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**Sentinel Peak RV Park at 450 N.
Grande Avenue, Tucson, AZ 85745**

Planned Area Development

For:

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Marana, AZ 85653
520-940-1026*

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JOB #13013-01-18

Case # C9-14-07, PAD-26



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Sentinel Peak RV Park Rezoning

450 North Grande Avenue
Tucson, Arizona 85745

Submitted to:

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Planning and Development Services Department
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INTRODUCTION

Introduction

A. Overview

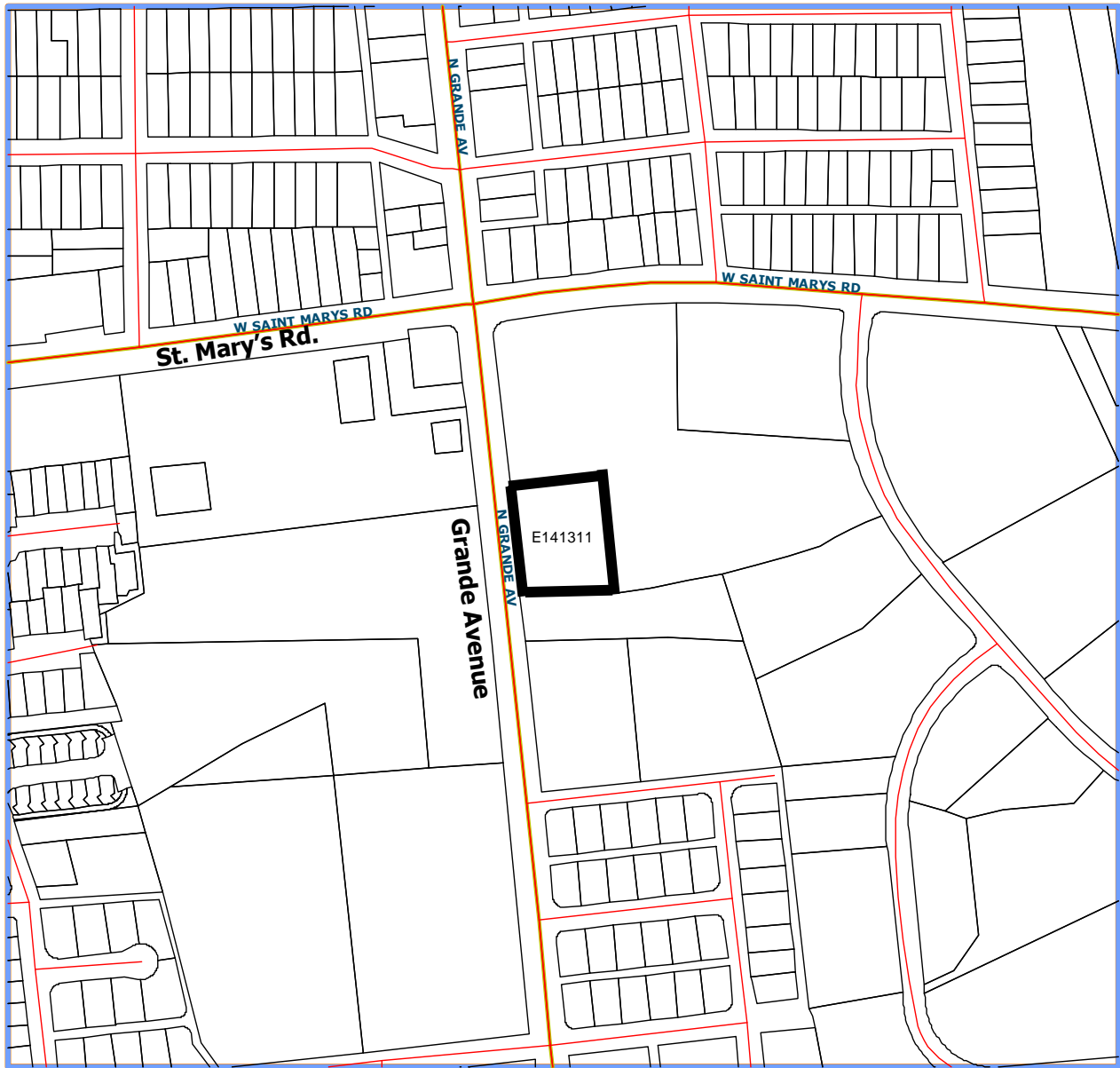
The existing project site is located at 450 N. Grande Avenue on 1.38 acres situated on the east side of the street approximately 560' south of the intersection of W. St. Marys Road and N. Grande Avenue (see *Exhibit 1.A: Location and Vicinity Map*, page 3). It is in the City of Tucson's Ward 1. While current zoning is R-2, Mayor and Council, on April 23, 2014, approved an amendment to the Rio Nuevo Redevelopment Plan - Parcel "C", Resolution No. 22215, that would allow for a recreational vehicle park within this parcel. This Planned Area Development (PAD) will serve as the rezoning document for this project.

As this project encompasses less than 40 acres (the minimum required for a PAD), a waiver was obtained from Mayor and Council, on June 3, 2014, permitting this project to move forward with a PAD for its 1.38 acre size. A copy of the approval letter is provided as Appendix A.

The project site is currently vacant and was previously used as a vehicle maintenance facility by the Government Service Administration (GSA). The entire site is currently paved and has two existing structures in its southwest corner. There is an approximately ±6' high masonry screen wall along the north, south and easterly property boundaries.




The proposed use will be a 23 unit recreational vehicle (RV) park that will provide services for travelers that wish to visit the Tucson area. With the site's proximity to Interstate 10, RV users will have easy access to the multitude of events that occur in and around Tucson throughout the year. It is anticipated that revenues this project will generate shall exceed \$2,000,000 annually for the Menlo Park, 4th Avenue and Downtown area businesses. This in-fill type project will make use of existing infrastructure and utilities while providing a family friendly environment for out of town visitors in an urban location and setting. One of the onsite existing structures, consisting of 2400 square feet, will remain to provide the registration/security office and a small retail area.

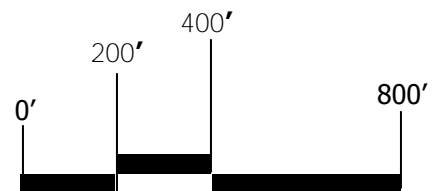
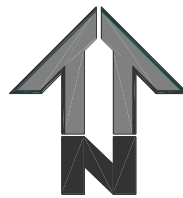
Exhibit I: Location Map



*Pima County Assessor's Parcel Number is 116-18-3320
Township 14S - Range 13E - Section 11*

Legend

-  Rezone Boundary
-  Major Streets
-  Township, Range Section



Source: Mapguide, Pima County Transportation Department, GIS Division, 2014

Sentinel Peak RV Park

B. Rationale and Benefits for Use of a PAD

The City of Tucson's Planned Area Development (PAD) zone allows Sentinel Peak RV Park the design flexibility to develop the existing facilities, on and adjacent to the site, and provide consistency with today's Unified Development Code. The PAD zone is a zoning classification that provides for the establishment of a zoning district with distinct regulations as adopted by Mayor and Council. The PAD will allow the RV Park to tailor the RV zoning designation to resolve Unified Development Code (UDC) issues that are specific to this small site and to fully comply with the approved amendment to the Rio Nuevo Redevelopment Plan.

This is a unique project rarely found in an urban setting and to become viable, from a business perspective, it requires a unique application of the UDC. The base zoning for the PAD will be the RV zone, but tailored to provide flexibility for this smaller site. The areas in which this PAD would allow flexibility includes dimensional site features involving parking density, landscaping and loading zone provisions. Lastly, the PAD will insure improvements made to the site will be compatible with the surrounding neighborhood.

C. Conformance with Land Use Plans

The proposed development of this site is consistent with policy recommendations in *Plan Tucson*, *Rio Nuevo Redevelopment Plan*, and *The Santa Cruz Area Plan*. All of which encourage the compatibility between uses and protection of established neighborhoods. More specifically, Sentinel Peak RV Park incorporates the land use guidelines found in the following:

Rio Nuevo Redevelopment Plan - 1982

Section V.B, Page VI-2

Land Use Objectives

1. Intensify human activity through the development of new residential communities close to downtown in the central park area of the Riverpark.
2. Provide lower density residential uses adjacent to important existing neighborhoods and higher density residential uses with a mix of recreational activities, offices, and commercial services along the Santa Cruz River's major arterials and introduce people, activities, and vitality into the urban area.
3. Utilize presently vacant and/or underutilized land and existing infrastructure located at the gateway to the downtown area along the I-10 Freeway.
4. Provide an expanded residential population base in support of retail and service establishments and cultural facilities in the downtown area.

Section VI.A, Page VI-5

Some planning and design objectives of the *Plan* include:

- Creating a functionally and aesthetically integrated development that enhances the image of the city;
- Improving linkages between the Westside, the Santa Cruz Riverpark, and downtown area by constructing a network of pedestrian pathways;
- Buffering the existing neighborhoods from the higher intensity uses planned for portions of the project using

setback and height restrictions;

- Landscaping extensively with drought-resistant and, predominately, native plant materials.

Rio Nuevo Redevelopment Plan - 1982

Section VI.B.3, Page VI-6

3. **Parcel “C” 1.3 Acres**

Principal Use: Existing Public Uses (U.S. Government, General Services Administration)

Alternative Uses: Shopping Center Related Commercial;
Recreational Vehicle Park

Proposed Zoning: C-2 (B2-A); RV

RV Development Standards:

- 1) Maximum length of stay for Recreational Vehicle Park Guests - 10 months
- 2) Maximum number of Recreational Vehicle Park Sites: 23
- 3) Existing structures and features may be allowed to remain and repurposed for Recreational Vehicle Park usage
- 4) Noise regulations shall be adhered to and quiet hours established from 10:00 p.m. until 7:00 a.m. - All Days of the Week.

Other: All other development standards shall be per the City of Tucson Land Use Code “C-2 (B-2A) Commercial (Business) Zone and “RV” Recreational Vehicle Zone, and conditions for approval.

Recorded as *Resolution 22215*.

Santa Cruz Area Plan - 1984

Section I: Development Policies, Page 4

General Development

1. Adopted neighborhood, redevelopment, or zoning concept plans take precedence over general Santa Cruz Plan policies and should be consulted for detailed zoning or development decisions.

7. New development within or near existing neighborhoods should be designed and scaled to be compatible with existing neighborhood characteristics.

Key Parcels Development

Key Parcel 9, Page 12

Existing Use:

These areas are included in the boundaries of the Rio Nuevo Redevelopment Plan and are primarily vacant. Some residential development and commercial land uses are currently under construction or in the design process.

Proposed Use:

Development in these areas should be consistent with the *Rio Nuevo Redevelopment Plan*. Refer to that plan for detailed land use direction.

Plan Tucson - 2013

Chapter 3.104 - The Built Environment, Page 3.105

Land Use, Transportation, and Urban Design Policies (LT), Page 3.146

- LT29.1.1 Utilize solutions and strategies included in the Design Guidelines Manual to provide an improved level of community support.

- LT28.1.7 Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community.

- LT28.5.1 Support development in or adjacent to existing regional and community-level activity centers that will:
 - d. Encourage infilling vacant or underutilized parcels adjacent to existing regional and community-level activity centers.

- LT28.5.4 Support a mix of commercial, residential, office, government and other service activities at all major employment centers.

- LT28.5.8 Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.

- LT28.5.9 Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

Part II: Site Analysis

A. Existing Onsite Development

The existing site consists of two main structures with the balance of the site being paved asphalt. There are existing masonry screen walls on the north, east and southerly property boundaries (approximately 6' in height). The site was formerly a Government Service Administration (GSA) motor pool facility with a 2400 square foot metal Office/Shop building with 4 bays (Building A) and a 1100 square foot masonry building (Building B) with 2 bays on a 60,112 square foot R2 zoned fenced yard. The existing conditions of the site are depicted in *Exhibit II.A: Surrounding Development*, page 11. The two structures are located in the southwesterly portion of the site and are currently abandoned (see *Table II.A: Building Inventory*, page 10). The easterly of the two buildings (Building B) will be demolished leaving the larger building (Building A) to be converted to a registration/social center and a small retail area. The onsite existing paving was previously utilized for vehicular parking and truck maintenance purposes.




Table II.A: Building Inventory

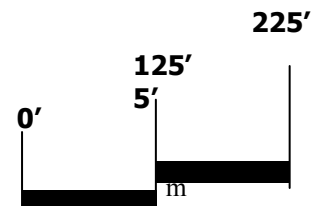
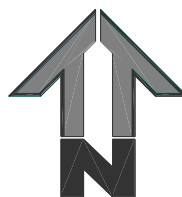
Existing Building	Current Square Footage	Building Height (feet)	Building Setback from Existing ROW (feet)	Building Setback from South Property Line (feet)	Building Setback from East Property Line (feet)
Building A	2400	16	14	5 (closest point)	143 (closest point)
Building B	1100	14	88	12 (closest point)	91 (closest point)

Exhibit II.A: Surrounding Development



Legend

-  Major Streets
-  Streets
-  Rezone Boundary



Source: MapGuide, Pima County Transportation Department, GIS Division, 2014

Sentinel Peak RV Park

B. Existing Zoning and Land Uses

Sentinel Peak RV Park is surrounded by a mix of land uses that include residential, commercial and educational as shown on *Exhibit II.A: Surrounding Development*, page 11. The residential uses adjacent to the site consist of apartment complexes on the north and east (Lantana Apartments) and west (Menlo Park Apartments). The commercial use near the site is to the northwest (Menlo Park Shopping Center). The private charter school, grades K through 12, of Nosotros Academy is to the south.

1. Existing Zoning

Table II.B.1: Existing Zoning

Project Site	R2, 1 story
North	R3, 3 story
South	PAD 4, 1 story
East	R3, 3 story
West	C-1, 1 story and O-3, 2 story

(See *Exhibit II.B: Zoning*, page 13)

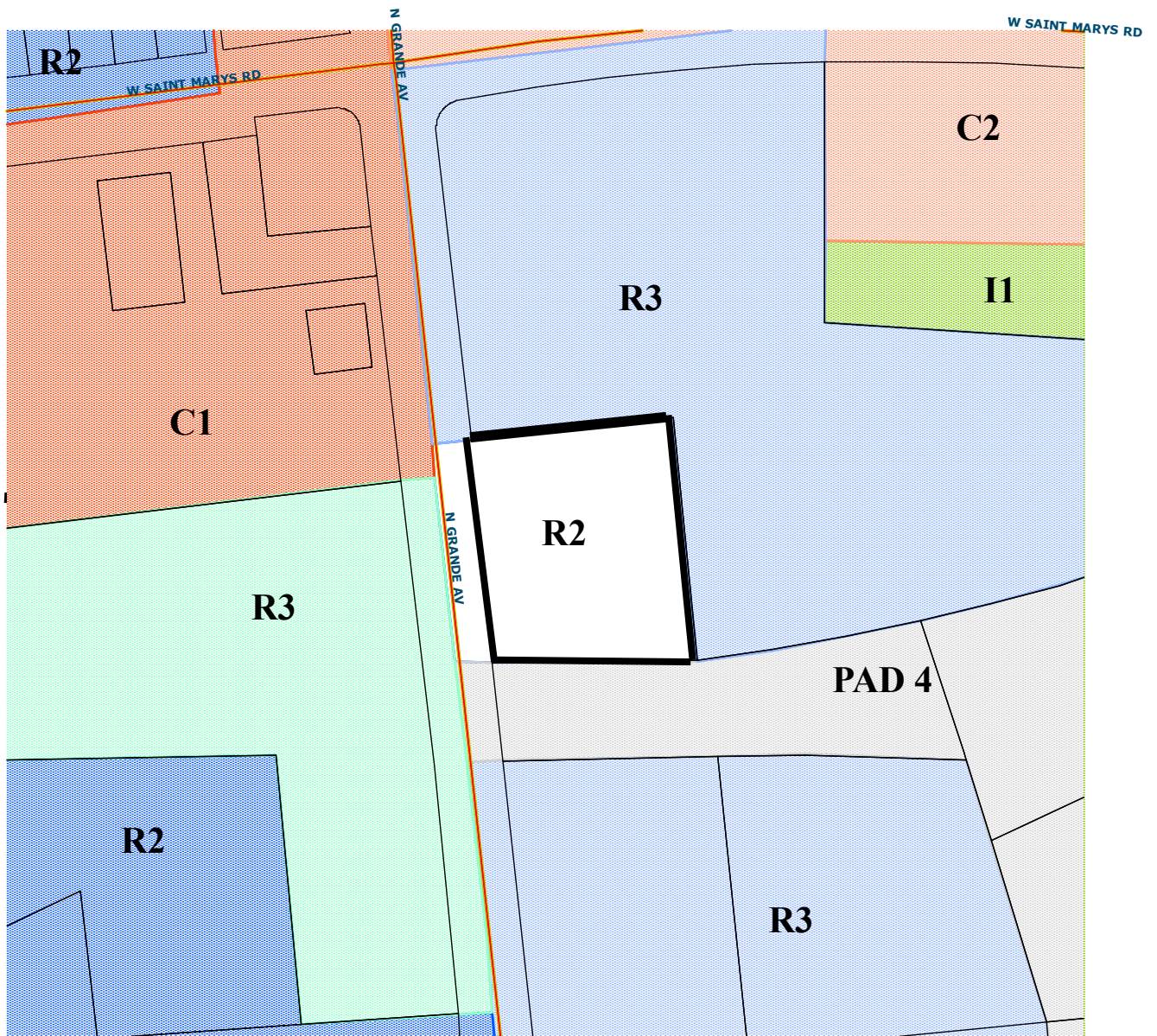
2. Land Uses

Table II.B.2: Existing Land Uses

Project Site	Currently vacant. Previously vehicle maintenance yard
North	Multi-Family Residential
South	Private educational charter school
East	Multi-Family Residential
West	Multi-Family Residential and Commercial

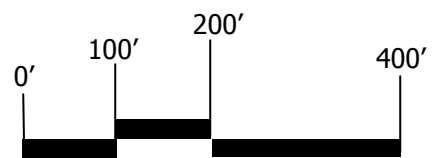
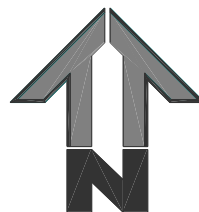
(See *Exhibit II.A: Surrounding Development*, page 11)

Exhibit II B Zoning



- R2 Medium density Residential
- C1 Low Intensity Commercial
- R3 High Density Residential
- C2 General Commercial
- I1 Light Industrial
- PAD4 Planned Area Development

 Rezone Boundary



Source: Mapguide, Pima County Transportation Department, GIS Division, 2014

C. Public, Educational and Community Facilities

1. Public Facilities and Services

a. Parks

The only parks within one-half mile of the project site are Menlo Park, located approximately 600' to the Southwest, and the Santa Cruz Linear Park situated approximately one-quarter mile to the east. There are several publicly owned parcels in the vicinity, but none abut the project site. (See *Exhibit II.C: Community Facilities*, page 16)

b. Libraries

There is only one public library located within one mile of the proposed PAD. The El Rio Public Library is located at 1390 W. Speedway approximately two-thirds of a mile northwest of the project site.

c. Fire Stations

The nearest fire station is located at 300 S. Fire Central Place, approximately 1 mile southeast of the project site.

d. Police Stations

There are three law enforcement facilities located within the vicinity of the PAD. The US Alcohol Tobacco and Firearms (ATF) Tucson office is located at 300 W. Congress Street, approximately nine-tenths of a mile east of the PAD. The US Federal Bureau of Investigation (FBI) is located at 1 S. Church Avenue, approximately nine-tenths of a mile east of the PAD. The City of Tucson Police Headquarters is located at 270 South Stone Avenue, approximately 1 mile east of the PAD.

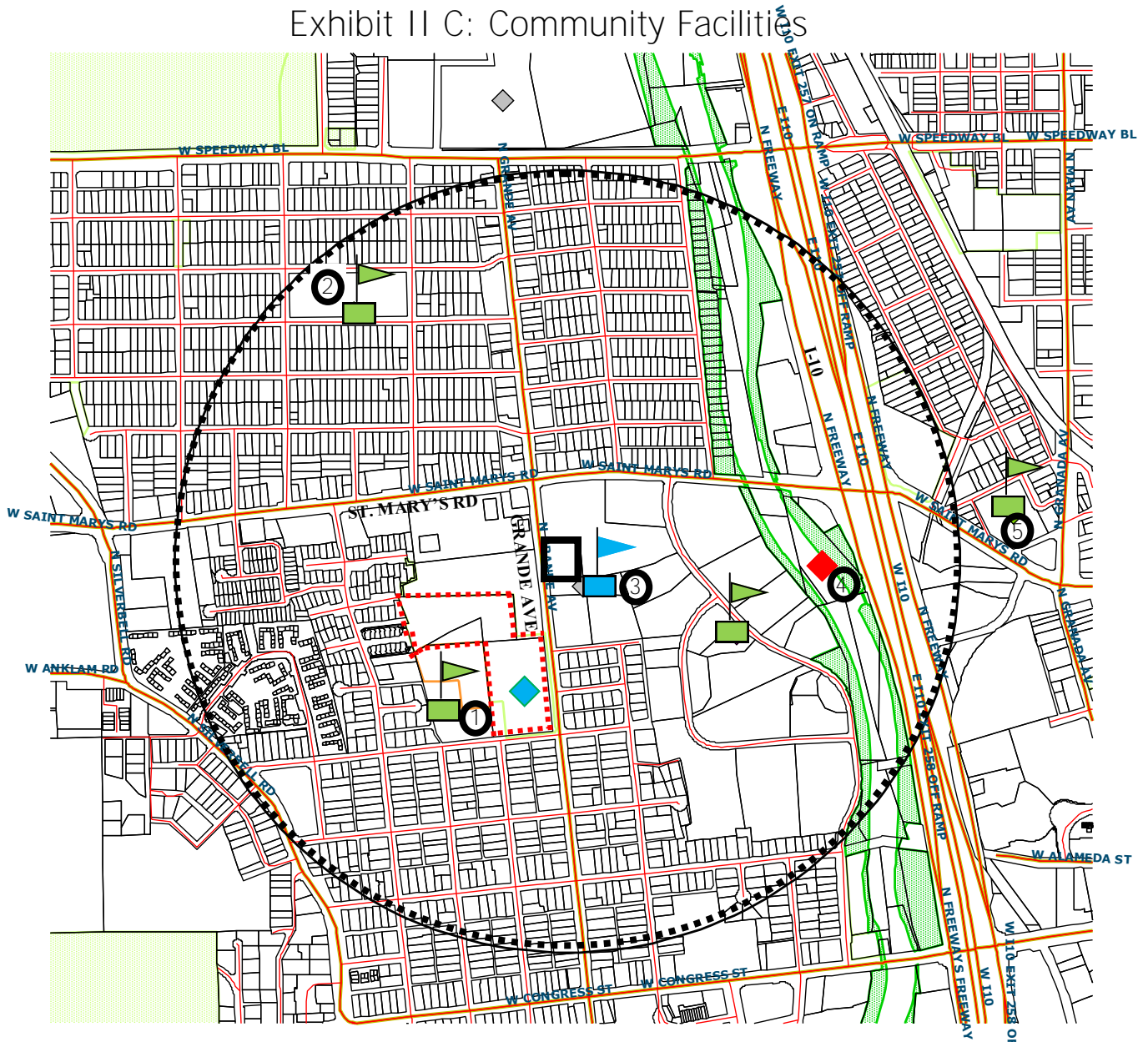
e. Hospitals





The nearest hospital is St. Marys Hospital located at 1601 W. Saint Marys Road, approximately two-thirds of a mile west of the project site.

2. Schools

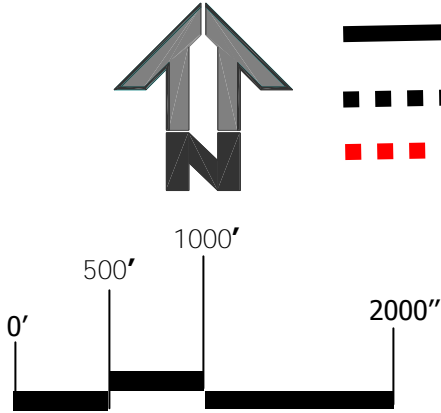
The project site is located within Tucson Unified School District, and schools serving the area include Manzo Elementary School, Menlo Park Elementary School, Tucson High Magnet School, Davis Elementary School, Maxwell Middle School, Pima Community College (PCC) West Campus, PCC Community Campus, Arizona School for the Deaf and Blind, and the University of Arizona. There are several charter schools in the area including the private educational facility of Nosotros Academy to the south.




Exhibit II C: Community Facilities



-  Charter School
-  Public School
-  Santa Cruz River Park
-  Menlo Park

Note: Entire site within TUSD School District



-  Rezone Boundary
-  1/2 Mile Radius
-  Menlo Park

- Local Schools**
1. Menlo Park Elementary
 2. Manzo Elementary
 3. Nosotros Academy
 4. Pima Community College
 5. Davis Elementary

Source: Mapguide, Pima County Transportation Department, GIS Division, 2014

D. Existing Transportation and Circulation

1. Adjacent Roadways

Sentinel Peak RV Park is situated on the east side of N. Grande Avenue.

Attributes of the adjacent transportation network are summarized in *Table II.D: Roadway Characteristics*, (see page 20).

2. Current and Future Right-of-Way

North Grande Avenue, adjacent to this site, currently has an existing 80' ROW.

The proposed future ROW, as determined by the City of Tucson Transportation Department and displayed on the Major Streets and Routes Plan, would be 100'.

The existing half width ROW on the east side of North Grande Avenue (the project side) is 40'. During the course of this rezoning a 10' width of the westerly portion of the project will be dedicated to the City of Tucson to increase the easterly half width of ROW to 50' (See *Exhibit II.D: Current and Future Right-of-Way*, page 18). The dedication of additional Grande Avenue right of way (i.e. 10') will happen with the Development Package submittal or before.

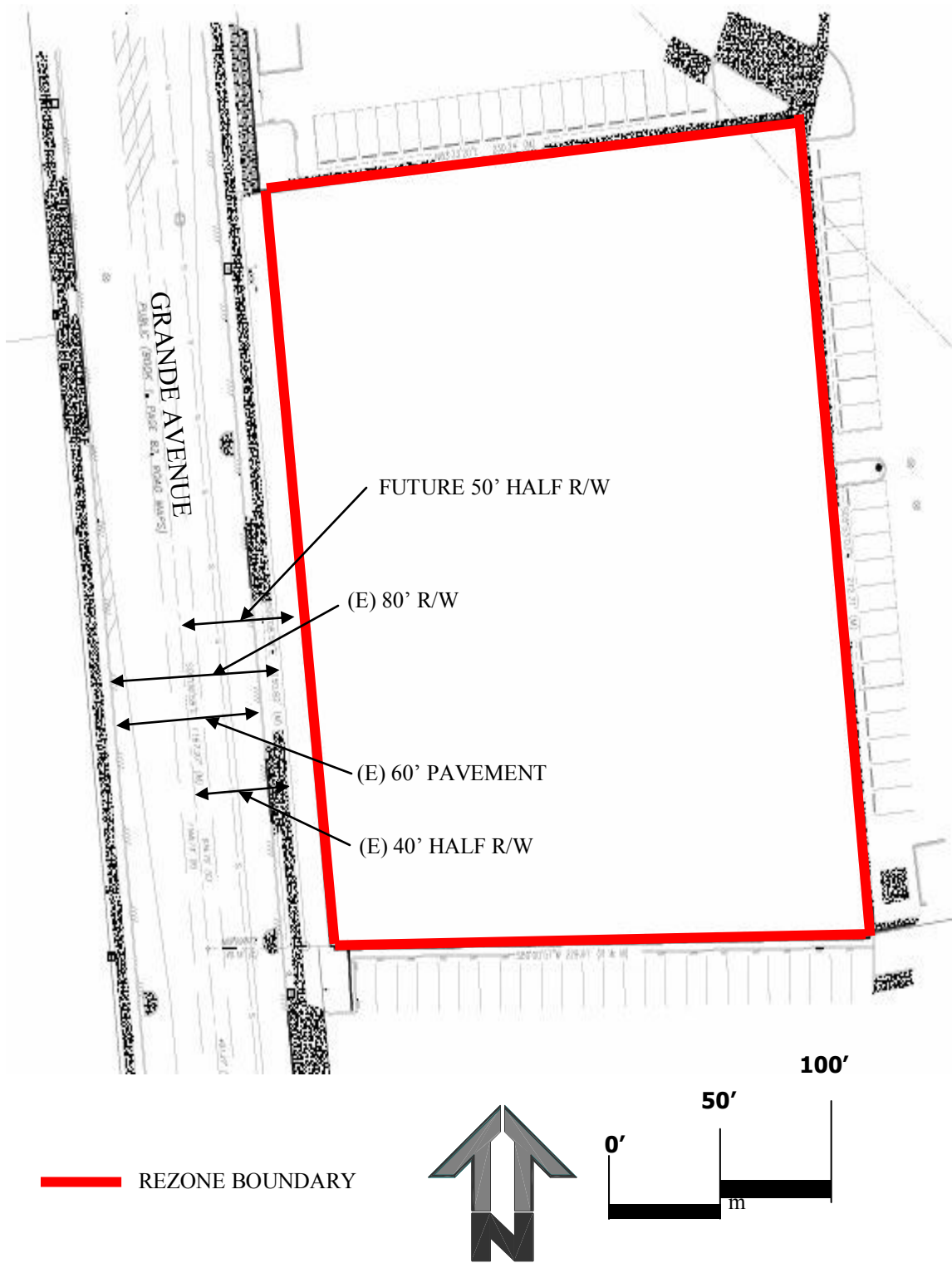
3. Access Points

There are two existing curb cuts in North Grande Avenue to access this site. They are spaced approximately 75' apart from center line to centerline. These are the only access points to the site.

4. Alternate Modes of Transportation

SunTran Route 21 on W. Congress Street, Route 22 on N. Grande Avenue and Route 600 Downtown Circular Loop on St. Marys Street will provide bus service near and to the PAD. The future Sun Link Streetcar will provide service to a portion of W. Congress Street. Bicycle routes along W. Congress Street and Saint Marys Road currently connect to the Santa Cruz Linear Park bike path (See *Exhibit II.E: Alternate Modes of Transportation*, page 19).

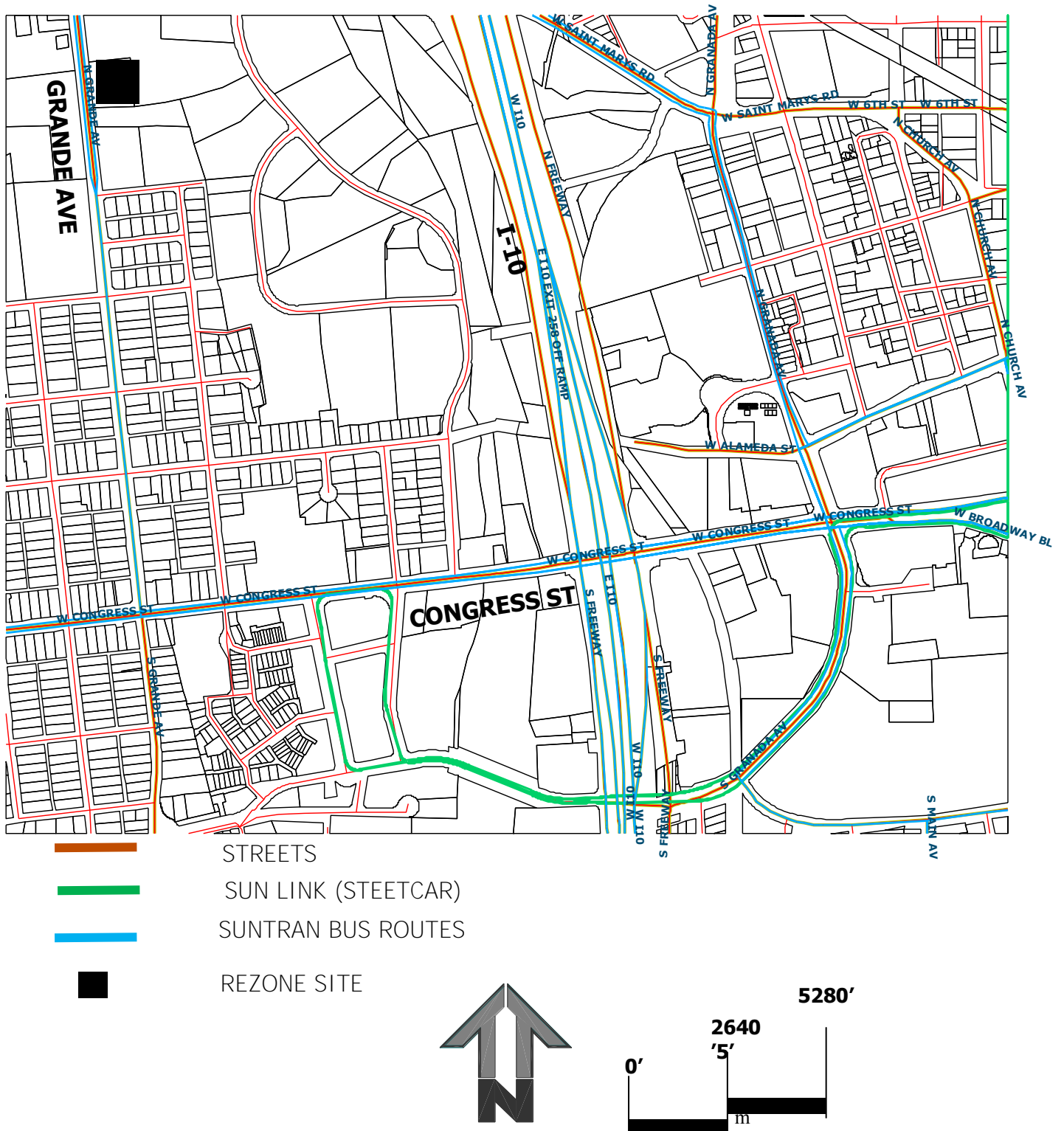
Exhibit II.H: Existing & Future Right of Way



Source: ALTA Survey Dated 10/17/2013 by PLS & the Preliminary Development Plan

Sentinel Peak RV Park

Exhibit II.E: Alternate Modes of Transportation



Source: MapGuide, Pima County Transportation Department, GIS Division, 2014

Sentinel Peak RV Park

5. Major Streets and Routes

The three streets associated with this PAD (N. Grande Ave, W. Saint Marys Street and W. Congress Street) are classified as arterial streets.

Table II.D: Roadway Characteristics

Roadway	Functional Class	# Lanes	Divided *	Bike Route *	Bus Route	Curb & Gutter	Side walk	Paved	Average Daily Trips (PAG)
N. Grande Ave.	Arterial	2	No	No	Yes	Yes	Yes	Yes	11,930 (2012)
St. Marys Rd to I-10 EB Frontage Rd.	Arterial	4	No	Yes	Yes	Yes	Yes	Yes	31,284 (2012)
Congress St. to I-10 EB Frontage Rd.	Arterial	2	No	Yes	Yes	Yes	Yes	Yes	16,828 (2011)

* Within Project Vicinity





E. Existing Hydrology

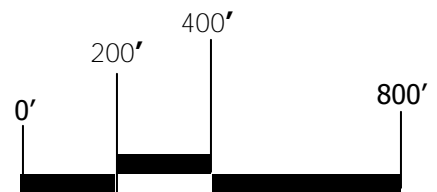
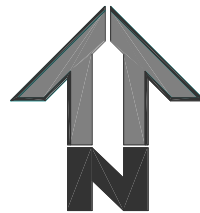
The project site is not located in any federally, county or city mapped 100 year flood plain areas. The nearest mapped 100 year flood plain area is the Santa Cruz River as displayed on FEMA Map Number 0401962276L, Community Number 040076 (see *Exhibit II.E.1: FEMA, FIRM Map*, page 21). Due to the extent of paving on the site it is classified as being 100% impervious in its existing condition. There are no existing detention or retention facilities on the project. The site drains in a sheet flow fashion in a east to west direction onto N. Grande Avenue. Discharge then flows north on N. Grande Avenue towards W. Saint Marys Road and ultimately to the Santa Cruz River.

Exhibit II E.1: FEMA FIRM MAP



Legend

-  Rezone Boundary
-  Zone X Boundary
-  Zone AE Boundary
-  100 Year Flood Line



Source: FIRM Panel 2276L Revised June 16, 2011
Map Number 0401962276L Community Number 040076

F. Offsite Views

The proposed PAD is located in a developed area surrounded by a mixture of uses that include residential, commercial and educational as shown on *Exhibit II.A: Surrounding Development*, page 11. The site is partially visible from the north, east and south sides of the project with the view being obstructed by the existing screen wall. There are no obstructions to the views along the west side of the project (N. Grande Avenue). Photos of the project site are shown as described. *Exhibit II.G.2: Photo Key Map*: page 23. The Photo Key Map indicates the locations from which the photos were taken and are displayed on *Exhibits II.F.2.1 to 4: Views*.

1. Views onto the Site

Views onto the site are restricted from the north, east and south due to the existing ±6' high masonry screen wall on those respective sides. Views from west (from N. Grande Avenue) are unobstructed.

2. Views across the Site

The PAD is located in a mixed use urban area surrounded by 2 and 3 story apartment buildings on 3 of its sides. Views across the site of surrounding mountain ranges are predominately obstructed.

Exhibit: II F.1 Photo Key Map

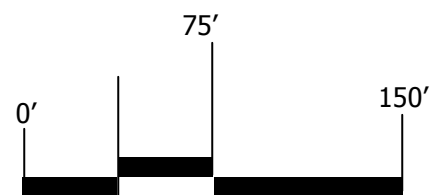
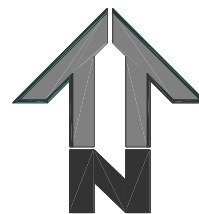


Exhibit II F.2.0 Views



Photo 1: Southerly portion of the subject parcel from the Menlo Park Apts. located on the west side of Grande Avenue across from the subject parcel



Photo 2: Northerly portion of the subject parcel from the Menlo Park Apts. located on the west side of Grande Avenue across from the subject parcel

Exhibit II F.2.1 Views



Photo 3: Looking North across the Westerly side of the subject parcel from the Nosotros Academy located adjacent (south) to the subject parcel.



Photo 4: Looking South across the Westerly portion of the subject parcel from the Lantana Apts. Parking lot located adjacent (north) to the subject parcel.

Exhibit II F.2.2 Views



Photo 5: Looking South across the center portion of the subject parcel from the Lantana Apts. Parking lot located adjacent (north) to the subject parcel.



Photo 6: Looking South across the easterly portion of the subject parcel from the Lantana Apts. Parking lot located adjacent (north) to the subject parcel.

Exhibit II F.2.3 Views



Photo 7: Looking West across the Northerly portion of the subject parcel from the Lantana Apts. Parking lot located adjacent (east) to the subject parcel.



Photo 8: Looking West across the center portion of the subject parcel from the Lantana Apts. Parking lot located adjacent (east) to the subject parcel.

Exhibit II F.2.4 Views



Photo 9: Looking West across the Southerly portion of the subject parcel from the Lantana Apts. Parking lot located adjacent (east) to the subject parcel.



Photo 10: Looking Southwest at the building on the subject parcel from the sidewalk located adjacent (west) to the subject parcel.

Part III: Planned Area Development

A. Planning Considerations

The Sentinel Peak RV Park Planned Area Development proposes a single zoning district based on a modified RV zone to allow for design flexibility in the areas of density, parking requirements, loading zone requirements and buffer yard widths.

This document provides guidance relating to dimensional standards, physical character and intensity of development on the site. All development within the PAD shall complement adjacent land uses. Where the PAD varies from the UDC or other relevant City standards, the PAD shall govern. Where the PAD is silent, the UDC provisions for the RV Zone and other relevant City standards shall govern. See *Exhibit III.A: Preliminary Development Plan*, page 39.

B. Permitted and Excluded Uses

1. Permitted Uses

- Travelers' Accommodation: Campsite

2. Accessory Uses to the RV Park:

- ▶ Food and Beverage Sales
- ▶ Retail Sales

Such as the following types of items:

- Soft drinks/bottled water
- Convenience-sized snacks/ice cream
- Firewood
- Ice
- Basic RV supplies such as sewer hoses, drinking water hoses, RV power adapters, RV toilet paper, tank additives, pad locks, etc.
- Logo'd apparel/ball caps/souvenirs and gift items.

3. Excluded Uses

- No alcoholic beverages will be sold.
- No tent camping will be permitted.

C. Development Standards

1. Site Development

Table III.C: Site Development Standards

Site Feature	PAD Standard
Density	23 RV Spaces
Parking	2 employee spaces
Loading Zone	None
Bicycle Parking	2 (Long Term), No Short Term
Building Height	24' Maximum
Above Grade Sidewalks	None
Maximum Length of Stay for RV Park Guests	10 Months
Existing Structures	Allowed to remain and repurposed for RV Park usage.
Noise Regulations	Quiet hours are from 10:00 p.m. until 7:00 a.m. all days of the week.
Landscape Features	PAD Standard
Perimeter Yard Setback North	No setback. * The existing screen wall* and one planter every 33'.

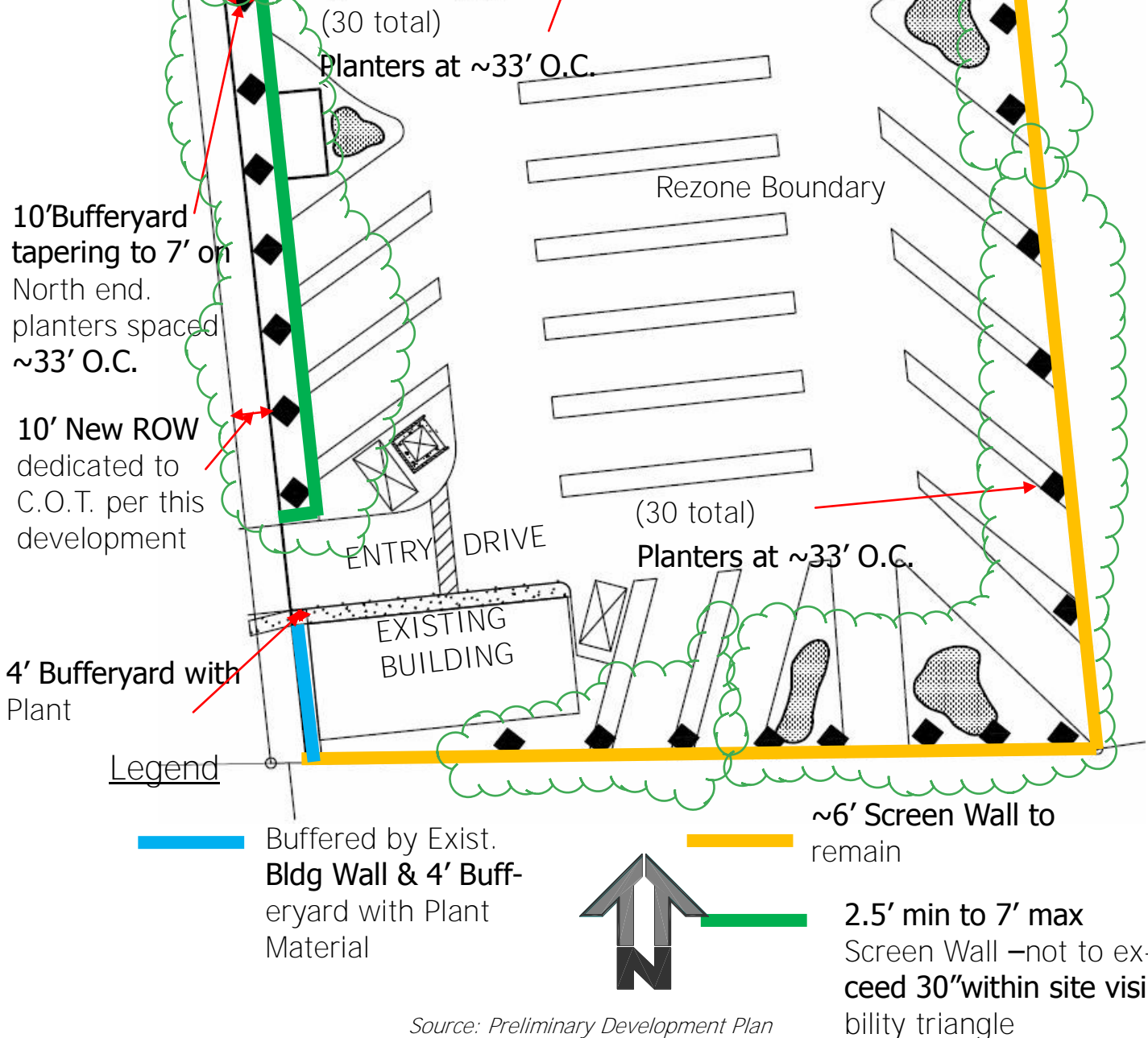
<p>Perimeter Yard Setback East</p>	<p>No setback. * The existing screen wall* and one planter every 33'.</p>
<p>Perimeter Yard Setback South</p>	<p>No setback. * The existing screen wall* to remain. None (Not Currently Required)</p>
<p>Perimeter Yard Setback West (North of Entryway)</p>	<p>10' bufferyard with a 2.5' min. and 7.0' max. screen wall on the backside of the bufferyard. * The proposed screen wall will not exceed 30 inches within sight visibility triangles.</p>
<p>Perimeter Yard Setback West (South of Entryway)</p>	<p>4' bufferyard with the existing building serving as the screen wall. * The proposed screen wall will not exceed 30 inches within sight visibility triangles.</p>

* See Exhibit III.A: Landscape Exhibit, page. 33

Existing height extensions on existing screen walls can be modified in appearance but not increased in height

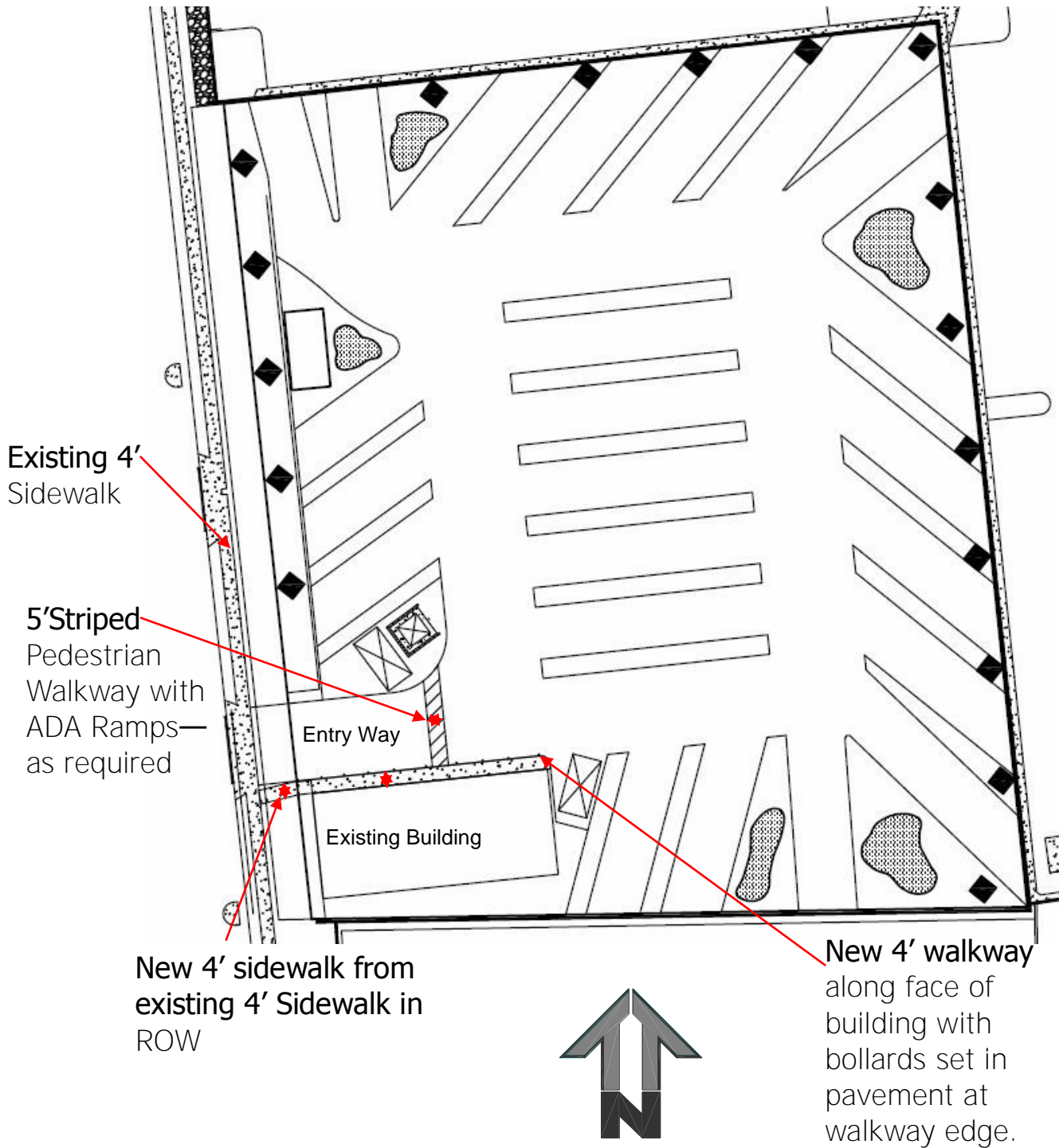
Exhibit III A: Landscape Exhibit

Planter locations are approximate



Source: Preliminary Development Plan

Exhibit III B: Pedestrian Circulation at Existing Building



Source: Preliminary Development Plan

2. Engineering, Drainage and Environmental Services

The dedication of additional Grande Avenue right of way (i.e. 10') will happen with the Development Package submittal or before.

The required drainage report will be submitted with the development package. The drainage report will address onsite and offsite drainage and its impact on the proposed improvements. The drainage report shall also address the provision of runoff detention/retention basins in accordance with the requirements and recommendations of the Stormwater Detention/Retention Manual.

The existing driveways/wheelchair ramps shall be brought up to today's standards when the proposed improvements are installed.

Adherence to Ch. 29, Ordinance 10037 of the Tucson Code (Landfill Ordinance) and adherence to Section 8 of the Tucson Unified Development Code regarding onsite waste collection and disposal.

3. Interior Lot Lines/Parcels

The PAD district shall be considered a single parcel for the purposes of setbacks, buffers and other development standards. All new structures and other development within the PAD shall conform to the applicable City, building, fire and other life/safety standards.

4. Pedestrian Circulation

Pedestrian routes within the project will be adjacent to the proposed PAAL's. The proposed PAAL's are wider than the typical 24' to accommodate the turning radii of the full sized RV's allowing for both vehicular and pedestrian movement

within the same areas. Pedestrian movement adjacent to the repurposed building will be delineated and marked to be ADA compliant (see *Exhibit III.B: Pedestrian Circulation at Existing Building*, page. 34).

All pedestrian pathways required for new development or redevelopment within the PAD shall measure a minimum of five (4) feet in width. A minimum of zero (0) feet between a sidewalk and a building and parking and access lane (PAAL) is permitted.

All requirements of this section will be met by the time the last building is completed and prior to issuance of a certificate of occupancy.

5. Building Accessibility

All existing structures that are currently not accessible will remain as is until the structure is modified or renovated. All improvements will comply with accessibility code standards for curb ramps, sidewalks, detectable warnings and marked crosswalks. All development within the PAD will comply with accessibility requirements by adhering to the 2012 IBC Chapter 11 and ICC/ANSI 117.1, 2009 Edition by the time the last building is completed and prior to issuance of a certificate of occupancy.

6. Conservation and Sustainability

Development of this site shall be subject to the Commercial Rainwater Harvesting Ordinance and Development Standards. When possible, minimize use of artificial turf and utilize drought-tolerant vegetation and trees to provide shade in landscape gravel areas and adjacent pavement.

Mature trees, trunk diameter 4.5' above ground that is greater than 8" and in fair to good health, will be preserved in place; if this is not possible, trees are to be assessed utilizing an acceptable valuation assessment methodology, equivalent to

standards of the International Society of Arborists. Funds will be set aside in an established Tree Bank, such as Trees for Tucson, to be used for revegetation/landscape enhancement and/or improvements of public street rights-of-way or residential neighborhoods or parks within a radius of 2 miles.

Trees planted in paved areas shall have a minimum of 300 cubic feet of uncompacted soil, no more than 3 feet deep for the root zone. If using structured soil, 600 cubic feet of structural soil shall be required for every tree planting area.

New and/or replacement roofing material to be either Energy Star rated or rated as a cool roof (initial solar reflection greater than, or equal to, 0.65 and minimum infrared emittance greater than or equal to 85%); placement and utilizing energy of solar panels on the roof will be considered an acceptable alternative.

D. Definitions, Interpretations and Amendments

1. Definitions

- Recreational Vehicle (RV) - A self-contained RV is defined as any mobile structure which has integrated storage tanks and provides basic lodging and galley facilities for the occupants.
- Quiet Hours - During the established quiet hours, regular security patrols will ensure that the volume of guest activities does not exceed that of a normal conversational level. All operation of machinery will be prohibited during those hours, except as otherwise required in the case of an emergency.

2. Interpretations

The regulations and guidelines provided within this PAD supercede existing regulations within the City of Tucson's Unified Development Code and Development Standards. If an issue arises regarding definitions, conditions, standards and/or situations not addressed in this PAD, those in the UDC,

Development Standards or other COT regulations shall prevail, as interpreted by the COT Zoning Administrator.

3. Amendments

Amendments to this PAD may be necessary over time to respond to the changing needs of this organization. Non-substantial changes to the PAD will be approved pursuant to UDC Section 3.5.5.J. Non-substantial changes include the following:

- Modifications to the permitted and accessory uses that do not change the overall intent of the PAD.
- Modifications to the proposed site plan provided the Development Standards set forth in the PAD are maintained.
- Any other items not expressly defined as substantial based on the UDC Section 3.5.5.J

Substantial changes are subject to the amendment process outlined in the UDC.

ST. MARY'S ROAD

FND. 2" BCSM
LS 25086

116-18-324P
LANTANA TUCSON LLC
1111 W SAINT MARYS RD

116-18-432G
MENLO PARK
SHOPPING
CENTER (C-1)
475 N GRANDE AVE
(C-1 ZONING)

EXIST. M.H.
#5906.40
RIM=41.40
INV.=31.70

GRANDE AVENUE
PUBLIC (BOOK 1, PAGE 82, ROAD MAPS)

80' R/W

60' PAVEMENT

116-18-434A
ACA L.V. PARTNERSHIP
425 N GRANDE AVE
(O-3 ZONING)

MAIN OFFICE
LAUNDRY, RESTROOMS,
SHOWERS,
PLAY AREA, CLUBHOUSE
2,400 S.F.
HEIGHT=14'

S89°00'57"W 229.91' (R & M)

116-19-219B
NOSOTROS PROPERTIES INC
440 N GRANDE AVE
(RAD-4 ZONING)

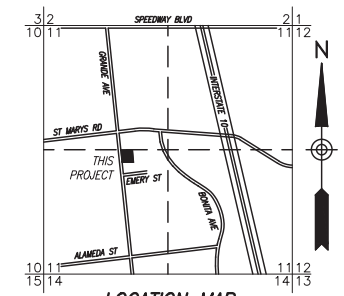
FND. 2" BCSM
LS 31032

EXIST. M.H.
#SSIP-319
RIM=42.00
INV.=32.70

- GRADING & DRAINAGE KEYNOTES**
- 1 MIN. 6" HIGH SCREEN WALL.
 - 2 EXISTING COVERED PARKING AREA.
 - 3 EXISTING CONCRETE SIDEWALK.
 - 4 REFUSE COLLECTION LOCATION.
 - 5 30" HIGH SCREEN HEDGE ALONG BACK OF LANDSCAPE BORDER.
 - 6 10' RIGHT-OF-WAY TO BE DEDICATED TO CITY OF TUCSON BY SEPARATE INSTRUMENT
 - 7 POOL AREA
 - 8 EMERGENCY VEHICLE TURN RADIUS
 - 9 MOTOR HOME TURN RADIUS (MH DESIGN VEHICLE)
 - 10 STANDARD 9'X18' CAR PARKING SPACE
 - 11 REDUCED LANDSCAPE BUFFER YARD

- NOTES:**
1. PADS 1-15 ARE TO BE ACCESSED BY BACKING VEHICLE INTO PARKING AREA.
 2. PADS 16-18 ARE TO BE ACCESSED BY DRIVING INTO, AND BACKING OUT OF PARKING AREA.
 3. PADS 19-23 ARE DRIVE-THROUGH PADS, AND REQUIRE NO BACKING UP.

NOTE:
PLANTER LOCATIONS ARE APPROXIMATE



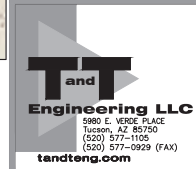
LOCATION MAP
SECTION 11
TOWNSHIP 14 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN
PIMA COUNTY, ARIZONA
SCALE: 3"=1 MILE

LEGEND

- ARTIFICIAL LAWN
- LANDSCAPE BUFFER YARD
- TREE IN 100 S.F. (MIN.) PLANTER
- POTTED OR PLANTED SHRUB
- LANDSCAPE GRAVEL
- WATER/SEWER/ELEC. SERVICE
- RENTAL PAD FOR MOTOR HOME
- ONE-WAY DRIVE DIRECTION
- 8'x40' MOTOR HOME
- 8'x30' MOTOR HOME

SITE DATA:

PARCEL NO:	116-18-3320
OWNER:	H & F RESOURCES LLC
ADDRESS:	450 N GRANDE AVE
ZONING:	R-2
GROSS AREA:	1.3799 ACRES



PRELIMINARY DEVELOPMENT PLAN

**23 PAD RV PARK AT
450 N. GRANDE AVENUE**

A PORTION OF THE S.W. QUARTER SEC. II, T. 14 E., R. 13 E. GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DESIGN BY:	ALB
SCALE:	1"=20'
JOB NUMBER:	
SHEET OF:	01 01

DATE: 10-22-13



APPENDIX A



MAYOR & COUNCIL COMMUNICATION

June 3, 2014

Subject: Waiver of Minimum Acreage Requirement
For PAD District – Sentinel Peak RV Park (Ward 1)

Page: 1 of 2

Issue – This is a request by Todd Spencer of Ventana Capital Investments LLC on behalf of H & F Resources, for a waiver of the forty (40) acre minimum land area required for Planned Area Development (PAD) districts to allow the redevelopment of a 1.38 acre site located at 450 North Grande Avenue for a recreational vehicle park.

City Manager's Office Recommendation – Staff recommends approval of this request for authorization of a Planned Area Development District (PAD) for a 1.38 acre site located at 450 North Grande Avenue, located between St. Mary's Road and Congress Street. This will allow the applicant to proceed in the rezoning process and submit a rezoning application for PAD zoning.

Background – The site, zoned R-2, is a former General Services Administration (GSA) motor pool facility: paved lot with two existing buildings totaling 3,500 square feet. The proposed redevelopment of the site contemplates a 23 space RV park with full hook-ups (water, electricity, and sewer connection), a new pool, and repurposing of an existing building to serve as a club house/office. Access to the site will be from Grande Avenue, which is identified as an arterial on the Major Streets and Routes Plan (MS&R) map.

On April 23, 2014, Mayor and Council approved an amendment to the *Rio Nuevo Redevelopment Plan* – Parcel "C" to allow Recreational Vehicle Park use for this site.

Present Consideration – The proposed recreational vehicle park use at this site provides an infill redevelopment opportunity for a vacant and underutilized former GSA motor pool facility. The proposed land use is consistent with *Plan Tucson and the Rio Nuevo Redevelopment Plan* by utilizing existing infrastructure adjacent to the downtown area and I-10 Freeway. Both these *Plans* support an expanded population base in support of retail and service establishments and cultural facilities in the downtown area, while creating a functionally and aesthetically designed development that enhances the image of the City, and reflects sensitivity to site and surrounding area.

The purpose of the Planned Area Development (PAD) zone is to enable and encourage planned development in accordance with adopted plans and policies. A PAD District must be in compliance with the *Plan Tucson* and other applicable area / neighborhood plans.

Although the proposed infill project site is immediately adjacent to Downtown, it is just outside the boundaries of the Downtown Area Infill Incentive District and the Rio Nuevo District where there is no minimum site area required for a PAD zone. Authorization of a Planned Area Development District (PAD) for the 1.38 acre site located at 450 North Grande Avenue, between St. Mary's Road and Congress Street is appropriate and will allow the applicant the necessary

JUN03-14-157

Subject: Waiver of Minimum Acreage Requirement
For PAD District – Sentinel Peak RV Park (Ward 1)

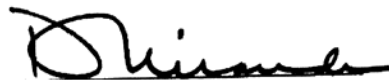
flexibility to implement the direction from Mayor and Council in accordance with the recent amendment to the *Rio Nuevo Redevelopment* Plan and to proceed with the rezoning process.

Financial Considerations – N/A

Operating Cost and Maintenance Input – N/A

Legal Considerations – *Uniform Development Code 3.5.5.E.2* states that the minimum amount of land area for a PAD at this location is forty (40) acres. This section also allows Mayor and Council to authorize the initiation of a PAD District of less than forty (40) acres if the proposed PAD District is consistent with the intent of the PAD zone and the applicable land use plans.

Respectfully submitted,



Richard Miranda
City Manager

RM/Ernie Duarte/JB/esm
Planning and Development Services Department

Attachment: A: Waiver Request Letter and Site Map



APPENDIX B

Appendix B
Design Compatibility

A. Building Layout

The proposed infill project will consist of 23 RV parking slips and the repurposed existing Building A (see *Exhibit III.A: Preliminary Development Plan*, page 39). The square footage and height of the building will remain the same as the existing condition of 2400 square feet and a height of 14 feet (see *Table II.A: Building Inventory*, page 9).

B. Design Compatibility

1. Mitigation Techniques

This site is bounded on the north and east (zoned R3) by multifamily residential uses, to the south by a charter school (grades K through 12, zoned PAD 4) and to the west, on the other side of North Grande Avenue, is another multifamily residential (zoned R3) and commercial area (zoned C1). Areas outlying the immediate area consist of high density residential, commercial and light industrial zones.

2. Building Form, Surface Treatment and Materials

Building A (see *Exhibit: II F.1 Photo Key Map*, page 23) will remain in place and be repurposed as a retail/office facility. The existing structure is comprised of corrugated metal sides and roof which will remain. It will remain approximately 2400 square feet in size and at a height of 14 feet. It will be refurbished on both the interior and exterior to accommodate those uses. The exterior will be repainted in an earth tone that complements the surrounding neighborhood. The existing concrete apron that allowed vehicular access to the garage bays will be removed and replaced with a 4' concrete sidewalk that will meet ADA requirements.

Building “B” (the more easterly structure) will be demolished and removed.

3. Energy Conservation

Water Harvesting: Water harvesting techniques will be employed wherever feasible. Techniques that will be used include depressed landscaped areas around the perimeter and in the interior of the project to a depth of no greater than 6 inches with storm water runoff directed to those areas

Dust and Other Forms of Air Pollution: Federal law requires that any dust

generated from construction activities must be mitigated for. To this end, water trucks will be on hand to make sure that dust is not an issue.

Illumination: All lighting will be located and directed so as to illuminate glare towards streets and adjoining properties and comply with the Outdoor Lighting Code in Chapter 6 of the Tucson Code.

4. Landscaping and Screening

The landscape Plan will provide for mitigation of protected plants and meet City of Tucson Ordinance and requirements. Landscaping and screening will mitigate sound, views, lighting and traffic noise associated with development.

5. Street Improvements

10 feet of property along the project's westerly property line will be dedicated to the City of Tucson for additional right of way on N. Grande Avenue. The existing curb cut for the entry drive will remain for site access (see *Exhibit II.H: Existing and Future Right of Way*, page 18). The more northerly existing curb cut for an access drive will be abandoned and removed.

C. Hydrology and Drainage

The current site is 100% paved or otherwise covered with impervious cover. As a result, detention and retention requirements are minimized. Storm water runoff volume from the developed site flowing onto N. Grande Avenue will be less than the existing condition. This will be accomplished by utilizing depressed landscaped areas within the interior portions of the development and along the existing and proposed screen walls. This will result in water harvesting areas that do currently exist in the existing condition.

D. Signage

The only proposed signage would be raised lettering attached to the new screen wall adjacent to N Grande Avenue stating the project's name, "Sentinel Peak RV Park" or equivalent.

E. Topography

The current site is 100% paved or otherwise covered with impervious cover. The majority of that pavement will remain and be repurposed for the RV park. As a result the gentle slope from east to west will remain approximately the same at about 2 percent.

F. Utilities

Pima County Regional Wastewater Reclamation Department (PCRWRD) has an existing 12 inch sewer main situated on the east side of N Grande Avenue. Appendix C contains the letter from them for this project indicating sewer capacity is available. Water service for this project is provided by Tucson Water. Appendix C contains a water availability letter issued by them. Tucson Electric and Power currently has electrical service available to this site.

G. Traffic and Trip Generation

Traffic and trip generation from this project will be minimal due to its use. Based on the most current publication by the Institute of Traffic Engineers (ITE) the trip generation from this site would be about six to seven vehicles per day (see Appendix G).



APPENDIX C



PIMA COUNTY

REGIONAL WASTEWATER RECLAMATION DEPARTMENT

201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

March 21, 2014

Todd Spencer
Ventana Capital Investments, LLC
11924 W Fontenelle Drive
Marana, AZ 85653

Sewerage Capacity Investigation No. 2014-62 Type I

**RE: RV Park @ 450 N Grande Avenue, Parcel 116183320
Estimated Flow 2,880 gpd (ADWF).**

Greetings:

The above referenced project is tributary to the Roger Road / Agua Nueva Wastewater Reclamation Facility via the Northwest Outfall Interceptor.

Capacity is currently available for this project in the public sewer G-136, downstream from manhole 5906-40.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is an analysis of the system as of this date and valid for one year. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6642.

Reviewed by: Kurt Stemm, CEA

STATE OF ARIZONA
COUNTY OF PIMA

I hereby certify that the within instrument was filed for record in Pima County, State of Arizona

No. 177640 MISCELLANEOUS

Book 480 Page 510

Date: 1952 JUN 27 AM 11:45

Request of: SANITARY DISTRICT NO. 1 OF PIMA COUNTY, ARIZONA

Witness my hand and Official Seal.

ANNA BULLINGER,

County Recorder

By *Arthur Stephens*
Deputy

Indexed	Filed	Rec'd
<i>8</i>		<i>AD</i>

SANITARY DISTRICT NO. 1 OF PIMA COUNTY, ARIZONA

SEWER CONNECTION AGREEMENT

WHEREAS, the undersigned represent that they are the owners in fee simple of the land and premises herein described and desire that Sanitary District No. 1 of Pima County, Arizona (hereinafter called District) permit said property to be connected to the sewer system of the District upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the District issuing its permit to connect the property and premises hereinafter described to the sewer system of the District, the undersigned, for themselves, and their heirs, executors, administrators and assigns, hereby promise and agree to and with the District as follows, to-wit:

- To pay to the District:
 - As a service charge for the issuance of a permit to make such sewer connections the sum of Seventy-five and no/100 Dollars.
 - To pay annually for sewer rent such sum as shall be determined and fixed by the Board of Directors of the District from time to time.
 - To pay all inspection fees and all other fees provided to be paid by the District.
 - To pay the cost of any preliminary surveys which may be required by the District to show the relative elevation of the building or buildings and sewer connection.
- That said connection shall be run to the nearest convenient point in the District sewer system and shall be of such design as has been first approved by the District and shall be made without cost or expense of any kind to the District.
- That said connection shall be made in accordance with the standards of the District and that the connection and the use of said sewer will be at all times in conformity with the standards of the District and with such rules and regulations as may be formulated and adopted by the District from time to time.
- That the County Board of Health, or its authorized representative, shall have access to all buildings which are or may be connected with said sewer, for the purpose of inspections, enforcing the provisions of said Standards, and preventing or abating any nuisance in connection therewith, or any improper use of said sewer.
- That all payments hereinafter provided to be paid are payable at the office of the District, without prior notice or demand. That in the event default is made in any of the payments provided to be made under the terms hereof, including the rental charges, or in the event of the violation of any of the other terms and conditions of this agreement, and the continuation of such default or violation for a period of thirty days after written notice thereof, the District is hereby authorized to discontinue said sewer service, which is being furnished to the hereinafter described property, or any part thereof.
- Written notice as herein provided, shall be given by regular mail, postage prepaid, addressed to the undersigned at the address of the property hereinafter described, or, at the option of the District, to the address at which the undersigned may be actually residing at the time said notice is given.
- Any unpaid charges, rentals, or expenses, for sewer connections or services to the said property under the terms hereof, shall be and become a lien upon the hereinafter described property, and shall be and remain a lien thereon, until the same has been fully paid and discharged. Said lien may be foreclosed in the same manner as the foreclosure of a realty mortgage.
- In the event the premises hereinafter described shall be annexed to and become a part of the City of Tucson the sewer rate herein provided to be paid shall cease and no sewer rents shall be required to be paid to the Sanitary District, provided that no payments made under the terms hereof shall be prorated.
- The covenants and agreements herein contained shall run with the land herein described and shall inure to the benefit of and be binding upon the successors in interest to the undersigned.
- The land and premises hereinafter referred to, and which is to be connected and served with and by the Sanitary District sewer mains and lines, is particularly described as follows, to-wit:

That part of Lot 20 in Section 11, T11S, R11E, G.&S.R.B. & M.
~~Book 480 Page 510~~ as described in Docket Book 463

at Page 55, thereof

IN WITNESS WHEREOF, the undersigned have executed these presents at the City of Tucson, Arizona, this 20th day of June, 1952

STATE OF ARIZONA
COUNTY OF PIMA

The foregoing agreement was acknowledged before me this 20th day of June, 1952 by Dept. of Justice and U.S. Border Patrol by Gordon R. Pettingill

COPIES: *Dept of Justice 2 copies*
OWNER: *U.S. Border Patrol*
By *Gordon R. Pettingill*

APPROVED AND ACCEPTED for and on behalf of the Sanitary District, this 26 day of June, 1952

owner of the property hereinafter described.
Julia Hutchison
Notary Public.
My Commission expires: June 24, 1955

Frank J. Hutchison
City, Sanitary District No. 1
of Pima County, Arizona.

OWNER Dept. of Justice-I. & M. Service
ADDRESS 450 North Grande
PERMIT NO. 177640

CONTRACT NO 177640



CITY OF
TUCSON

TUCSON WATER
DEPARTMENT

September 9, 2013

Ventana Capital Investments LLC
11924W Fontenelle Drive
Marana, AZ 85653

Attn: Todd Spencer

SUBJECT: Water Availability for project: 450 N Grande Avenue, APN: 116183320, Case #: WA1360, T-14, R-13, SEC-11, Lots: 9999, Location Code: TUC, Total Area: 1.4ac, Zoning: R-2

WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designation from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply – it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.

This letter shall be null and void two years from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

If you have any questions, please call New Development at 791-4718.

Sincerely,

Scott Schladweiler, P.E.
Engineering Manager
Tucson Water Department

SS:mg

CC:File



NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4718 • FAX (520) 791-2501 • TTY (520) 791-2639 • www.cityoftucson.org





APPENDIX D



APPENDIX E

ARCHAEOLOGICAL RECORDS SEARCH RESULTS

E-mail Request Received: 5/8/2014

Expedited Search Completed: 5/9/2014

Requester Name and Title: Thomas E. Guido, PE
Company: T and T Engineering, LLC
Address: 5980 East Verde Place
City, State, Zip Code: Tucson, AZ 85750
Phone/Fax/or E-mail: 577-1105

Project Name and/or Number
RV Park / Job # 13013-01-24 / Parcel 116-18-3320

Project Description
Build RV park on about ~1.39 ac

Project Area Location: SEC St. Marys Rd & Grand Av / 450 N Grande Av, City of Tucson, Pima Co, AZ.

Legal Description: a portion of the NE, SW, S11, T14S, R13E, G&SR B&M, COT, Pima County, AZ.

Search Results: A search of the archaeological records retained at the Arizona State Museum (ASM) found that the project area has not been inspected for historic properties. One hundred twenty-six archaeological inspections have been completed within a mile of the project area between 1955 and 2013. No historic properties are identified in the project area, but forty-five historic properties are identified within a mile of the project area. A color orthophotograph, enclosed, taken in 2012, depicts what looks to be a developed parcel with a buildings and a couple of small structures, and weathered pavement. Adjacent properties are developed.

Sites in Project Area: unknown, the project area has never been inspected for cultural resources.

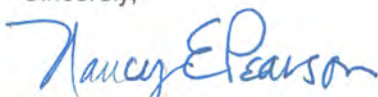
Recommendations: Because the ground surface of the proposed project area is completely obscured, the ASM recommends that the project proceed as planned without any additional archaeological investigation. Professional archaeologists require good ground surface visibility, at a minimum, to evaluate the likelihood that significant historic properties may lie buried below the surface.

Although it is unlikely that any archaeological properties will be identified as a result of the currently proposed project, it is possible that previously buried archaeological properties could be exposed during construction, as the region is known to harbor significant historic properties. In the unlikely event that cultural resources are exposed during construction, a qualified archaeological contractor should be consulted before continuing work in the vicinity of the discovery. A list of qualified contractors is maintained on the ASM web site at the following address:
<http://www.statemuseum.arizona.edu/crservices/permits/index.shtml>. In the event of a discovery, the City of Tucson historic preservation officer, Dr. Jonathan Mabry, should also be contacted at (520) 837-6968.

Pursuant to *Arizona Revised Statutes* §41-865, if any human remains or funerary objects are discovered at any time during the project work, all effort will stop within the area of the remains and Dr. Todd Pitezal, ASM assistant curator of archaeology, will be contacted immediately at (520) 621-4795.

If you have any questions about the results of this records search, please contact me at the letterhead address or at the phone number or e-mail address as follows.

Sincerely,



Nancy E. Pearson
Assistant Permits Administrator
(520) 621-2096
nepearso@email.arizona.edu



T & T Engineering: TUCSON, 450 N Grande Av



SCALE 1 : 925





APPENDIX F



THE STATE OF ARIZONA
GAME AND FISH DEPARTMENT

5000 W. CAREFREE HIGHWAY
PHOENIX, AZ 85086-5000
(602) 942-3000 • WWW.AZGFD.GOV

GOVERNOR

JANICE K. BREWER

COMMISSIONERS

CHAIRMAN, J.W. HARRIS, TUCSON
ROBERT E. MANSELL, WINSLOW
KURT R. DAVIS, PHOENIX
EDWARD "PAT" MADDEN, FLAGSTAFF
JAMES R. AMMONS, YUMA

DIRECTOR

LARRY D. VOYLES

DEPUTY DIRECTOR

TY E. GRAY



May 19, 2014

Thomas E. Guido
T&T Engineering
5980 E. Verde Place
Tucson, AZ 85750

Re: 450 N. Grande Avenue, Tucson, Az 85745

Dear Mr. Guido:

The Arizona Game and Fish Department (Department) has received and reviewed your Project Evaluation request dated May 1, 2014 regarding the above referenced project. I have conducted a search of our HDMS Data Base using our On-line Environmental Review Tool (receipt #20140407023462). The receipt indicates there are reports of 1 Proposed Threatened species (Yellow-billed Cuckoo and 1 species (Sonoran desert tortoise) that is a Candidate for listing under the Endangered Species Act (ESA) within 3 miles of your project.

If you are uncertain regarding the effects your project might have on these species, the Department recommends you contact the U.S. Fish and Wildlife Service for their Technical Assistance. The FWS will provide options to comply with the ESA such as conservation measures to avoid or minimize adverse effects. The Department also requests that you provide the to your client a copy of our "Guidelines for Handling Sonoran Desert Tortoises Encountered in Development Projects <http://www.azgfd.gov/hgis/pdfs/Tortoisehandlingguidelines.pdf>.

The Department has no further comments at this time. If you have questions or concerns regarding this letter please feel free to call me at 623 236-7513.

Sincerely,

Daniel E. Nelson
Project Evaluations Specialist

M14-05083923

CC: John Windes, AGFD



APPENDIX G

From: **Carolyn Laurie** Carolyn.Laurie@tucsonaz.gov

Subject: Re: Question

Date: June 12, 2014 at 10:51 AM

To: Todd Spencer tspencer@ventana-capital.com, Zelin Canchola Zelin.Canchola@tucsonaz.gov

Cc: Chris Leighton Chris.Leighton@tucsonaz.gov, Estevan Tineo Estevan.Tineo@tucsonaz.gov, John Beall John.Beall@tucsonaz.gov

Thank you for the quick response.

Sincerely,

Carolyn Laurie
Lead Planner
Planning & Development Services
City of Tucson
Carolyn.Laurie@tucsonaz.gov
520.837.4953

||| **Todd Spencer** <tspencer@ventana-capital.com> 6/12/2014 9:00 AM >>>

Thanks, Zelin.

All the best,
Todd Spencer

President & Managing Member
Mobile (520) 940-1026

On Jun 12, 2014, at 8:58 AM, "Zelin Canchola" <Zelin.Canchola@tucsonaz.gov> wrote:

That is correct.

Zelin
TDOT Permit Center

||| Todd Spencer <tspencer@ventana-capital.com> 6/12/2014 8:55 AM >>>
Thanks, John.

I connected with Tom Guido early this morning as well and he indicated that his notes reflected that further reporting was not required due to the very small trip generation of 6-7 vehicles per day and the unnoticeable impact that had on existing and future capacity of Grande.

Zelin, if you could verify our understanding on this, that would be great. Thanks in advance.

All the best,
Todd Spencer

President & Managing Member
Mobile (520) 940-1026

On Jun 12, 2014, at 8:37 AM, "John Beall" <John.Beall@tucsonaz.gov> wrote:

Todd - it might be best to check with Carolyn and Zelin - TDOT as to what they will be requiring thanks

||| Todd Spencer <tspencer@ventana-capital.com> 6/11/2014 6:23 PM >>>
John,

Quick question.

From the most recent pre-submittal meeting, I had a note that traffic was not requiring a study due to the negligible volume of traffic impact for our project.

Is that your recollection as well or is further action needed on that front? I ask because of the resident from Barrio Hollywood that was interested in exploring

a report on that element. Thoughts? I just want to be sure I approach that how you feel is best.

Thanks.

All the best,
Todd Spencer

President & Managing Member
Mobile (520) 940-1026