



SPECIAL DISTRICTS APPLICATION

Application Stage: Pre-application Application
Permit Activity Number _____ Case Number _____ Date Accepted: _____

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable): 134w her 134w her under house

Property Address: 400 N. 4th Ave. Tucson AZ

Pima County Tax Parcel Number/s: 117 05 0260

Current Zoning: C3

Applicable Overlay/ Special Districts:
 Infill Incentive District Rio Nuevo Area
 Main Gate Overlay District Grant Road Overlay District
 Neighborhood Preservation Zone Historic Preservation Zone

Neighborhood Association (if any): Pie Allen

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

Description of Proposed Use: TAP house with Manufactory accessory

Number of Buildings and Stories/Height of Proposed Structure(s): _____

Site Area (sq ft): 3222^{sq} Area of Proposed Building (sq ft): _____

HISTORIC STATUS

Site is within a: Historic Preservation Zone Please List: 4th Avenue
 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: Don Rubino

ROLE: Property owner Architect Engineer Attorney Developer

Other: _____

EMAIL: Don@wallsandFloorsForYou.com PHONE: 520 762-9018

ADDRESS: P.O. Box 1118 Benson, AZ 85602

PROPERTY OWNER NAME(S) (If ownership in escrow, please note): South on seventh an arizona title

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* [Signature] 10-15-19

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

Ensure that all Zoning comments are addressed.

10/11/ 2019	MASH FOR1	COT NON-DS D	FIRE	Appro ved	Operational Permit for A-2 bar. Occupancy load will need to be confirmed as this project progresses. Please also verify whether or not the existing portion of the building has Fire Sprinklers.
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10/14/ 2019	ROBE RT SHER RY	PLUMBIN G-COMM ERCIAL	REVIE W	Reqs Chan ge	Revise the site drawing to include the following existing utility information: a. The location and size of sanitary and storm sewers, including the pipe diameter and the invert and rim elevations of all manholes and cleanouts; along with the Pima County Wastewater Management Department (PCWMD) reference number. b. The points of connection to existing public sewers. c. The first floor elevation for the building. Determine the need for a backwater valve per Section 714.1, IPC 2018, as amended by the City of Tucson. Reference: City of Tucson Administrative Manual, Section 2-06.4.8D and Section 107.2.1, IBC 2018. 2.
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10/15/ 2019	NROS S1	DESIGN PROFES SIONAL	REVIE W	Reqs Chan ge	Applicant has not applied for IID yet.
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Sept/3/2019

This is a project statement for the proposed work at 400 North 4th Ave. in Tucson:

We are planning on putting in a hard cider tap room with an accessory of a perishable goods manufacturing not to exceed 25% of the total building square footage. We are requesting a variance for the parking as we would need 64 spaces per code and we are requesting a 100% variance. We are also requesting a new fire door in the side of the building. These are the only changes we are doing to the outside of the space at 400 N. 4th ave. This will be accompanied with an approved set of blueprints from the city along with this IID and a ppo if required..

Don Rubino
Bawker Bawker,LLC
(520) 661-0437

Permit Review Details

Permit: [DP19-0219](#)

Parcel: [117050260](#)

Addresses:

[400 N 4TH AV](#)

Review Status: **Active**

Review Details

Show 102550100 entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
9/11/2019	ANY	ENGINEERING	REVIEW	Active	None
9/11/2019	ANY	ZONING-DECISION LETTER	REVIEW	Active	None
9/11/2019	SBEA SLE1	START	PLANS SUBMITTED	Completed	None

9/25/2019	IMON SHI1	ZONING	REVIEW	Reqs Change	CDRC TRANSMITTAL TO: Development Services Department Plans Coordination Office
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FROM: Iman Monshizadeh
PDSZ Zoning Review Section

PROJECT: Bawker Bawker Cider House
Development Package (1st Review) - 400 N 4th Ave
DP19-0219 - C-3

TRANSMITTAL DATE: September 25th, 2019
DUE DATE: October 10th, 2019

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.

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 submittal initiates a new one-year review period. One year Expiration date is September 19th, 2020.

SECTION 2-06.0.0: DEVELOPMENT PACKAGE
(TENTATIVE PLATS AND SITE PLANS)

COMMENT 1: Provide the development package case number, DP19-0219, adjacent to the title block on each sheet.

COMMENT 2: The total parking provided does not match the parking required. For reduced parking on this site IID is required. ADA parking is not required if the parking requirement is reduced to 0.

COMMENT 3: The proposed accessory use of this site "Perishable Goods Manufacturing" is not permitted in this zone. IID is required.

2-06.4.9.T - Show refuse collection areas, including locations of dumpsters, screening location and materials, and vehicle maneuverability, fully dimensioned, and access route. If dumpster service is not proposed, indicate type of service. For specific information on refuse collection, refer to Section 8-01.0.0, Solid Waste and Recycle Disposal, Collection, and Storage, of the Technical Standards Manual. Refuse collection on all projects shall be designed based on that section, even if collection is to be contracted to a private firm.

COMMENT 4: provide the information as noted by the standard above.

2-06.4.7.A.4 - Identify the existing and proposed use of the property as classified per the UDC. List all UDC sections applicable to the proposed uses.

COMMENT 5: If there is no existing use, state the existing use as "Vacant"

COMMENT 6: Zoning will not approve until approved IID is provided

***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-determinations>

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

RESUBMITTAL OF THE FOLLOWING IS REQUIRED:
Revised development package

9/25/2019	IMON SHI1	ZONING HC	REVIE W	Reqs Chan ge	None
10/7/2019	ANDR EW CONN OR	LANDSC APE	REVIE W	Reqs Chan ge	ADMINISTRATIVE MANUAL The Development Package will contain the following identification in the lower right corner of each sheet:

Any relevant case numbers for reviews or modifications that affect the site.

Provide Case # DP19-0219 on sheet.

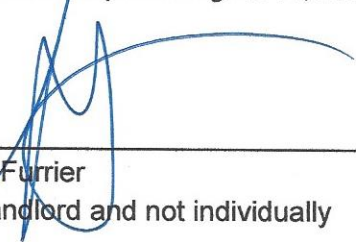
No landscape is required or proposed.

Landscape section will not approve DP until IID approval is provided.

August 19, 2019

To whom it may concern,

I, the representative for 400 North 4th Ave in Tucson Arizona, give Don Rubino of Bawker Bawker, LLC permission to execute the necessary documents to start the Infill Incentive District process including a Certificate of Occupancy (C of O) to allow restaurant/bar use, which will also include a parking variance and/or conditional use permit, and approval of exterior signage/façade modifications. All expenses incurred in connection with above shall be the responsibility of Bawker Bawker, LLC. Changes other than above must be approved in writing by an authorized representative of South on Seventh, an Arizona partnership, Landlord. This agreement expires August 31, 2020.



Greg Furrier
for Landlord and not individually

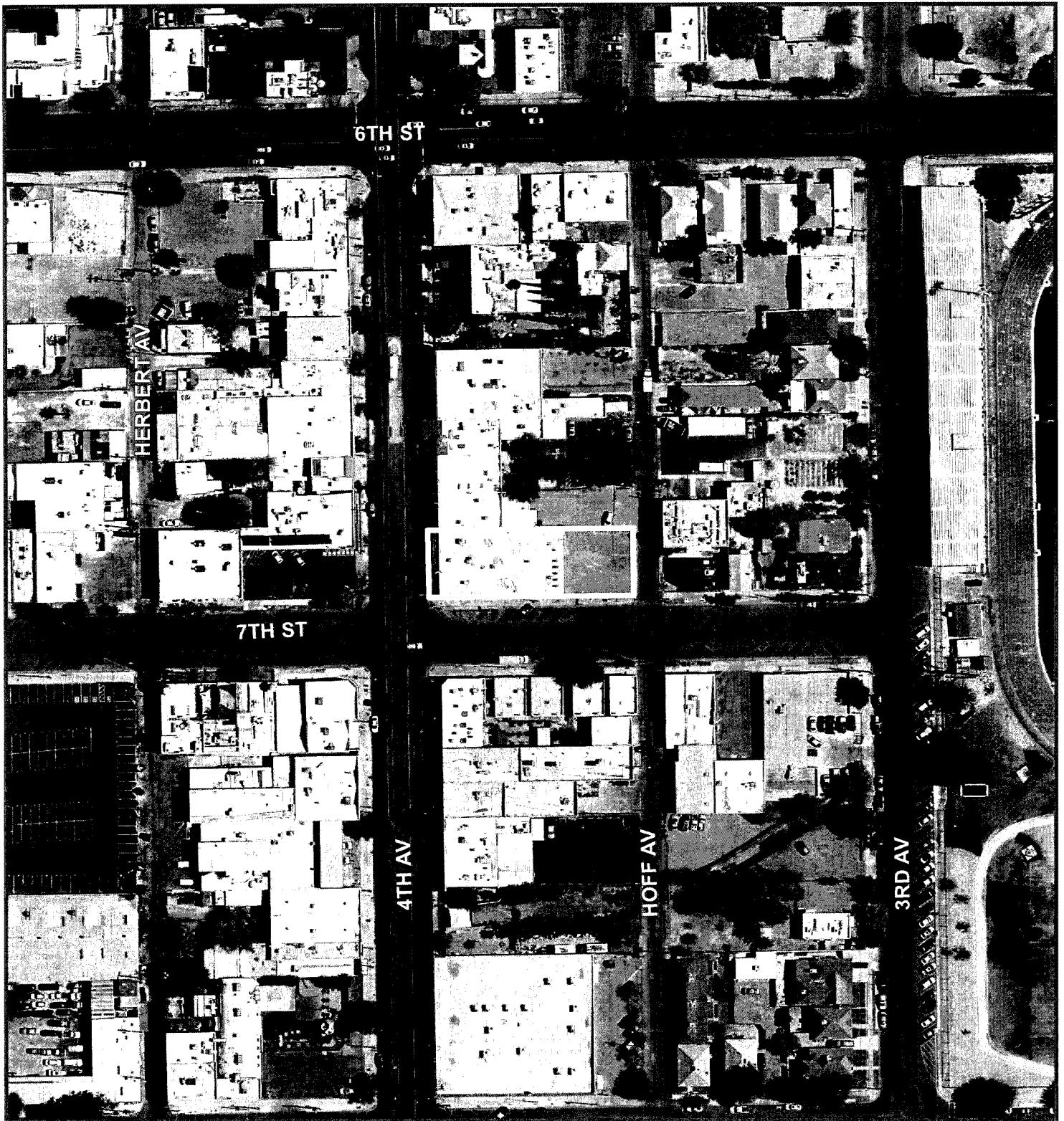
Date 8/19/19

Its: Authorized Agent

Agreed and acknowledged by
Bawker Bawker, LLC and Don Rubino

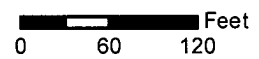
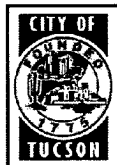
this _____ day of _____ 2019

Don Rubino
Individually and for Bawker Bawker, LLC



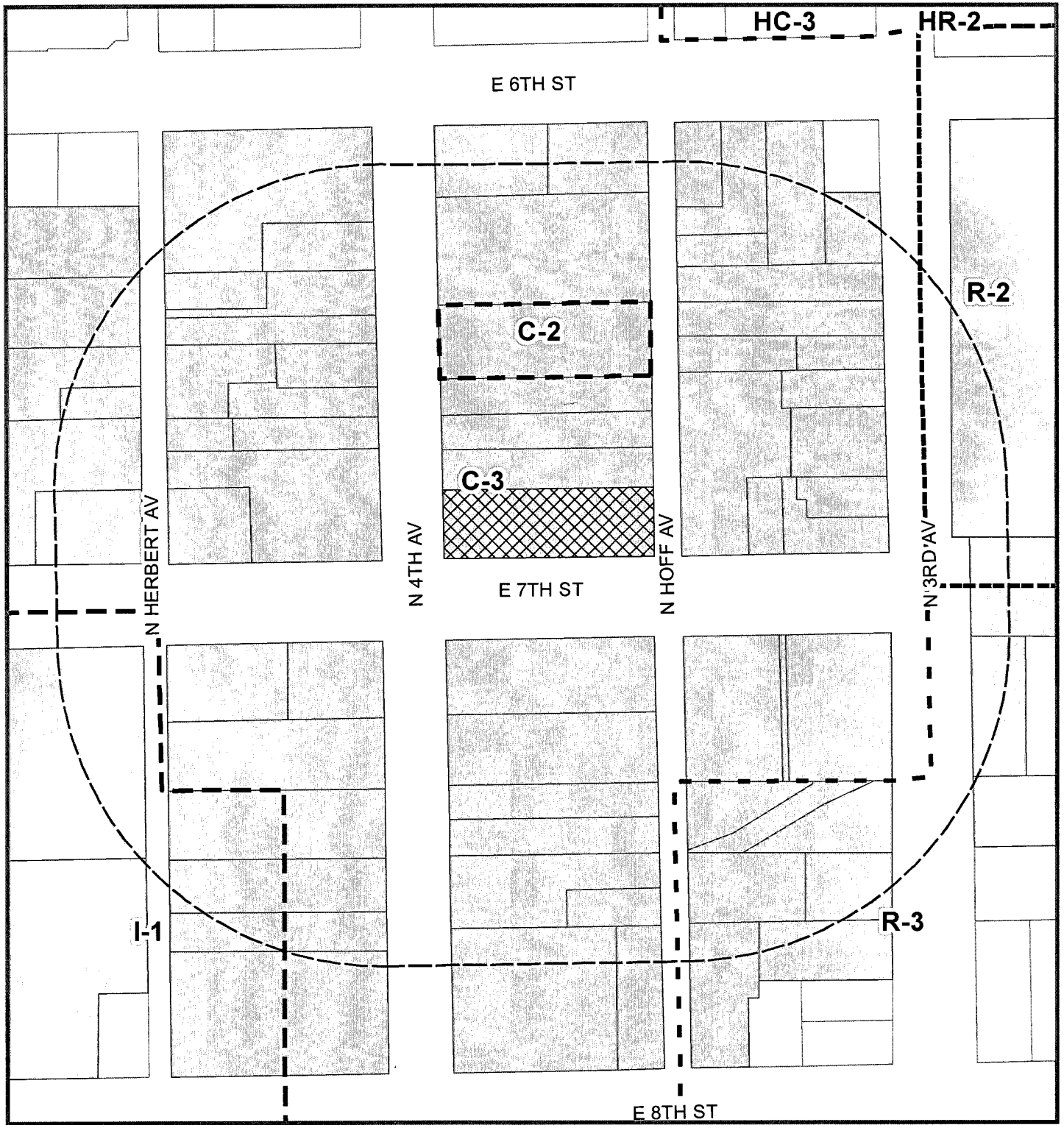
Subject Property

Address: 400 N 4th Ave
Base Maps: Twp.14S Range 13E Sec.12
Ward: 6



1 inch = 128.916667 feet





Subject Property

Notification Area (300 ft. Radius)

Zone Boundaries

Properties Notified

Address: 400 N 4th Ave
Base Maps: Twp.14S Range 13E Sec.12
Ward: 6

0 60 120 Feet

1 inch = 129 feet



10/2/ 2019

Invitation to Neighborhood Meeting

Re: Parcel 117-05-0260: 400 N 4th Ave: Activity #: DP19-0219

Date: Friday, 10/11/ 2019

Time: 5:30 pm

Meeting Location: 400 North 4th Avenue (North east corner of 7th and 4th), Tucson, AZ 85705

Project Location: 400 North 4th Avenue Tucson, AZ 85705

Proposal: Infill Incentive District (IID) - Zoning Option

- This IID application is intended to obtain relief from the unified development code land use in the 4th Avenue area.
- Bawker Bawker, LLC is moving into the vacant space at 400 N. 4th Ave. We are proposing to have Tucson's first hard cidery with an on-site tap room. This new local business will also have a production space on site and a meeting room for private gatherings and book signings.

Meeting Agenda

I. Introductions

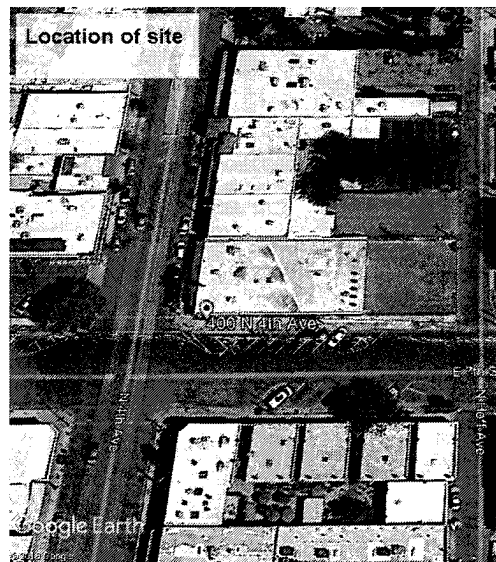
II. Discussion Points

- [a] Project Overview
- [b] Site plan
- [c] Parking
- [d] Exterior improvements/ landscaping
- [e] Change of land use
- [f] IID designation

III. Questions and Answers

IV. Comment Cards

V. Adjournment



For questions concerning this announcement or this neighborhood meeting please contact Don Rubino at (520)661-0437 or email Don@bawkerbawker.com

117050250
LAMINA LLC
4145 E 6TH ST
TUCSON, AZ, 85711-1918

117050880
LA AVENIDA ZACOTY LLC ATTN: FENTON INVESTMENT COMPANY
6700 N ORACLE RD STE 504
TUCSON, AZ, 85704-7736

11705096A
HUNN ROBIN
332 E 5TH ST
TUCSON, AZ, 85705-8414

117050280
SIMONSON ERIK P
431 E 7TH ST
TUCSON, AZ, 85705-8513

11705091B
TURK KIMBERLEE
1840 N KRAMER AVE
TUCSON, AZ, 85719-3854

11705097A
CUNNINGHAM GEORGE R & MARJORIE F CP/RS
630 N ALAMO AVE
TUCSON, AZ, 85711-1617

117050370
GEDR UNION ON 6TH LLC
465 MEETING ST STE 500
CHARLESTON, SC, 29403-4832

117050020
TUCSON SCHOOL DISTRICT NO 1

117051120
TUCSON SCHOOL DISTRICT NO 1

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

117050040
CARUSOS RESTAURANT INC
434 N 4TH AVE
TUCSON, AZ, 85705-8443

117050060
HARRIS & RUFF CONSULTING LLC
3661 N CAMPBELL AVE # 455
TUCSON, AZ, 85719-1527

117050990
BEACON GROUP SW INC
PO BOX 50544
TUCSON, AZ, 85703-1544

11705019A
MOSO LLC ATTN: CHARLES J BRADY
431 N TREAT AVE
TUCSON, AZ, 85716-4736

117050130
PATTERSON NOEL
425 N 3RD AVE
TUCSON, AZ, 85705-8562

117050110
CARUSOS RESTAURANT INC
434 N 4TH AVE
TUCSON, AZ, 85705-8443

117050200
FOOD CONSPIRACY COOPERATIVE INC
412 N 4TH AVE
TUCSON, AZ, 85705-8443

117050260
SOUTH ON SEVENTH ATTN: ELLEN FRIED
534 FOREST AVE
NEW ROCHELLE, NY, 10804-4336

117050120
CARUSOS RESTAURANT INC
434 N 4TH AVE
TUCSON, AZ, 85705-8443

117050220
FOOD CONSPIRACY COOPERATIVE INC
412 N 4TH AVE
TUCSON, AZ, 85705-8443

117050440
GEDR UNION ON 6TH LLC
465 MEETING ST STE 500
CHARLESTON, SC, 29403-4832

117050310
MADSEN DEBORAH D
1748 W VIA DE LA GLORIA
GREEN VALLEY, AZ, 85622-5040

117050400
4TH AVE LLC
1655 N 15TH AVE
TUCSON, AZ, 85705-6414

11705046C
QUATTRO NINOS LLC
1004 N 6TH AVE
TUCSON, AZ, 85705-7710

11705047A
KOKOPELLI PROPERTIES LLC
2954 N CAMPBELL AVE STE 234
TUCSON, AZ, 85719-2813

117050420
SOUTHARD ROBERT M TR & ROSE STEVE A TR
329 E 6TH ST
TUCSON, AZ, 85705-8425

11705074A
ERIN PROPERTIES LLC
323 E 8TH ST
TUCSON, AZ, 85705-8512

11705047B
PORTNEY BARRIE S
7812 GOLD LENOX CV
LAKE WORTH, FL, 33467-7061

117050770
335 N FOURTH AVE LLC
5556 E CIRCULO TERRA
TUCSON, AZ, 85750-1003

11705086A
TUCSON SCHOOL DISTRICT NO 1
426 E 7TH ST
TUCSON, AZ, 85705-8575

117050920
TOMMOT INVESTMENTS LLC
326 N 4TH AVE
TUCSON, AZ, 85705-8441

11705091C
TURK KIMBERLEE
1840 N KRAMER AVE
TUCSON, AZ, 85719-3854

117050940
CITY OF TUCSON .
..

11705098A
CUNNINGHAM GEORGE R & MARJORIE F CP/RS
630 N ALAMO AVE
TUCSON, AZ, 85711-1617

117050930
TOMMOT INVESTMENTS LLC
326 N 4TH AVE
TUCSON, AZ, 85705-8441

117051000
BEACON GROUP SW INC
PO BOX 50544
TUCSON, AZ, 85703-1544

117050050
MILNER MATTHEW P
432 E 6TH ST
TUCSON, AZ, 85705-8574

117050080
SNEAD FAMILY TRUST ATTN: RICHARD S & LORENE J SNEAD TR
62161 E BRIARWOOD DR
TUCSON, AZ, 85739-2267

11705105B
TUCSON SCHOOL DISTRICT NO 1 .
..

117050070
CARUSOS RESTAURANT INC ATTN: SALVATORE ZAGONA
434 N 4TH AVE
TUCSON, AZ, 85705-8443

117050150
FOUR-ELEVEN PROPERTY TRUST AGREEMENT ATTN: THOMAS J & MARGARET KEENE
1224 LODGEPOLE DR
HEMET, CA, 92545-7872

117050090
CARUSOS RESTAURANT INC
434 N 4TH AVE
TUCSON, AZ, 85705-8443

117050180
POLITO LINDA E
77 E MISSOURI AVE UNIT 16
PHOENIX, AZ, 85012-1379

117050240
FOOD CONSPIRACY
412 N 4TH AVE
TUCSON, AZ, 85705-0000

117050100
CARUSOS RESTAURANT INC
434 N 4TH AVE
TUCSON, AZ, 85705-8443

117050450
GEDR UNION ON 6TH LLC
465 MEETING ST STE 500
CHARLESTON, SC, 29403-4832

117050390
SOUTHARD ROBERT M TR & ROSE STEVEN A TR
329 E 6TH ST
TUCSON, AZ, 85705-8425

11705032E
COLLBERG CHRISTIAN
401 N 3RD AVE
TUCSON, AZ, 85705-8562

11705046B
LAUTH CONSTANCE E
7351 W EL CAMINO DEL CERRO
TUCSON, AZ, 85745-9342

11705046A
RRN INC ATTN: RICH RODGERS INVESTMENT INC
746 N COUNTRY CLUB RD
TUCSON, AZ, 85716-4506

11705033A
GEDR UNION ON 6TH LLC
465 MEETING ST STE 500
CHARLESTON, SC, 29403-4832

117050530
TURK KIMBERLEE
1840 N KRAMER AVE
TUCSON, AZ, 85719-3854

117050520
TURK KIMBERLEE ANNE
1840 N KRAMER AVE
TUCSON, AZ, 85719-3854

117050480
FOUR ELEVEN LLC
2748 E 9TH ST
TUCSON, AZ, 85716-4716

117050850
TUCSON SCHOOL DISTRICT NO 1 .
..

117050710
SALLY ANN TRUST LIFE TEN TO DENIS LYN TOM *03 SALLY ANN TR W LICENSE LYN TOM #6323
1919 W RIVERVIEW ST
TUCSON, AZ, 85745-1926

117050490
RED 417 LLC
323 E 8TH ST
TUCSON, AZ, 85705-8512

11705086B
TURK KIMBERLEE
1840 N KRAMER AVE
TUCSON, AZ, 85719-3854

117050810
BLUE 305 LLC
323 E 8TH ST
TUCSON, AZ, 85705-8512

117050890
SUTTON JON
2802 E 10TH ST
TUCSON, AZ, 85716-5209

11705091A
CITY OF TUCSON .
''

11705096B
HUNN ROBIN
332 E 5TH ST
TUCSON, AZ, 85705-8414

117051370
LEAF ARLENE L
1755 S JONES BLVD APT 111
TUCSON, AZ, 85713-2372

117051090
TUCSON SCHOOL DISTRICT NO 1 .
''

117051380
MELLO DONNA M
6105 N PLACITA SAN AGUSTIN
TUCSON, AZ, 85741-3692

Expires: 12/02/19

11705019B
MOSO LLC ATTN: CHARLES J BRADY
431 N TREAT AVE
TUCSON, AZ, 85716-4736

117050210
FOOD CONSPIRACY COOPERATIVE INC
412 N 4TH AVE
TUCSON, AZ, 85705-8443

117050410
DENNIS W WURDOCK TR ATTN: LUCAS DENNIS & STEVEN WURDOCK TR
3025 GEORGE ST
LOS ANGELES, CA, 90031-0000

117050430
GEDR UNION ON 6TH LLC
465 MEETING ST STE 500
CHARLESTON, SC, 29403-4832

117050780
DM FAMILY PARTNERSHIP
3801 E WINDY POINT DR
TUCSON, AZ, 85718-1426

11705080D
PETRUZZI JAMES W OR HILDEGARD TR
3545 N PELLEGRINO DR
TUCSON, AZ, 85749-8749

117050950
CITY OF TUCSON .
''

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

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

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

Anne Cooper
N.A.-Armory Park
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Tucson, AZ 85712

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809 N. Anita Ave.
Tucson, AZ

Julian Argote
N.A.-Barrio Anita
Tucson, AZ

Mike Delich
N.A.-Barrio Anita
762 N Contzen Av
Tucson, AZ 85705

Tina Hansleben
N.A.-Barrio Blue Moon
1319 N 13th Ave
Tucson, AZ 85705

Calvin Clark Williams
N.A.-Barrio Blue Moon
1224 N 13th Ave
Tucson, AZ 85745

Patrick McKenna
N.A.-Barrio Hollywood
Tucson, AZ 85745

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

Katherine M. Medberry
N.A.-Barrio Hollywood
1204 W Ontario 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

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

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

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

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

Pedro M 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

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

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

Karen Greene
N.A.-Dunbar Spring
1023 N Perry Ave
Tucson, AZ 85705

Sky Jacobs
N.A.-Dunbar Spring
P.O. Box 508
Tucson, AZ 85702

Anna Montana Cirell
N.A.-Dunbar Spring
921 N Mail Ave
Tucson, AZ 85705

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

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

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

Barbara Tellman
N.A.-Feldman's
127 E Mabel
Tucson, AZ 85705

Kathy Bell
N.A.-Feldman's
1322 N 4th Ave
Tucson, AZ 85705

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

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

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

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

Liza M. Grant
N.A.-Menlo Park
1016 W Congress St
Tucson, AZ 85745

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

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

Andrew Hayes
N.A.-Miles
Tucson, AZ

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

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

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

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

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

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

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

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

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

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

MARGARET BLY
N.A.-West University
P.O. Box 42825
Tucson, AZ 85733

JUDY SENSIBAR
N.A.-West University
P.O. Box 42825
Tucson, AZ 85733

LENOR GLOVER
N.A.-West University
PO Box 42825
Tucson, AZ 85733

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

Paul Durham
Ward 3
1510 East Grant Rd
Tucson, AZ 85719

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

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

Expires: 12/02/19

Bawker Bawker Neighborhood Meeting

October 14th 2019

5:30pm

Start: 5:35pm

8 attendees

Change the land use from retail to production/tap room

Emergency Exit

Tap room in the front- private 20x20 section in the back, production area in back

Open mic night.

Questions: Is the land use able to use for your zoning? Yes

What are your parking use at the building? Back parking lot- 11 spots for employee

An ADA parking spot will be added

What all are you changing? IDD, Use Change retail-bar service and perishable manufacturing, Parking, landscaping, fire door

How many employees and parking? 4 employees, parking in the back or 4th avenue parking lot

Recommended Midnight closing.

End: 5:49pm



Tucson, AZ

Neighborhood Meeting Sign-in

Monday October 14th 5:30pm

Neighborhood Meeting Sign-in

Please Print Neatly - Thank you~

Full Name: FRED HOWARD	Snail Mail Address: 4728 E. BROADWAY, TUCSON, AZ 85711
Full Name: Rick McDonnell	Snail Mail Address: 505 E 5th St, Tucson, AZ 85705
Full Name: Richard Mayers	Snail Mail Address: 624 N 3rd Ave
Full Name: Constance Nagley	Snail Mail Address: PO Box 85475, Tucson, AZ 85754
Full Name: Diana Amado	Snail Mail Address: Cot Muld & Council Office
Full Name: GRANT GETZ	Snail Mail Address: 2102 N COURTNEY CLUB RD #9 624 N 3rd Ave TUCSON AZ 85716
Full Name: Charley Furrey	Snail Mail Address: Charleyfurrey171@gmail.com
Full Name: ALICE MCGARRY	Snail Mail Address: 1115 CHURCH #304 TUCSON 85704
Full Name:	Snail Mail Address:

General Notes

Developer:
Bawker Bawker Beverages
Attn: Don Rubino
(520) 762-9018

Owner:
South On Seventh
Attn: Ellen Fried
534 Forest Ave
New Rochelle, NY 10804-4336

Parcel ID: 117050260

Legal Description: TUCSON S60' OF LOT 11 BLK 67

Existing zoning is C3, no zoning change requested for this project.

Gross site area: 11088 s.f., or .25 acres

Existing use is unknown. Proposed use is Alcoholic Beverage Service with an accessory use of Perishable Goods Manufacturing.

Total building G.F.A: 6890 s.f.

Total area of TI: 3160 s.f.
Alcoholic Beverage Service: 2382 s.f. (75.4%)
Perishable Goods Manuf.: 778 s.f. (24.6%)

Max building ht: 75'
Actual: 13'-0"

Motor Vehicle Parking: (this project)
64 required (@ 1/50)
Includes 3 ADA (51-75 of total)
0 provided

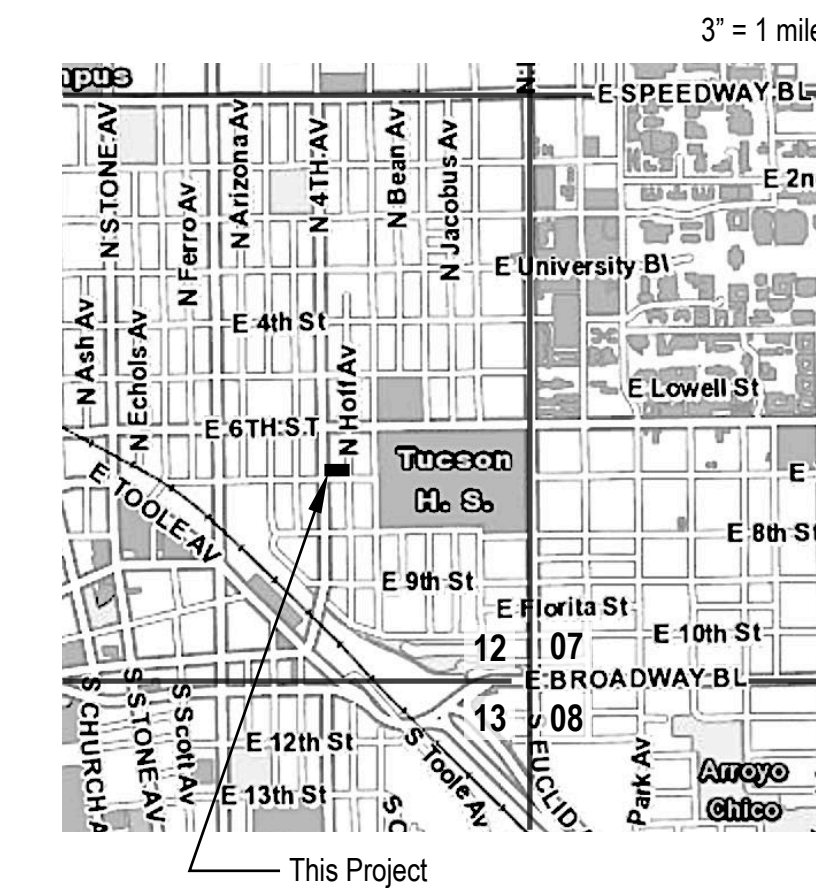
Bicycle Parking: (this project)
Short Term: 1 space / 2000 s.f. GFA (2 min.)
2 spaces required
0 provided
Long term: 1 space / 12000 s.f. GFA (2 min.)
2 spaces required
0 provided

Loading Zones: 0 required, 0 provided

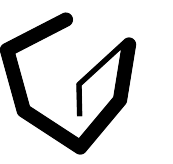
Building Setbacks:
North (commercial): 0' required, 0' provided
South (street): x required, 0' provided
East (street): x required, x provided
West (street): x required, x provided

Location

Township 14S, Range 13E, Section 12



GRANT GETZ DESIGN



2102 N Country Club Rd., Suite 9
Tucson, AZ 85716
520.838.1633
info@grantgetz.com

General Notes (cont.)

The developer, any successors and assigns, will hold the City of Tucson, its officers, employees, and agents harmless from any and all claims for damages related to the use of this development as shown hereon, now and in the future, by reason of flooding, flowage, erosion, or damage caused by water, whether surface flood or rainfall.

Drainage will remain in its natural state and will not be altered, disturbed, or obstructed other than as shown on this site plan.

No structure or vegetation shall be located or maintained so as to interfere with the sight visibility triangles in accordance with Section 10-01.5.0, Sight Visibility, of the Technical Standards Manual.

Any relocation or modification of existing utilities and/or public improvements necessitated by the proposed development will be at no expense to the public.

On site sanitary sewers are existing and private and will continue to be operated and maintained on a private basis.

Any wastewater discharged into the public sanitary sewerage system shall meet the requirements of Pima County Ordinance No. 1991-140, or as amended.

Drawing Index

1/1 Site Plan

**Bawker Bawker Cider House
Development Package**

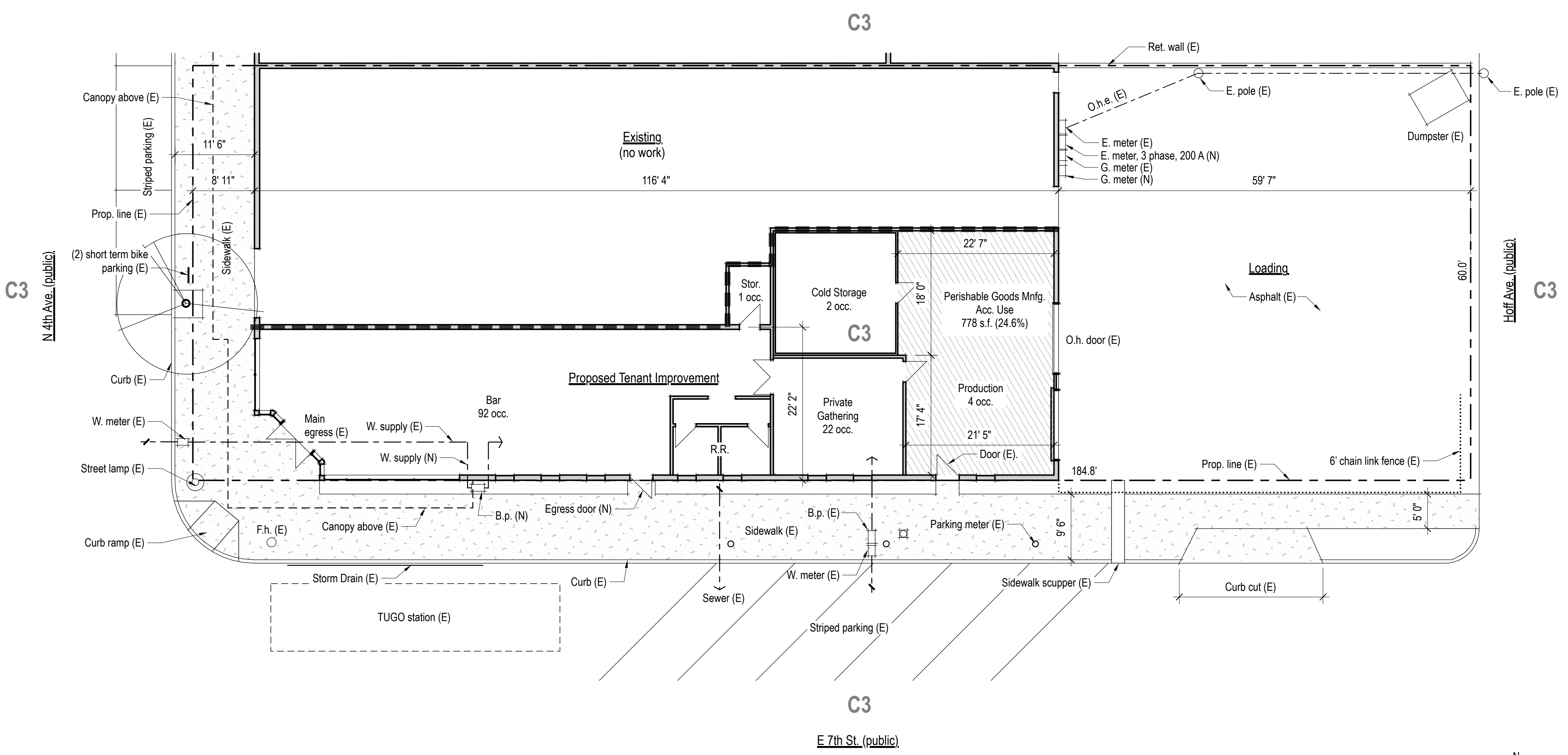
400 N 4th Ave.
Tucson, AZ 85705

revision	date

1 / 1

Site Plan

9.5.19



Site Plan
1" = 10'

Keynotes:

- 1 New ADA compliant egress door @ existing glass block.
- 2 New dual pane, tempered glass set into existing mullions.
- 3 Existing brickwork.
- 4 Existing refurbished canopy.
- 5 Existing non-public, production area egress door.
- 6 Existing framed infill wall w/ stucco finish.
- 7 Interior tenant demising wall.
- 8 Existing overhead panel garage door.
- 9 Existing refurbished surface mount light fixture.
- 10 New glass block to replace existing metal grill.
- 11 Existing pre-cast concrete parapet cap.
- 12 New packaged HVAC units to replace existing evaporative cooling.
- 13 Existing masonry wall with painted stucco finish.
- 14 Existing tile.
- 15 Existing roof vents, abandoned, sealed at interior.
- 16 Existing rooftop HVAC units.
- 17 Existing roof scupper.
- 18 New dark sky compliant surface mounted light at egress door.
- 19 Existing steel roll-up door at adjacent tenant.
- 20 Existing signage wall.

