



SPECIAL DISTRICTS APPLICATION

Application Stage: Pre-application Application
Permit Activity Number T19SA00233 Case Number IID-19-10 Date Accepted: _____

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable): The Flash TV South
Property Address: 603 S 6th Avenue
Pima County Tax Parcel Number/s: 117-08-223A, 117-08-2240
Current Zoning: C-3
Applicable Overlay/ Infill Incentive District Rio Nuevo Area
Special Districts: Main Gate Overlay District Grant Road Overlay District
 Neighborhood Preservation Zone Historic Preservation Zone

Neighborhood Association (if any): _____
PROJECT TYPE (check all that apply): Change of use to existing building
 New building on vacant land New building on developed land
 New addition to existing building Other _____

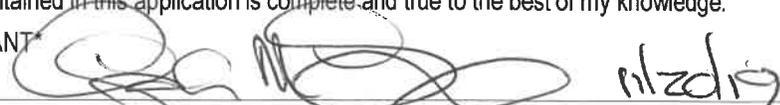
Description of Proposed Use: 33 Unit multi-family housing
Number of Buildings and Stories/Height of Proposed Structure(s): 1 building, 3 stories, 36'height
Site Area (sq ft): 24,393 Area of Proposed Building (sq ft): 25,848

HISTORIC STATUS

Site is within a: Historic Preservation Zone Please List: _____
 National Register District Please List: _____
Site is/includes: A contributing structure Non-contributing structure
 Is adjacent to a contributing structure Vacant

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

APPLICANT NAME: Chris Leighton
ROLE: Property owner Architect Engineer Attorney Developer
Other: Owner rep.
EMAIL: chris@peachprops.com PHONE: (520) 798-3331
ADDRESS: 44 E Broadway, #300, Tucson AZ, 85701
PROPERTY OWNER NAME(S) (If ownership in escrow, please note): Flash TV, LLC
PHONE: _____

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.
SIGNATURE OF OWNER/APPLICANT* 

*If an authorized representative is signing on behalf of the property owner, please provide a letter of authorization Date _____



Date: May 30th, 2019

Infill Inventive District
City of Tucson
Planning & Development Services
201 N Stone Avenue
Tucson, AZ 85701

To Whom It May Concern:

I hope this letter finds you well. My name is Hector Jimenez and I am the sole owner of Central Barrio Development, LLC, who is a 50% member in The Flash TV, LLC. This entity is currently in the planning phases of a 52-unit mixed use development project in the 5 Points area.

The reason I am writing this letter is to inform you that Chris Leighton is our authorized agent to submit and process the IID application.

Please feel free to contact me with any questions. My cell number is (520) 850-6933 or you can also reach me by email to hector@centralbarrio.com.

Sincerely,

Hector Jimenez
Owner

The Flash II Project Introduction

Flash TV LLC, a partnership of Central Barrio Development LLC and 2016 Marcel Dabdoub Family GSTT Irrevocable Trust, is proposing to develop the Flash II project that consists of two parcels located on the south side of West 19th Street between 6th and Russel Avenues. The specific addresses are 902 and 912 South 6th Avenue, as well as 17 West 19th Street. Flash II is a proposed multi-family development on an existing C-3 zoned property that was formerly a used car lot. The project falls within the Greater Infill Incentive District and is located within the Barrio Santa Rosa Neighborhood.

The existing parcels, which will be combined into one parcel, contain two small structures that served as an office and minor automotive repair shop. These structures will be removed and a three story, 33 unit apartment building will be constructed on the northern half of the site. The new apartments will all be one bedroom units, some with a den. A screened 35 space parking lot will be constructed on the southern half of the site.

The project will be pedestrian oriented with residential first floor front doors adjacent to 19th Street. It has convenient access to transit with bus stops at the southern end of the block, just north of 20th Street, as well as in the block north of 19th Street. The current sidewalk width will be maintained and shade will be provided through the use of awnings and trees for more than 50% of the public sidewalk. Required bicycle parking will be provided both within the Right-of-Way for visitor use, as well as on-site for the residents.

The proposed three story residential structure will provide mitigation for the existing R-3 site across Russell Avenue by setting back from the property line and by providing large trees between the building and Russell Avenue. Trash will have enclosures with doors to conceal trash containers. The parking area will be screened by use of green fences and will also have shade trees to minimize heat gain.

In order to successfully redevelop this site, we are requesting code modifications to:

1) UDC 7.4.4 On-Site Parking

The required on-site parking with the 25% reduction allowed by the GIID is 37 spaces. We are requesting to further reduce on-site parking to 35 spaces including 2, ADA compliant spaces. With this project's great access to transit and bicycle facilities, the proposed 35 spaces of on-site parking will be more than sufficient to serve the 33 residential units that are proposed. There are also 7 existing, pull-in parking spaces on West 19th Street adjacent to the new building that will serve as visitor parking.

2) **UDC 6.4.5 Perimeter Yards**

We are proposing zero setback from both 6th Avenue and 19th Street in order to further reinforce the pedestrian nature of the development. This setback is also consistent with existing development in this area. We are also requesting a reduction of the required rear yard setback along Russel Avenue and are providing a setback of 14 feet. The building will be screened by a 6 foot, vine covered, masonry wall with large trees in the 14 foot rear yard.

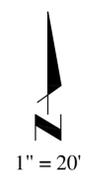
3) **UDC 7.6.4.C.2 Street Landscape Borders**

Because of the 0 setback, we are requesting to eliminate the required street landscape border along both 19th Street and 6th Avenue adjacent to the building. 19th Street has an existing wide sidewalk area that provides significant landscaping within the R.O.W.

4) **TSM 8-01.5.0 Solid Waste and Recycling Standards**

We are proposing to have screened, roll-out type dumpsters served by private service providers to meet the trash and recycling needs of the development.

The Flash TV group operates several other successful projects in the downtown area and looks forward to continuing to contribute to the vibrancy of the area through creative redevelopment. We welcome comments, questions and input as we finalize the design of this site. Please see the following pages for plans and additional details.



BUILDING #1
 PROPOSED USE: RESIDENTIAL APARTMENT BUILDING
 33 UNITS, 25,848 SQUARE FEET
 3 STORIES
 HEIGHT = 35'-0"

SETBACK REQUIREMENTS:
 SOUTH: 0 FEET
 EAST: 1.5 (H) OR 1.5 x 35 = 52.5'
 NORTH: 10 FEET
 WEST: 10 FEET

NOTE, BUILDING SETBACKS SHALL BE REDUCED PER THE IID.

PARKING REQUIREMENTS:
 PROPOSED: 33 ONE BEDROOM UNITS.

PER TABLE 7.4.4-1 OF THE UDC, EACH UNIT REQUIRES 1.5 PARKING SPACES.

REDUCTIONS: POTENTIAL 25% REDUCTION FOR INFILL INCENTIVE DISTRICT (IID).

REQUIRED:
 APARTMENTS: 33 x 1.5 x 0.75 = 37.1 SPACES
 TOTAL 37 SPACES REQUIRED

PROVIDED:
 LOT A: 35 SPACES (INCL. 2 ADA SPACES)
 ADD'L STREET PKG:
 PULL IN: 7 SPACES
 TOTAL 42 SPACES

BICYCLE PARKING REQUIREMENTS:
 RESIDENTIAL: 33 ONE BEDROOM UNITS

SHORT TERM PARKING:
REQUIRED:
 APARTMENTS: 33 x 0.1 = 3.3 SPACES
 TOTAL 4 SPACES REQUIRED, 4 PROVIDED

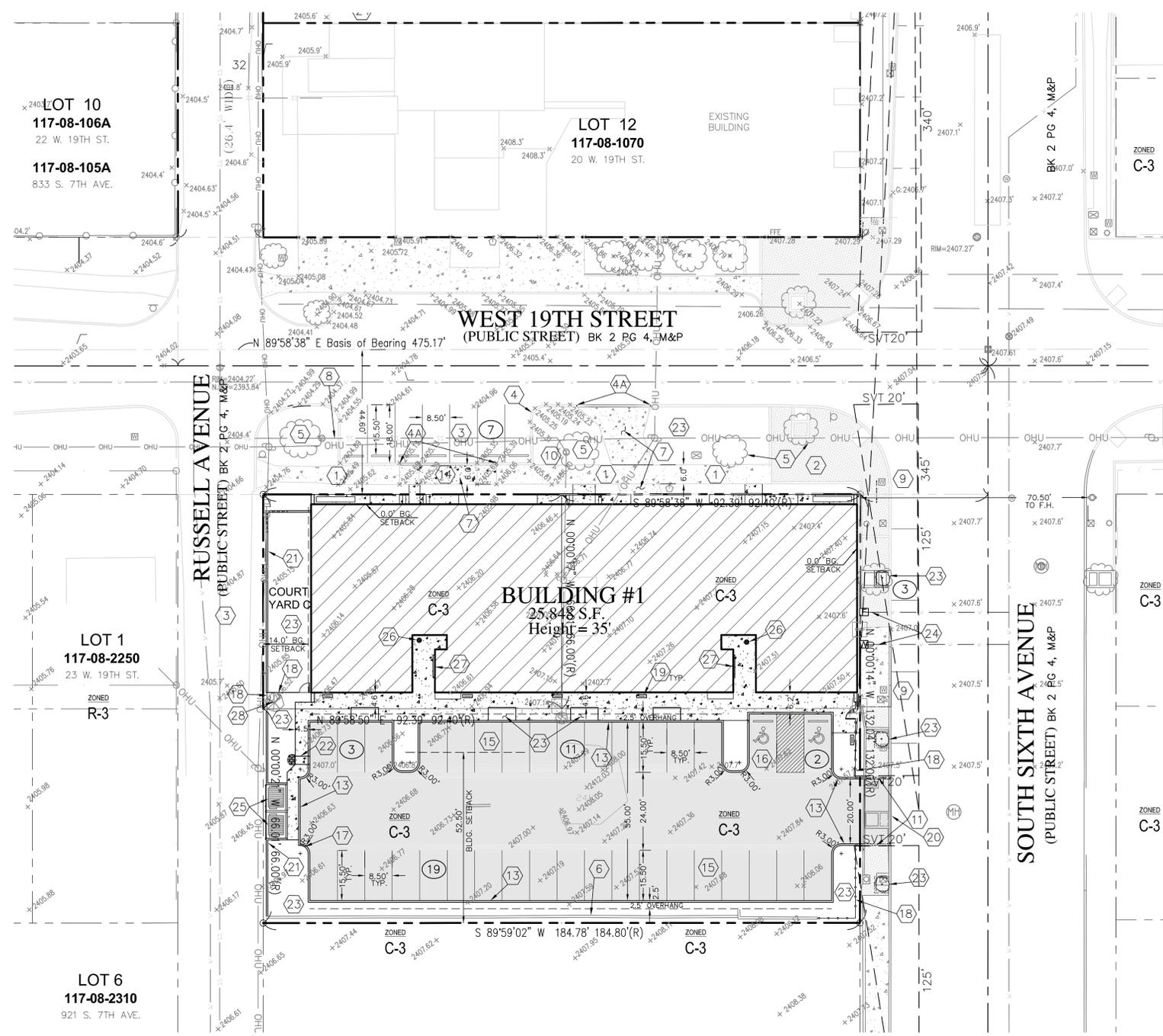
LONG TERM PARKING:
REQUIRED:
 APARTMENTS: 33 x 0.5 = 16.5 SPACES
 TOTAL 17 SPACES REQUIRED, 17 SPACES PROVIDED*
 * LONG TERM BIKE PARKING IS PROVIDED IN EACH APT. UNIT.

BUILDING SETBACK TABLE:

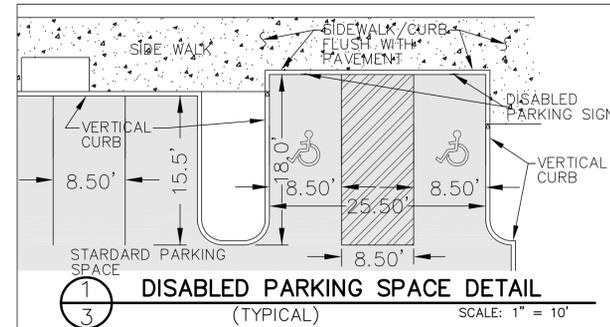
DIRECTION	REQUIRED SETBACK	PROPOSED SETBACK
NORTH	52.5	0'
EAST	52.5'	0'
SOUTH	52.5'	52.5'
WEST	52.5'	14.0'

NOTE: PER THE IID REQUEST THE PROPOSED SETBACKS TO THE NORTH AND EAST SHALL BE 0 FEET. THE SET BACK TO WEST SHALL BE 14 FEET.

NOTE: SEE SHEET 2, EXISTING SITE INFORMATION, FOR ADDITIONAL INFORMATION INCLUDING SUBJECT PARCEL DESCRIPTION.



- KEY NOTES**
- 1 EXISTING SIDEWALK TO REMAIN
 - 2 EXISTING BRICK PAVERS TO REMAIN
 - 3 EXISTING ASPHALT TO REMAIN
 - 4 EXISTING VERTICAL CURB TO REMAIN
 - 4A EXISTING VERTICAL CURB/CONCRETE HEADER TO BE REMOVED
 - 5 EXISTING TREE(S) TO REMAIN
 - 6 EXISTING BLOCK WALL TO REMAIN
 - 7 EXISTING SIDEWALK/CONCRETE TO BE REMOVED
 - 8 EXISTING SEWER SERVICE
 - 9 EXISTING WATER METER & SERVICE (MAY BE ABANDONED)
 - 10 EXISTING & PROPOSED SEWER HCS CONNECTION
 - 11 EXISTING PAVERS/CONCRETE TO BE REMOVED
 - 12 NOT USED
 - 13 NEW 6-INCH VERTICAL CURB TYPE 2 PER PAG STD. DTL. 209
 - 14 NEW SIDE WALK PER PAG STD. DET. 200. MAXIMUM CROSS SLOPE FOR SIDEWALK IS 2%. MAXIMUM LONGITUDINAL SLOPE IS 5%
 - 15 STANDARD PARKING SPACE
 - 16 DISABLED PARKING SPACE, DET. 1, SHEET 3
 - 17 DEPRESSED CURB OPENING, SEE GRADING PLAN FOR DIMENSIONS
 - 18 NEW FENCE
 - 19 SHORT TERM BICYCLE PARKING RACKS PER DET. 7, SHEET 7
 - 20 NEW DRIVEWAY
 - 21 NEW SCREEN/DECORATIVE WALL
 - 22 NEW SIDEWALK SCUPPER PER PAG STD. DET. 205
 - 23 NEW LANDSCAPE AREA/TREES, SEE HARDSCAPE PLAN
 - 24 NEW WATER/FIRE SERVICE
 - 25 NEW TRASH ENCLOSURE
 - 26 PRIMARY BUILDING ACCESS
 - 27 GANG MAILBOX LOCATION
 - 28 EXISTING TREE TO BE SAVED
 - 11 NUMBER OF PARKING SPACES

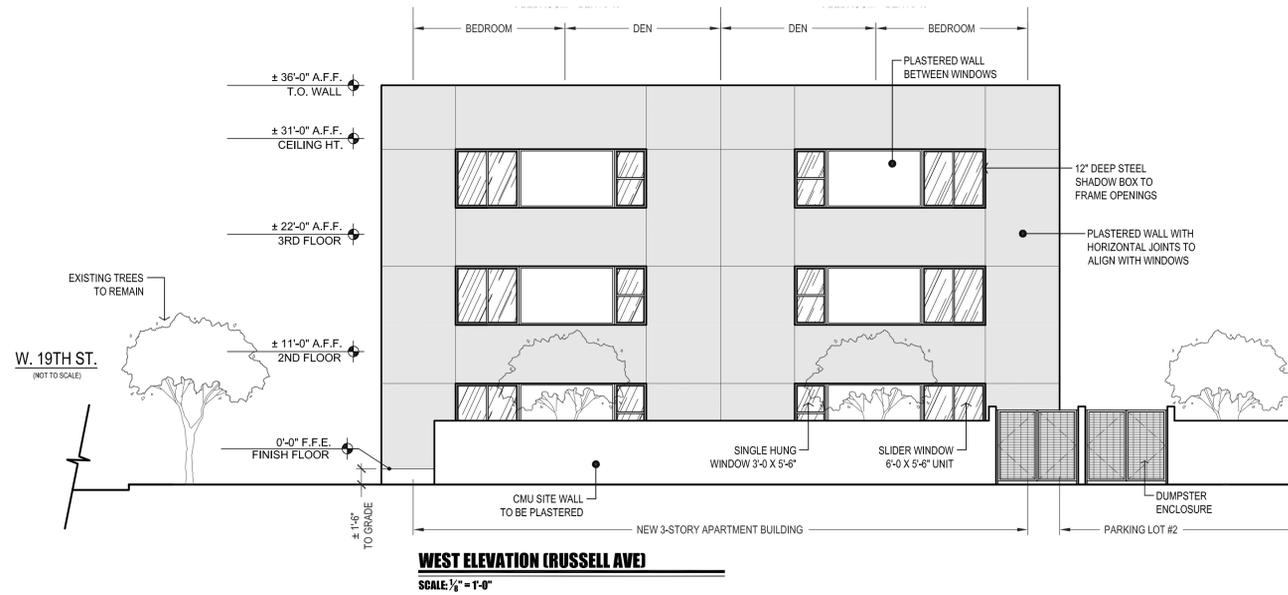
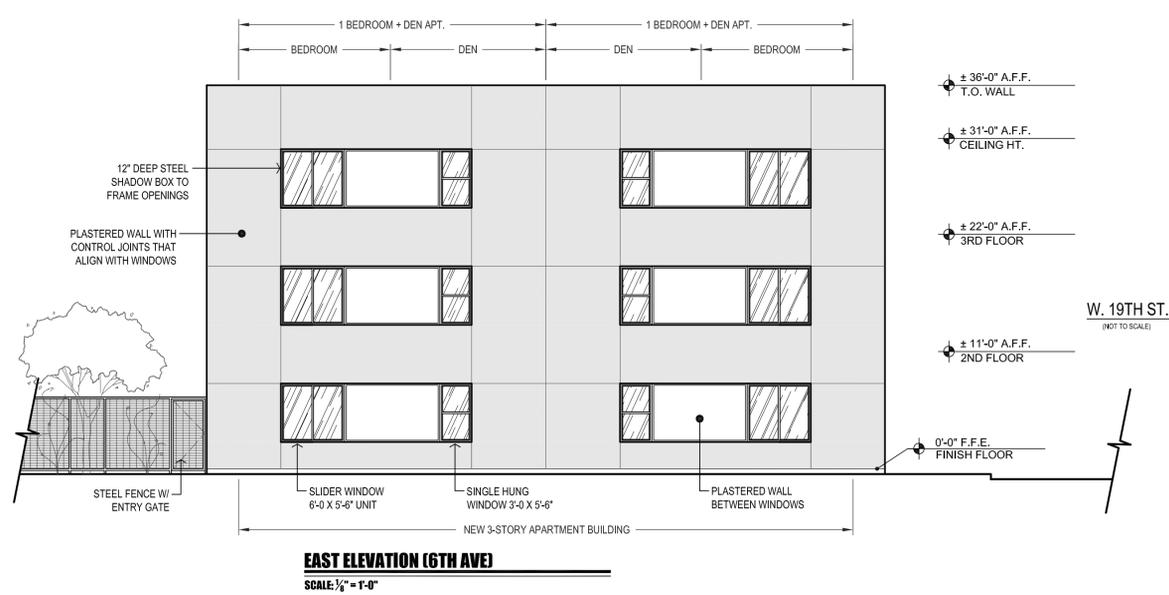
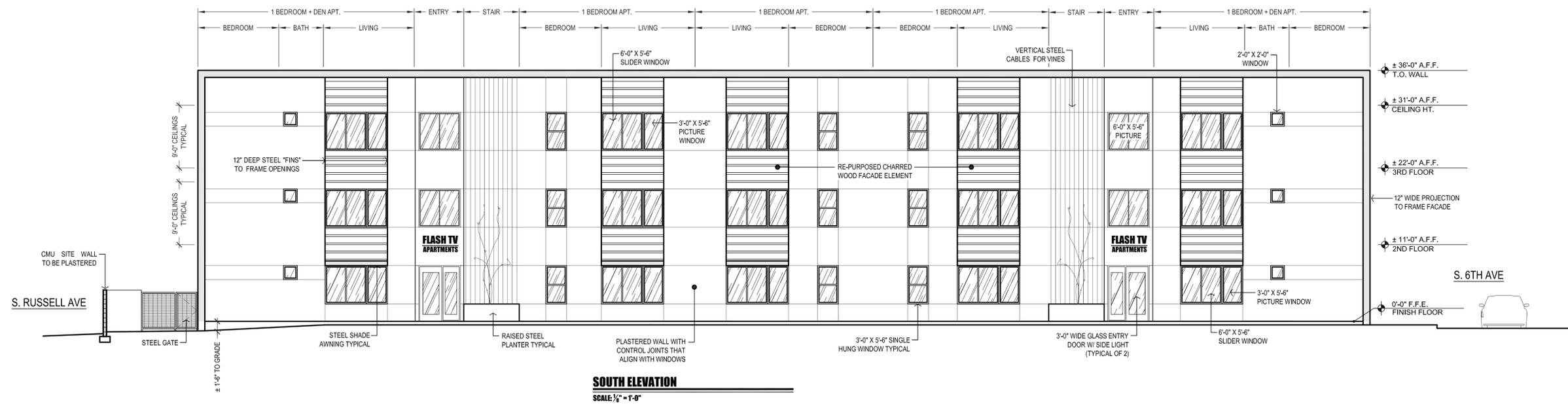
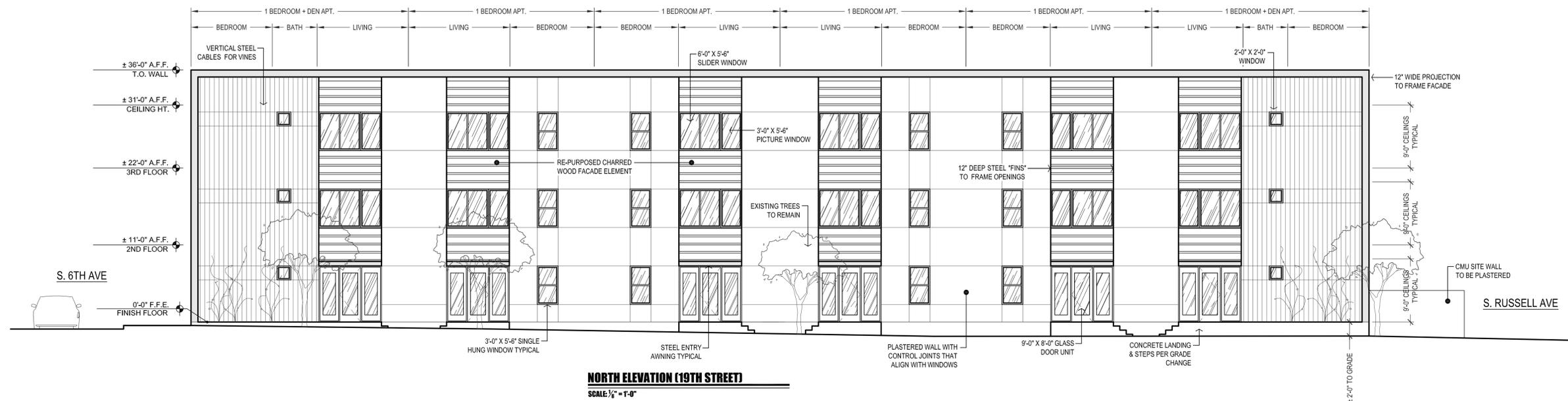


Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

DP17-0249
T19SA00233
IID-19-10

No. Date Revision Description		
CASCADE ENGINEERING & DRAINAGE, INC. P.O. BOX 68197 ORO VALLEY, AZ 85737 (520) 425-1937 cascadeng@comcast.net		
SITE ADDRESS: 902 South 6th Avenue Tucson, AZ 85701		SITE PLAN DEVELOPMENT PACKAGE for THE FLASH SOUTH
Scale: 1" = 20' Contour Interval: 1 Date: 11.12.19	East half of Lot 1 and Lot 4, BLOCK 143, BK 3 of MAPS and PLATS, Page 70, BEING A PORTION OF SECTION 13, T-14-S, R-13-E OF THE G.&S.R.M. PIMA COUNTY, ARIZONA	



FLASH SOUTH BUILDING #3

902 S. 6th Ave.
Tucson, AZ 85701

lanning architecture
1202 E Broadway Suite 104
Tucson, Arizona 85719
520.792.0265

09.05.19 date
revised
revised
revised

STREET ELEVATIONS

FLASH TV SOUTH



LOOKING SOUTHWEST AT 6TH AVE & 19th STREET

FLASH TV SOUTH



LOOKING SOUTHEAST AT RUSSELL AVE & 19th STREET

FLASH TV SOUTH



SHOU SUGI BAN ACCENT SIDING SAMPLE

THE FLASH SOUTH AERIAL & PHOTO KEY

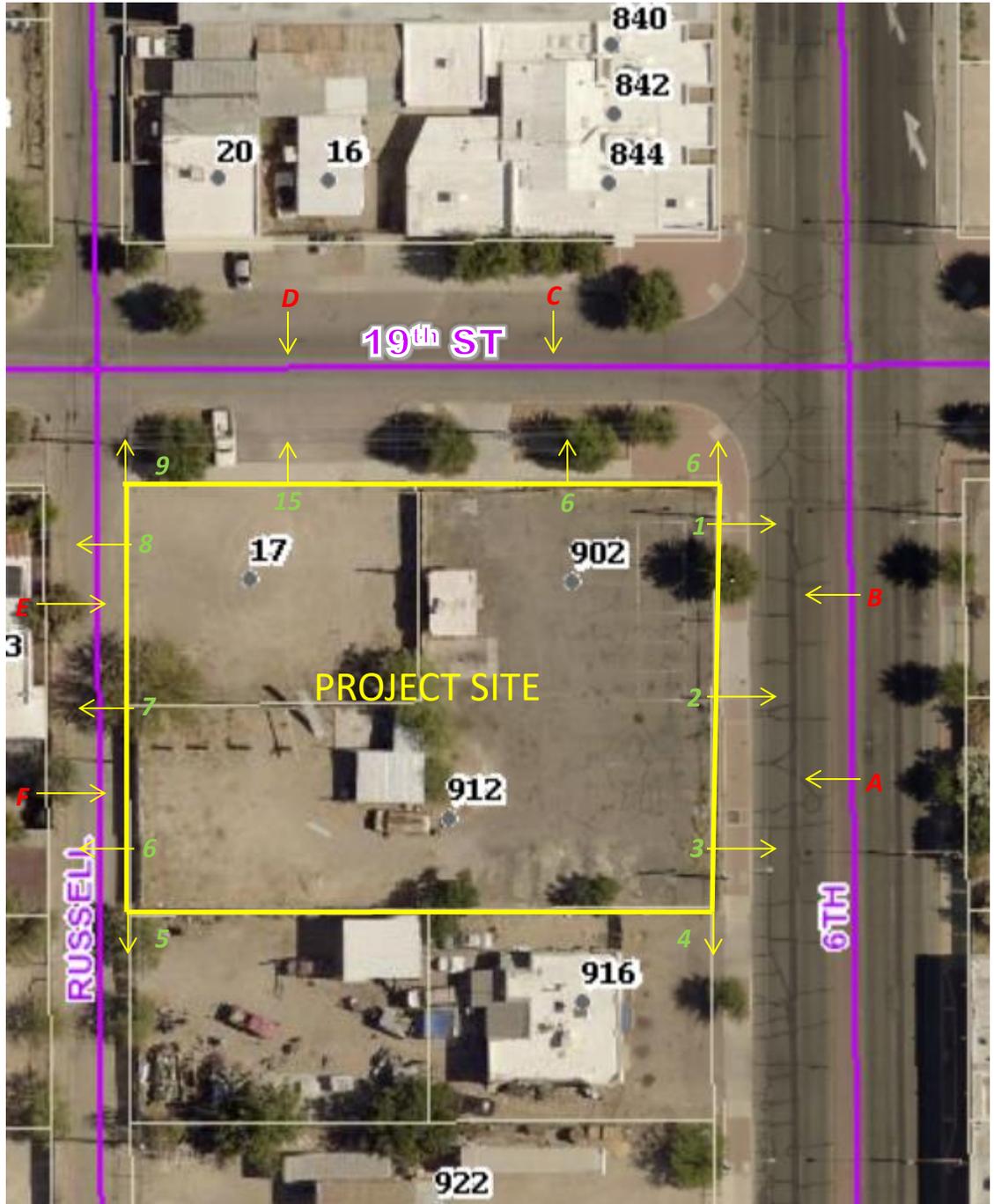




PHOTO A



PHOTO B

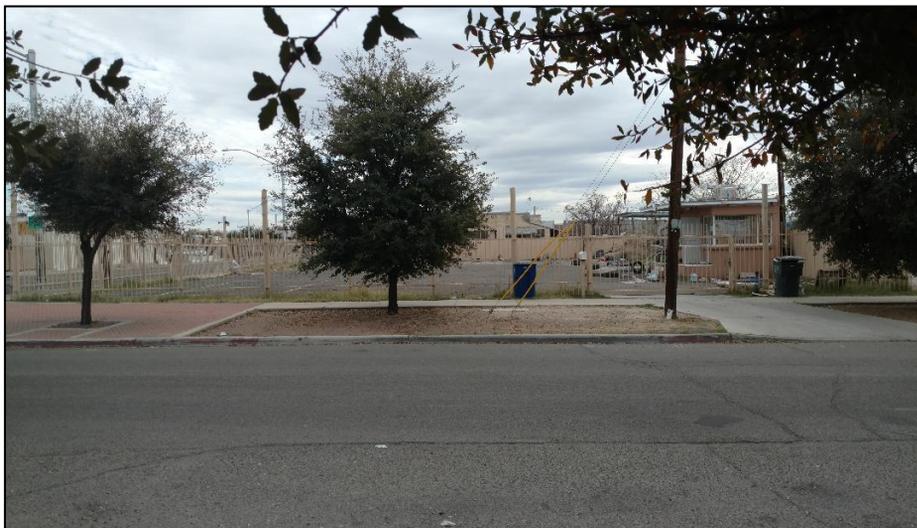


PHOTO C



PHOTO D



PHOTO E



PHOTO F

PHOTO 1



PHOTO 2



PHOTO 3





PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12

THE FLASH SOUTH



836 S. 6TH AVE.



485 S. STONE AVE.

PRECEDENT EXAMPLES

THE FLASH

Flash South - Infill Incentive District Neighborhood Meeting

Dear Neighbor:

We invite you to a neighborhood meeting to discuss the requested use of the Infill Incentive District (IID) Optional Overlay and Individual Parking Plan (IPP) standards for a proposed apartment development located at 912 S. 6th Avenue, formerly the site of used car lot. The goal of this project is to redevelop the property with 33 apartments on 3 floors, and a paved parking lot with 35 parking spaces; a slight reduction in the parking required for the project utilizing the IID process. The new building will be a modern structure that is sensitive to the context of the adjacent buildings.

The IID requests for this transit oriented project are:

- 1) Modify building setbacks on the east, north and west sides of the building
- 2) Eliminate the on-site landscaping requirement on the east and north side of the building
- 3) Modify the on-site landscaping requirement on the west side of the building
- 4) Modify the Solid Waste and Recycling standards

The IPP request for this project is to reduce the required on-site parking from 37 spaces to 35 spaces.

Date: Tuesday, November 12, 2019 at 5:30 p.m.

Location: The Flash TV Building, 836 S. 6th Avenue, Tucson, AZ

The purpose of this meeting will be to present the proposed development, explain relative details, the use of the IID and IPP, and hear any constructive ideas or concerns that you may have relating to our proposal. We encourage you to attend the meeting, provide insight about the area and the surrounding neighborhoods, and ask any questions you may have regarding the potential project. Our goal with this process is to be able to respond to your ideas and make every effort to become a welcomed future neighbor.

Our intention is to submit our IID proposal and IPP request to the City for formal review by the beginning of December, 2019, after the conclusion of this meeting. At such a time, those within the City-defined notification area will receive notice of the application/submittal with instructions on how to provide a formal comment to the City's Director of Planning and Development Services Department.

In consideration of your time, immediately following this meeting regarding Flash TV South, we will conduct a meeting regarding Flash TV North which will be utilizing only the IPP process. As Flash TV North is a separate parcel, the official meetings and notices must be sent and scheduled separately, which is why we have elected to schedule the meetings consecutively on the same day.

We look forward to meeting with you personally. Thank you for your time and consideration.

Sincerely,



Chris Leighton
Project Manager

Flash TV Apartments South: T19SA00233

IID-19-10 and IPP Public Meeting

Date: November 12, 2019 5:30 pm

Location: Flash TV Building, 834 and 836 S. 6th Avenue

Note: Another meeting for the Flash North IPP was held subsequently at 6:00 pm at the same location. Chris Leighton presented both of them, and the visitors all stayed for both meetings.

Meeting Summary

At 5:35 p.m. Chris Leighton introduced himself and asked all attendees to introduce themselves. There were thirteen visitors (see attached sign in sheet). There were four members of the project team there as well: Chris Leighton, presenter; Hector Jimenez, owner; Bob Lanning, architect; and Ross Lamberson, civil engineer.

Chris Leighton explained to the group what the IID and IPP processes are and that the two could run concurrently. He introduced the project with a PowerPoint presentation and fully described it as a new multi-family apartment building on both a vacant lot and a prior used car lot. It would be a 3 story building with 33, 1 bedroom apartments and an associated parking lot. He also described the existing pull-in parking spaces on 19th street, and the potential to add parallel parking spaces along South 6th Avenue between 19th and 20th Street. He described both the code modifications being requested the proposed parking plan and concluded with a question and answer session.

Questions that followed:

Question: Do we need to decide about adding parallel parking on 6th Avenue tonight?

Answer: No we do not. We can process our IPP without it and can work with the neighborhood separately in the future to decide if that is an option that would be well received.

Question: Will the development widen 19th Street at Russel – it's a pinch point?

Answer: No it will not and the narrowness actually helps keep traffic slow on 19th Street. (Other attendees agreed with the answer)

Question: Will this cause additional traffic in the neighborhood?

Answer: We do not believe so; all access to the proposed parking lot will be on 6th Avenue.

Question (more of a concern): We get a lot of cut through traffic on 7th Avenue when 6th Avenue is closed for events. Will this development do anything to help with that issue?

Answer: No, it will not, but it should not make it any worse. There is a separate process through the Neighborhood Traffic Management Program at the Department of Transportation that the neighborhood might want to investigate for potential solutions to that issue.

The meeting concluded at 6:00 p.m. and moved onto the Flash TV North IPP public meeting.

FLASH TV SOUTH



11/12/19 IID/IPP Public Meeting

Infill Incentive District

Purpose:

- Encourage sustainable infill development that supports the creation of urban neighborhoods that are pedestrian and transit-oriented while promoting compatibility with existing residential and non-residential properties and neighborhoods.
- Address barriers to infill development in the Downtown
- Specific to downtown - not available City-wide

What does that really mean?

- Gives some flexibility to address codes that are more suburban in nature
 - Reduced parking requirements
 - Reduced set backs
 - Allows for housing in certain zones where not previously allowed
 - Essentially a voluntary rezoning
 - Requires a public meeting

Individual Parking Plan

Purpose:

- Current codes are designed to address peak parking demand
 - Often very rarely needed
 - El Con Mall – eastern parking lots
- Allows applicants to make rational arguments for reductions
- Available City-wide

What does that really mean?

- Gives some flexibility to address codes that are more suburban in nature
 - Reduces unnecessary pavement
 - Reduces heat island effects
 - Requires a public meeting
 - Can be done concurrently with the IID process

New 3 story apartment building:

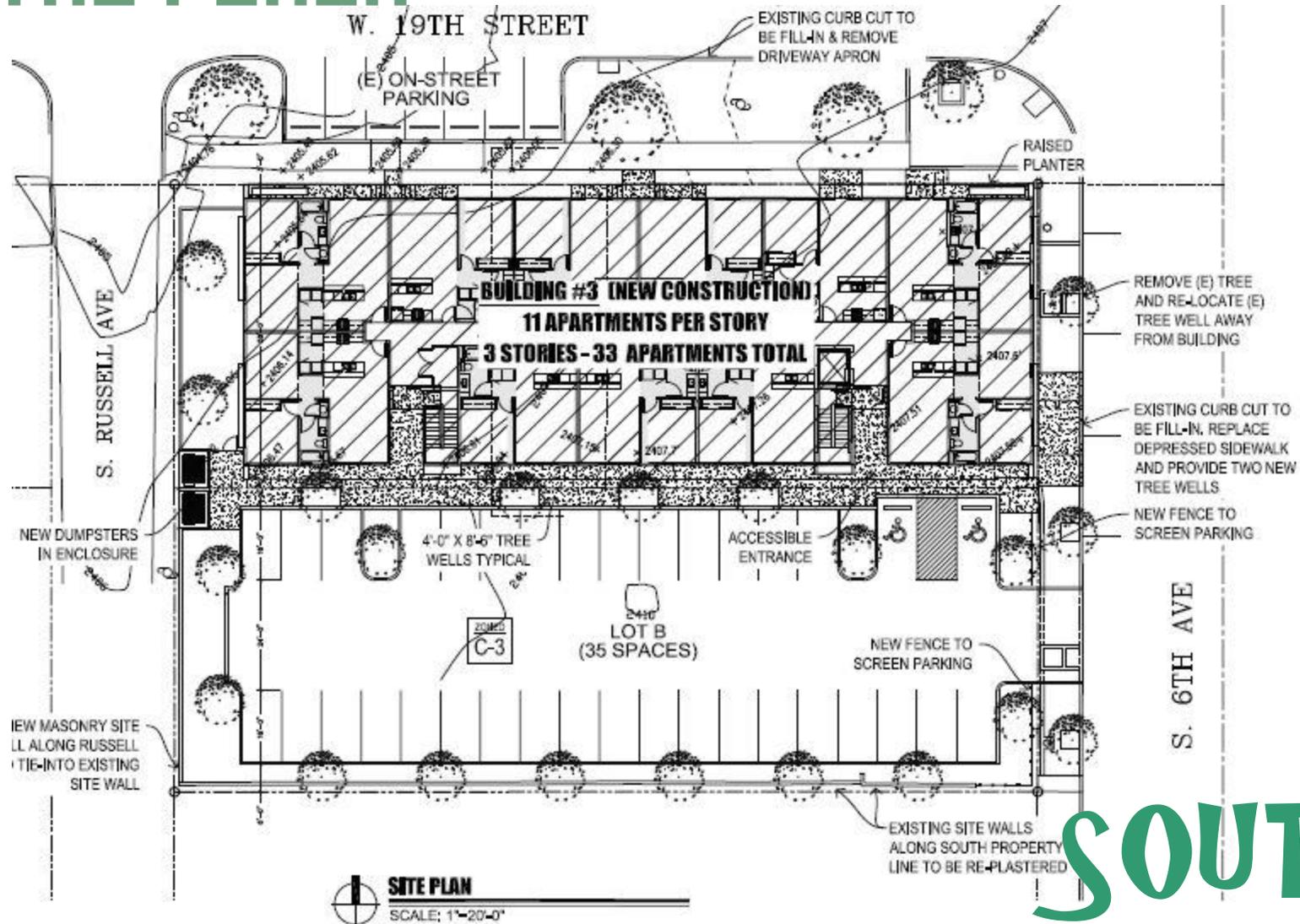
- 33 apartments
 - All 1 bedroom
 - Some with a den

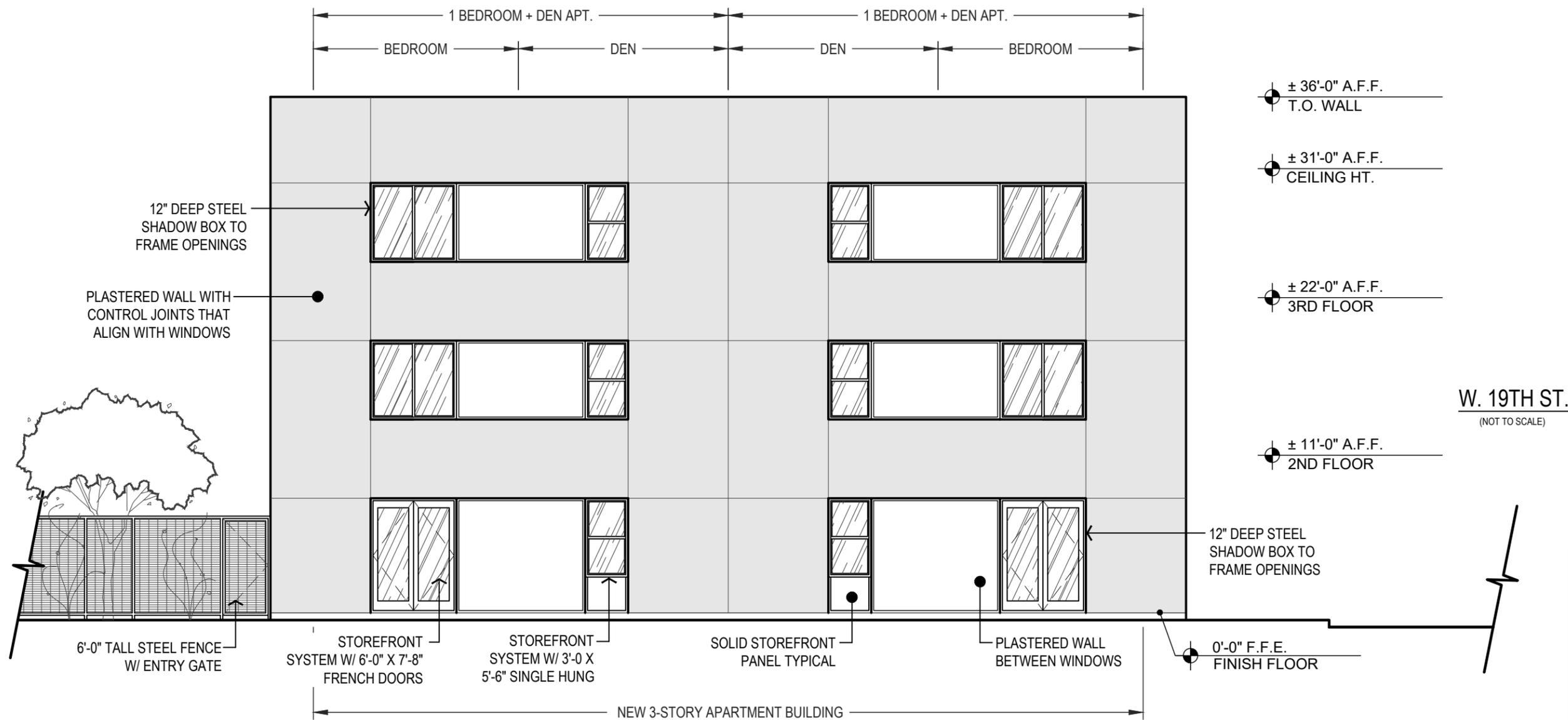
- 35 on-site parking spaces
 - More than 1 space per unit
 - Additional existing 7 parking spaces on 19th Street for visitors
 - Option to add parallel parking on 6th Avenue for additional visitors

- Design influenced by existing Flash Building
 - Building height of 36 feet
 - Ground floor apartments have front doors on 19th Street
 - Building has been re-designed to make units as affordable as possible

THE FLASH

Proposed Site Plan





EAST ELEVATION ALTERNATIVE (6TH AVE)

SCALE: 1/8" = 1'-0"

FLASH SOUTH BUILDING #3

902 S. 6th Ave.
Tucson, AZ 85701

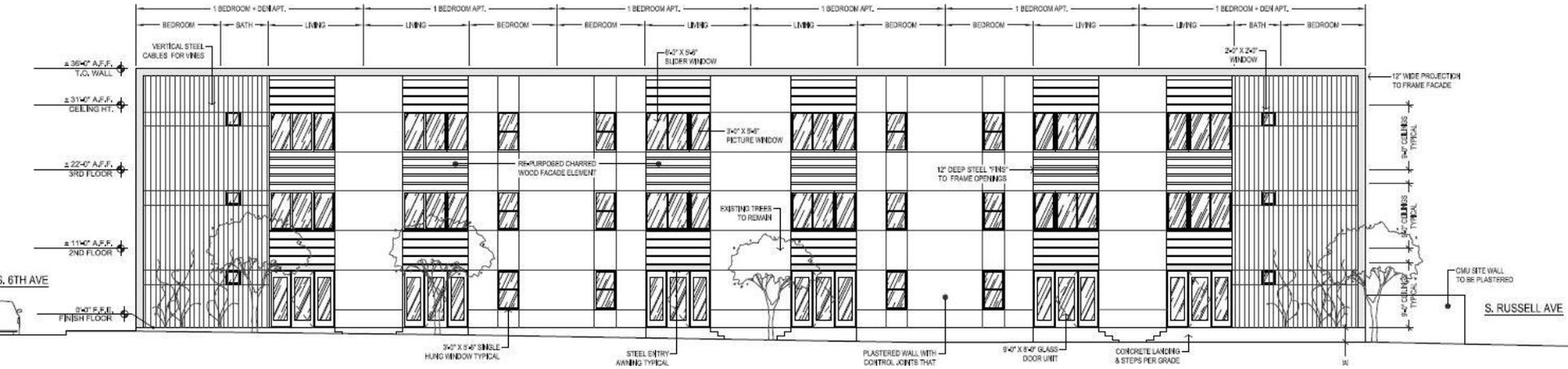
lanning architecture
1202 E Broadway Suite 104
Tucson, Arizona 85719
520.792.0265

02.04.20	date
_____	revised
_____	revised
_____	revised

E. ELEVATION REVISION

THE FLASH

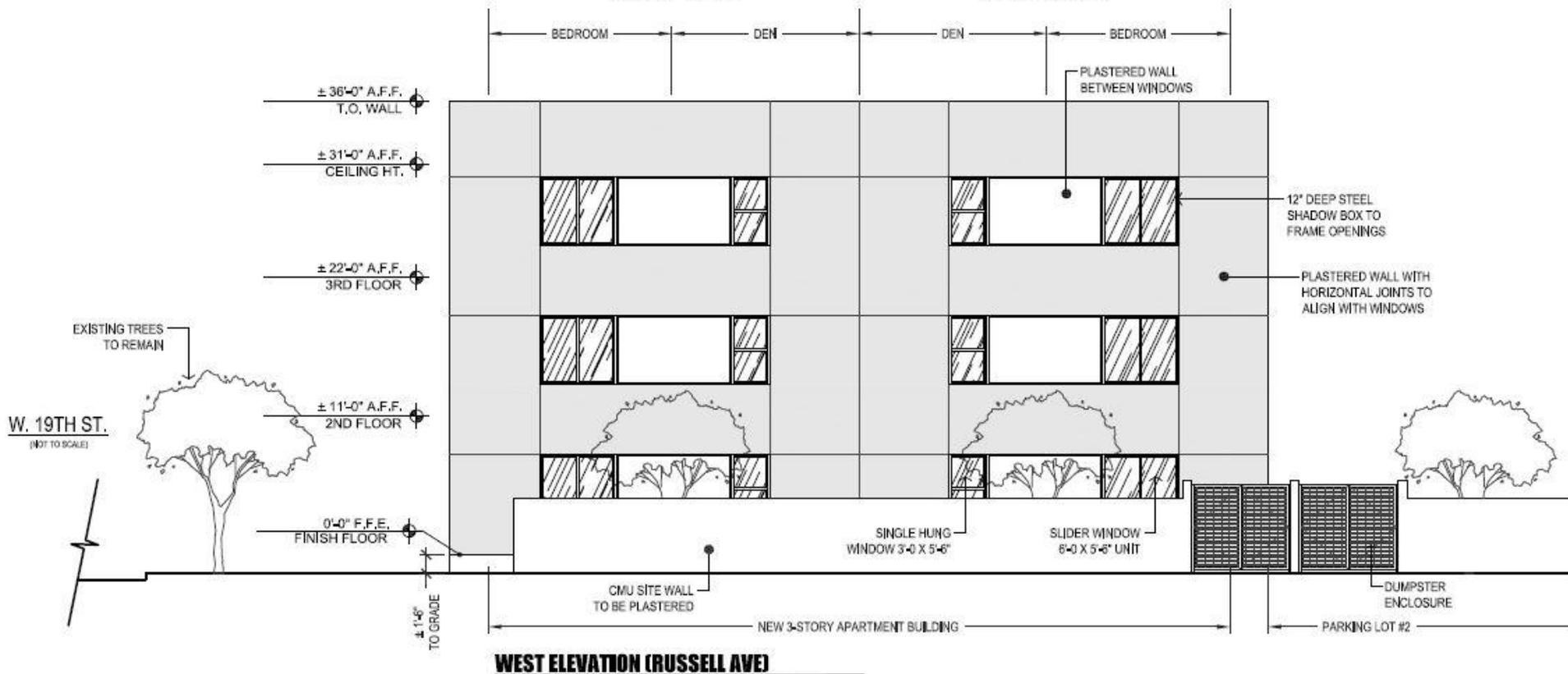
North Elevation



SOUTH

THE FLASH

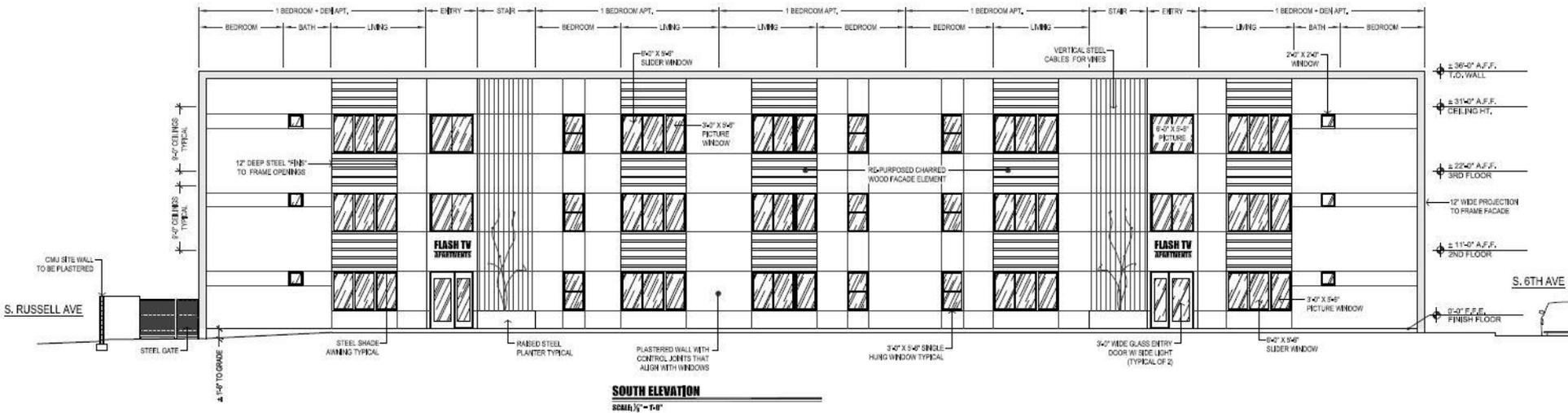
West Elevation



SOUTH

THE FLASH

South Elevation



SOUTH

THE FLASH

Rendering looking SW



SOUTH

THE FLASH

Rendering looking NW



SOUTH

Code Modification Requests

- Reduced Set-Backs
 - 0 feet on 6th Ave and 19th Street – Similar to existing development to the north – more pedestrian friendly
 - 14 feet on the west side of the building

- Modified Solid Waste Collection Requirements
 - The City will not collect with overhead wires
 - Will be screened, roll-out type dumpsters serviced by a private company

- Reduced Landscape Buffer
 - Because of 0 set-back
 - Parking lot screening will be provided per code

- Reduced Parking

Proposed Parking Plan

- IID would normally require 37.1 spaces
- Providing 35 on-site spaces (more than 1 per unit)
- Existing 7 pull-in spaces on 19th Street
- Option of adding up to 3 additional parallel spaces on 6th Ave adjacent to the building (plus more spaces going south on 6th Ave to 20th Street)
- 3 bus stops within 1 block of the building
- On-site bicycle parking provided; TUGO station one block north
- Site is within the scooter zone

THE FLASH

Thank You!



QUESTIONS?

SOUTH



CERTIFICATION OF MAILING

I hereby certify that: (check the one that applies)

I mailed the meeting notices to everyone on the mailing list, or

I provided the meeting notices to _____

to be mailed to everyone on the mailing list on 10-28-19,
(date of mailing)

for the neighborhood meeting to be held on 11-12-19.
(date of neighborhood meeting)

[Handwritten Signature]
(signature of applicant/applicant's agent)

11-12-19
(date signed)

Documentation if available (such as receipt)

117080770
DESERT DOORS HOLDINGS LLC
111 S LANGLEY AVE
TUCSON, AZ, 85710-1036

117080850
SANDOVAL NOE C JR & ARLENE R JT/RS
809 N ABREGO DR
GREEN VALLEY, AZ, 85614-3329

117080840
MORENO DINO S & MORENO DAVID & MORENO GILBERT ALL JT/RS
2711 S CASTLE DR
TUCSON, AZ, 85713-4571

117080780
HAWK 2011 REVOC TR ATTN: JOHN WHAWK TR
3550 N OLIVE RD
TUCSON, AZ, 85719-1830

11708087A
WALKER JESSICA J & TAYLOR DANIEL
3427 N WILSON AVE
TUCSON, AZ, 85719-2457

117080860
SOCIETY OF ST VINCENT DE PAUL - TUCSON DIOCESAN COUNCIL
820 S 6TH AVE
TUCSON, AZ, 85701-2624

117080920
HERNANDEZ IRENE URIBE
850 S 5TH AVE
TUCSON, AZ, 85701-0000

117081000
SOCIETY OF ST VINCENT DE PAUL - TUCSON DIOCESAN COUNCIL
820 S 6TH AVE
TUCSON, AZ, 85701-2624

117081010
SOCIETY OF ST VINCENT DE PAUL - TUCSON DIOCESAN COUNCIL
820 S 6TH AVE
TUCSON, AZ, 85701-2624

117080950
HABITATION INVESTMENTS LLC
1975 E KLEINDALE RD
TUCSON, AZ, 85719-2336

11708102A
REISER SHANE M
828 S RUSSELL AVE
TUCSON, AZ, 85701-2634

11708102B
GRUBBS JEFFERY
827 S 7TH AVE
TUCSON, AZ, 85701-0000

117081070
THE FLASH TV LLC
80 E CALLE PRIMOROSA
TUCSON, AZ, 85716-4936

117081140
CATHOLIC COMMUNITY SERVICES OF SOUTHERN ARIZONA INC DBA PIO DECIMO CENTER
140 W SPEEDWAY BLVD STE 230
TUCSON, AZ, 85705-0000

117081150
CATHOLIC COMMUNITY SERVICES OF SOUTHERN ARIZONA INC DBA PIO DECIMO CENTER
140 W SPEEDWAY BLVD STE 230
TUCSON, AZ, 85705-0000

11708230B
VILLA JUAN H GOMEZ & RAMIREZ MARIA ELENA ABUNDIO JT/RS
9749 S NEW ATHENS WAY
TUCSON, AZ, 85756-7880

11708236B
AHUMADA ARMANDO JACQUEZ & TERESA JT/RS
22 W 20TH ST
TUCSON, AZ, 85701-3039

11708236A
RODRIGUEZ JOSE F & DENE RANGEL JT/RS
937 S 7TH AVE
TUCSON, AZ, 85701-0000

117082310
MENDOZA DELIA P & MENDOZA ADELINA P JT/RS
921 S 7TH AVE
TUCSON, AZ, 85701-0000

117082380
TYLUTKI DAVID P
1922 E 9TH ST
TUCSON, AZ, 85719-5963

11708237B
VILLANUEVA MANUEL F & MANUELA M REVOC LIVING TR
26 W 20TH ST
TUCSON, AZ, 85701-3039

117082430
MAGANA JODI R
4836 W FERRET DR
TUCSON, AZ, 85742-9640

117082480
SHAUGER AMANDA
942 S 5TH AVE
TUCSON, AZ, 85701-3107

117082490
DUARTE MANUEL J II LIVING TR
937 S 6TH AVE
TUCSON, AZ, 85701-3047

117082450
BRUNS LARRY ANTON
4009 TRICIA WAY
NORTH HIGHLANDS, CA, 95660-5310

117082500
A & J ENTERPRISES LLC
947 S 6TH AVE
TUCSON, AZ, 85701-3001

117082510
A & J ENTERPRISES LLC
947 S 6TH AVE
TUCSON, AZ, 85701-3001

117080830
MILLER JEREMY J
4143 VIA MARINA APT 915
MARINA DEL REY, CA, 90292-5308

117083560
GOODMAN GWEN E
1101 N PAINTED HILLS RD
TUCSON, AZ, 85745-1546

11708338B
MILLS KARA LYNN
908 S 7TH AVE
TUCSON, AZ, 85701-3008

11708355A
LANNING ROBERT S & HILLER KATHLEEN CP/RS
922 S 7TH AVE #2
TUCSON, AZ, 85701-3062

Expires: 12/21/19

117083570
BARON ALLISON
932 S 7TH AVE
TUCSON, AZ, 85701-3033

117080810
BOHAC FRANK & MANLY-BOHAC GERTRUDE REVOC TR
812 S 5TH AVE
TUCSON, AZ, 85701-2706

11708088A
TUCKER KENNETH R
828 S 5TH AVE
TUCSON, AZ, 85701-2706

117080980
FELIX JOSE EUSEBIO M
45 W 18TH ST
TUCSON, AZ, 85701-2636

11708105B
CATHOLIC COMMUNITY SERVICES OF SOUTHERN ARIZONA INC
140 W SPEEDWAY BLVD STE 230
TUCSON, AZ, 85705-0000

117082260
VALENCIA ROBERT A & VALENCIA MARGOL JT/RS
31 W 19TH ST
TUCSON, AZ, 85701-2638

117082330
STUDWELL RICHARD & JUDY JT/RS 1/2 DURAZO MARIO & OLGA FAMILY TR 1/2
PO BOX 86315
TUCSON, AZ, 85754-6315

117082390
EL-ALOOSY BILAL AHMED & AHMAD RANA JT/RS
586 E COVERED WAGON DR
TUCSON, AZ, 85704-6956

11708247E
OWENS KELLY B & CYNTHIA L JT/RS
7702 W GIBSON RANCH RD
PAYSON, AZ, 85541-3489

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

Tod E. Santee
N.A.-Armory Park
619 S 3rd Ave
Tucson, AZ 85701

Anne Cooper
N.A.-Armory Park
P.O. Box 2132
Tucson, AZ 85712

John D. Burr
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Tucson, AZ 85702

Shirley Roman (Chair)
N.A.-Barrio Kroeger Lane
906 W 21st St.
Tucson, AZ 85745

Josefina Cardenas
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902 W 21st St
Tucson, AZ 85745

Paul Horwath
N.A.-Barrio San Antonio
625 S Santa Rita Ave
Tucson, AZ 85719

Matthew "Grady" Bautista
N.A.-Barrio San Antonio
530 S Star Ave
Tucson, AZ 85719

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

Clarissa Canez (VP Chair)
N.A.-Barrio Santa Cruz
1520 S Santa Cruz
Tucson, AZ 85713

Columba Huarague
N.A.-Barrio Santa Cruz
911 W 25th St
Tucson, AZ 85713

Jason Huarague (Chair)
N.A.-Barrio Santa Cruz
911 W 25th St
Tucson, AZ 85713

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

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

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

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

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

Mike McGary
N.A.-Downtown Neighborhood
111 S Church, Apt #504
Tucson, AZ 85701

Giovana Hesley
N.A.-Downtown Neighborhood
Tucson, AZ

Ariana Laguna
N.A.-Downtown Neighborhood
Tucson, AZ

Bob Freitas (Co-Pres)
N.A.-El Presidio
Tucson, AZ

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

Peggy Wilder (Co-Pres)
N.A.-El Presidio
Tucson, AZ

Maria Cadaxa
N.A.-Iron Horse
216 N 1st Ave
Tucson, AZ 85705

Jennie Mullins (Chair)
N.A.-Iron Horse
522 E 8th St
Tucson, AZ 85705

Erika Mitnik (Co-Chair)
N.A.-Iron Horse
121 N Euclid
Tucson, AZ 85719

Raul E Ramirez (1st VP)
N.A.-Menlo Park
1931 W Brichta Dr
Tucson, AZ 85745

Liza M. Grant
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1016 W Congress St
Tucson, AZ 85745

Zach Yentzer
N.A.-Menlo Park
214 S Grande Ave
Tucson, AZ 85745

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

117080890
WILKE MICHAEL & CHRISTINE JT/RS
844 S 5TH AVE
TUCSON, AZ, 85701-2706

117082250
BALFOUR MARGARET E
23 W 19TH ST UNIT 25
TUCSON, AZ, 85701-2638

11708244B
HILLER KATLEEN MARIE & LANNING ROBERT SCOTT
922 S 7TH AVE UNIT 2
TUCSON, AZ, 85701-3063

117080910
SOCIETY OF ST VINCENT DE PAUL - TUCSON DIOCESAN COUNCIL
829 S 6TH AVE
TUCSON, AZ, 85701-2624

11708232B
MILLER DOROTHY A
525 W CARRILLO ST
TUCSON, AZ, 85701-2252

117080790
JUSSEAUME ROGER J FAMILY TR
6363 S KYRENE RD STE 101
TEMPE, AZ, 85283-1761

11708096B
BENITEZ NORMA
33 W 18TH ST
TUCSON, AZ, 85701-2636

117082340
STUDWELL RICHARD & JUDY JT/RS 1/2 DURAZO MARIO & OLGA FAMILY TR 1/2
PO BOX 86315
TUCSON, AZ, 85754-6315

117080900
SOCIETY OF ST VINCENT DE PAUL - TUCSON DIOCESAN COUNCIL
820 S 6TH AVE
TUCSON, AZ, 85701-2624

117082400
ENCINAS BENJAMIN R & SYLVIA M
150 E 19TH ST
TUCSON, AZ, 85701-3161

11708252B
BARRIO HOLDINGS LLC
721 N 4TH AVE
TUCSON, AZ, 85705-8446

11708096C
BENITEZ BENNIE O
39 W 18TH ST
TUCSON, AZ, 85701-2636

117082420
DUARTE JULIA D LIVING TR
919 S 6TH AVE
TUCSON, AZ, 85701-3047

117080930
COY MYRIAM
804 S 6TH AVE
TUCSON, AZ, 85701-2625

117081040
THE FLASH TV LLC
80 E PRIMOROSA
TUCSON, AZ, 85716-0000

117082460
MANUEL J DUARTE II LIVING TRUST
937 S 6TH AVE
TUCSON, AZ, 85701-0000

117080940
SOCIETY OF ST VINCENT DE PAUL - TUCSON DIOCESAN COUNCIL
820 S 6TH AVE
TUCSON, AZ, 85701-2624

11708106B
CATHOLIC COMMUNITY SVCS OF SOUTHERN AZ INC
140 W SPEEDWAY BLVD STE 230
TUCSON, AZ, 85705-0000

117080800
SUAREZ FAMILY LP ATTN: ROBERT SUAREZ
3800 E CALLE DE SOTO
TUCSON, AZ, 85716-5126

11708227A
DOMINGUEZ ROBERT Q
922 W OAHU PL
TUCSON, AZ, 85756-7238

117082240
THE FLASH TV LLC
80 E CALLE PRIMOROSA
TUCSON, AZ, 85716-4936

11708105A
REISER SHANE M
828 S RUSSELL AVE
TUCSON, AZ, 85701-2634

11708230A
VILLA JUAN H GOMEZ & RAMIREZ MARIA ELENA ABUNDIO JT/RS
9749 S NEW ATHENS WAY
TUCSON, AZ, 85756-7880

117082350
STUDWELL RICHARD & JUDY JT/RS 1/2 DURAZO MARIO & OLGA FAMILY TR 1/2
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11708106A
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TUCSON, AZ, 85701-2634

11708232A
MILLER DOROTHY A
614 S CONVENT AVE
TUCSON, AZ, 85701-2644

117082410
THE STATION ON 6TH AVE LLC
3351 E CAMINO CAMPESTRE
TUCSON, AZ, 85716-5829

11708223A
FLASH TV LLC
80 E CALLE PRIMOROSA
TUCSON, AZ, 85716-4936

11708244A
HILLER KATLEEN MARIE
922 S 7TH AVE UNIT 2
TUCSON, AZ, 85701-3063

117084330
RCV PROPERTIES LLC
PO BOX 13272
TUCSON, AZ, 85732-3272

Andrew Hayes
N.A.-Miles
Tucson, AZ

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N.A.-Millville
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Tucson, AZ 85719

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

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

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

Colby Henley
N.A.-Rincon Heights
1140 E 10th St
Tucson, AZ 85719

Amanda Smith
N.A.-Rincon Heights
1625 E 8th St
Tucson, AZ 85719

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448 E 22nd St
Tucson, AZ 85713

Yolanda Quiroz
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Tucson, AZ 85713

Ernie Lujan
N.A.-Santa Rita Park-West Ochoa
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Tucson, AZ 85713

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N.A.-South Park
P.O. Box 26302
Tucson, AZ 85726

Earl O'Neil
N.A.-South Park
P.O. Box 26302
Tucson, AZ 85726

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N.A.-South Park
P.O. Box 26302
Tucson, AZ 85726

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

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

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

Expires: 12/21/19

Permit Review Details

Permit: DP17-0249
Parcel: 11708223A

Addresses:
834 S 6TH AV
902 S 6TH AV

Review Details

Review Status: **Completed**

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Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
9/13/2019	SBEASLE1	START	PLANS SUBMITTED	Completed	None

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
10/3/2019	PAUL CAMARENA	ZONING	REVIEW	Reqs Change	<p data-bbox="1255 272 1493 300">CDRC TRANSMITTAL</p> <p data-bbox="1255 342 1713 407">TO: Development Services Department Plans Coordination Office</p> <p data-bbox="1255 451 1587 516">FROM: Iman Monshizadeh PDSZ Zoning Review Section</p> <p data-bbox="1255 560 1791 657">PROJECT: The Flash South - 902 South 6th Ave Development Package (1st Review) DP17-0249 - C-3</p> <p data-bbox="1255 701 1713 766">TRANSMITTAL DATE: October 3rd, 2019 DUE DATE: October 11th, 2019</p> <p data-bbox="1255 810 1803 943">COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.</p> <p data-bbox="1255 987 1812 1446">Section 3.3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>submittal initiates a new one-year review period. One year Expiration date is October 13th, 2020.</p>
					<p>SECTION 2-06.0.0: DEVELOPMENT PACKAGE (TENTATIVE PLATS AND SITE PLANS)</p>
					<p>2-06.4.7.A.6 - If a plan or plat is prepared in conjunction with other applications or overlays or the parcel being developed is subject to conditions of an application processed previously, additional information must be added to the plan. Such applications and overlays include, but are not limited to: annexations; rezonings; special exceptions; Board of Adjustment variances; Design Development Options; Technical Standard Modification Request; overlays (Airport Environs Zone, Environmental Resource Zone, Gateway Corridor Zone, Hillside Development Zone, Historic Preservation Zone, Major Streets and Routes, Rio Nuevo District, Scenic Corridor Zone, WASH); Modification of Development Regulations through the Downtown Area Infill Incentive District or Rio Nuevo District; Downtown Heritage Incentive Zone; or, Design Review Board. Provide the following information on the plan.</p>
					<p>1. COMMENT: 2-06.4.7.A.6 - under the permitting notes, list the modifications requested and date of approval.</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>6th Ave is an arterial street on the adopted MS&R map, future widening will be to 90' (45' Half ROW). Provide the future ROW line and dimensions.</p>
					<p>2-06.4.9.H.2 - Show future and existing sight visibility triangles. On a designated MS&R street, the sight visibility triangles are based on the MS&R cross-section.</p>
					<p>2. COMMENT: 2-06.4.9.H.2 - Provide future sight visibility triangles on the east access lane based on the MS&R future Right of Way for 6th St.</p>
					<p>The SVT on the north east should start from the inside of the Bike lane. Provide the correct bike lane length and reposition the SVT</p>
					<p>2-06.4.9.H.5.a - Show all motor vehicle off-street parking spaces provided, fully dimensioned. As a note, provide calculations on the number of spaces required (include the ratio used) and the number provided, including the number of spaces required and provided for the physically disabled. The drawing should indicate parking space locations for the physically disabled. A typical parking space detail shall be provided for both standard parking spaces and those for the physically disabled. For information on parking requirements for the physically disabled, refer to adopted building and accessibility codes of the City of Tucson. Design</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>criteria for parking spaces and access are located in Section 7.4.6, Motor Vehicle Use Area Design Criteria, of the UDC.</p>
					<p>3. COMMENT: 2-06.4.9.H.5.a - Parking calculations need revision. There is no parallel street parking on south 6th Ave. The correct total number of spaces provided without the parallel street parking is 42. Provide the correct calculation and revise the on-street parallel parking on 6th Ave on the next submittal.</p>
					<p>2-06.4.9.I - Show all right-of-way dedications on or abutting the site and label. If the development package documents have been prepared in conjunction with a subdivision plat or is required as a condition of approval of a review process, such as a rezoning, street dedications in accordance with the Major Streets and Routes (MS&R) Plan may be required by these processes.</p> <p>Projects bounded by streets having only a portion of the right-of-way width dedicated will be required to dedicate right-of-way, up to one-half, to complete the street width.</p> <p>Should there be any proposed street or alley vacation, provide this information. If vacation has occurred, include the recording information.</p>
					<p>4. COMMENT: 2-06.4.9.I - 6th Ave needs to have a designated 90' right of way (45' on each side of street). Show all right of way dedications as</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>noted by the standard above.</p> <p>2-06.4.9.O - All applicable building setback lines, such as erosion hazard, floodplain detention/retention basins, and zoning, including sight visibility triangles, will be shown.</p> <p>5. COMMENT: 2-06.4.9.O - Proposed setbacks do not match the required setbacks on the north, east, and west property line. Approved IID documentation is required for zoning to approve setbacks.</p> <p>2-06.4.9.W - Indicate the locations and types of proposed signs (wall, free-standing, pedestal) to assure there are no conflicts with other requirements and that minimal locational requirements can be met. Indicate if there are any existing billboards on site. Compliance to the Sign Code, Chapter 3 of the Tucson Code, is required.</p> <p>6. COMMENT: 2-06.4.9.W - Add a general note that states that signage will be permitted under a separate permit</p> <p>***For additional information on the any standard presented in this memo, please refer to the City of Tucson "Unified Development Code" - Administrative Manual Section 2-06 or Technical Standards noted in the comments. https://www.tucsonaz.gov/pdsd/all-codes-plans</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>determinations</p> <p>If you have any questions about this transmittal, Contact Iman Monshizadeh at (520) 837-4082 or at Iman.Monshizadeh@tucsonaz.gov or contact Steve Shields any time during the week at (520) 837-4956 or email Steve.Shields@tucsonaz.gov</p> <p>RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package</p>
10/3/2019	IMONSHI1	ZONING HC	REVIEW	Reqs Change	None

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
10/9/2019	ANDREW CONNOR	LANDSCAPE	REVIEW	Reqs Change	<p>The following site is subject to the following:</p> <p>5.12.9. GREATER INFILL INCENTIVE SUBDISTRICT (GIIS) Section 7.6, Landscaping and Screening Except as required by Section 5.12.8.B, Development Transition Standards, a complete or partial exception to Section 7.6, Landscaping and Screening Standards, may be granted if shade is provided for pedestrians and customers, such as along sidewalks, pedestrian circulation paths, and outdoor patios, in accordance with Section 5.12.6.A.2. The landscaping requirement may also be waived by the PDSO Director based on a written finding that the waiver is necessary to preserve the prevailing setback.</p> <p>Provide GREATER INFILL INCENTIVE SUBDISTRICT approval or written PDSO Director waiver and any conditions imposed.</p> <p>Ensure that all Zoning and Engineering comments and concerns are addressed prior to landscape approval.</p> <p>Additional comments may apply.</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
10/11/2019	SBEASLE1	OTHER AGENCIES	TUCSON AIRPORT AUTHORITY	Reqs Change	<p data-bbox="1255 269 1457 297">October 11, 2019</p> <p data-bbox="1255 342 1797 407">RE: DP17-0249 The Flash South, 3rd Submittal, Received September 13, 2019</p> <p data-bbox="1255 448 1808 764">Thank you for the opportunity to comment on DP17-0249, The Flash South; 3rd Submittal, a development package application for an approximately 0.56 acre site, located southwest of the intersection of West 19th Street and South 6th Avenue. The zoning for this project is Commercial Zone 3 (C-3) and the proposed project would establish a new multi-family residential development.</p> <p data-bbox="1255 773 1797 911">This site is within the Tucson International Airport avigation easement requirements and public disclosure area, FAA traffic pattern airspace, and FAA Part 77 airspace.</p> <p data-bbox="1255 919 1808 1373">The Tucson Airport Authority conditionally approves the subject request contingent upon the following conditions of approval, as noted below. The below Condition of approval #1 does not need to be added into the general notes of the revised development plan if FAA staff, with the Obstruction Evaluation / Airport Airspace Analysis (OE/AAA), has already provided the applicant with written communication that filing FAA Form 7460 is not required or if the applicant can provide documentation that they have already filed FAA Form 7460.</p> <p data-bbox="1255 1382 1528 1409">Conditions of approval:</p> <p data-bbox="1255 1417 1682 1446">1. "According to the Federal Aviation</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>Administration (FAA) Notice Criteria Tool, this project area is located in proximity to a navigation facility and could impact navigation signal reception. The project applicant shall file FAA Form 7460 with the FAA at least 45 days before construction activities begin unless FAA staff, with the Obstruction Evaluation / Airport Airspace Analysis (OE/AAA), provides the project applicant with written communication that filing FAA Form 7460 is not required. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond to any concerns which are identified by the FAA. Any cranes which are used must also be identified with Form 7460. Please file Form 7460 at https://oeaaa.faa.gov/oeaaa/external/portal.jsp"</p> <p>The Tucson Airport Authority has reviewed the Avigation Easement document which was recorded with the Pima County Recorder's Office at sequence 20191300158. This recorded Avigation Easement, based on the legal description, was recorded against Assessor Parcel Number 117-08-2240. This project scope of work has changed and now includes the adjacent parcel to the east, Assessor Parcel Number 117-08-223A. The previously recorded Avigation Easement (sequence 20191300158) does not cover Assessor Parcel Number 117-08-223A, only Assessor Parcel Number 117-08-2240 is covered and contains ½ of the proposed multifamily structure. The Tucson Airport Authority highly recommends the property</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>owner record the Tucson Airport Authority approved Avigation Easement document for the other portion of the project contained on Assessor Parcel Number 117-08-223A.</p> <p>1. "Prior to the City's approval of this development package, the property owner/developer/applicant shall record the TAA approved Avigation Easement form which discloses the existence, and operational characteristics of the Tucson International Airport to future owners or tenants of the property and further conveys the right to the public to lawfully use the airspace above the property. The Avigation Easement shall be recorded in a manner with the Pima County recorder which shall document it as having title liability. The content of such documents shall be according to the form and instructions provided.</p> <p>The current property owner/developer/applicant or other person authorized to sign on behalf of the current property owner shall complete, sign, and record the Avigation Easement with the Pima County Recorder's Office. Once the Avigation Easement is recorded send a complete copy of the recorded easement document, which contains all pages which were recorded, to Tucson Airport Authority by either email (send to srobidoux@flytucson.com) or to the mailing address provided below. Scott Robidoux, Senior Airport Planner Tucson Airport Authority</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>7250 South Tucson Boulevard, Suite 300, Tucson, AZ 85756"</p> <p>Please do not hesitate to contact me if you have any questions or concerns regarding this comment letter. I can be reached by email at srobidoux@flytucson.com or by telephone at 520-573-4811.</p> <p>Respectfully, Scott Robidoux, Senior Airport Planner</p> <p>cc: Hector Jimenez</p>
10/14/2019	TOM FISHER	COT NON-DSD	TDOT	Approved	<p>TDOT Landscape: No further comments; approved.</p> <p>Thank you, David Marhefka (da'-vid mär-hef-ka) Landscape Architect City of Tucson Department of Transportation (o) 520-837-6618, (m) 520-403-5074</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
10/14/2019	JENNIFER STEPHENS	PIMA COUNTY	ADDRESSING	Reqs Change	<p>DP17-0249 / 3rd submittal for review / The Flash is Conditionally Approved by Pima County Addressing subject to the following minor correction in the title block:</p> <p>Please let me know if you have any questions. Thank you, Robin Freiman, Addressing Official Pima County Development Services Department 201 N Stone AV – 4th Floor Tucson, AZ 85701, (520) 724-7570 CC: Cascade Engineering, Hector@CentralBarrio.com</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
10/14/2019	SBEASLE1	COT NON-DSD	ENVIRONMENTAL SERVICES	Reqs Change	<p data-bbox="1255 269 1818 402">Environmental & General Services has completed our review of the Development Package for The Flash South property located at 902 S. 6th Avenue in Tucson.</p> <p data-bbox="1255 451 1818 691">The proposal is to provide two 4 cubic yard containers for storage of refuse and recycling materials. The containers will be located in an enclosure located on the west-central portion of the property. The building occupant will roll the containers out to Russell Avenue on the west side of the property for servicing.</p> <p data-bbox="1255 740 1818 1122">Detail A3/6 on Sheet 6 shows a section through the waste enclosure. On the north and south sides of the enclosure, a six foot high concrete block wall is proposed. On the west side of the enclosure, a sliding gate almost six feet high will be installed, On the east side of the enclosure, a three foot high concrete block wall is proposed. The three foot high block wall on the east side of the enclosure will not completely screen the waste containers from persons on The Flash property.</p> <p data-bbox="1255 1170 1818 1336">Please have the applicant explain why the east wall is only three feet high and does not screen the entire height of the waste containers. Explain why this wall is not the same height as the north and south block walls.</p> <p data-bbox="1255 1385 1818 1446">Thanks and let me know if there are any questions concerning this review.</p>

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					Tom Ryan, P. E. City of Tucson - Environmental & General Services Department
10/17/2019	ROBERT SHERRY	PLUMBING-COMMERCIAL	REVIEW	Completed	None
10/21/2019	LOREN MAKUS	ENGINEERING	REVIEW	Reqs Change	<ol style="list-style-type: none"> Note that the MS&R future Right-of-Way is the same as the existing per the MS&R map, inset. Clearly show roof drainage patterns. Roof drains cannot be discharged over sidewalks. Clearly show the parking blocks in the accessible space parking detail. Clearly show that the sidewalk adjacent to the south parking lot has sufficient width for the parking overhang and an additional 4 feet of sidewalk. Clearly show how water harvesting will be maximized.

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Final Status

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Task End Date	Reviewer's Name	Type of Review	Description
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Task End Date	Reviewer's Name	Type of Review	Description
10/22/2019	SBEASLE1	OUT TO CUSTOMER	Completed
10/22/2019	SBEASLE1	OUT TO CUSTOMER	Completed

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1

Next

Parcel Number: 117-08-223A

Property Address			
Street Number	Street Direction	Street Name	Location
902	S	6TH AV	Tucson
912	S	6TH AV	Tucson

Contact Information	
Property Owner Information:	Property Description:
FLASH TV LLC 80 E CALLE PRIMOROSA TUCSON AZ 85716-4936	TUCSON E2 LOT 1 & LOT 4 BLK 143

Valuation Data							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2019	COMMERCIAL (1)	18.0	\$109,770	\$17,294	\$127,064	\$127,064	\$22,872
2020	COMMERCIAL (1)	18.0	\$109,770	\$18,363	\$128,133	\$128,133	\$23,064

Property Information					
Township:	14.0	Section:	13	Range:	13.0E
Map:	2	Plat:	4	Block:	143
Tract:		Land Measure:	18,295.00F	Lot:	00001
Census Tract:	900	File Id:	1	Group Code:	000
Use Code:	1040 (MISC COMMERCIAL)			Date of Last Change:	2/20/2018

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
31	1111044 DEL	01020201	02004 DEL	30

Recording Information (9)

Sequence No.	Docket	Page	Date Recorded	Type
20180050288	0	0	1/5/2018	WTDEED
20130870249	0	0	3/28/2013	DEEDDI
20130870248	0	0	3/28/2013	WTDEED
20110560662	0	0	2/25/2011	WTDEED
20110560660	0	0	2/25/2011	JTDEED
19981540362	10877	765	9/9/1998	JTDEED
19981540359	10877	752	9/9/1998	JTDEED
0	10877	765	9/9/1998	JTDEED
0	10877	752	9/9/1998	JTDEED

Commercial Characteristics

Property Appraiser: Bill Boren Phone: (520) 724-3096

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	162	\$18,363	\$0	\$0

Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1959	151/1	0000000	162	\$16,885	\$6,349	BUSINESS OFFICE
002-001	1959	290/2	0000000	0	\$24,232	\$8,820	PARKING LOT
003-001	1959	101/3	0000000	0	\$8,774	\$3,194	COMMERCIAL YARD IMPROVEMENTS

Permits (3)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T12EL00168	COTH ~ FINAL	01/20/2012	05/29/2012	TUC	\$0	0		04/30/2012	04/30/2012		0
Description: RECONNECT: ELECTRIC											
T06PL00900	COTH ~ FINAL	05/31/2006	12/15/2006	TUC	\$0	0		04/30/2012	04/30/2012		0
Description: REPAIR:SEWER LINE											
T020T00177	COTH ~ FINAL	01/31/2002	08/07/2002	TUC	\$0	143					
Description: C OF O:USED CAR LOT OFFICE 15' x 9'6" BUILDING											

Notes (9)

Created: 6/12/2019 Modified: 6/12/2019	Consolidation request received from Hector Jimenez, Member for 117-08-223A & 117-08-2240 &
Created: 11/5/2014 Modified: 11/5/2014	Seq #20130870248. Seller Carryback (\$25K DP), will be used for a swap meet - Included approx. \$18,212 worth of imps (9 x 18 structure, some paving, ch.link fnc). Value was in the land.
Created: 5/23/2012 Modified: 5/23/2012	2014N - No change to use code at 1040. No change to Land/Imp class at 1/0(100%Comm). Updated CCS to include correct amount of PAS and added WCL & WCG.
Created: 5/23/2012 Modified: 5/23/2012	Change Use Code from 1830 to 1040. No change to Land/Imp class at 1/0(100%Comm). No longer a used car lot. Will be used as a swap meet. See photos in bookmap. Apexed.
Created: 5/8/2012 Modified: 5/8/2012	SPLIT 2012 BACK FROM SECTIONS BATCH #18976
Created: 4/25/2012 Modified: 4/25/2012	117-08-2230 & 2290 BECOMES 117-08-223A, ALL IMPS TRANSFERED. 2013S
Created: 4/17/2012 Modified: 4/17/2012	SPLIT 2012 RELEASED BATCH #18976
Created: 4/6/2012 Modified: 4/6/2012	2012 COMBO BATCH 18976 AREA CALC 18,295 (6098 + 12,197) PCLS COMBINED 117-08-2230 & 117-08-2290 RECEIPTS FOR TAXES COMBO REQUESTED BY FEDERICO J MARTINEZ
Created: 6/1/2011 Modified: 6/1/2011	10877-752 CORRECTED BY ^20110560660:

Parcel Number: 117-08-2240

Property Address			
Street Number	Street Direction	Street Name	Location
17	W	19TH ST	Tucson

Contact Information	
Property Owner Information:	Property Description:
THE FLASH TV LLC 80 E CALLE PRIMOROSA TUCSON AZ 85716-4936	TUCSON W2 LOT 1 BLK 143

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	\$44,210	\$0	\$44,210	\$35,216	\$5,282
2020	VACANT/AG/GOLF (2)	15.0	\$60,980	\$0	\$60,980	\$36,977	\$5,547

Property Information					
Township:	14.0	Section:	13	Range:	13.0E
Map:	2	Plat:	4	Block:	143
Tract:		Land Measure:	6,098.00F	Lot:	00001
Census Tract:	900	File Id:	1	Group Code:	
Use Code:	0021 (VACANT COMMERCIAL URBAN SUBDIVIDED)			Date of Last Change:	10/5/2017

Valuation Area				
District Supervisor: RAMON VALADEZ District No: 2				
DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
31	1111044 DEL	01020201	02004 DEL	30

Recording Information (3)

Sequence No.	Docket	Page	Date Recorded	Type
20172200342	0	0	8/8/2017	WTDEED
20071800473	13141	1938	9/17/2007	WTDEED
96066223	10278	466	4/22/1996	

Petition Information (4)

Tax Year	Owner's Estimate	Petition	Work Up
2017	\$500	pdf	
2011	\$500		
2010	\$20,000		
2009	\$42,686		

Notes (4)

Created: 6/12/2019 Modified: 6/12/2019	Consolidation request received from Hector Jimenez, Member for 117-08-223A & 117-08-2240
Created: 6/17/2016 Modified: 6/17/2016	Petition 2017 a level rule a
Created: 7/29/2008 Modified: 7/29/2008	2009 A-LEVEL: REVIEWED & ADJUSTED.
Created: 10/11/2007 Modified: 10/11/2007	10307/0980 SIGNATURE OF LINDA ANNE & LINDA A BURLESON THE SAME