

Affidavit of Posting

● City of Tucson ●

State of Arizona
County of Pima

} ss

I, the undersigned, the duly appointed City Clerk for the City of Tucson, Arizona, do hereby affirm the following Ordinance(s)/Resolution(s) was (were) posted in the Ordinances/Resolutions Binder in the lobby of the City Hall, 255 W. Alameda.

Ordinance Nos. 12207, 12208, 12209, and 12212

Date adopted by Mayor and Council: December 16, 2025

Date Posted: December 18, 2025

To remain posted until: January 18, 2026

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Tucson, Arizona, this 18th day of December, 2025.

Yolanda Lozano
Interim City Clerk

for
By: 
Deputy City Clerk

CITY CLERK FILE NOTE: Date prepared by Leg.Acts/Agenda Section: 12/17/25.
Date received by Mail Clerk: 12/17/25.
Date received by Public Records Section: 12/17/25.

ADOPTED BY THE
MAYOR AND COUNCIL

December 16, 2025

ORDINANCE NO. 12212

RELATING TO ZONING: AMENDING ZONING DISTRICT BOUNDARIES IN THE AREA LOCATED NORTH OF IRVINGTON ROAD AND EAST OF INTERSTATE 19, TP-ENT-0623-00027, YOUR SPACE SELF STORAGE, C-1 TO C-2 AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, AS FOLLOWS:

WHEREAS, by the adoption of this Ordinance the Mayor and Council has considered the probable impacts on the costs of housing construction.

SECTION 1. The zoning district boundaries in the area located north of Irvington Road and east of Interstate 19 are hereby amended from C-1 to C-2 as shown on the attached map marked Ordinance No. 12212 upon issuance of a building permit in substantial compliance with the requirements hereto as Exhibit "A" set forth by the Mayor and Council on December 12, 2023, if such issuance takes place on or after the effective date of this ordinance and before December 12, 2028.

SECTION 2. The Mayor and Council find that this rezoning complies and conforms with the General Plan.

SECTION 3. Notwithstanding any provision of the Tucson Code relating to lot split approval, no grading, grubbing, filling, excavation, construction, or other physical


alteration of the site in furtherance of the project contemplated by this Ordinance shall occur prior to the final plat recordation date of the C-2 zoning classification.

SECTION 4. This Ordinance becomes effective thirty (30) days after it is adopted by the Mayor and Council and is available from the City Clerk.

SECTION 5. The provisions of this Ordinance, including the attached conditions, cannot be given effect individually, and to this end, the provisions of this Ordinance and the attached conditions are not severable.

SECTION 6. The various officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this Ordinance.

PASSED, ADOPTED, AND APPROVED by the Mayor and Council of the City of Tucson, Arizona, December 16, 2025.



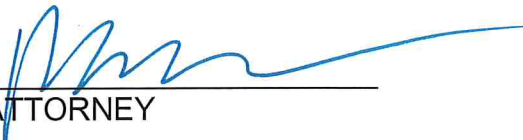
MAYOR

ATTEST:



INTERIM CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

REVIEWED BY:



CITY MANAGER

EXHIBIT “A” TO ORDINANCE No. 12212

Requirements for Rezoning Case TP-ENT-0623-00027, C-1 to C-2 as established by Mayor and Council on December 12, 2023 and December 16, 2025.

This Ordinance is subject to the following conditions:

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated October 5, 2023, and required reports, are to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning/special exception.

SITE ACCESS/CIRCULATION/EASEMENT

6. A cross-access agreement shall be established prior to any Development Package submittal, and a copy of the cross-access agreement is to be included with the Development Package submittal.
7. Obtain necessary authorization to conduct site work on parcel 120-05-0275B and ADOT property.
8. No permanent structures may be constructed within the existing 24’ and 20’ water easements centered over the existing 24” and 12” reclaimed water transmission lines constructed on the property being rezoned under Plan No. 080-1992. If any walls or fences are to be constructed across these easements, gates that open to the full width of the easements must be centered over the reclaimed water transmission lines. Any questions, comments or concerns about these comments may be directed Tucson Water, New Development Section 201 N. Stone Avenue, #2-220 P.O. Box 27210 Tucson, AZ 85726-7210.

DRAINAGE

9. The Development Package, shall provide the following:
 - a) The stormwater discharges for the 2-, 10-, and 100-year events must be reduced by 15% from pre-development levels.
 - b) Critical Basin Detention is required, any post-development drainage must be attenuated to 85% of the pre-development discharge.
 - c) Use flush curbs for the new landscape border on the east side of the property and depress the landscape to allow for water harvesting on the site.
 - d) At a minimum, 60% Commercial Rainwater Harvesting is required on-site to meet the first flush requirements of Site Engineering.

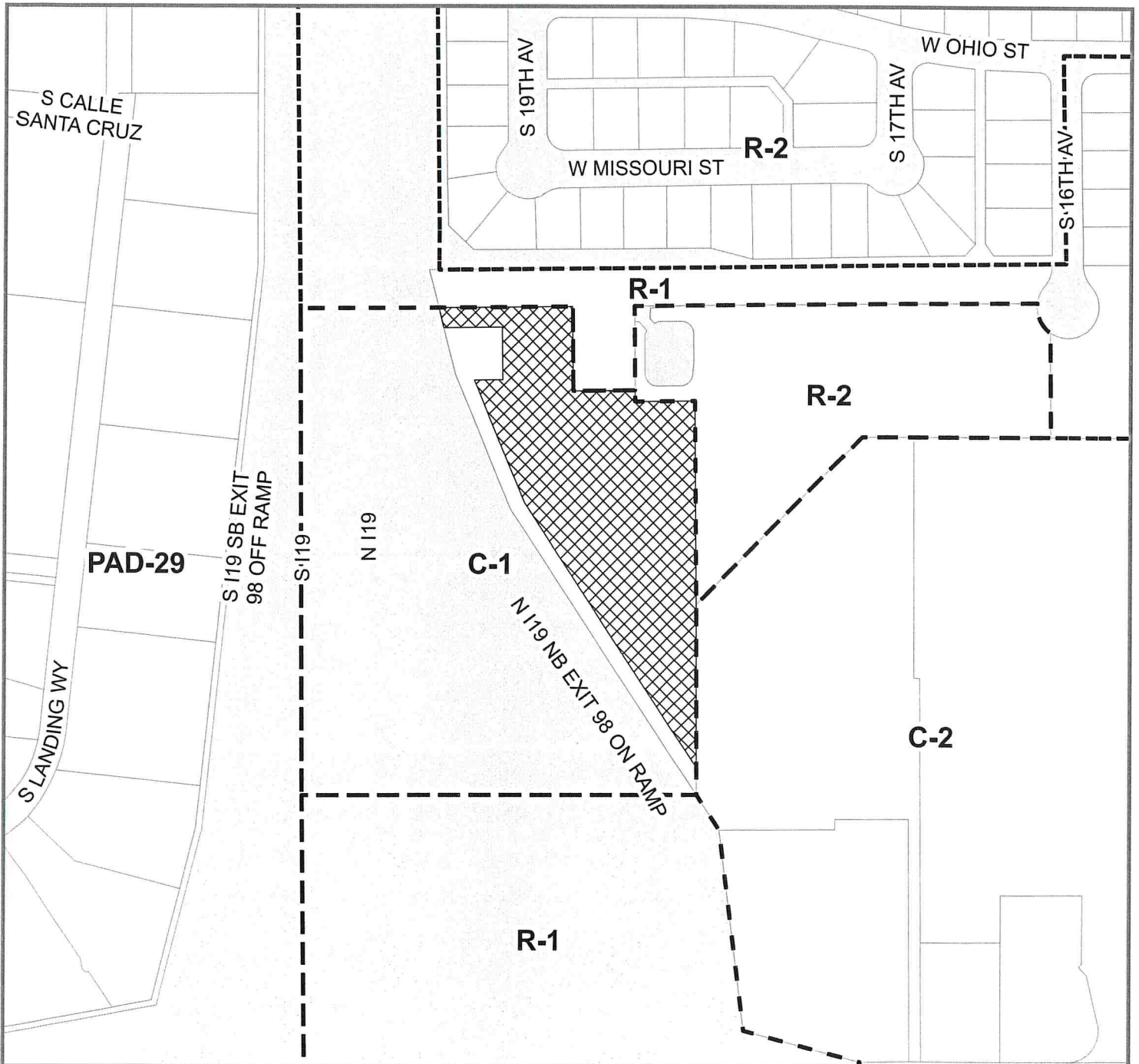
TUCSON AIRPORT AUTHORITY

10. An Avigation Easement must be executed and recorded with the Pima County Recorder's Office, by the property owner/developer/applicant or other person authorized to sign on behalf of the current property owner, to cover the entire project area and in accordance with the requirement of the Tucson Airport Authority. The Avigation Easement must run with the property and will serve to educate future purchasers and tenants of the property of potential aviation impacts." Once the Avigation Easement is recorded, please send a complete copy of the recorded easement document to Tucson Airport Authority either electronically (email: srobidoux@flytucson.com) or to the mailing address provided below.
11. An Airport Disclosure Statement must be completed and submitted electronically to the Tucson Airport Authority either electronically (email: srobidoux@flytucson.com) or to the mailing address provided below.

WASTEWATER CAPACITY

12. Pima County Wastewater Reclamation provides the condition that the owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing, and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

TP-ENT-0623-00027 980 W Irvington from C-1 to C-2



Area of Rezoning

Ordinance 12212

Adoption Date December 16, 2025

0 110 220 Feet
1:2,810



Ordinance becomes effective 30 days after adoption by Mayor and Council and when it is made available by the City Clerk.

Legal Description:

PLACITA DEL RIO (FINAL) LOT 4

Director, Planning & Development Services Department