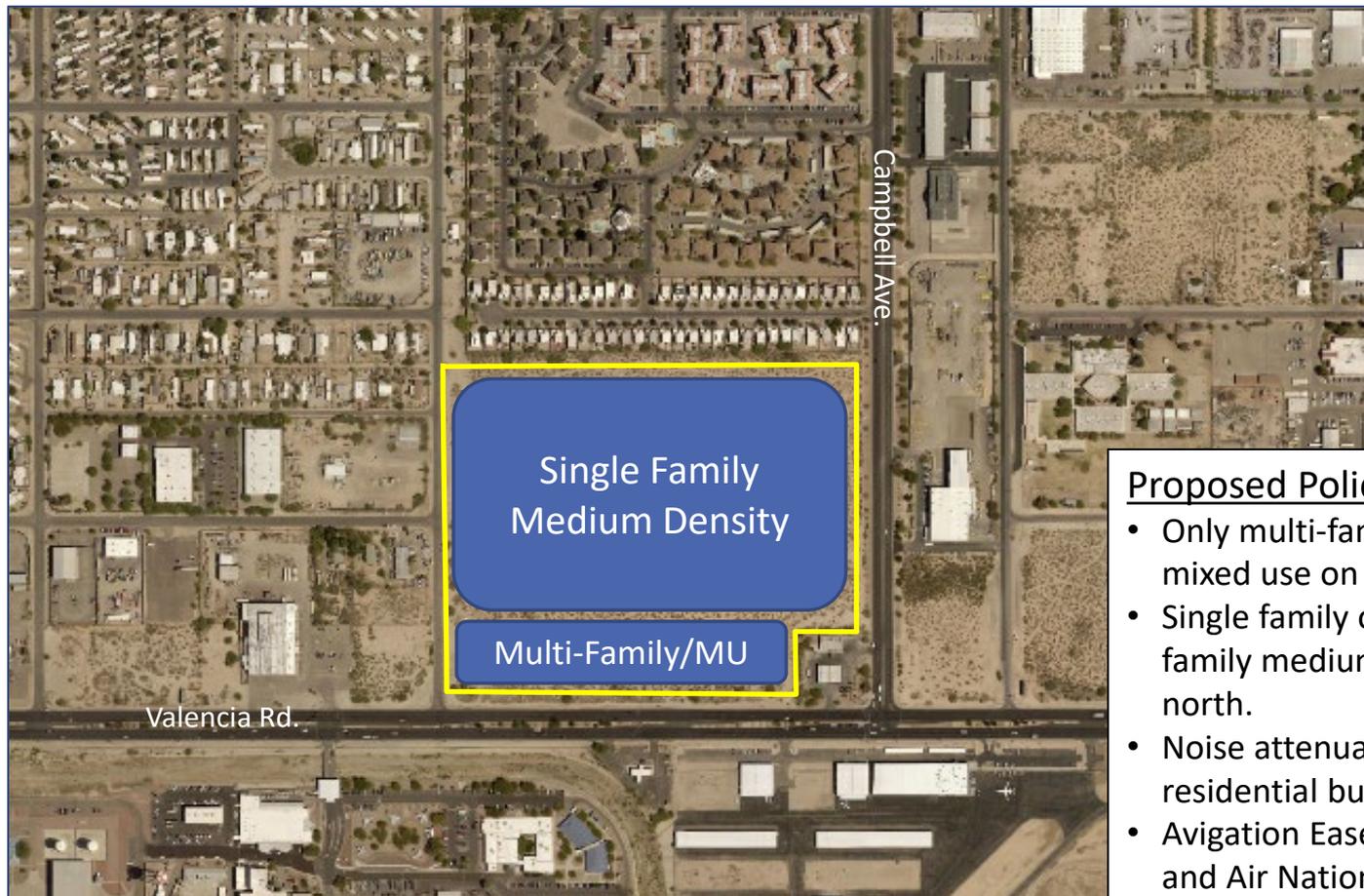
(Plan amended on December 12,
1994, Resolution 16779 to delete
Site 5)

(Plan amended on August 5,
2002, Resolution 19326
to add Site 11)

Kino Area Plan

Proposed Residential Map

Plan Proposal



Proposed Policies:

- Only multi-family and/or mixed use on Valencia.
- Single family or multi-family medium density on north.
- Noise attenuation for all residential buildings.
- Avigation Easement for TIA and Air National Guard Base.

Reasons for Plan Amendment

Factors for Removing from Industrial Area

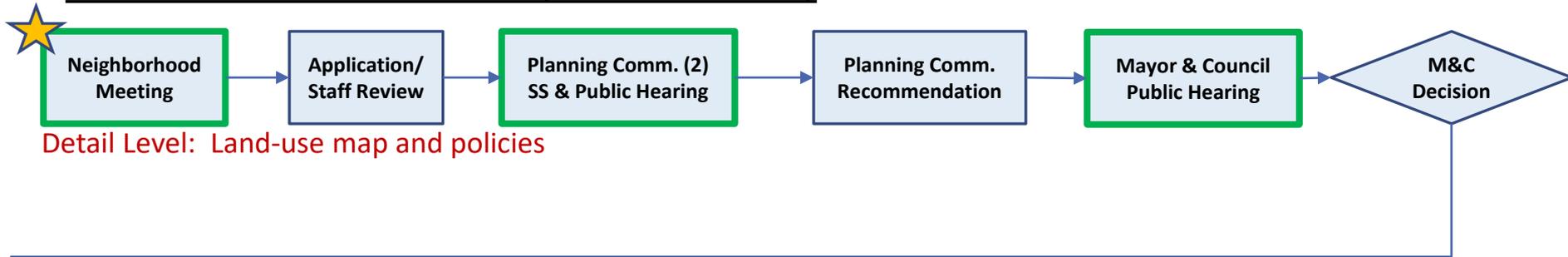
- Soft Industrial Market
- 40+ year supply of industrial property
- Demand for larger areas, closer to freeway
- 22 years on the market

Factors Supporting Residential Area

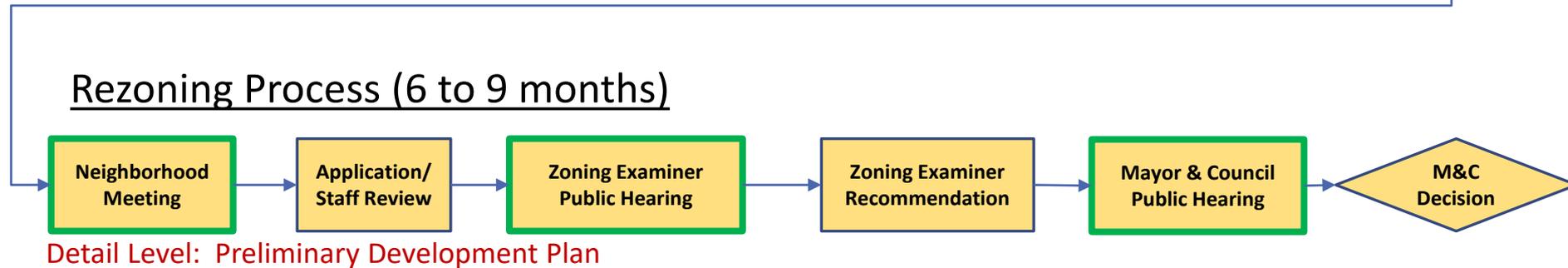
- High, consistent demand for residential in area (25 days on market)
- Extension of existing single-family residential
- Apartments supported by Kino Area Plan, with few in area

Development Process Overview

Plan Amendment Process (6 to 9 months)



Rezoning Process (6 to 9 months)



Questions or Comments?



LAW OFFICES OF

Lazarus, Silvyn & Bangs, P.C.

A PROFESSIONAL CORPORATION

Thank you for coming!

For follow-up questions, please contact:

- Rory Juneman – Lazarus, Silvyn & Bangs P.C.
rjuneman@lsblandlaw.com | 520.207.4464
- Robin Large – Lazarus, Silvyn & Bangs P.C.
rlarge@lsblandlaw.com | 520.207.4464

Link to Kino Area Plan:

www.tucsonaz.gov/files/pdsd/plans/kino.pdf



LAW OFFICES OF

Lazarus, Silvyn & Bangs, P.C.

A PROFESSIONAL CORPORATION

Incorporating Neighbor Feedback Campbell at the Airport Plan Amendment

The following items have been incorporated into the Plan Amendment request based on our outreach to neighboring stakeholders and the formal April 17, 2019 Neighborhood Meeting:

1. Addition of noise attenuation policy for all residential units in the Property, based on feedback from the Airport and the Base.
2. Addition of aviation easement policy for the Property, based on feedback from the Airport and the Base.
3. Recognition that the Las Montanas neighbors do not want multi-family apartments on the north end of the Property. While this was the original design plan for the Property, having this information will be noted at the rezoning stage to ensure this design remains.
4. Learning from the Las Montanas neighbors that do not want pedestrian traffic to cut through their neighborhood into the Property. This will allow us to incorporate screening and walls to mitigate this problem at the rezoning stage.

**Planning and Development Services Review
REZONING/SPECIAL EXCEPTION PRESUBMITTAL**

This preliminary review for code compliance is based only on the information provided on the plans provided. Alternations to the plans as they impact zoning issues will require additional review to insure compliance with the Zoning Code. Additional information provided on revised plans may also create further compliance questions.

Reviewed By: Elisa Hamblin Date: 2/11/19 Phone: 837-4966 Email: elisa.hamblin@tucsonaz.gov
 Applicant: Robin Large (Lazarus, Silvyn & Bangs, P.C.)
 Project Address: NWC Valencia Rd and Campbell Av
 T: 15S R: 14E S: 7 Existing Zoning: C-2, P-1, I-1 Proposed Zoning: NA (Area Plan Amendment)
 Existing Use: Vacant Proposed Use: Multi-Family and Single-Family Residential
 Annexation Date: 3/17/60 Ordinance No.: 2014 Parcel No.: Various (21 total)
 Rezoning History: C9-95-22, C9-083-26

<input checked="" type="checkbox"/> Development Package Required	<input type="checkbox"/> Special Exception Land Use	<input type="checkbox"/> FLD
<input type="checkbox"/> Tentative Plat Required	<input type="checkbox"/> Planned Area Development (PAD)	<input type="checkbox"/> Plan Amendment
<input type="checkbox"/> Final Plat Required	<input checked="" type="checkbox"/> New Project / Change of Use; Full UDC	<input type="checkbox"/> _____

Site Area / Lot Size Total: Approx 32 acres Sq. Ft. / Acres
 Proposed Principal Use: Multi-Family Residential
 Use Specific Standards: _____
 Min Lot /Site Size: _____; () Building Height Max: 40'; () Lot Coverage Max: _____ %
 Site Coverage allowed for Subdivision: _____%; () Density: _____; FAR: _____

Perimeter Yard Building Setbacks: (ST = Street) (H = Height of Structure Exterior Wall)

Existing Adjacent Zones: N: R-2; W: P-I, MH-1; S: C-2; E: P-I, I-1
 Required perimeter Yard Setbacks per Adjacent Zone: N: 1.5H; W: 21' or H; S: 21' or H; E: 21' or H

Proposed Principal / Secondary Use: Single-Family Residential
 Use specific standards: Unknown without new zone designation
 Min lot /Site size: _____; () building height max: _____; () Lot coverage max: _____ %
 Site coverage allowed for subdivision: _____%; () Density: _____; FAR: _____

Perimeter Yard Building Setbacks: (ST = Street) (H = Height of Structure Exterior Wall)

Existing Adjacent Zones: N: R-2; W: P-I, MH-1; S: C-2; E: P-I, I-1
 Required perimeter yard setbacks per adjacent zone: N: 1.5H; W: 21' or H; S: 21' or H; E: 21' or H

APPLICABLE OVERLAY ZONES:	<input type="checkbox"/> ERZ	<input type="checkbox"/> HDZ	<input type="checkbox"/> HPZ	<input type="checkbox"/> NPZ	<input type="checkbox"/> IID	<input type="checkbox"/> UOD	<input type="checkbox"/> FLD
	<input type="checkbox"/> WASH	<input type="checkbox"/> AEZ	<input checked="" type="checkbox"/> AHD	<input type="checkbox"/> CUZ-1	<input type="checkbox"/> CUZ-2	<input type="checkbox"/> CUZ-3	
	<input type="checkbox"/> NCD-65	<input type="checkbox"/> NCD-75	<input type="checkbox"/> ADC-1	<input type="checkbox"/> ADC-2	<input type="checkbox"/> ADC-3		
	<input type="checkbox"/> NCD-A	<input type="checkbox"/> NCD-B	<input checked="" type="checkbox"/> MS&R		<input type="checkbox"/> _____		

**Planning and Development Services Review
REZONING/SPECIAL EXCEPTION PRESUBMITTAL**

MAJOR STREETS AND ROUTES (MS&R) Plan:

Street Name: Valencia Rd Future R/W Width: 150'

Street Name: _____ Future R/W Width: _____

STREET PERIMETER YARD SETBACKS IN DEVELOPING AREA and ADJACENT TO MS&R's or for streets within new SUBDIVISIONS for all proposed structures per UDC 6.4.5.C.2

The greater of 21 feet or the height of the proposed exterior building wall measured from the back of:

Existing curb Future curb Back of sidewalk Outside edge of the nearest adjacent travel lane.

STREET PERIMETER YARD SETBACKS IN ESTABLISHED AREA for all proposed structures per UDC 6.4.5.C.1

The greater of 20 feet or one and one half the height of the exterior building wall measured from:

Front street property line Ten feet from side street property line

ACCESS PROVISIONS, UDC 7.8 and TSM Section 7-01

Street access for vehicle traffic; Adjacent street access for pedestrian traffic;

On-Site pedestrian circulation system

MOTOR VEHICLE / BICYCLE PARKING REQUIREMENTS

Vehicle parking ratio per UDC Table 7.4.4-1: _____; Required: _____; Provided: _____

Subdivision vehicle parking on both sides of the street; (____) Common area parking required when no on street

Short term bicycle parking ratio per UDC Table 7.4.8-1: _____; Required: _____; Provided: _____

Long term bicycle parking ratio per UDC Table 7.4.8-1: _____; Required: _____; Provided: _____

LOADING SPACE REQUIRED PER UDC TABLE 7.5.5-A: Required: _____; Provided: _____

LANDSCAPE PLAN REQUIRED: UDC 7.6 and TSM Section 5-01:

Entire site; Expansion only

"Trees for parking lots, 1 tree per 4 vehicle parking spaces required. Each space located within 40' of a canopy tree

Street landscape border(s) _____

Interior landscape border(s) _____

Screening(s) _____; Native Plant Preservation Plan _____

Trails or Protected Riparian Area _____; Comments: _____

Contact the Landscape Section @ (520) 837-4950 for specific information

Additional Comments:

Additional development standards to be provided during rezoning process
Comments on this transmittal are based on current zoning and the multi-family in the C-2 zoned area. Single-family is not permitted in existing zoning.

CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES
REZONING/SPECIAL EXCEPTION
PRESUBMITTAL REVIEW – Land Use Plan Compliance

CASE NUMBER: T19PRE0015 02-13-19 MULTIPLE PARCELS

APPLICANT NAME: ROBIN LARGE, LAZARUS, SILVYN, & BANGS, P.C.
ADDRESS: 5983 E. GRANT RD., STE.290 **CITY:** TUCSON **STATE:** AZ **ZIP:** 85712

EXISTING AND PROPOSED USE

EXISTING USE: VACANT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL ALONG VALENCIA ROAD AND LOWER-DENSITY RESIDENTIAL ON THE NORTHERN PORTION OF THE PROPERTY.

PROPOSED HEIGHT ?? **# OF STORIES** ? **FLOOR AREA OF NON-RES. DEV.** ?

PROJECT LOCATION

ADDRESS (IF ASSIGNED): NONE YET ASSIGNED

PARCEL NUMBER: THERE ARE 21 PARCELS WITH THE FOLLOWING #'S: 140-22-0950; 140-22-0960; 140-22-0970; 140-22-0980; 140-22-0990; 140-22-1000; 140-22-1010; 140-22-1020; 140-22-1030; 140-22-1040; 140-22-1050; 140-22-1060; 140-22-1070; 140-22-1080; 140-22-1090; 140-22-1100; 140-22-1110; 140-22-1120; 140-22-1130; 140-22-1140; 140-22-1150;

EXISTING ZONE: C-2; PL, I-1

PROPOSED ZONE: REZONING OF P-I AND I-1 AREAS TO R-2

PLAN DIRECTION

ADOPTED PLAN (S): Plan Tucson, City of Tucson General & Sustainability Plan; Kino Area Plan

PLAN AMENDMENT REQUIRED BASED ON CONCEPT PRESENTED (SEE NOTES BELOW)

X YES **NO** **TO BE CONFIRMED LATER**

PLAN SUPPORT BASED ON CONCEPT PRESENTED (SEE NOTES BELOW):

YES **X NO** **WILL DEPEND ON DESIGN**

X DESIGN COMPATIBILITY **ENVIRONMENTAL RESOURCE REPORT**
(abbreviated report)

REVIEWED BY: RRR
DATE: 02/11/19

Background: This request is to rezone the existing P-1 and I-1 designations to R-2, in order to construct multi-family residential along Valencia Road and lower-density residential on the northern portion of the approx. 31-acre site at the northwest corner of Valencia Road and Campbell Avenue.

It should be noted that in 1995 a rezoning ordinance was adopted by Mayor and Council for “the vicinity of the northwest corner of Valencia Road and Campbell Avenue” – the same area as the proposed project - changing the underlying zoning from R-1 to C-2, P-I, and I-1.

Surrounding Zoning and Land uses: Adjacent property zoning includes: Commercial (C-2), Park Industrial (P-I), and Industrial (I-1) to the east; Park Industrial (P-I), Industrial (I-1), and Mobile Home (MH-1) to the west; Residential (R-2 and R-3) to the north; and Industrial (I-1) to the south.

Land Use Policies: Policy direction is provided by *Plan Tucson, the City of Tucson General & Sustainability Plan*, ratified by the voters in 2013, and by the *Kino Area Plan* (the applicable specific plan)

Plan Tucson: *Plan Tucson* contains a variety of elements that are categorized in four focus areas, including the Social Environment, the Economic Environment, the Natural Environment, and the Built Environment. Each focus area contains specific goals and each element contains specific policies many of which complement each other. The Built Environment Focus Area includes a Future Growth Scenario Map (p. 3.144) that provides guidance for determining the general location of development opportunities and patterns, land use, and transportation concepts through a series of Building Blocks. Guidelines for reviewing development proposals are associated with each of the Building Blocks. The proposed project site is located in the Existing Neighborhood Building Block, which is described as “primarily developed and largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades.” The goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and encouraging reinvestment and new services and amenities that contribute further to neighborhood stability.” Along with the Future Growth Scenario Map guidance, there is one policy that addresses residential development as proposed for this project. This policy includes:

The Social Environment Focus Area / Housing Element

- Encourage residential development including both market rate and affordable housing projects in Tucson

There are also several policies that may be inconsistent with the proposed project. These include:

The Economic Environment Focus Area / Regional & Global Positioning

- *Policy RG4* - Support existing and potential commercial, industrial, and other land use activity in and around Davis-Monthan Air Force Base (DMAFB) and Tucson International Airport (TIA) that: is compatible with military and aviation operation, contributes to the long-term viability of DMAFB and TIA; is enhanced by proximity to air service; produces a public benefit in regard to employment and revenues generated; and does not diminish existing neighborhood viability or negatively impact the health, safety, and welfare of existing residents, their homes, and their neighborhoods.

The Natural Environment Focus Area / Environmental Quality

- *Policy EQ4* - Reduce and mitigate noise in neighborhoods, along roadways, and near industrial and airport zones through enforcement of existing codes, use of noise reducing and mitigating materials and designs, and deliberative decisions regarding compatible land uses and related

zoning.

The Built Environment Focus Area / Environmental Quality

- *Policy LT24* - Coordinate a comprehensive revision of the Airport Environs Plan including areas beyond the current Airport Environs Zone, taking into account noise and the public health, safety, and welfare of Tucson residents.

Kino Area Plan: The overall goal of the *Kino Area Plan* is as follows: “To establish guidelines for the future growth of the Kino area and to provide a balance of uses and a wide range of activities, including employment, shopping, housing, and recreation.” Future use identified in the *Kino Area Plan* for the subject site are Industrial.

The proposed project site is identified as “Site 1” on the *Kino Area Plan* map titled “Industrial” (pg. 16). This map identifies the appropriate future use for Site 1 as Industrial.

The *Kino Area Plan* introduction to the section titled “Industrial” (pg. 8), states: “Sites in the Kino area have a number of features appropriate for industrial facilities. These include: 1) good accessibility to airport, railroad, Interstate 10 and truck facilities 2) relatively inexpensive vacant land, and 3) large amounts of industrial zoned land. For these and other reasons, rapid industrial development is occurring and will continue to occur in Kino.”

Policy 1 in the *Kino Area Plan* Industrial Section (pg. 8) addresses Site 1, which is the Applicant’s proposed project site. Policy 1 reads “Concentrated industrial development should be promoted on the land immediately north and east of the Tucson International Airport (**Site 1**). To accomplish this, the City should:

- a. Discourage additional residential uses around the Airport by assisting property owners to rezone vacant R-1 and R-2 land south of Sunnyside High School, the area around Los Ranchitos Elementary School, and the area bounded by Campbell Avenue on the west, the Rodeo Wash alignment on the north, Tucson Boulevard on the east, and Bilby Road on the south.
- b. Allow industrial uses on the 126-acre parcel which is bounded by the presently existing Rodeo Wash on the north, Bilby Road on the south, Tucson Boulevard on the east, and Campbell Avenue on the west. In developing this parcel, park industrial shall be developed to a depth of 300 feet along Campbell Avenue, Tucson Boulevard, and the presently existing Rodeo Wash. The remaining acreage should be allowed to develop for other industrial uses (**Site 4**).

Assessment: The Applicant is seeking an amendment to the *South Pantano Area Plan* to allow Residential uses in an area the Plan designates for future Industrial uses. Policies in both *Plan Tucson* and the *Kino Area Plan* make cases for Industrial uses in the site area in large part because of the site’s adjacency to Tucson International Airport. Additionally, as noted above, a rezoning was adopted for the site area that changed the underlying zoning from R-2 to C-2, P-I, and I-1. The staff report for that rezoning stated: “The *Kino Area Plan* encourages the integration of appropriate industrial and commercial development within this area and discourages additional residential uses around the Tucson International Airport.”

Staff requests the following to assist them in deciding whether or not to support the requested plan amendment:

- More detailed information regarding both the market for Industrial and the Park Industrial uses in the area of TIA. Staff recognizes that the *Kino Area Plan* was written in 1980 and the market for industrial may be different now. However, that needs to be explained in greater detail. Also, please note that *Plan Tucson* was ratified by the voters in 2013, and that the Plan’s guidance raises questions

about the compatibility of residential uses with airport activities.

- An explanation of what is meant by “starter home (e.g., range of values, more information about types of housing contemplated and height).
- Discussion of employment opportunities in the area for nearby residents?
- Identification of any bus routes in the area and/or any other alternative mode facilities?
- Information about any discussion Applicant has had with the Tucson Airport Authority and the National Guard about amending the Plan to allow future residential uses in the area?

Conclusion: Both *Plan Tucson* and the *Kino Area Plan* provide policy guidance in support of industrial uses in the area. Staff needs to understand what has changed that would make Residential a preferable option.

Staff requires applicant to return for a follow up pre-submittal meeting to present the above information.



LAW OFFICES OF

Lazarus, Silvyn & Bangs, P.C.

A PROFESSIONAL CORPORATION

Via Electronic Mail Only: john.beall@tucsonaz.gov, rebecca.ruopp@tucsonaz.gov

March 7, 2019

John Beall, Section Manager
Rebecca Ruopp, Principal Planner
Planning & Development Services Department
City of Tucson
201 N. Stone Ave., 3rd Floor
Tucson, AZ 85701

Re: Campbell & Valencia Plan Amendment, Response to Pre-application question

Dear John and Rebecca:

Thank you for taking time on February 13, 2019, for the Plan Amendment pre-submittal meeting regarding the vacant land at the northwest corner of Valencia Rd. and Campbell Rd. (the "Property"). As we discussed, our request is to amend the Kino Area Plan ("Plan") to remove the Property from Site 1 of the Industrial Planning Area Map ("Site 1"). This amendment will allow us to proceed with a rezoning on the northern portion of Property from the current I-1 and P-I zones to R-2.¹ The overall goal of this development is to build multi-family residential along Valencia Rd. within the C-2 area, and higher density single family residential on the northern part of the Property within the rezoned R-2 area. The single-family housing will be similar to the existing adjacent homes to the Property's north.

In our meeting, you asked that we provide additional data to support our Plan Amendment request, specifically asking for additional information relating to five planning topics. Below are those topics along with our responses:

1. Provide additional Market Data for Industrial Uses (I-1 and P-I) in the area of Tucson International Airport, along with residential market data for this area.

A. Overview of the Industrial Market (P-I & I-1) around Site 1 and the Airport.

The recent market for light industrial properties (I-1 or P-I) in southern Tucson is greatly affected by a strong supply of developed and vacant industrially zoned land in this area. Currently there is at least a 40-year supply of industrial properties south of Golf Links Rd. This significant supply of industrial property allows for purchasers and developers to be more selective in choosing sites, while also keeping the prices for industrially zoned properties lower. This supply also lessens demand for each individual industrial property as purchasers have many options.

¹ We are not requesting to change the Property's C-2 zoning.

As industrial sites are plentiful, potential purchasers have more options for sites that suit their specific needs. There are several factors that are particularly attractive to industrial buyers. The first is location near either I-10 or I-17, as these sites provide faster and easier access to the interstate freeway system. Second is larger tracts (or potential assemblages) of land as these sites can accommodate the larger distribution centers. Examples includes sites directly east of the Tucson International Airport (“Airport”) where Homegoods and FedEx have recently located distribution centers, and in the Port of Tucson where Amazon is constructing its distribution center. A factor that typically does not drive demand for industrial properties is location next to airports, as shipping by air freight is costly and infrequently used.

For areas north of the Airport, including Site 1, the industrial market is softer because larger tracts cannot be assembled and because the freeways are not nearby. This softer market is illustrated by the length of time it takes for industrial properties to be sold in this area. Specifically, there are 105 industrial properties for sale in the area north of the Airport.² The average time on the market for these properties is 1835.54 days, or a little over five years. More specifically, the Property is an example of this soft market as it has remained vacant since it was rezoned to industrial and commercial in 1997, or 21 years ago.

Further analysis of Site 1 shows that that it functions more like a mixed-use area than an industrial area. City Certificate of Occupancy (“C of O”) data captured since 2005 shows the City has issued at least 174 recognizable C of Os to non-residential uses in and near Site 1.³ Of those, 125 were issued to commercial or office uses, meaning that 72% of the C of Os issued were commercial or office uses. Only 49 C of Os, or 28%, were issued to industrial uses. This data shows that Site 1 does not function as a primarily industrial area and instead functions as a mixed-use area that includes a robust mix of uses. Adding a multi-family development along Valencia, with higher density residential to the north of it, will compliment this mixed-use area.

B. Overview of Residential Market around Site 1.

While the industrial market north of the Airport is soft, the residential market is very strong, especially for entry-level homes. The area bordered by Valencia Rd. on the south, Country Club Rd. on the east, Nogales Hwy. on the west, and Irvington Rd. on the north provides a good example of this demand. Over the past six months (September 2018 to February 2019), there have been 59 home sales in this area.⁴ The median sales price for homes in this area was \$162,500, and the average days on market for these homes was *only 25 days*. In comparison, the average days on market for homes throughout Tucson around this same time was 44 days, and the median home price was \$218,000.⁵ This data shows a strong residential market in this area that is more affordable than other areas of Tucson.

² **Enclosure 1**, CBRE Listing Report,

³ **Enclosure 2**, C of O Data Spreadsheet from the City’s GIS Map, March 5, 2019. To analyze this data, we classified all C of O entries into commercial, industrial or office uses. There were 14 entries that could not be classified based on incomplete data or were uses within the Airport.

⁴ **Enclosure 3**, CBRE Residential Listing Report, February 22, 2019.

⁵ Tucson MLS Data, January 2019 found at www.tucsonrealtors.org/docs/default-source/Stats/statsjan2019.pdf?sfvrsn=2 .

In 2018, there were three major residential development land sales in this area, shown below, that further show a strong demand for entry-level single-family homes. These developments will bring 247 new-home lots into the market, with starting prices ranging from \$150,000 to \$210,000. These developments are:

- Cantera Subdivision – 143 lots offered by LGI homes, near Alvernon & Benson Highway. This land sale closed January 2018.
- Desert Vista Estates – 62 lots offered by DR Horton, near Alvernon & Benson Highway. This land sale closed May 2018.
- Desert Pointe – 42 lots offered by KB Homes, near Alvernon and Valencia. This land sale closed December 2018.

This demand for residential homes, especially entry-level homes, will remain strong into the future.⁶ What could hurt that demand is the currently low supply of residential lots for new construction. If the supply of land/lots remains low, demand and prices for these lots will increase and result in higher land prices. The availability of new lots for development is crucial as more available land keeps land prices lower, which in turn helps keep entry-level home prices lower, helping to meet strong homebuyer demand.

C. Pattern of Industrial Plan Areas Reverting to Residential.

This Plan Amendment request is not the first property within the Plan’s industrially designated areas to revert back to a residential use. The Plan included six “sites” designated as appropriate for industrial uses. Two of these sites – Site 4 and Site 5 – both were rezoned to the industrial uses in the late 1990s but reverted back to residentially zoned property in the early 2000s.⁷ Now, both Sites 4 and 5 have been fully developed with residential, single-family homes. The reversion of these sites back to residential uses indicates the Plan overestimated the demand for industrial uses and underestimated the demand for residential uses in these areas. Allowing residential uses on the Property is equally appropriate now as the market for industrial properties remains soft, while residential demand continues to be strong.

2. An explanation of “starter home,” including price ranges, types of housing, and heights.

In the Tucson housing market, the cost of entry level, new construction homes typically range between \$150,000 to \$250,000, depending on location and amenities provided. In the area around the Property, the range is on the low end, between \$150,000 and \$210,000. Houses in these developments are single-family or duplex models, and either one or two stories (i.e., no higher than 25 feet).

⁶ Arizona Daily Star, “Demand for new housing in the Tucson area expected to remain strong,” January 6, 2019, found at www.tucson.com/business/demand-for-new-housing-in-the-tucson-area-expected-to/article_3d753dde-8207-50a8-bef1-9a017af84072.html .

⁷ See Plan, p. 16.

3. Discuss employment opportunities in the area for nearby residents.

The Property is nearby and easily accessible to the four major employment areas in southern Tucson.⁸ These employment centers are:

- *Tucson Airport Employment Area* – This area supports more than 43,000 jobs and includes notable employers such as Raytheon Missile Systems, Bombardier, Ascent Aviation, FedEx, HomeGoods, Skywest Airlines, Universal Avionics, the Arizona Air National Guard, and the Tucson Airport, along with numerous smaller employers.⁹
- *Davis-Monthan Employment Area* – This area includes Davis-Monthan Air Force Base (9,100 employees), along with numerous other smaller employers in the commercial and industrial areas to the west of the Base.
- *UA Tech Park* – The Tech Park is one of the nation’s premier research parks that includes both emerging companies and multi-national corporations, along with the University of Arizona’s south branch. The Park has approximately 50 tenants and includes companies such as Citi, BASF, IBM, Oracle, Raytheon and TEP.¹⁰
- *Port of Tucson* – Includes numerous industrial and commercial employers, and soon will include the new Amazon distribution center (estimated 1,500 employees).

4. Identify bus routes in the area and/or other alternative mode facilities.

The Property is within the SunTran service area. It is adjacent to SunTran Line 25, which provides a direct link to the Ronstadt Transit Center. From there a rider has broad access to the SunTran system. The Property is also approximately a half-mile from Line 11, which provides riders to the Alvernon corridor and from there access to most of the east-west bus lines.

The Property also provides access to City-designated bike routes on Valencia Rd. and Campbell Rd.

5. Summary of discussions with Tucson Airport Authority and Arizona Air National Guard Base.

Our project team has met with the following stakeholders regarding this project:

- *Tucson International Airport*: On February 1, 2019, we met with Tucson Airport Authority (“TAA”) representatives Michael Smejkal, Vice President of Planning and Engineering, Chris Schmaltz, Deputy General Counsel, and Scott Robidoux, Sr. Planner. They stressed their overall goal is to protect airport operations, and because of this they

⁸ See **Enclosure 4**, Employment Area Map.

⁹ www.suncorridorinc.com/Sites-Data/Tucson-International-Airport-Employment-Zone.aspx.

¹⁰ www.techparks.arizona.edu/tenant/tenants-list

likely would not publicly support the Project. They did state that they likely would not publicly oppose the Project if it included the following commitments in its entitlements:

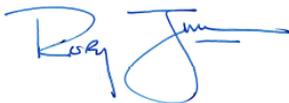
- Avigation Easement – The Project will record an avigation easement against the Property that will provide specific rights to TAA, its tenants and airlines, and the travelling public. These rights will allow for flyovers, noise, odor and light spillover from the Airport onto the Property. The purpose of this easement is to protect TAA and the Airport from future nuisance claims against it.
- Noise Attenuation – The Project will incorporate noise attenuation features into the residential components of the Project to bring interior noise levels to 45 dB as required by the U.S. Department of Housing and Urban Development (“HUD”).

The TAA representatives did acknowledge that some of the Airport employees may benefit from residential housing being in this area.

- Arizona Air National Guard: On February 19, 2019, we met to discuss the Project with the Arizona Air National Guard Base (“Base”) representatives Col. Sandy Wilson, Mission Support Group Commander, and Lt. Col. Greg Hoffman, Commander, 162nd Civil Engineer Squadron. They said that they likely will defer to TAA’s opinion on issues related to Airport Overlay issues, including uses that are appropriate around the Airport and Base. They also indicated that they likely would not publicly oppose our Project if TAA also remained neutral. They did see a benefit to having nearby housing (both rental and ownership) for their Base employees.
- Ward 5, Councilman Richard Fimbres: On January 15, 2019, we met with Councilman Fimbres and staff to review the Project. He was excited about the potential for entry-level housing in this area. He encouraged us to reach out to the Airport and Base, and work with City staff on applying for the Plan Amendment.

If you have any questions about the information we have provided above, do not hesitate to reach out to Robin Large or me. We look forward to meeting again to discuss our Plan Amendment application and beginning the formal process

Sincerely,



Rory Juneman, Esq.

Enclosures

cc: Luigi Schiappa
Robin Large