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From: David Rivera
To: Tellez, Walter; Viestenz, BJ
Date: 02/22/2006 10:17:39 AM
Subject: Re: H.O.A. placing a "monument boulder" with HOA name by subdivision

Bj

I talked to the signs section and they will be returning the call. Signs of any kind cannot be within the right-of-way and if within a Scenic corridor they have to go through the Scenic Corridor Overlay process. I hope this helps

David Rivera
Principal Planner
Development Services Department
(520) 791-5608 Ext. 1181
david.rivera@tucsonaz.gov

>>> BJ Viestenz 02/22/2006 7:59:40 AM >>>
Thank you!

>>> Walter Tellez 02/22/2006 7:11:39 AM >>>
Not a zoning issue. Maybe a Sign issue.

>>> BJ Viestenz 02/21/2006 9:55:32 PM >>>
I have 2 calls from HOA members wanting information if a permit is required or other steps that need to be taken for the placement of a decorative boulder, with the HOA name, outside of the subdivision.

Dan Brown, HOA President at Arizona LaVictoria (Star Vista & Old Spanish Trail) telephone #331-8170 and Jeannine (SP?) did not leave a title, telephone #297-0797.

I will gladly reply to the callers, I just need information to share - have not had this request before. Is this considered a SIGN and would talk to Chuck Stephenson? Would the scenic corridor be a consideration? Please advise - I will be at the zoning desk Wednesday morning and would like to return the calls. Thank you - BJ

CC: Balak, William; Capple, Debbie

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From: Patricia Gehlen
To: Alshami, Laith; Blanca Espino; Bruckmeier, John; Castro, Daniel; Connor, Andrew; David Rivera; David Roberts; Eberbach, Elizabeth; Flick, Matthew; Gilbert, Patricia; Gross, Craig; Kalthoff, Marilyn; Linville, Joseph; Machado, Paul; Makus; McLaughlin, Peter; Montes, Susan; Rodriguez, Ferne; Saline, Jason; St. Paul, Michael; Tate, James; Vogelsberg, Jim; Williams, Doug
Date: 10/08/2004 8:29:50 AM
Subject: Overlay zones

Good Morning,

Effective this morning, the new overlay zone application and order form for labels are at the zoning counter. If an applicant needs to apply for an SCZ/HDZ/ERZ/WASH review, prior to submittal of the application, s/he is required to offer to meet with the public prior to application submittal. The applicant will need to order the labels which requires a non-refundable \$200 deposit. ***If the applicant applies for the overlay zone review, the \$200 is deducted from the fee.*** If/when an applicant want to order the labels, please fill out the application form, collect a \$200 check (made out to the City of Tucson), and bring it to me. Payment with a credit card is also possible.

After we accept the application, there will be additional steps staff members will have to take to comply with the new Chapter 23A procedure...I bet you can hardly wait to find out what they are!

Patricia Gehlen
Zoning/CDRC Manager
Development Services Department
City of Tucson
(520) 791-5608 ext 1179
(520) 879-8010 Fax

CC: Duarte, Ernie; Jessie Sanders; Michael McCrory; Tellez, Walter

Ernie Duarte 10/8/04

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From: Sarah More
To: Doug Biggers; Randy Schuler
Date: 01/05/2005 6:11:26 PM
Subject: Re: Riallto Apartments T04CM04437

Doug, I haven't seen the plans, but I agree with Randy. Here's the citation:

Applicability. The Rio Nuevo and Downtown (RND) Zone is an overlay zone as defined in Sec. 6.2.18. The provisions of the RND zone apply to the following uses on all property, including public or private rights-of-way, any portion of which is located within the RND zone. No permit shall be issued by the City except in accordance with the requirements of this Section.

A. All new structures, including expansions to existing structures. The remainder of a structure that has been expanded is governed by provisions in force at the time of initial approval for the structure.

B. All improvements or alterations to the exterior of existing structures, if such improvements or alterations are visible from an adjacent public right-of-way.

If there is any question about applicability of the ordinance to your specific permits (which I haven't seen), please have Craig Gross or Walter Tellez make that call.

Assuming that it does need some sort of RN review, and that the facade improvements have already been reviewed by DRB, maybe there is a quick way to get this done. They are not going to review the interiors.

I know this may seem overly bureaucratic, but we are just trying to make sure that you aren't held up at the end of getting your plans approved for permits. Let me know if there is anything we can do to help you.

Sarah S. More, AICP
Planning Administrator

Department of Urban Planning and Design
Mac Arthur Building - Third Floor
345 East Toole Avenue
P.O. Box 27210
Tucson, Arizona 85726-7210
Office Phone: (520) 791-4505
Fax: (520) 791-4522
Mobile Phone: (520) 603-2216
sarah.more@tucsonaz.gov

>>> Randy Schuler 1/5/2005 4:48:34 PM >>>

Thanks for getting back to me on this Doug. I will forward your reply to those folks that asked me to contact you, and ask that they contact you directly.

The plan that was submitted to Development services (T04CM04437) for review, appears to indicate a modification of the building exterior. Generally speaking any modification to the exterior of a building within Rio Nuevo Downtown requires review by the appropriate entities. Please see Rio Nuevo Ordinance 9780 for additional information.

Regards,
Randy

Randy Schuler, P.E.
Special Projects Manager

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City of Tucson, Development Services
520-791-5550 X1104
Please make note of my new e-mail address
randy.schuler@tucsonaz.gov

Visit our website at www.ci.tucson.az.us/dsd

>>> "Doug Biggers" <dbiggers@rialtotheatre.com> 01/05/2005 4:23:31 PM >>>
Randy,

We've gotten approval from those entities for the façade rehab, but why do we need to do this for the interior of the apartments? Please direct me to the code that specifies this. Thanks.

We are basically remodeling the apts; I don't think this needs to be micro-managed by any review boards, but maybe I'm incorrect.

Insofar as the Secretary of the Interior's Standards for Tax Credit work, we have submitted all proposed work to both SHPO and the National Park Service. SHPO has approved both facade and second floor work and NPS has approved the work pending resolution of an issue with the National Register regarding listing the Rialto Block and Theatre. I'll be back in Tucson Thursday evening and will check in with you on Friday morning.

Doug

On 1/5/05 1:40 PM, "Randy Schuler" <Randy.Schuler@tucsonaz.gov> wrote:

> Hello Doug,
>
> I was asked to remind you that the Rialto Apartments will require
> approval by the Design Review Board (DRB) and both the State and local
> Historic Commissions.
>
> If you haven't already done so I would recommend you contact Sarah
> Moore-520-791-4505,
> Marty McCune- 520-791-4504, and Russlyn Wells- 791-4541 at your
> earliest convenience.
>
> Thank-you,
>
> Randy
>
> Randy Schuler, P.E.
> Special Projects Manager
> City of Tucson, Development Services
> 520-791-5550 X1104
> Please make note of my new e-mail address
> randy.schuler@tucsonaz.gov
>
> Visit our website at www.ci.tucson.az.us/dsd

CC: Craig Gross; Jessie Sanders; Marty McCune; Russlyn Wells; Walter Tellez

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From: Patricia Gehlen
To: Alshami, Laith; Blanca Espino; Bruckmeier, John; Castro, Daniel; Connor, Andrew; David Rivera; David Roberts; Eberbach, Elizabeth; Flick, Matthew; Gilbert, Patricia; Gross, Craig; Kalthoff, Marilyn; Linville, Joseph; Machado, Paul; Makus; McLaughlin, Peter; Montes, Susan; Rodriguez, Ferne; Saline, Jason; St. Paul, Michael; Tate, James; Vogelsberg, Jim; Williams, Doug
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CC: Duarte, Ernie; Jessie Sanders; Michael McCrory; Tellez, Walter

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