



CITY OF  
TUCSON

Planning Development Services Department (PDSD)  
Zoning Administration Division  
201 North Stone Avenue, Tucson, Arizona 85701

\*\*\* NOTICE OF DIRECTOR'S DECISION \*\*\*

**EFFECTIVE DATE:** June 4, 2012

**CASE NO.**    THE APPLICANT, SITE, ZONE

**MDR-12-02, Dennis Tom, 201 N. 4<sup>th</sup> Avenue, C-3/ I-1**

**The Project**

The applicant's project is a restaurant/bar proposed on a .21 acre site located within the Greater Infill Incentive District (GIIS) and is zoned "C-3" Commercial and "I-1" Industrial. The proposed development is bounded by 4<sup>th</sup> Avenue on the east, 9<sup>th</sup> Street on the south and Stevens Avenue on the west. The applicant proposes to redevelop the site for a restaurant/bar use that includes outdoor dining areas. The proposed redevelopment requires compliance with all *Land Use Code (LUC)* criteria applicable to new construction. The applicant is requesting the following modifications of development regulations: **1)** Allow the building to remain as constructed with minimum building setbacks of zero (0') feet; **2)** Provide all parking off-site through an agreement with the City of Tucson's ParkWise division to utilize a parking validation system to provide parking spaces in the nearby parking garages; **3)** Modify loading and waste collection requirements to allow loading and refuse collection activities to be located within one area, as shown on the submitted plans or as approved by Environmental Services and PDSD; and, **4)** Delete street and perimeter yard landscape requirements and provide landscape and screening as shown on the submitted plans.

**DSD DIRECTOR'S DECISION:**

**MODIFICATIONS 1, 2, AND 4 GRANTED.**

**MODIFICATION 3 GRANTED, SUBJECT TO THE FOLLOWING CONDITION:**

- A) Project to be developed with a community waste collection area, as approved by Environmental Services and Planning and Development Services Departments. Waste collection area may be located on an adjacent property.**

**Ernie Duarte, Director  
Planning & Development Services Department**

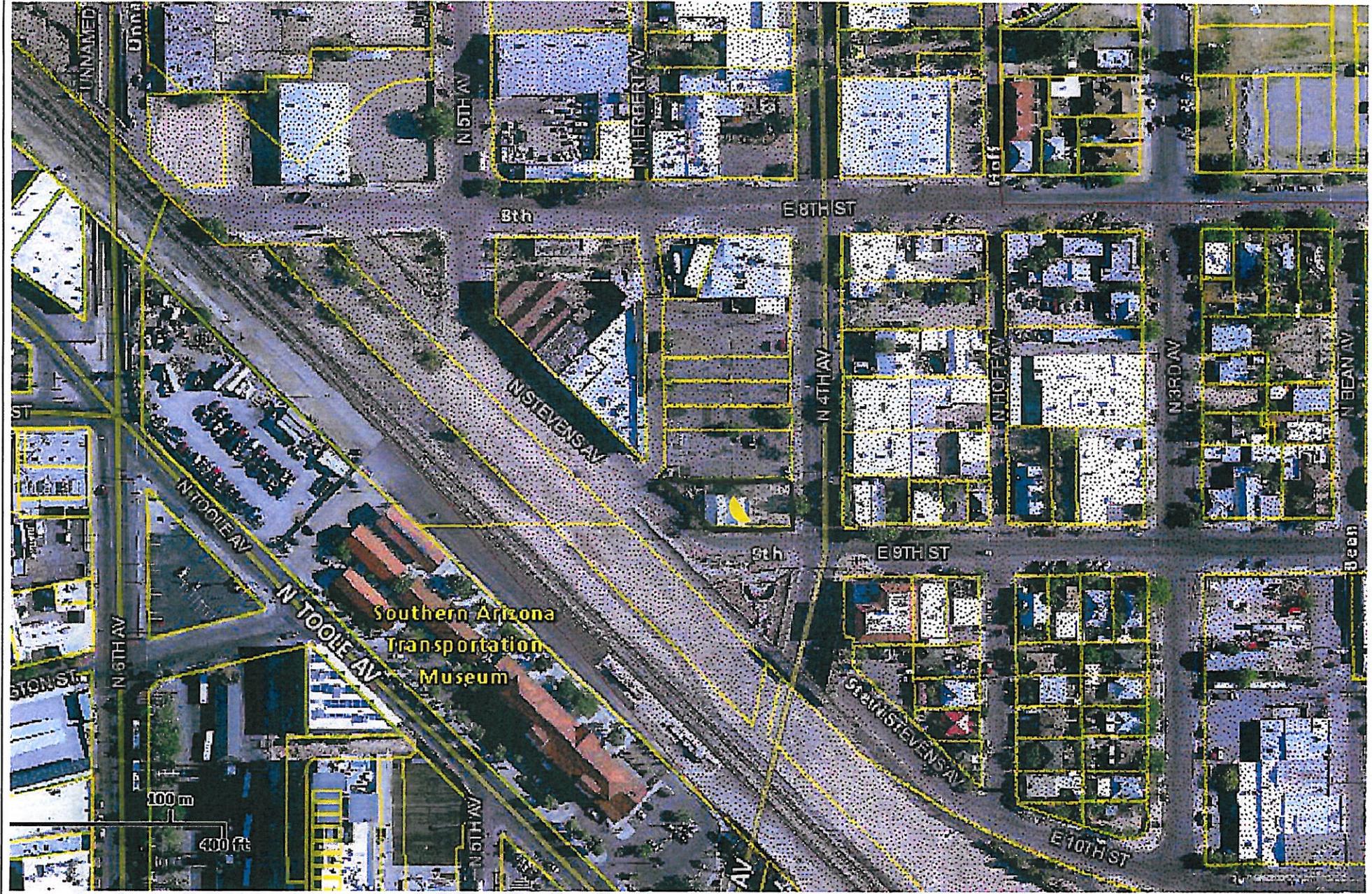
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The decision rendered by the Planning and Development Services Director may be appealed to the Board of Adjustment as follows: 1) file a notice of intent to appeal to be received by PDSD LUC Administration staff within five (5) days after the notice of decision, and 2) the complete appeal materials must be filed within thirty (30) days of the decision.

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For further information, please call LUC Administration staff Russlyn Wells at 837-4948.

s:zoning administration/mdr/mdr1202/1202 decision.doc



Scale: 1:2,400

 201 N. 4th Ave.  
 6115



Printed: Jun 05, 2013

## PARKING FACILITY AGREEMENT

### Centro Garage

This Parking Facility Agreement ("Agreement") is entered into this 15<sup>th</sup> day of April, 2013 (the "Effective Date"), by and between the City of Tucson, a municipal corporation, through ParkWise, a division of the General Services Department of the City of Tucson, and referred to in the Land Use Code as the "City's Parking Authority ("ParkWise"), and Lucid Corporate Inc., ("Licensee") located at 201 N. 4<sup>th</sup> Avenue; collectively, the "Parties".

#### 1. Purpose of Agreement

The purpose of this agreement is to make available to Licensee validations within the Centro Garage, a parking facility located at 345 E. Congress St., Tucson, Arizona (the "Facility"), for off-site parking within one-quarter (1/4)-mile of the location of the Licensee, for the sole purpose of providing the Licensee with a means of complying with the requirements of the City of Tucson's Land Use Code, Article II, Zones, Division 8, Overlay Zones: Downtown Area Infill Incentive District Zone (IID), 2.8.12.3.c.iv, which states, "c. Parking may be provided either solely by one of the following options or a combination of the following options:", . . . " (iv) An In-lieu fee per an agreement with the City's Parking Authority." The execution of this Agreement is a condition of the approval of the application associated with Case No. MDR-12-02, for Dennis Tom, 201 N. 4<sup>th</sup> Avenue, by the City of Tucson Director of Planning and Development Services. The Parties acknowledge that this Agreement is in the nature of a license and is not intended to create an interest in real property.

#### 2. Term of Agreement

The term of this Agreement shall be for a period of five (5) years, beginning on the Effective Date, unless terminated earlier. Termination of this Agreement shall not be construed as a termination of the Licensee's obligations to fulfill its parking requirements as referenced in Item #1, above.

#### 3. Renewal

The term of this Agreement may be extended so long as there exists no default hereunder or any condition, act, or event which could constitute a default.

#### 4. Parking Allocation and Calculation of Fees

ParkWise hereby agrees to provide parking validations to the Licensee, for the use of the Licensee's customers, at the Facility. Licensee agrees to pay ParkWise at minimum \$830 per month in exchange for an equivalent value of validations. Validations may be purchased in denominations of the Licensee's choosing.

The purchase of these validations will constitute fulfillment of the Licensee's obligations to pay an In Lieu Fee for off-site parking to support parking demand at 201 N. 4<sup>th</sup> Avenue. Licensee may purchase additional monthly validations on a first-come, first-served basis. ParkWise does not guarantee the availability of any additional parking spaces. ParkWise will not refund Licensee due to the temporary unavailability of parking at the Facility.

Fees per space are based on the current market-established parking rate or rates in ParkWise's Downtown parking program on the Effective Date.

As of the Effective Date, the parking rates at Centro Garage are \$3 during the daytime, seven days per week, and evenings after 5:00pm from Sunday through Wednesday (Weekday Rate), and \$5 after 5:00pm on Thursdays, Fridays, and Saturdays (Weekend Evening Rate).

Licensee will be charged an amount equal to the face value of the validation card, less any discounts that may apply. For example, Licensee will be charged \$3 for each validation card that is worth \$3 in parking value, less 20%. Licensee's customers may be required to pay the balance of the charge for parking that is payable, should they park during a time when the flat rate is greater than \$3 or if an hourly charge applies, the amount payable exceeds \$3. Neither ParkWise nor Licensee assumes liability for payment of the difference between the fee and the value of the validation card.

#### **5. Use of Facility**

Space in the Facility provided pursuant to this Agreement may be used solely for passenger vehicle parking and no other purpose whatsoever. Parking is for passenger vehicles only, including pick-up trucks and passenger vans, provided they meet the height restrictions of the Facility, if applicable. The Licensee acknowledges the rules and regulations of the Facility and agrees to provide a copy of said rules to any user, upon request.

#### **6. Payment of Fees; Late Charge**

Payments for the required minimum number of validations may be made in person to the ParkWise office or by mail to:

ParkWise, 110 E. Pennington St., Suite 150, Tucson, Arizona 85701.

The total monthly fee for the validations is due and payable on the first (1<sup>st</sup>) of each month, and paid no later than the fifth (5<sup>th</sup>) of the month. Payments received at the ParkWise office after the 10<sup>th</sup> of the month will incur a late charge of \$25.

#### **7. Recordkeeping**

ParkWise will maintain documentation for two (2) years of payments, late charges, and other materials as they pertain to this Agreement.

418 North Toole Avenue  
Tucson, Arizona 85701  
P 520.622.9565 F 520.622.8316



April 3, 2012

Russlyn Wells  
City of Tucson  
201 N. Stone Avenue  
Tucson, Arizona 85701

**Re: Infill Incentive District Development Application for a Restaurant Project at 201 N. 4th Avenue**

**Project Description**

The proposed project is a restaurant with companion bar approximately 4,500SF located at 201 N. 4th Avenue at the intersection of the 4th Avenue and 9th Street. The restaurant will revitalize the gateway for the 4th Avenue District and enhance the pedestrian experience along 4th Avenue. The client and operator are excited about the potential of the site and look forward to introducing a quality project to the 4th Avenue District. The following summarizes our request utilizing the Infill Incentive District to facilitate the project and provide relief from the existing development constraints of the site.

We are requesting Modification of Development Regulations (MDR) as part of the Greater Infill Incentive District (GIIS) per the Infill Incentive District (IID). The purpose of the MDR process within the GIID is to "encourage sustainable infill development." This project is requesting the MDR relief concurrently with the site plan review and in advance of the building plan application. The project is seeking MDR relief for the following five (5) elements per the IID. Outside of the elements requested below, the project will conform to the land use and zoning codes.

**Description of Requests through the Infill Incentive District Modification of Development Regulations Process:**

**1. Setbacks**

Relief Request: Per 2.8.12.4 C(2), waive the street perimeter yard requirements.

Proposed Solution: Reduce the setback requirement so the building can appropriately address the 4th Avenue and 9th Street frontage similar to the existing buildings along 4th Avenue. The goal is to retain the existing facades along 9th Street. We are actively working with Jim Rossi to acquire the ROW along the 9th Street to accommodate the existing encroachment within the ROW.

**2. Parking**

Relief Request: Per 2.8.12.4 C(3)b and 2.8.12.4 C(3)c, establish an offsite parking arrangement with Parkwise and relief for the bicycle parking.

Proposed Solution: The project is required to provide 62 parking spots per the code requirements for the proposed use. There are over 300 structured public parking spots within 600 feet of the site between the Depot Plaza Parking Garage and Plaza Centro Parking Garage for patrons to use, not taking into account street parking and public parking lots. Although we believe there is enough existing public parking supply available for the project operationally, we have come to an agreement with Parkwise (see attached) on an In Lieu Fee which will include a cross marketing and validation system to incentivize the restaurants users to park within the Parkwise Garages. The plan provides short term bike parking.

### 3. Loading

Relief Request: Per 2.8.12.4 C(4), waive the loading requirements.

Proposed Solution: We are requesting the loading requirement be waived to give the project maximum flexibility to address the conversion of 9<sup>th</sup> Street to a one way road and to provide adequate space for environmental services to accommodate the waste removal and recycling. We will provide an off-street service area to accommodate loading activities on-site.

### 4. Waste Collection Area

Relief Request: Per 2.8.12.4 C(5), modify the waste collection requirements.

Proposed Solution: We are requesting approval from Environmental Services for a modified waste collection area that may be non-traditional to their normal plan but adheres to all safety standards. Final approval by Environmental Services of the final site plan is required.

### 5. Landscaping and Screening

Relief Request: Per 2.8.12.4 C(6), waive the landscaping and screening requirements.

Proposed Solution: Landscaping is an important design element for the project. We are proposing to create an individual landscape plan that fits the site and maximizes the amount of landscaping on the site but granting flexibility to provide that landscaping where it makes sense. Shade will be provided to comply with Development Standard 9-10.4.3.B.1 utilizing existing trees in the right-of way, installed landscape and shade elements. The project will meet the requirements of the Commercial Water Harvesting ordinance through passive water harvesting elements.

### Infill Incentive District Design Narrative:

1. *Describe how the project is consistent with the IID purpose to create sustainable infill development.*

This proposal encourages sustainable infill development in accordance with the purpose of the Infill Incentive District (IID) to accommodate redevelopment that enhances the urban composition specifically on parcels with existing design constraints. The project activates the corner of 4<sup>th</sup> Ave and 9<sup>th</sup> Street linking the pedestrian fabric and addresses key sustainability principles for the 4<sup>th</sup> Avenue District:

- Enhancing the site and improving the safety of the District by activating this key property
- Allowing the community to achieve or sustain population density thresholds that are needed to attract certain amenities (parks, community services, retail)
- Promoting usage of existing and new infrastructure elements (parking structures, streetcar)
- Adding to the redevelopment tax base

The project creates a new urban edge and pedestrian connection between the new 4<sup>th</sup> Avenue Underpass and the rest of the 4<sup>th</sup> Avenue. The treatment of that connection between 4<sup>th</sup> Avenue, the Underpass, 9<sup>th</sup> Street and the Downtown Links project is important to the project and the region.

The IID process acts as an effective mechanism to overcome the barriers that exist on this site, specifically, the parking, setback, loading and landscaping issues. The IID provides the mechanical relief necessary to promote this site as an infill project, thus this project is consistent with the purpose of the IID.

2. *Describe the benefits the project brings to the adjacent properties and the surrounding area.*  
The development of this parcel will rejuvenate the gateway for the 4<sup>th</sup> Avenue District. This section of 4<sup>th</sup> Avenue is mostly categorized and occupied by "Restaurant or Bar" uses that have seen little or no change or reinvestment for years. Agglomeration economies shows that this new investment in a restaurant/bar project should yield more cross over customers for adjacent projects, incentivize higher investments in existing properties, and raise tax revenues for the City of Tucson. The project will employ Tucson residents and pay its fair share as far as City fees are concerned. In addition, a higher ridership for the modern streetcar should be achieved while helping to offset the streetcars operating cost with higher fare box revenues.
3. *Describe any significant adverse effect such as those involving noise levels, glare, odors, vibration, illumination, fumes and vapors the will have on adjacent properties.*
  - A. Noise Levels – Project is designed to minimize all noise impacts and comply with all City of Tucson Noise Ordinances
  - B. Glare – Hardscape, landscape and permanent surfaces, textures and colors will be selected to minimize glare and reflection in accordance to all City codes and policies.
  - C. Odors – The trash storage and loading areas are located furthest away from adjacent residential properties and the pick up cycle is scheduled to minimize any odor. In addition, proper wall and landscape buffers surrounding trash areas will help to mitigate potential odor issues.
  - D. Vibration – None
  - E. Illumination – All lighting will be compliant with City Codes
  - F. Fumes – The project is designed to have adequate natural and mechanical ventilation
  - G. Vapors - None
4. *Describe how the project creates a pedestrian-oriented streetscape in compliance with the Streetscape Elements requirements.*  
The current site sits at the confluence of the 4<sup>th</sup> Avenue District, the Downtown District and Downtown Links. The proposed building will activate the streetscape enhanced by the patio located on the corner bringing activity to the streetscape. The streetscape experience will be reinforced by the urban material and elements integrated in the architecture. This project will carry forward the work done by the City on the adjacent parcel to help connect that pedestrian connection from Congress Street into 4<sup>th</sup> Avenue.
5. *Describe how the project supports a safe streetscape coordinated with adjoining projects.*  
The building and activity of the proposed project places "eyes on the street" which can only help with safety concerns of walking around the area of the 4<sup>th</sup> Avenue Underpass and City constructed common space at 4<sup>th</sup> Avenue and 9<sup>th</sup> Street. The project is constructing pedestrian connections that do not currently exist, improvements that will be raised above the street for pedestrian safety and provide meaningful connections for pedestrians.
6. *Describe how the project transitions to adjacent existing residences and provides privacy mitigation in compliance with the Development Transition Element (Sec. 2.8.12.5.B).*  
The project will provide landscaping and privacy mitigation to keep a consistent transition to the adjacent properties. There are no residential properties immediately adjacent to the subject site. The project is proposing to keep the existing historic facades of the buildings along 9<sup>th</sup> Street in order to celebrate the origins of this area and to add a design aspect of differing elevations as mentioned in the MDR process of the GLIS. The project will also develop new pedestrian-oriented streetscape and new pedestrian space that will benefit the neighbors and

the 4<sup>th</sup> Avenue District.

7. *Indicate whether the project will significantly impede solar energy options to adjacent properties.*  
The massing of the building will not impact any solar generation opportunities on surrounding properties.

8. *Describe the types of drought tolerant and native landscaping that will be used in the project and how it will be used to enhance the project.*

Landscaping is an important design element for the project. We are proposing to create an individual landscape plan that fits the site and maximizes the amount of landscaping on the site but granting flexibility to provide that landscaping where it makes sense. The landscape concept proposes enhancing the landscape character for the streetscape. The project will use City of Tucson approved drought tolerant and native landscaping.

**IID MDR Parking Criteria:**

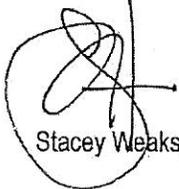
1. *Demonstrate how the proposed reduced off-street motor vehicle parking will not have an adverse impact on adjoining properties.*

Public parking is a fixed quantity in this mostly commercial district thus the generated trips will have no impact on surrounding properties. In addition, this project has come to an off-site parking arrangement with Parkwise to pay for and market their new garage approximately 600 feet from the site to encourage (validation program) patrons to utilize pay public parking in lieu of free shared public street parking which is over and above the efforts of any surrounding property.

2. *Demonstrate how traffic generated by the off-street parking proposed in the MDR application does not burden neighboring residential streets.*

The limited residential neighborhood parking is through a residential permit system, thus this project has no impact.

Respectfully,  
Norris Design



Stacey Weaks, RLA, LEED AP

**Project Description:**

The proposed project is a Series 12 licensed restaurant with companion bar approximately 4,500SF located at 201 N. 4th Avenue.

Description of relief through the Infill Incentive District Modification of Development Regulations process:

**1. Parking**

**Relief Option:** Per 2.8.12 C(3)b and 2.8.12 C(3)c, establish an offsite parking arrangement with Parkwise and relief for the bicycle parking.

**Proposed Solution:** We have an agreement with Parkwise to use the new Plaza Centro Garage and to enter into a validation and cross marketing program for the Garage for restaurant users. The plan provides short term bike parking.

**2. Setbacks**

**Relief Option:** Per 2.8.12 C(2), waive street perimeter yard requirements.

**Proposed Solution:** Reduce the setback requirement so the building can appropriately address the 4th Ave. and 9th St. frontage similar to the existing buildings along 4th Ave. The goal is to retain the existing facades along 9th St., so we will be working with the City to grant a TRE for the existing encroachment within the ROW.

**3. Combining Loading and Waste Collection Area**

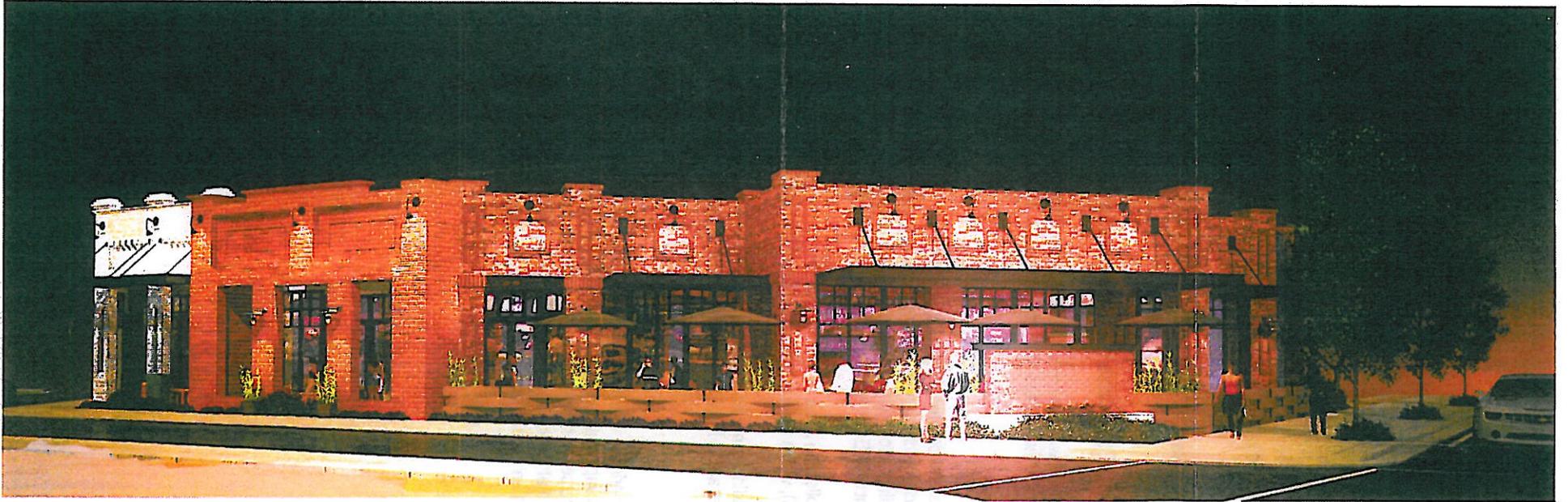
**Relief Option:** Per 2.8.12 C(4) and C(5), waive loading zone and have Environmental Services certify no safety impacts of proposal.

**Proposed Solution:** By waiving the loading zone, we have our trash and recycling area approved and will combine a loading drop-off/pick-up area within that area. Final approval by Environmental Services of the final site plan is required.

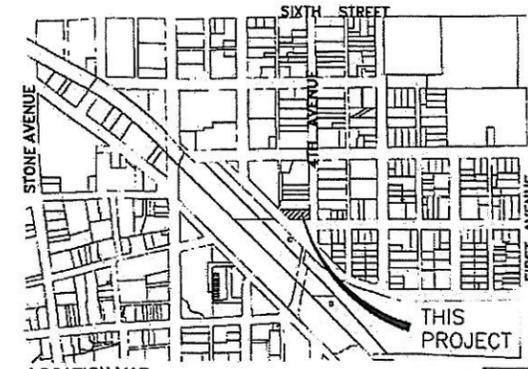
**4. Landscaping and Screening**

**Relief Option:** Per 2.8.12 C(6), waive perimeter yard and landscaping requirements.

**Proposed Solution:** Landscaping is an important design element to the project but part of the reason this underutilized, vacant and dilapidated parcel has remained in this state due to the site constraints. We are proposing to create an individual landscape plan that fits the site and district that includes landscaping within the right-of-way as to maximize the amount of landscaping on the site but granting flexibility to provide that landscaping where it makes sense.



201 N. Fourth Avenue  
April 2012



**LOCATION MAP**

SCALE: NTS  
**BASIS OF BEARING**  
 N 89°05'27" E UPON THE MONUMENT LINE OF 9TH STREET BETWEEN 4TH AVE AND STEVENS AVE AND FOUND MONUMENTS SHOWN HEREIN AND REFERENCED FROM BOOK 76 OF SURVEYS AT PAGE 32.

**BASIS OF ELEVATION**  
 CHISELED "X" IN TOP OF CURB ON SOUTH CURVE RETURN AT SOUTHWEST CORNER OF 6TH AVE AND 7TH STREET AS RECORDED IN C.O.T. FIELD BOOK 1959 AT PAGE 6-7 SAID ELEVATION BEING 2376.69 FEET.

**LEGAL DESCRIPTION**  
 1. LOT 12, 1/4 BLOCK 81 OF THE CITY OF TUCSON, ACCORDING TO THE MAP OR PLAN OF SURVEY OF SAID CITY MADE BY S.W. FOREMAN, AND APPROVED BY THE MAYOR AND COMMON COUNCIL ON JUNE 28, 1872, A COPY OF WHICH MAP IS RECORDED IN BOOK 3, PAGE 70 OF MAPS AND PLATS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING, HOWEVER, THAT PORTION THEREOF, IF ANY, NOW OCCUPIED BY STEVENS AVENUE AS THE SAME IS NOW LOCATED.

**SITE PLAN SUBMITTAL NOTES**

- THIS PROJECT IS BEING SUBMITTED FOR A SITE REVIEW TO DETERMINE THE APPLICABLE REQUESTS FOR THE MODIFICATION OF DEVELOPMENT REGULATIONS PER THE INFILL INCENTIVE DISTRICT. THE PROPOSED USE CONFORMS TO THE CURRENT ZONING CLASSIFICATION. THE PLAN WAS ORIGINALLY SUBMITTED IN JANUARY OF 2011 FOR A FIRST REVIEW TO INITIATE THE PROCESS. A SECOND REVIEW HAS BEEN REQUESTED TO CONFIRM THE ANTICIPATED MDR REQUESTS FOR INFILL INCENTIVE DISTRICT.
- THE SITE IS 9,405 S.F. OF WHICH A 2,600 S.F. BUILDING WILL BE MODIFIED AND EXPANDED TO 4,900 S.F. WITH AN ADJACENT 1,250 S.F. SERVING PATIO. THE EXISTING HISTORIC FACADES WILL BE STABILIZED AND RETAINED AS PART OF THE NEW STRUCTURE.
- PARKING WILL NOT BE LOCATED ON-SITE. OFF-SITE PARKING IN THE PLAZA CENTRO PARKING STRUCTURE WILL BE AVAILABLE BASED ON AN AGREEMENT WITH PARKWISE DATED MAY 26, 2011.
- THIS PROJECT ANTICIPATES A MDR REQUEST FOR SETBACKS, PARKING, LOADING AND REFUSE SERVICE, AND LANDSCAPE AND SCREENING PER THE INFILL INCENTIVE DISTRICT.

**GENERAL PROJECT NOTES**

- ALL CONSTRUCTION AND TESTING METHODS SHALL BE IN CONFORMANCE WITH P.C.O.T. STANDARD DETAILS FOR PUBLIC IMPROVEMENTS (SSPI), EDITION 1 OF 2003, EXCEPT AS MODIFIED HEREBY.
- ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
- SITE AREA**  
 GROSS SITE AREA: 9,513.00± OR 0.218± ACRES  
 BUILDING AREA: 5,075.00± S.F.  
 COVERED PATIO AREA: 1,250.00± S.F.  
 PERCENTAGE OF BUILDING COVERAGE: 53.23%
- ZONING OF ADJACENT PROPERTIES**  
 NORTH: I-1C-3, SOUTH: I-1 & C-3, EAST: C-3, WEST: I-1
- NEIGHBORHOOD / AREA PLAN: PIE ALLEN
- EXISTING ZONING OF THE PROPERTY: I-1 & C-3
- EXISTING USE OF PROPERTY: COMMERCIAL
- PROPOSED USE OF PROPERTY: RESTAURANT/BAR
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS DEVELOPMENT PLAN.
- NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH DEVELOPMENT STANDARD 3.0.1.B
- ALL PEDESTRIAN PATHWAYS, RAMPS, PARKING ETC. FOR THIS PROJECT WILL BE DESIGNED TO COMPLY WITH ALL ADAAG REQUIREMENTS FOR ACCESSIBILITY.

**SHEET INDEX**

S-1	SITE PLAN
S-2	LANDSCAPE PLAN
S-3	IRRIGATION PLAN
S-4	RAINWATER HARVESTING PLAN

C.O.T. ACTIVITY # - T11CM00100

**201 NORTH 4TH AVE.**  
 SITE PLAN SUBMITTAL

TUCSON PT OF LOT 12 N&E OF STEVENS AVE BLK 81  
 SECTION 12, T14 0, R13E,  
 CITY OF TUCSON, PIMA COUNTY, ARIZONA

FOR AGENCY APPROVAL  
 NOT FOR CONSTRUCTION

**201 NORTH 4TH AVE.**  
 SITE PLAN SUBMITTAL  
 NORRIS DESIGN  
 TUCSON, AZ

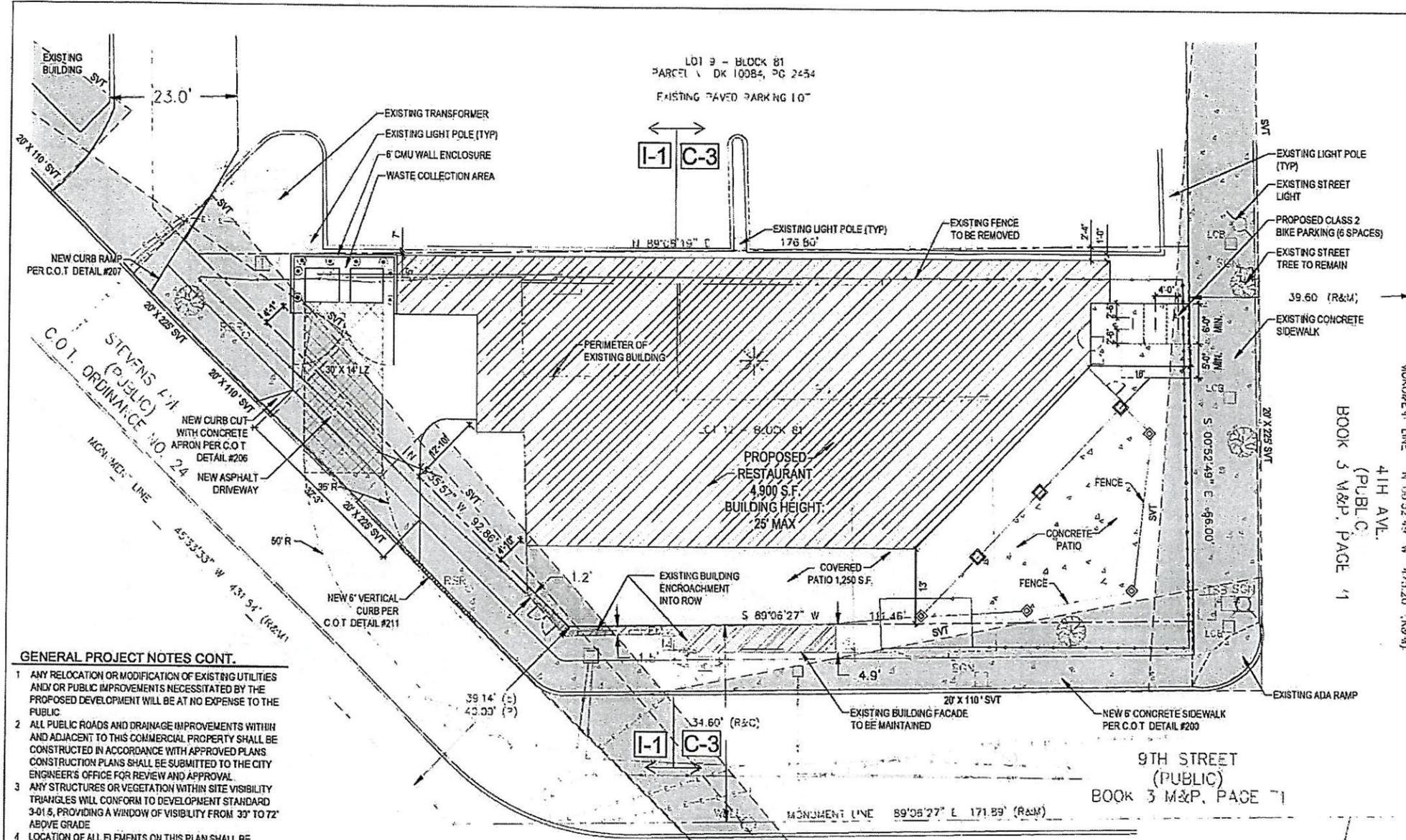
Owner:  
 DENISON  
 1575 N. RIVER ST  
 TUCSON, AZ 85712  
 (520) 824-8411  
 (520) 824-8423

Issue Date  
 January 9, 2012

Revision Date

Sheet Title  
 SITE PLAN

Sheet Number  
**S-1**  
 1 of 3

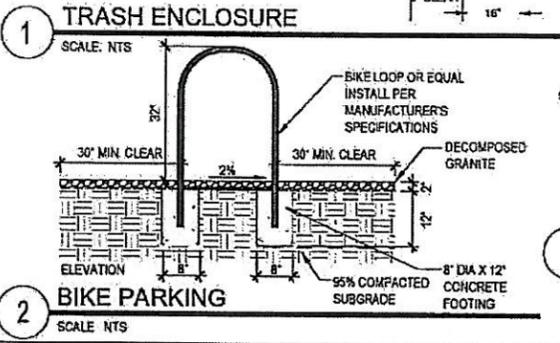
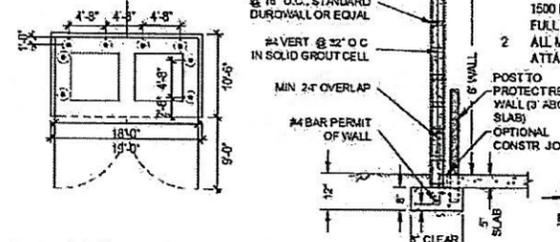


**GENERAL PROJECT NOTES CONT.**

- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS WITHIN AND ADJACENT TO THIS COMMERCIAL PROPERTY SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.
- ANY STRUCTURES OR VEGETATION WITHIN SITE VISIBILITY TRIANGLES WILL CONFORM TO DEVELOPMENT STANDARD 3-01.5, PROVIDING A WINDOW OF VISIBILITY FROM 33' TO 72' ABOVE GRADE.
- LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
- MAINTENANCE:** ALL REQUIRED LANDSCAPING, IRRIGATION SYSTEMS, AND SCREENING DEVICES ON THE SITE SHALL BE MAINTAINED AS SHOWN ON THE APPROVED PLANS. THE PROPERTY OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE TO ACHIEVE PERMANENT, SAFE, AND SUCCESSFUL LANDSCAPING AS REQUIRED BY DIVISION 7 OF THE L.U.C. MAINTENANCE RESPONSIBILITY FOR LANDSCAPE AND IRRIGATION IS ASSIGNED TO THE PROPERTY OWNER.
- PLANT COVER/DUST CONTROL:** ALL DISTURBED, GRUBBED, GRADED OR BLADED AREAS NOT OTHERWISE IMPROVED SHALL BE LANDSCAPED, RESEED, OR TREATED WITH AN INORGANIC OR ORGANIC GROUND COVER TO HELP REDUCE DUST POLLUTION. GROUND SURFACES IN PLANTING BEDS, PLANTERS, MEDIANS, OR TREE UNDERSTORY WITHIN A PROJECT AREA THAT IS NOT COVERED WITH SHRUBS, ACCENT PLANTS, VINES, GROUND COVER, OR OTHER VEGETATION SHALL BE SPREAD WITH 2" OF DECOMPOSED GRANITE OR CRUSHED ROCK.
- PLANT SIZE, LOCATION AND SPACING:**
  - TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ON-SITE OR OFF-SITE UTILITY SERVICE LINES OR UTILITY EASEMENTS OR WITH SOLAR ACCESS, AS DEFINED IN SEC. 37.1 OF THE L.U.C. TO AN ADJACENT PROPERTY.
  - ALL SHRUBS TO BE A MINIMUM OF 2' FROM BACK OF CURB OR BACK OF SIDEWALK.
- LANDSCAPE AREAS FROM BACK OF CURB TO SIDEWALK ARE TO BE COVERED WITH 2" OF INORGANIC GROUND COVER ROCK AND WILL HAVE 50% VEGETATIVE COVERAGE IN TWO YEARS.**
- PLANT PLACEMENT TO BE FIELD ADJUSTED AS NEEDED TO AVOID PROPOSED UTILITIES, EXISTING PRESERVED VEGETATION, AND OTHER FIELD CONDITIONS. CONTACT LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS.

**SYMBOL LEGEND - BY OTHERS**

- THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING
- CABLE TV PED
  - CLEAN OUT
  - ELEC PED
  - ELEC METER
  - ELEC MH
  - ELEC PANEL
  - FIRE HYDRANT
  - GAS METER
  - LIGHT POLE
  - MESQUITE TREE
  - SPOT ELEV
  - PALM TREE
  - ROOF DRAIN
  - RISER
  - SIGN
  - NONE
  - TRANSFORMER
  - SPT99
  - TRAFFIC SIGNAL BOX
  - MONITOR WELL
  - WATER METER
  - WATER SPIGOT
  - BLUESTAKE WATER
  - BLUESTAKE GAS
  - BLUESTAKE TELEPHONE
  - BLUESTAKE ELEC
  - CHAINLINK FENCE
  - FENCE
  - EXISTING TREE



**NOTES**

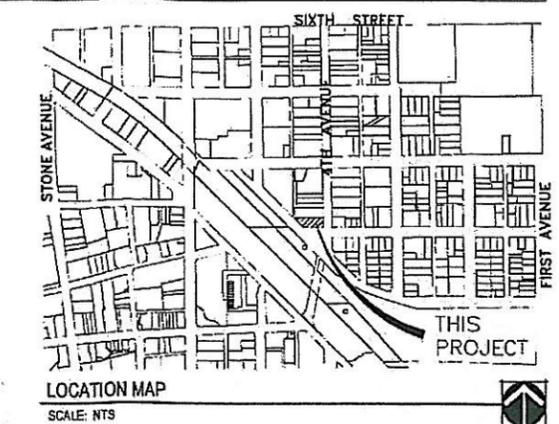
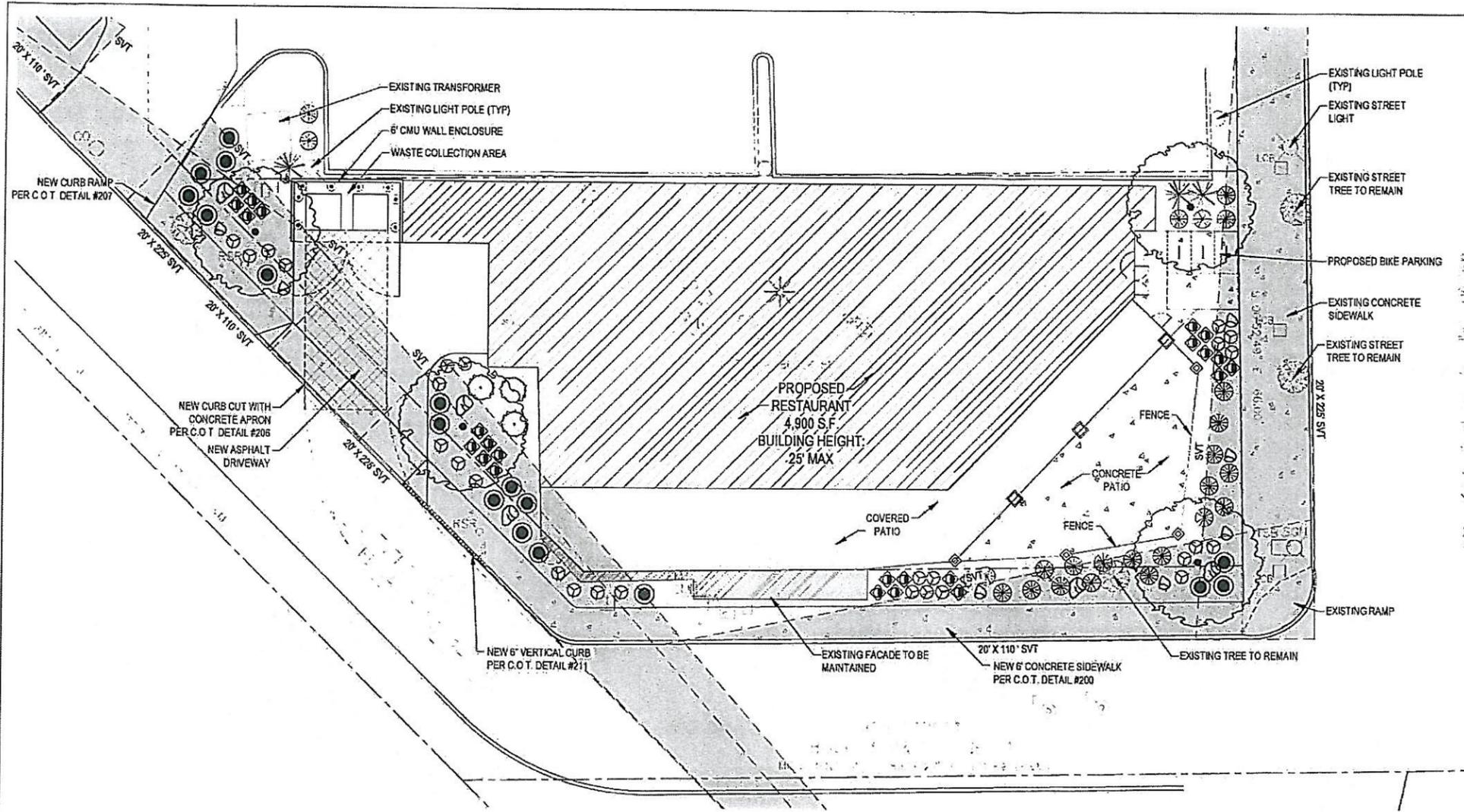
- ALL CONCRETE MASONRY UNITS CONFORM TO ASTM C90 GRADE N-1, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI. ALL MASONRY UNITS SHALL BE GROUTED SOLID FULL HEIGHT OF CALL AT VERTICAL STEEL LOCATION.
- ALL MORTAR SHALL CONFORM TO ASTM C70 TYPE S AND ATTAIN STRENGTH OF 1800 PSI.
- GROUT SHALL CONFORM TO ASTM C476 AND ATTAIN A 28 DAY STRENGTH OF 2000 PSI. THE GROUT SHALL BE PLACED IN LIFTS OF MAXIMUM 4'-0". THE CELLS SHALL BE RODDED TO INSURE CELLS ARE FULLY GROUTED.
- GATES MUST BE EQUIPPED WITH THE ABILITY TO BE SECURED IN THE OPEN AND CLOSED POSITIONS. USE POSITIVE LOCKING WITH (BAYONET) ANCHORS, QTY. 4, 1/2 IN. DIA. X 6 IN. LONG GALVANIZED PIPE FLUSH WITH CONCRETE.

**L.U.C. PROJECT DATA**

ZONING: I-1C-3  
 SITE AREA: 9,405 SF (21 ACRES)  
 USE: BAR/RESTAURANT  
 BUILDING AREA:  
 BUILDING: 4,900 SF  
 PATIO: 1,250 SF  
 DEVELOPMENT DESIGNATOR: -33 (35 & 19 C)  
 FAR: ALLOWABLE - 15  
 PROPOSED - 65  
 MAXIMUM HEIGHT:  
 ALLOWABLE - 50'-0"  
 ACTUAL - 24'-0"  
 PERMETER YARD DD  
 LOCATION ZONE REQUIRED PROVIDED  
 NORTH I-1C-3 0 0  
 STREET FRONTAGES I-1C-3 21' B.O.C. 7' MIN  
 PARKING  
 AUTO  
 REQUIRED: 62 SPACES  
 PROVIDED: 0 SPACES  
 BICYCLE  
 REQUIRED: CLASS 1 SPACES - 2  
 CLASS 2 SPACES - 4  
 CLASS 2 SPACES - 6  
 PROVIDED:  
 LOADING  
 REQUIRED: 1 SPACE  
 PROVIDED: 1 SPACE (14' X 30')

DRAWN BY: JRX FILENAME: C:\Temp\AcPublish\_370812010P\_AJ\_SITE PLAN.dwg Plotted: Jan 09, 2012

DRAWN BY: JRC  
FILENAME: P:\American Junkie\Drawings\120109\_AJ\_LANDSCAPE.dwg  
Plotted: Jan 09, 2012



- GENERAL LANDSCAPE NOTES**
- PLEASE NOTE THIS PROJECT WILL SUBMIT AN APPLICATION FOR THE INFILL INCENTIVE DISTRICT FOR THE MODIFICATION OF DEVELOPMENT REGULATIONS FOR LANDSCAPE AND SCREENING.
  - THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK PER THE PLANS.
  - THE CONTRACTOR SHALL FOLLOW THE IMPROVEMENT PLANS AS CLOSELY AS POSSIBLE. ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
  - SIGHT VISIBILITY TRIANGLE SHALL BE CLEAR OF LANDSCAPING AND OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 6 FEET IN HEIGHT UPON INSTALLATION.
  - PLANTING SEASON WITHIN THE OVERALL PROJECT PHASING AND COMPLETION REQUIREMENTS, THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS OR OTHER ACTS OF GOD SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
  - PLANT SIZE, LOCATION AND SPACING.
    - ALL TREES THAT ARE LOCATED IN AREAS OF REQUIRED LANDSCAPING SHALL BE A MINIMUM OF FIFTEEN (15) GALLON CONTAINER SIZE AND MEET THE MINIMUM PLANT SIZE STANDARDS FOR THE ARIZONA NURSERY ASSOCIATION GROWER'S COMMITTEE.
    - SHRUBS AND ACCENTS IN AREAS OF REQUIRED LANDSCAPING SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER SIZE OR LARGER.
    - GROUND COVERS IN AREAS OF REQUIRED LANDSCAPING SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER SIZE OR LARGER.
  - IRRIGATION NOTES: ALL PLANTS ARE TO BE WATERED WITH AN AUTOMATIC CONTROLLER AND
    - UNDERGROUND DRIP IRRIGATION SYSTEM (EXCEPT FOR CACTI) IRRIGATION SYSTEM TO USE POTABLE WATER.
    - ALL WATER USE FOR LANDSCAPE IRRIGATION AND ENHANCEMENT SHALL CONFORM TO THE ARIZONA GROUNDWATER CODE, ARIZONA REVISED C STATUTES 45, CHAPTER 2. THE IRRIGATION AUTOMATIC CONTROLLER SHALL BE SET FOR IRRIGATION.
    - CYCLES TO OCCUR BETWEEN 8 P.M. AND 8 A.M. BETWEEN MAY AND SEPTEMBER TO MINIMIZE WATER LOSS DUE TO EVAPORATION.
  - PLANT PLACEMENT TO BE FIELD ADJUSTED AS NEEDED TO AVOID EXISTING/PROPOSED UTILITIES, AND OTHER FIELD CONDITIONS. CONTACT THE OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS.
  - CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL MEASURES ON SLOPES EXCEEDING 3:1.
  - ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A MINIMUM PERIOD OF ONE YEAR. AS NECESSARY OR AT THE DISCRETION OF THE OWNER'S REPRESENTATIVE THE CONTRACTOR SHALL REMOVE STAKING AND GUYING, PRIOR TO THE FINAL ONE YEAR WALK THROUGH.
  - WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
  - THE CONTRACTOR SHALL TAKE EXTREME CARE WHILE WORKING WITHIN THE PROJECT AREA AS TO NOT DISTURB ANY EXISTING UTILITIES OR STRUCTURES ON OR ADJACENT TO THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND OR REPAIRING ANY EXISTING STRUCTURES OR UTILITIES DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
  - ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE REVEGETATED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE CITY REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

**PLANT SCHEDULE**

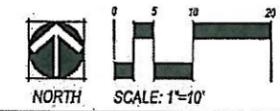
SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY
<b>TREES</b>				
	<i>Parkinsonia hybrid</i>	Desert Museum Palo Verde	24" Box	4
<b>SHRUBS</b>				
	<i>Teocoma stans</i>	Orange Jubilee	5 Gal	3
<b>ACCENTS</b>				
	<i>Casipitum quadrangulatum</i>	Teelhiest Spoon	5 Gal	3
	<i>Mulhanbergia rigida</i>	Nashville	6 Gal	24
<b>GROUND COVERS</b>				
	<i>Salvia chameedryoides</i>	Mexican Blue Sage	1 Gal	28
	<i>Calylophus hartwegii</i>	Calylophus	1 Gal	17
	<i>Melanthera leucanthum</i>	Blackfoot Daisy	1 Gal	25
<b>INERT GROUND COVERS</b>				
	1/2" Minus Decomposed Granite at a depth of 2". Color shall be Apache Brown or approved equal. 2,500 S.F.			
<b>BOULDERS</b>				
Color to be determined by Owner.				
	SYM	SIZE	QTY	
		2' x 2' x 2'	5	
		18" x 18" x 18"	7	

**GENERAL LANDSCAPE NOTES (CONT.)**

- NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS IN ADVANCE OF ANY INSPECTIONS AND/OR APPROVALS OF LANDSCAPE MATERIAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, IRRIGATION SYSTEM, AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR.
- PLANT COVER/ DUST CONTROL. ALL DISTURBED, GRUBBED, GRADED OR BLADED AREAS NOT OTHERWISE IMPROVED SHALL BE LANDSCAPED, RESEED, OR TREATED WITH AN INORGANIC OR ORGANIC GROUND COVER TO HELP REDUCE DUST POLLUTION. REFER TO SECTION 3.7.2.7 OF THE CITY OF TUCSON LAND USE CODE.

**NATIVE PLANT PRESERVATION PLAN NOTE**

- NATIVE PLANT PRESERVATION LETTER OF EXCEPTION - NORRIS DESIGN SHALL PROVIDE A SIGNED STATEMENT VERIFYING THAT Viable NATIVE PLANTS ARE NOT LOCATED ON THE SUBJECT SITE AND MEET THE REQUIREMENTS OF EXCEPTION FROM THE NATIVE PLANT PRESERVATION REQUIREMENTS PER CITY OF TUCSON DEVELOPMENT STANDARD NO. 2-15.2.0.B



**CITY OF TUCSON**  
D&D/CDRC APPROVAL

Development Plan  SCZ  
 Tentative Plat  HDZ  ERZ  
 W.A.S.M.  Other

Additional Comments as Noted

**FOR AGENCY APPROVAL**  
NOT FOR CONSTRUCTION

C.O.T. ACTIVITY # - T11CM00100

**201 NORTH 4TH AVE.**  
SITE PLAN SUBMITTAL

TUCSON PT OF LOT 12 N&E OF STEVENS AVE BLK 81  
SECTION 12, T4 D, R13E,  
CITY OF TUCSON, PIMA COUNTY, ARIZONA

**NORRIS DESIGN**  
Planning + Landscape Architecture  
418 N. Toole Ave. Tucson, AZ 85721  
PH: 520.822.5555 norris-design.com

**201 NORTH 4TH AVE.**  
LANDSCAPE PLAN  
NORRIS DESIGN  
TUCSON, AZ

Owner:  
BENSON  
1934 BERRYER  
TUCSON, AZ 85714  
PH: 520.244.1111  
F: 520.244.1115



Issue Date  
January 9, 2012

Revision Date

Sheet Title  
**LANDSCAPE PLAN**

Sheet Number  
**S-2**  
2 of 4