

Infill Incentive District Application Package - REVISION 1 Ugly But Honest Pizza TI

D E S A
architecture

May 2022

Owner

Dorothy Epperson, C/O Lawrence Kappler, 340 E. Yavapai LLC
Tucson, AZ

Architect

David E. Shambach, Architect, Inc.
Tucson, AZ

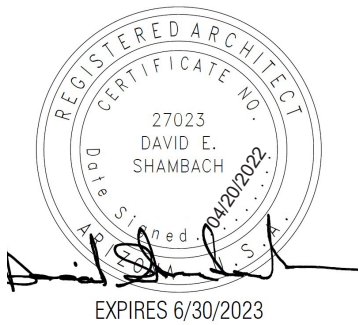




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5.20.2022

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IID Application Form

4.26.2022

Change of use from automobile sales and minor automobile repair to food service.



Special Districts Application Form

Special Districts Application

Application Stage: Pre-application Application

Permit Activity Number(s): T22SA00204 Case Number(s): IID-22-01 HPZ-22-IPP Date Accepted: 5/4/2022

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable): Ugly Butt Honest Pizza TI

Property Address: 733 S Stone Ave. Tucson, AZ 85701

Pima County Tax Parcel Number/s: 117-07-203A/117-07-205A

Current Zoning: HC-3

Applicable Overlay Zone/Special District:

- Grant Road Investment District (GRID) Main Gate District (MGD) Rio Nuevo Area
- Historic Preservation Zone (HPZ) Neighborhood Preservation Zone
- Infill Incentive District (IID) Sunshine Mile District

Neighborhood Association (if any): Armory Park

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

Description of Proposed Land Use: Pizzeria with bar and outdoor dining

Number of Buildings and Stories/Height of Proposed Structure(s): Existing building 12' /New shade structure 10'

Total Site Area (sq ft): 3,190 SF Total Gross Floor Area of Proposed Building(s) (sq ft): 630 SF

HISTORIC STATUS

- Site is within a: Historic Preservation Zone Please List: Armory Park Historic District
 National Register District Please List:
- Site is/includes: Contributing structure(s) Non-contributing structure(s)
 Is adjacent to a contributing structure Vacant

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

APPLICANT NAME: David E Shambach

ROLE: Property owner Architect Engineer Attorney Developer
 Other: _____

EMAIL: architect@shambach.com PHONE: 520.505.3910

ADDRESS: 1202 E Broadway BLVD, Studio 112, Tucson, AZ 85719

PROPERTY OWNER NAME(S) (If ownership in escrow, please note): Larry Kappler (Master Lease Holder)

EMAIL: lkappler@tbrconstruction.net PHONE: 520.631.5907

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT*

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



Letter of Authorization

5.20.2022

**340 E. YAVAPAI LLC
PO BOX 64669
TUCSON, AZ 85728**

LARRY KAPPLER,
MANAGING PARTNER,
340 E. YAVAPAI LLC
PO BOX 64669
TUCSON, AZ 85728

Re: 733 S STONE AVENUE, TUCSON AZ

To Whom it May Concern,

As the managing partner for the above listed partnership, and the Master Leaseholder for the property also listed above, I hereby give to David E. Shambach, Architect, Inc., David Shambach, his representative employees and his selected consultants' permission to act on 340 E. Yavapai LLC's behalf in regard to any and all planning, zoning, historic or permit review issues associated with city of Tucson or miscellaneous Pima County related processes, reviews and permit submittals for the project known as the **Ugly but Honest Pizza** which is associated with parcels numbers 11707205A and 11707203A.

Any additional questions or concerns regarding this authorization may be directed to me at 520-631-5907 or the above address.

Sincerely

A handwritten signature in black ink that reads 'Larry Kappler'.

Larry Kappler
340 E. Yavapai LLC, Managing Member
lkappler@tbrconstruction.net

Project Statement

5.20.2022

State the applicant's intention to use the IID zoning option in lieu of existing underlying zoning.

The applicant and property owners are choosing to develop the property using the Infill Incentive District review and approval option in lieu of the underlying (HC-3) zoning site development plan option. The property owners' authorization for the architect to act in his behalf are included in this submittal.

Describe how the project is consistent with the IID purpose to create sustainable infill development.

This project is ideally suited to meet the goals of the IID by utilizing 2 vacant parcels and combining them into a moderate size commercial food service. This parcel, commonly known as "the point", contributes to pedestrian connections associated with the developing urban area of the five points intersection. The proposed use tactfully utilizes the existing historic gas station as a kitchen and small indoor dining area; relocates the historic Ugly But Honest sign to a visible location unobstructed by the arches and Cesar Chavez Statue; offers a new exterior steel shade structure and outdoor dining area; and enhances the dynamic pedestrian circulation associated with the five points intersection.

The site and its relationship with 6th Avenue and Stone will allow for pedestrian movement, protection, and activity.

Sidewalk width, shade elements, and landscaping will all contribute to a usable, walkable, and connected urban street scape. Bicycle corrals, hardscapes, and the general layout of the east and west entrances are designed to incorporate the crosswalks into a more attractive, safe, and usable part of the pedestrian circulation patterns. The proposed commercial food service will create opportunity for experiences that are beneficial to the neighborhood and extended community alike.

Describe the benefits the project will bring to the adjacent properties and the surrounding area.

The project will bring many benefits to the area with the primary benefits being: improved pedestrian environment and connections; exterior shaded space for gathering and socializing; solidifying a use for a dimensionally challenging parcel; and a strategic consideration regarding the scale of existing and historically contributing buildings, as well as allowing a long neglected and uninhabited building to become a useful and beautiful part of the neighborhood experience.

Describe any significant adverse effects, such as those involving noise levels, glare, odors, vibration, illumination, fumes and vapors, the project will have on adjacent properties.

Due to the layout of the site, anticipated use, the adaption of an unused corner parcel, as well as overall utility organization, services, and access, very little to no impact is anticipated. Commercial signs and lighting will appear on 6th Avenue and Stone Avenue. All AC compressors are located in the utility yard and

Project Statement

5.20.2022

commercial kitchen exhaust vents are restricted to non-visible portions of the roof. Furthermore, since the parcels use have been re-zoned from C-3 to HC-3, conditions now attached to this project include a historic review.

Describe how the project will create a pedestrian-oriented streetscape in compliance with the Streetscape Design Standards (UDC 5.12.8.A)

The integrated civil and landscape design includes: appropriate sidewalk widths, ADA access, shade trees, overhanging shade elements, planters, hardscape elements and overhead shade structure. These elements have been designed and located to adhere to streetscape design standards as identified in UDC 5.12.8.A and beyond. The design is intended to encourage safe and comfortable pedestrian movement and access to the site, while creating a visually interesting and urban street scape experience. Special emphasis was taken to direct pedestrians from cross walks by using plant materials in specific locations. Additionally, a micro landscape basin is being used to collect rainwater as part of a passive rainwater collection effort to create a shaded natural oasis.

Describe how the project will support a safe streetscape coordinated with adjoining properties.

The integrated civil and landscape design includes developer provided improvements along the entire perimeter of the development. ADA access ramps and sidewalks are located throughout the project. Best practices and adherence with code required Site Visibility Triangles, access width, and more; all requirements have all been considered. Additionally, the design team has insured that existing desirable COT improvements, including traffic signals, street lighting, and future public art projects have been accommodated in the design.

Describe how the project will transition to adjacent existing residences and provide privacy mitigation in compliance with the Development Transition Standards (UDC 5.12.8.B).

The location of the parcel, overall design, site organization, and layout all contribute to satisfying privacy and mitigation requirements per MTS (UDC 5.12.8.B). As located, the adjacent uses are primarily to the north, the property known as "Alamo Apartments", a high-density residential building. The development parcel includes an existing historic gas station that sits on the north side of the parcel. This building will contribute to the transition of scale from the residential uses to the north. The design does not go beyond the ground floor, thus any elevated views to the north, east, south or west are not of concern. The major orientation of this design is based on the dimensionally challenging parcel. This directs all views to be either to the east, south, or west, maintaining the Alamo apartments privacy. Additionally, the Alamo Apartments entrance occurs 14' above ground level, offering a further transition of privacy to residents. All primary commercial entrances are either on the east or west exposures of the site, while the commercial service (utility) area is located to the north-western area of the site. Since most of the parking is located

Project Statement

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offsite across 6th Avenue at the Wanslee Parking Lot, outdoor lighting will be less intensive and intrusive. Transition to the public pedestrian walkways along 6th Avenue and Stone Avenue will include landscaping, hardscape elements, shade elements, appropriate light spread control in the form of shielded or cut off fixtures, as well as appropriate lighting levels for the street and the side access service area.

The service area, located to the north-west, includes movable trash dumpsters within a completely screened utility enclosure. This enclosure shares a wall with the Alamo apartments exterior stair case, this shared wall serves as a buffer from the residences and the screened utility enclosure. Vegetation, along with vegetated screen walls, further protects the neighborhood from noise and views.

Indicate whether the project will significantly impede solar energy options to adjacent properties.

Due to the shade structure's location on the site, height limitation, and orientation, we anticipate no significant impact for solar options on any of the adjacent properties.

Describe the types of drought tolerant and native landscaping that will be used in the project and how it will be used to enhance the project.

The native and drought tolerant plant palette utilizes evergreen and deciduous species that provide year-round color, foliage, texture, and interest. Up-right growth trees are used to provide shade and scale to the site. Shrubs, accents, and ground covers are used to provide visual and physical buffer from Stone Avenue and 6th Avenue. Vines are used to soften structures and enhance screening elements. Diverse palette reflects different sun exposures while minimizing water and irrigation needs of this urban oasis.

Demonstrate how the proposed reduced off-street motor vehicle parking will not have an adverse impact on adjacent properties:

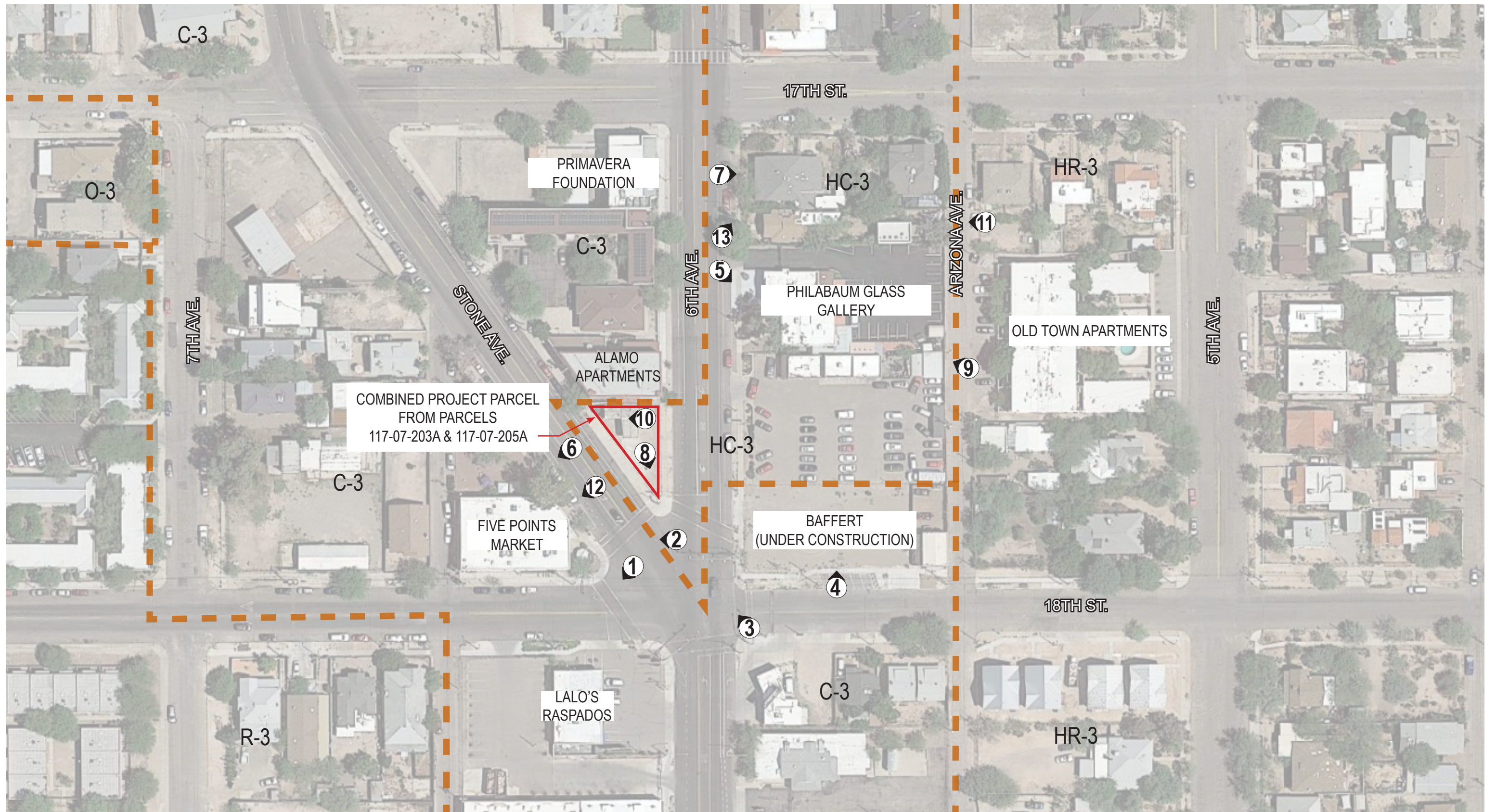
The proposed uses' parking calculations were based on anticipation of a small sized restaurant. In addition, the outdoor dining area is included as part of the base-line calculation. It is our opinion that reducing the on-site parking requirement for this development will not adversely affect adjacent properties due to the following reasons:

- 1) Existing on-street parking near site entrances is directly accessible to and from the development.
- 2) Parking and trip patterns in this area and for this development indicates that a "staggered" trip and parking pattern is very likely.
- 3) In walking the area and reviewing aerial photos, there appears to be between 30 and 60, non-metered, on-street parking spaces within 400' of the site.
- 4) The developer intends to engage in a parking lease agreement for 10-12 spaces with the property owners of parcel 117-07-222, commonly known as Wanslee Auto.

- 5) Casual observation and multiple visits to the area indicate that current available street parking in the area, directly adjacent to “5 Points commercial streets”, are **rarely parked at capacity**, and at many times throughout the day and evening, nearly deserted.
- 6) Many of the existing commercial properties in the direct area of 5 Points seem to have adequate on-site parking for their own uses.
- 7) Connections to alternate transportation such as the 6th Avenue bike route, a Tugo Station at 5 Points Market, as well as 2 Suntran bus stops, are readily accessible.

Demonstrate how traffic generated by the off-street motor vehicle parking proposed in the application does not burden neighboring residential streets:

Other than the Baffert’s provided 13 on-site parking spaces, 14 garage spaces, and the Wanslee Auto Lot’s provided 31 spaces utilizing Arizona Avenue for access and egress, all other parking, be it developed on street, available and existing on-street, or shared lease parking is part of an established traffic pattern that utilizes 6th Avenue and Stone as the primary access and circulation routes. We do not anticipate any reason this pattern would change in a significant manner.



↑ VIEWS ON PAGES 26-28

▭ PARCEL BOUNDARIES

▭ ZONING BOUNDARIES

Aerial Photograph

1" = 80'



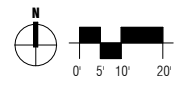
DEVELOPMENT PACKAGE - UGLY BUT HONEST PIZZA TI



DAVID E SHAMBACH ARCHITECT, INC.

1202 E. Broadway Blvd, Studio 112, Tucson, AZ 85719

p. 520.505.3910 www.shambach.com



Ugly But Honest Pizza
733 S Stone Avenue
Tucson, AZ 85701

REV

SITE DEVELOPMENT PACKAGE



DRAWN BY: ZP
DATE: 1/7/2021
PROJECT NO: 21-009
COVER SHEET

DP1

GENERAL NOTES

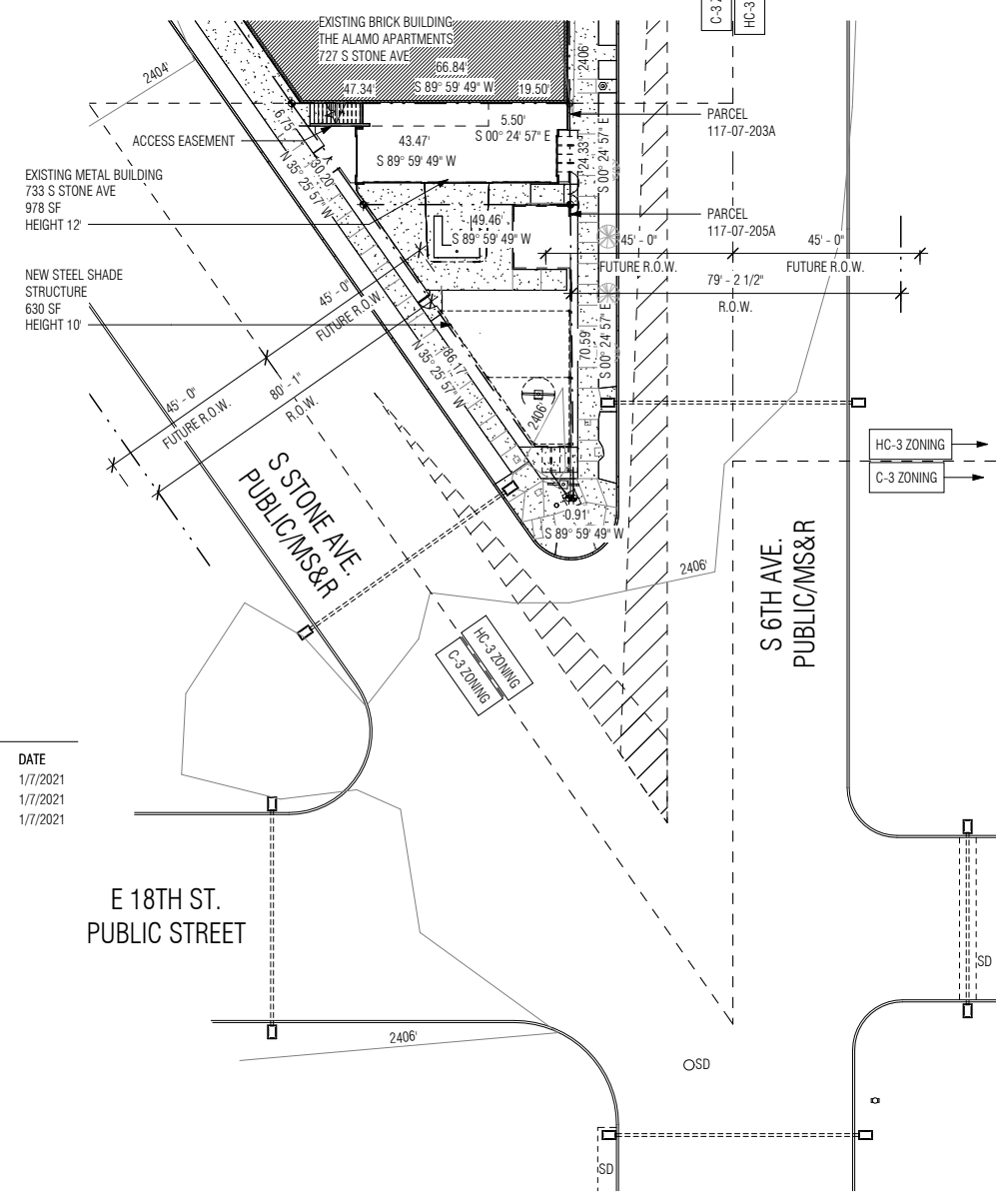
- EXISTING ZONING IS: HC-3
- APN: 117-07-203A 1,456 SF OR .03ACRE
APN: 117-07-205A 1,734 SF OR .04ACRE
TOTAL COMBINED 3,190 SF OR .07ACRE
- PREVIOUS USE: B OCCUPANCY - SALES OFFICE
PROPOSED USE: B OCCUPANCY - FOOD AND BEVERAGE SALES
FOOD SALES USE SUBJECT TO CONDITIONS OF U.D.C. SEC. 4.8.6
- EXISTING BUILDING GROSS AREA: 9785F
- EXISTING BUILDING COVERAGE: 67% OF PARCEL 117-07-203A
- USE BREAKDOWN:
A. KITCHEN: 651SF
B. INDOOR DINING AREA: 157SF
C. OUTDOOR SERVICE BAR: 48SF
D. OUTDOOR DINING AREA 1: 437SF
E. OUTDOOR DINING AREA 2: 807SF
TOTAL FOOD SERVICE USE AREA: 2100SF
- NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SEC. 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.
- ANY RELOCATION, MODIFICATION, ETC. OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1991-140, OR AS AMENDED).
- THE MINIMUM WIDTH OF THE HANDICAP ACCESSIBLE ROUTE SHALL BE 36", THE MAXIMUM SLOPE SHALL BE 8.33% AT RAMP (6" MAXIMUM RISE) AND 5% ELSEWHERE WITHOUT HANDRAILING AND WITH HANDRAILING WHERE GREATER THAN 5%. THE MAXIMUM CROSS SLOPE SHALL BE 2%. NO LEVEL CHANGES OR STEPS SHALL BE PERMITTED ALONG THIS ROUTE.
- DIMENSIONAL STANDARDS PER U.D.C. SEC. 6.3 FOR HC-3 ZONING:
RESIDENTIAL DENSITY CALCULATION: N/A
SITE COVERAGE CALCULATION: N/A
MAXIMUM BUILDING HEIGHT: 75'
ACTUAL BUILDING HEIGHT: 12'
BUILDING SETBACKS:
REQUIRED
NORTH 0'
EAST 0'
SOUTH (FRONT?) 21'
WEST 0'
NOTE: WITHIN THE GREATER INFILL INCENTIVE SUBDISTRICT (GIIS) PERIMETER YARD REQUIREMENTS MAY BE MODIFIED PER SECTION 5.12.9.
- PARKING REQUIRED PER UDC:
FOOD SERVICE 2100SF (1:100SF) 21 SPACES
SUBTOTAL: 21 SPACES
REDUCTION FOR BIKE PARKING 1 SPACE
REDUCTION PER IID 25% -4 SPACES
RELIEF REQUESTED PER IPP -16 SPACES
PARKING PROVIDED ON SITE: 0 SPACES
- BIKE PARKING REQUIRED PER UDC:
SHORT TERM REQUIRED
FOOD SERVICE 2052SF (1:2000SF) 2 SPACES
TOTAL SHORT TERM REQUIRED: 2 SPACES
SHORT TERM PROVIDED: 8 SPACES
LONG TERM REQUIRED
FOOD SERVICE 2052SF (1:12000SF) 2 SPACES
TOTAL LONG TERM REQUIRED: 2 SPACES
LONG TERM PROVIDED: 2 SPACES
- TRASH PROVIDED: ROLLING BINS ON SITE AND DUMPSTER AVAILABLE OFF-SITE
- WASTE STREAM CALCULATION PER TSM 8-01.8.0
FOOD SERVICE WASTE: 0.0057 TONS/SF x 9785F
= 5.57 TONS/YEAR
= 71.41 GALLONS/WEEK
THIS IS SATISFIED BY ONE 50GAL ROLLING TRASH BIN AND ONE 50GAL ROLLING RECYCLE BIN
- LOADING ZONE: N/A

SITE PLAN LEGEND

- NEW CONCRETE WALKWAYS
- EXISTING ON-SITE BUILDING
- PROPOSED ON-SITE BUILDING
- SITE VISIBILITY TRIANGLES
- PROPERTY LINE
- SETBACK (BLDG., YARD, SITE VISIBILITY TRIANGLES)
- (E) WATER LINE
- (E) PROPOSED WATER LINE
- (E) SEWER LINE
- (E) PROPOSED SEWER LINE
- (E) GAS LINES
- (E) PROPOSED GAS LINES
- (E) UNDERGROUND ELECTRICAL LINES
- (E) OVERHEAD ELECTRICAL LINES
- (E) PROPOSED UNDERGROUND ELECTRICAL LINES
- 2448 CONTOUR LINES
- SC
- (E)
- SEWER MANHOLE
- SEWER CLEANOUT
- HYDRANT
- STREET LIGHT
- SD

DRAWING INDEX

SHEET	NAME	DATE
DP1	COVER SHEET	1/7/2021
DP2	SITE PLAN - UTILITIES	1/7/2021
DP3	SITE PLAN - LANDSCAPE AND DRAINAGE	1/7/2021

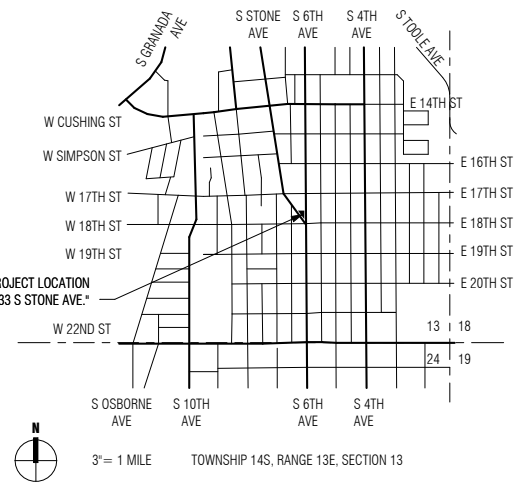


1 SITE PLAN - OVERVIEW
1" = 20'-0"

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE RENOVATION OF A HISTORIC GAS STATION THAT WAS MOST RECENTLY USED AS PROFESSIONAL OFFICE SPACE FOR WANSLEY AUTO. THE OWNER PROPOSES MODIFYING THE EXISTING BUILDING AND PROPERTY FOR USE AS A PIZZERIA TYPE RESTAURANT WITH LIMITED INSIDE DINING. THE OWNER PROPOSES TO MODIFY THE SITE TO INCLUDE AN OUTDOOR BAR AND DINING AREA THAT INCLUDES LANDSCAPE GARDENS, PERIMETER FENCING, AND A METAL SHADE STRUCTURE. THE SUBJECT BUILDING IS LISTED AS A CONTRIBUTING STRUCTURE TO THE ARMORY PARK NATIONAL REGISTER DISTRICT. THE PROJECT SPANS TWO PARCELS. BOTH PARCELS ARE ZONED HC-3 AND ARE IN THE ARMORY PARK HISTORIC PRESERVATION ZONE (HPZ).

LOCATION MAP



LOCATION & PARCEL INFORMATION

THIS PROJECT COVERS THREE LOTS AND IS NOT A RESUBDIVISION

PROJECT ADDRESS:
733 S STONE AVE, TUCSON, AZ 85701

PARCELS:
APN: 117-07-203A
LEGAL DESCRIPTION: TUCSON LOT 8 LYG E STONE AVE EXC PTN N41.59'
LOT SIZE (PER PIMA COUNTY ASSESSOR): 1,456 SF
IMPROVEMENTS SIZE (PER PIMA COUNTY ASSESSOR): 868 SF
APN: 117-07-205A (AKA 117-07-2050)
LEGAL DESCRIPTION: TUCSON ELY PTN LOTS 9 & 12 E OF STONE AVE BLK 121
LOT SIZE (PER PIMA COUNTY ASSESSOR): 1,734 SF
IMPROVEMENTS SIZE (PER PIMA COUNTY ASSESSOR): 0 SF

PROJECT CONTACT LIST

ARCHITECT:
DAVID E. SHAMBACH ARCHITECT, INC.
1202 E. BROADWAY BLVD, STUDIO 112, TUCSON, AZ 85719
CONTACT: PROJECT ARCHITECT, DAVID E SHAMBACH, T.520.505.3910
EMAIL: architect@shambach.com
LICENSE #: 27023

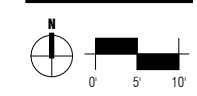
OWNERSHIP:
DOROTHY EPPERSON, C/O LAWRENCE KAPPLER, 340 E. YAVAPAI LLC
PO BOX 64669, TUCSON, AZ 85728
CONTACT: MANAGING PARTNER, LARRY KAPPLER, T.520.631.5907
EMAIL: lkappler@tbrconstruction.net

APPLICABLE OVERLAYS AND REVIEWS

BOTH PARCELS 117-07-203A AND 117-07-205A ARE AFFECTED BY THESE CASES

LOT COMBINATION- CASE #:
REZONING- CASE #: C9-18-02
BUILDING PERMIT- ACTIVITY #: T21CM03949
DOWNTOWN AREA INFILL INCENTIVE DISTRICT(IID)- CASE #:
ARMORY PARK HISTORIC DISTRICT HPZ REVIEW- CASE #:
INDIVIDUAL PARKING PLAN(IPP)- CASE #:

REF: C9-18-02; T21CM03949;
LOTS 8, 9, AND 12, IN BLOCK 121, OF BOOK 5 OF MAPS AND PLATS AT PAGE 55, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF TUCSON, ARIZONA



Ugly But Honest Pizza
733 S Stone Avenue
Tucson, AZ 85701

SITE DEVELOPMENT PACKAGE



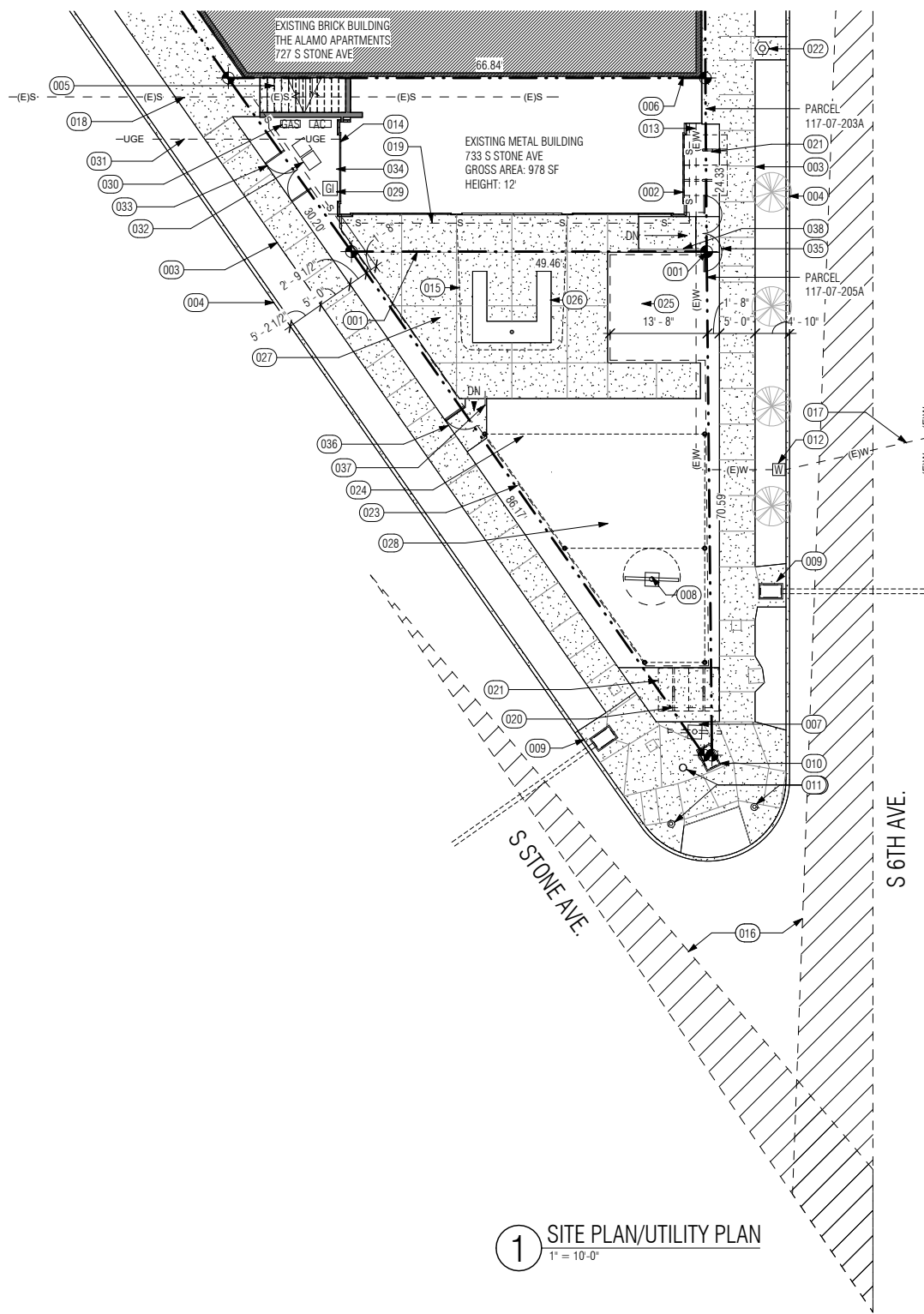
DRAWN BY:
ZP
DATE:
1/7/2021
PROJECT NO:
21-009

SITE PLAN - UTILITIES

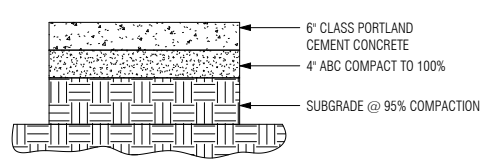
DP2

KEYNOTES

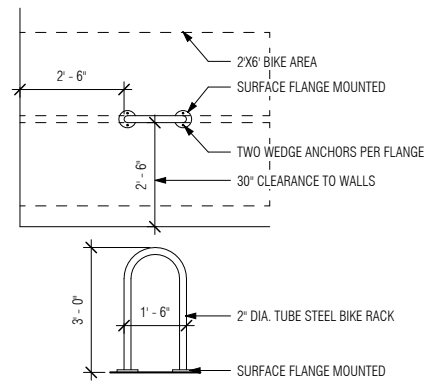
- 001 (E) PROPERTY LINE
- 002 (E) METAL BUILDING - HEIGHT 12'
- 003 (E) PUBLIC SIDEWALK
- 004 (E) VERTICAL CURB
- 005 (E) CONCRETE STAIR TO ALAMO APARTMENT WITH ACCESS EASEMENT
- 006 (E) BRICK WALL OF ADJACENT APARTMENT
- 007 (E) "UGLY BUT HONEST" SIGN LOCATION - HEIGHT 18'
- 008 PROPOSED "UGLY BUT HONEST" SIGN LOCATION WITH RESTORED HISTORIC LIGHTING
- 009 (E) COT ARCH PROJECT
- 010 (E) CESAR CHAVEZ STATUE
- 011 (E) TRAFFIC SIGNAL
- 012 (E) 1" WATER METER
- 013 BACKFLOW PREVENTER LOCATION
- 014 (E) ELECTRIC SERVICE AND METER ON EXTERIOR WALL
- 015 (E) GAS STATION AWNING OVERHANG - HEIGHT 11'
- 016 SITE VISIBILITY TRIANGLE FOR TWO INTERSECTING ARTERIAL STREETS MEASURED FROM TRAVEL LANE PER TECHNICAL STANDARDS SECTION 10-01.5.0
- 017 WATER SERVICE CONNECTION IN STREET
- 018 (E) WASTE LINE
- 019 NEW WASTE LINE FOR ADDITIONAL BATHROOM
- 020 21' STREET SETBACK FROM BACK OF CURB PER UDC TAB 6.4.5.C-1
- 021 BIKE PARKING, SEE DETAIL 4/DP2
- 022 EXISTING STREET LIGHT
- 023 4' FENCE ALONG PROPERTY LINE
- 024 10' STRUCTURE ABOVE
- 025 RAIN GARDEN
- 026 OUTDOOR BAR AND SERVICE COUNTER
- 027 CONCRETE PAVING IN OUTDOOR DINING AREA 1, SEE DETAIL 5/DP2
- 028 DECOMPOSED GRANITE IN OUTDOOR DINING AREA 2
- 029 NEW GREASE INTERCEPTOR
- 030 NEW GAS METER
- 031 (E) UNDERGROUND ELECTRICAL SERVICE
- 032 ROLLING DUMPSTERS
- 033 UTILITY FENCE
- 034 LONG TERM BIKE HOOKS ON WALL IN EXTERIOR UTILITY FENCE - 2 BIKES MINIMUM REQUIRED
- 035 ENTRY GATE PARK OPEN DURING BUSINESS HOURS
- 036 EXIT GATE TO SWING OUT FREELY, SELF CLOSING
- 037 HAND RAIL AT STEP, SEE DETAIL 2/DP2
- 038 HAND RAIL AT RAMP, SEE DETAIL 3/DP2



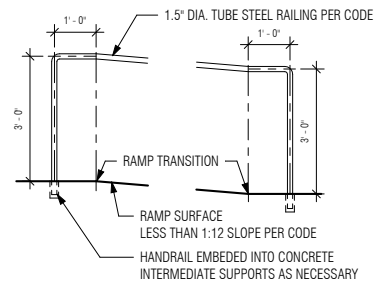
1 SITE PLAN/UTILITY PLAN
1" = 10'-0"



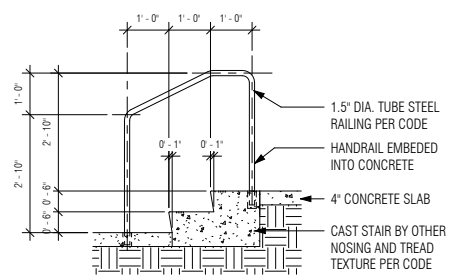
5 CONCRETE PATIO PAVEMENT SECTION
1" = 1'-0"



4 SURFACE MOUNT BIKE RACK TYP.
1/2" = 1'-0"

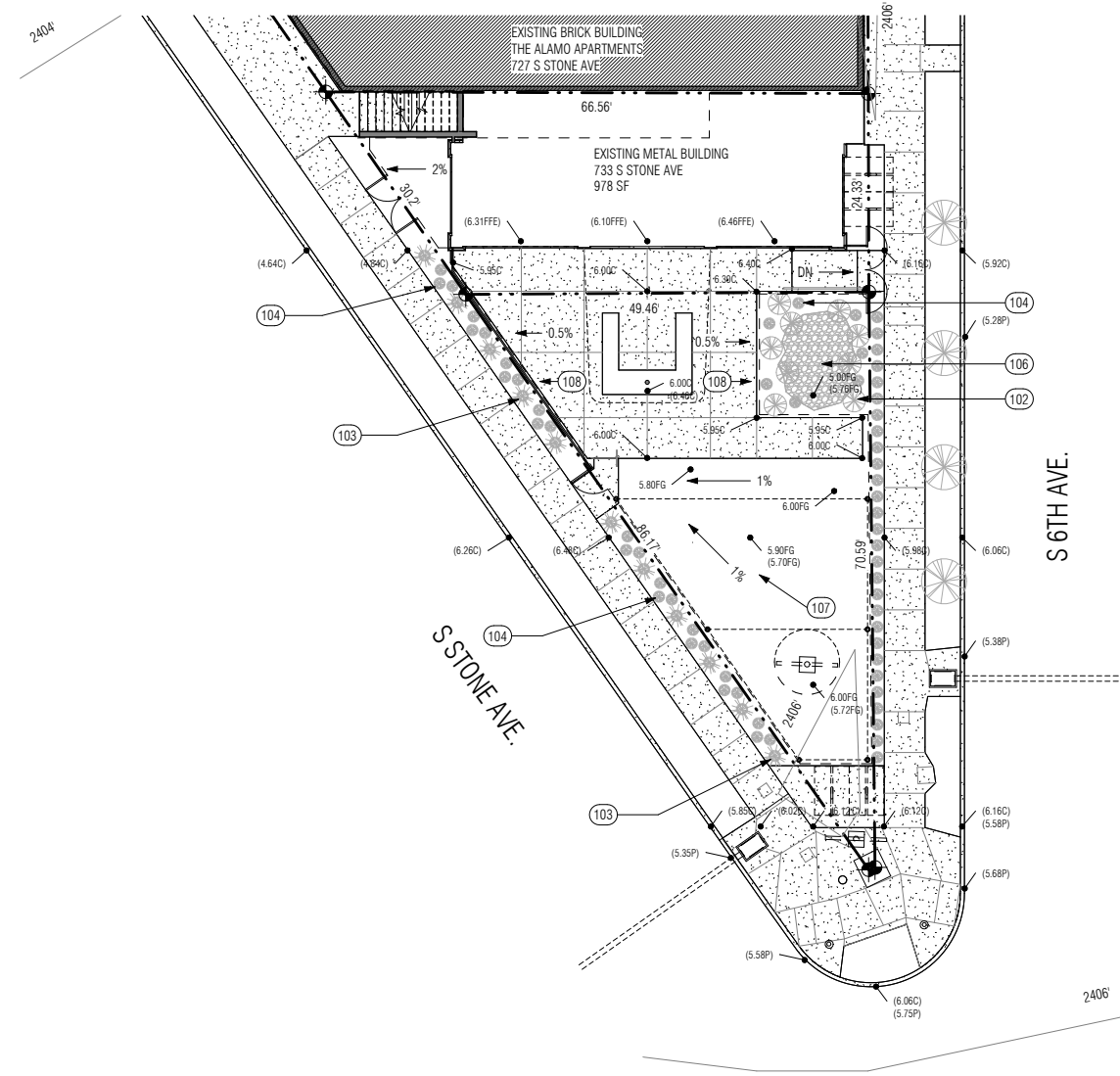


3 RAMP HANDRAIL
1/2" = 1'-0"



2 STEP HANDRAIL
1/2" = 1'-0"

REF: C9-18-02; T21CM03949;
LOTS 8, 9, AND 12, IN BLOCK 121, OF BOOK 5 OF MAPS AND PLATS AT PAGE 55,
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 13 EAST,
GILA AND SALT RIVER MERIDIAN, CITY OF TUCSON, ARIZONA



1 LANDSCAPE, GRADING, AND PAVING PLAN PLAN
1" = 10'-0"

KEYNOTES

- 102 NEW SMALL TREES IN RAIN GARDEN
- 103 DECORATIVE PLANTS
- 104 BUNCH GRASSES ALONG FENCE AND IN RAIN GARDEN
- 106 DECORATIVE BASIN ROCK IN RAIN GARDEN
- 107 DECOMPOSED GRANITE PATIO TO SLOPE WEST TO MICROBASINS
- 108 CONCRETE PATIO TO SLOPE EAST TO RAIN GARDEN AND WEST TO MICROBASINS

PLANTING LEGEND

- RIPRAP ROCK IN WATER COLLECTION BASIN
- EXISTING WILLOW TREE
- SMALL TREE IN RAIN GARDEN
- SMALL SHRUB OR DECORATIVE PLANTING
- BUNCH GRASSES
- 1.23 FINISH ELEVATION
- (4.56) EXISTING ELEVATION

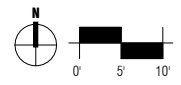
DRAINAGE NOTES

1. 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 SITE PLAN AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
2. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.



DAVID E SHAMBACH
ARCHITECT, INC.
1202 E. Broadway Blvd,
Studio 112,
Tucson, AZ 85719

p. 520.505.3910
www.shambach.com



Ugly But Honest Pizza
733 S Stone Avenue
Tucson, AZ 85701

REV

SITE DEVELOPMENT PACKAGE



DRAWN BY:
ZP

DATE:
1/7/2021

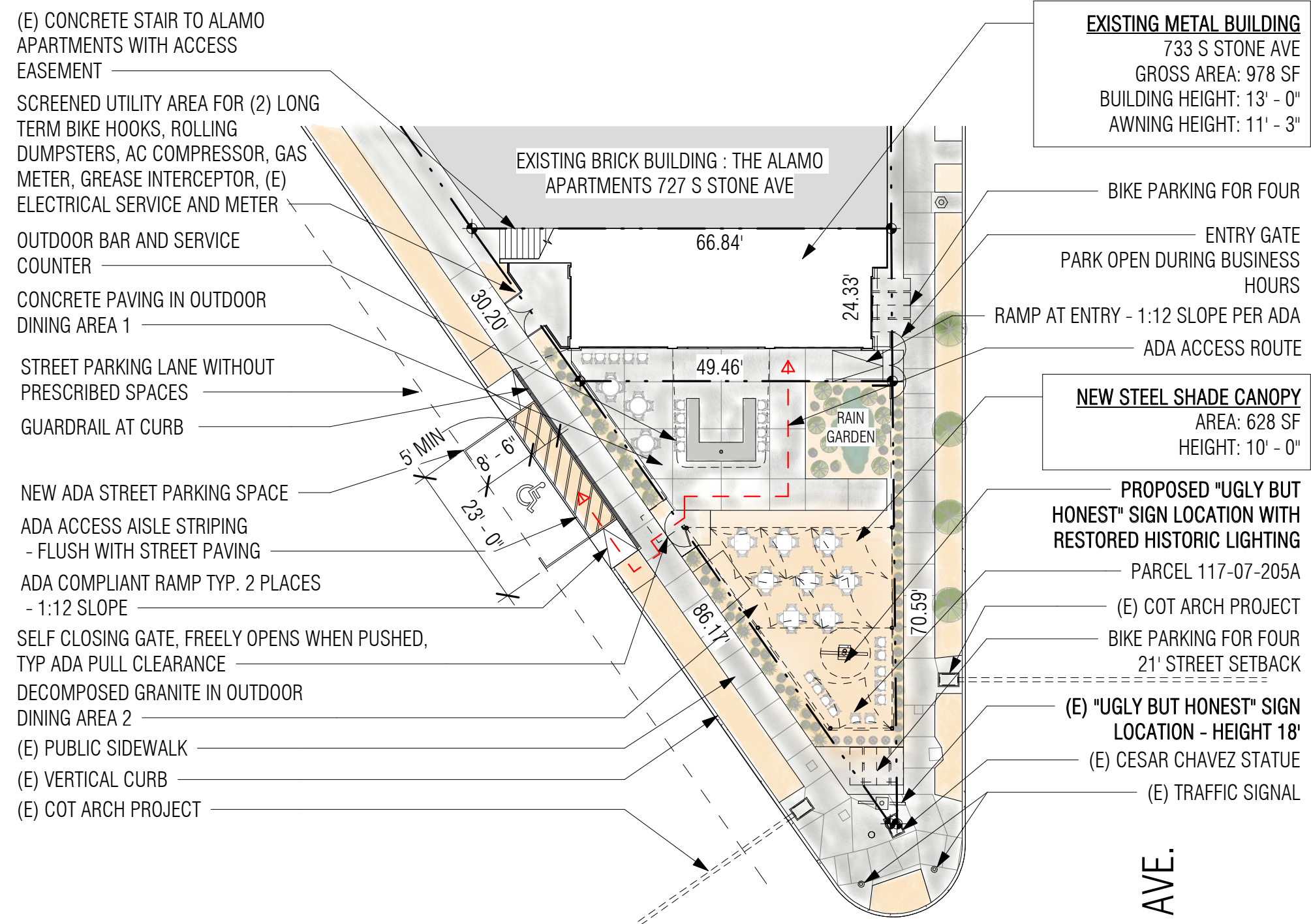
PROJECT NO:
21-009

SITE PLAN - LANDSCAPE AND DRAINAGE DP3

REF: C9-18-02; T21CM03949;
LOTS 8, 9, AND 12, IN BLOCK 121, OF BOOK 5 OF MAPS AND PLATS AT PAGE 55,
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 13 EAST,
GILA AND SALT RIVER MERIDIAN, CITY OF TUCSON, ARIZONA

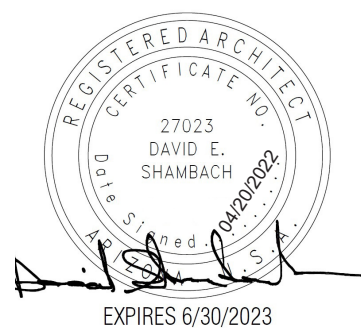
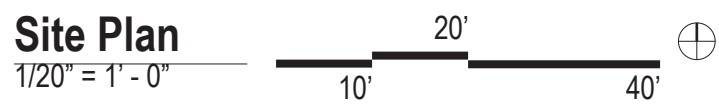
Ugly But Honest Pizza TI
733 S. Stone Avenue
Tucson, AZ 85701

SITE PLAN



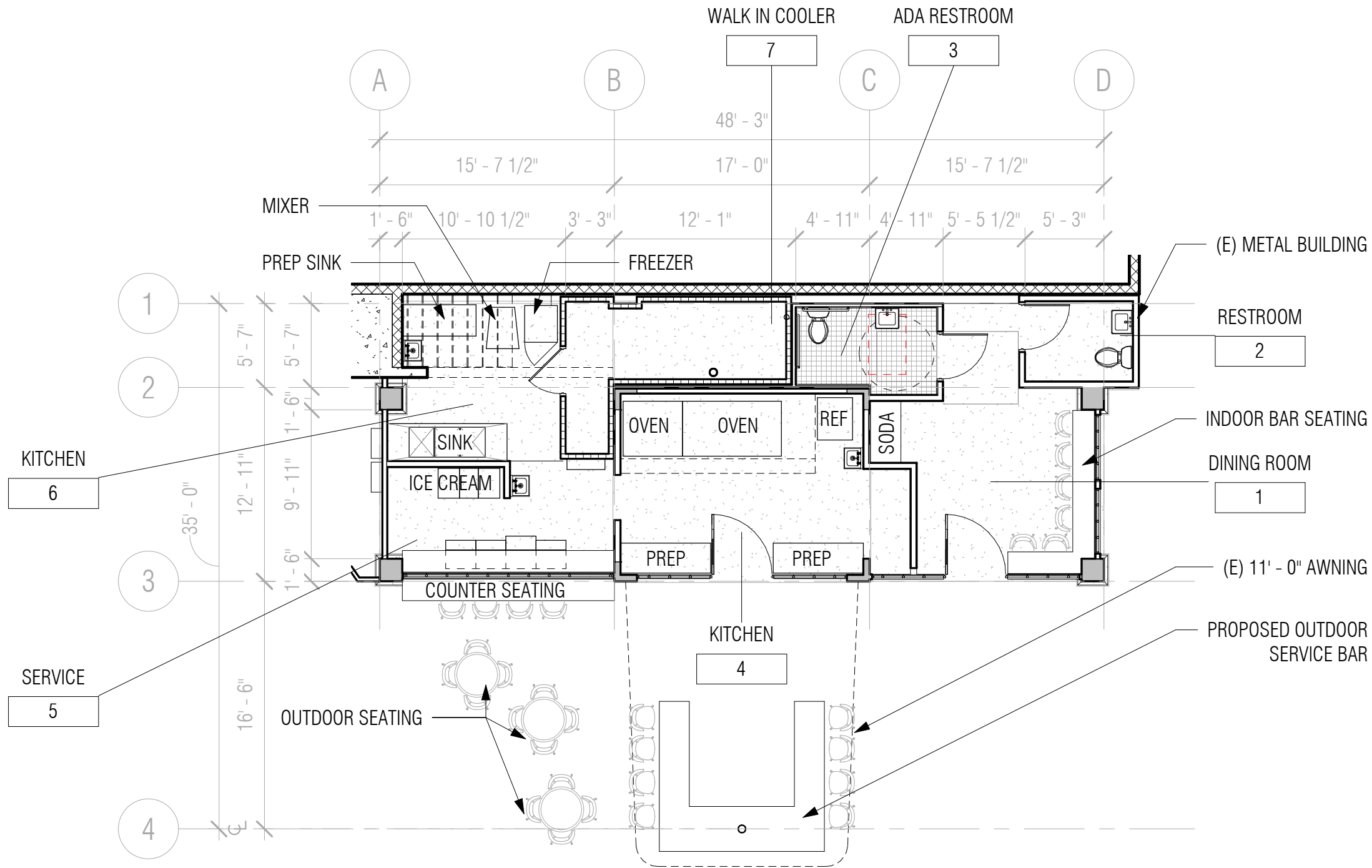
USE BREAKDOWN:

A. KITCHEN:	651SF
B. INDOOR DINING AREA:	157SF
C. OUTDOOR SERVICE BAR:	48SF
D. OUTDOOR DINING AREA 1:	437SF
E. OUTDOOR DINING AREA 2:	807SF
TOTAL FOOD SERVICE USE AREA:	2100SF



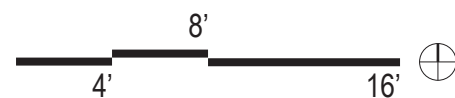
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Tucson, AZ 85701

PLANS

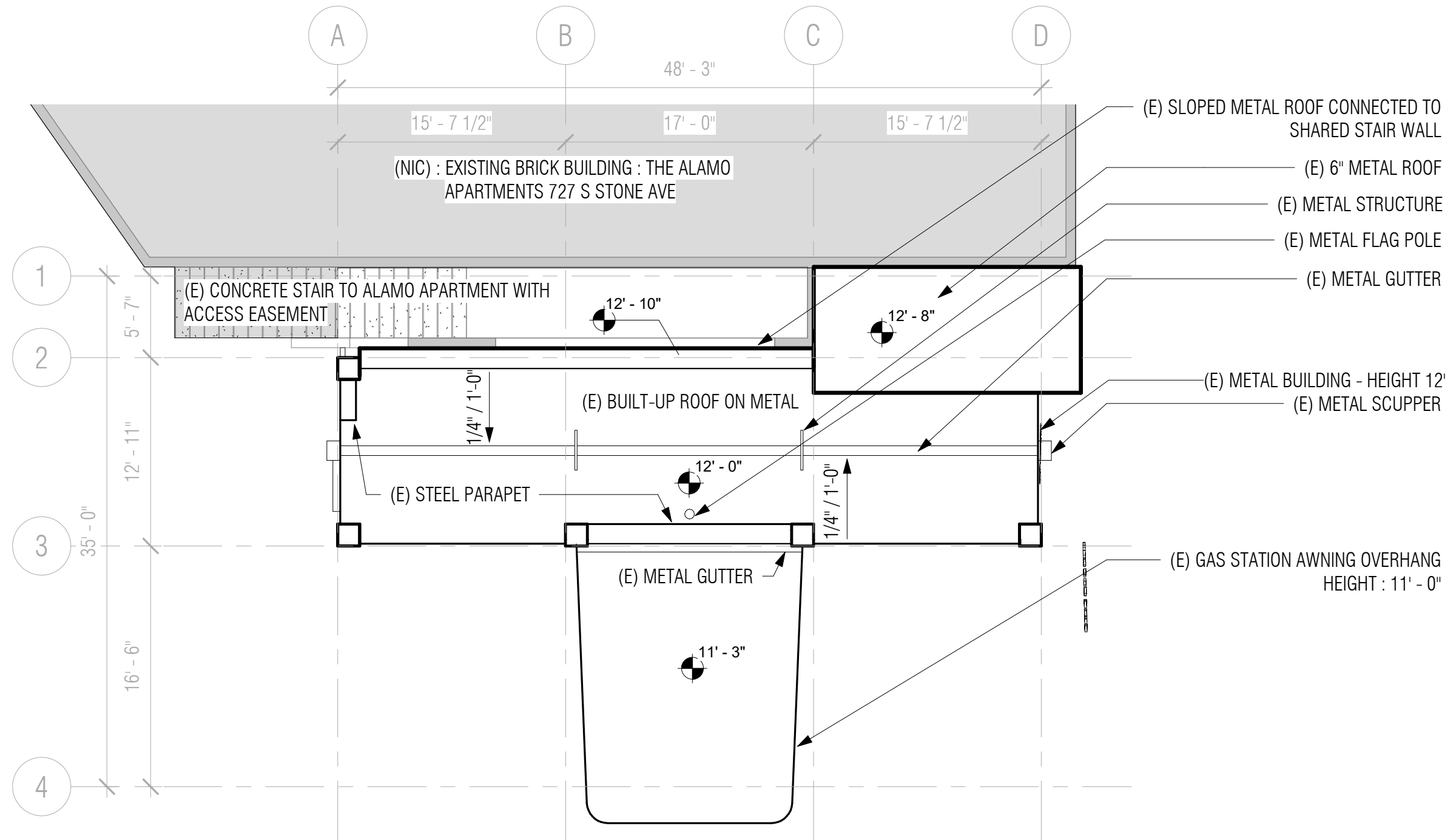


First Floor Plan

1/8" = 1' - 0"



EXPIRES 6/30/2023

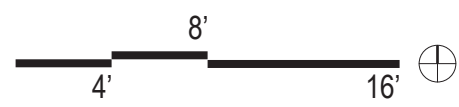


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Tucson, AZ 85701

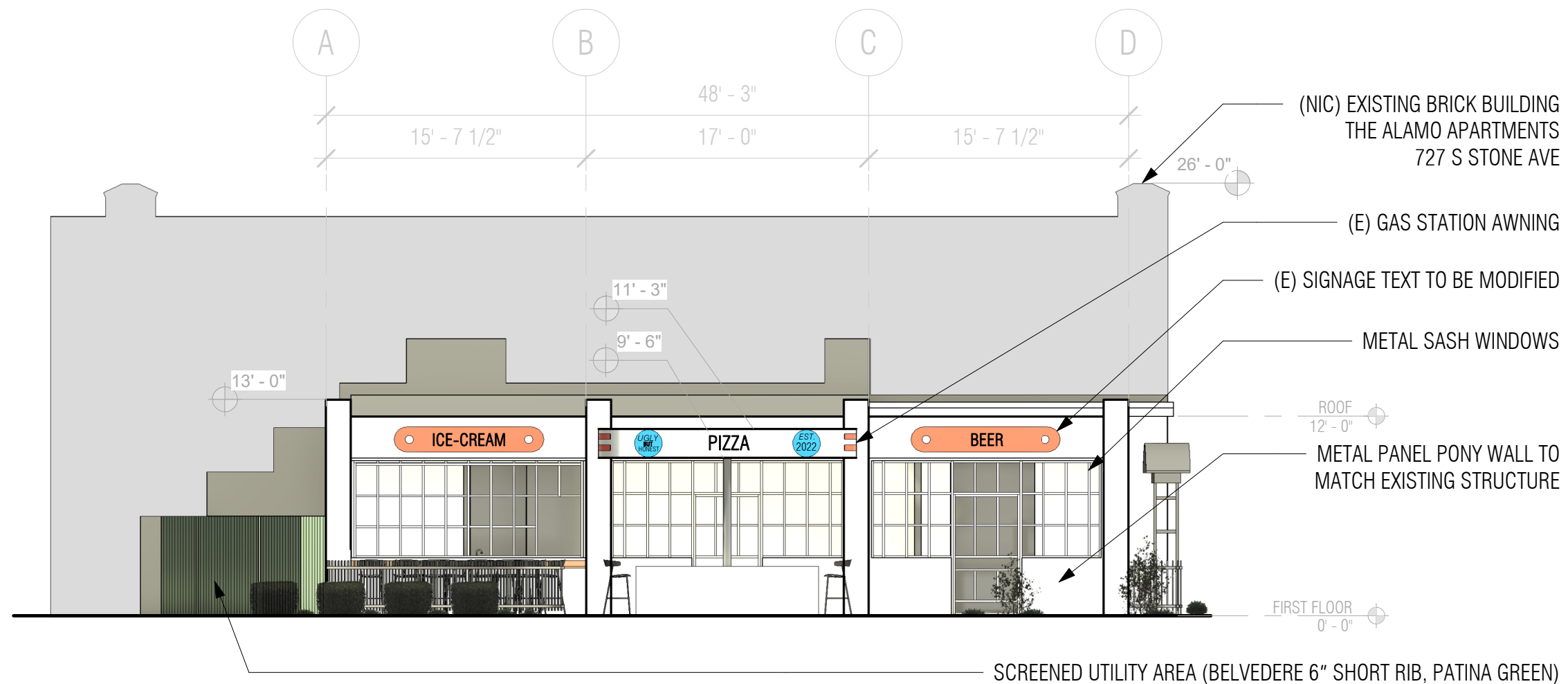
PLANS

Roof Plan

1/8" = 1' - 0"



EXPIRES 6/30/2023

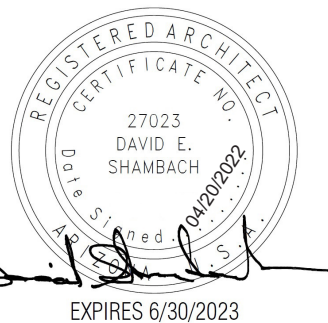
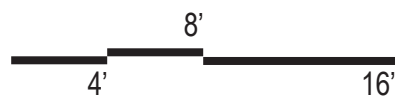


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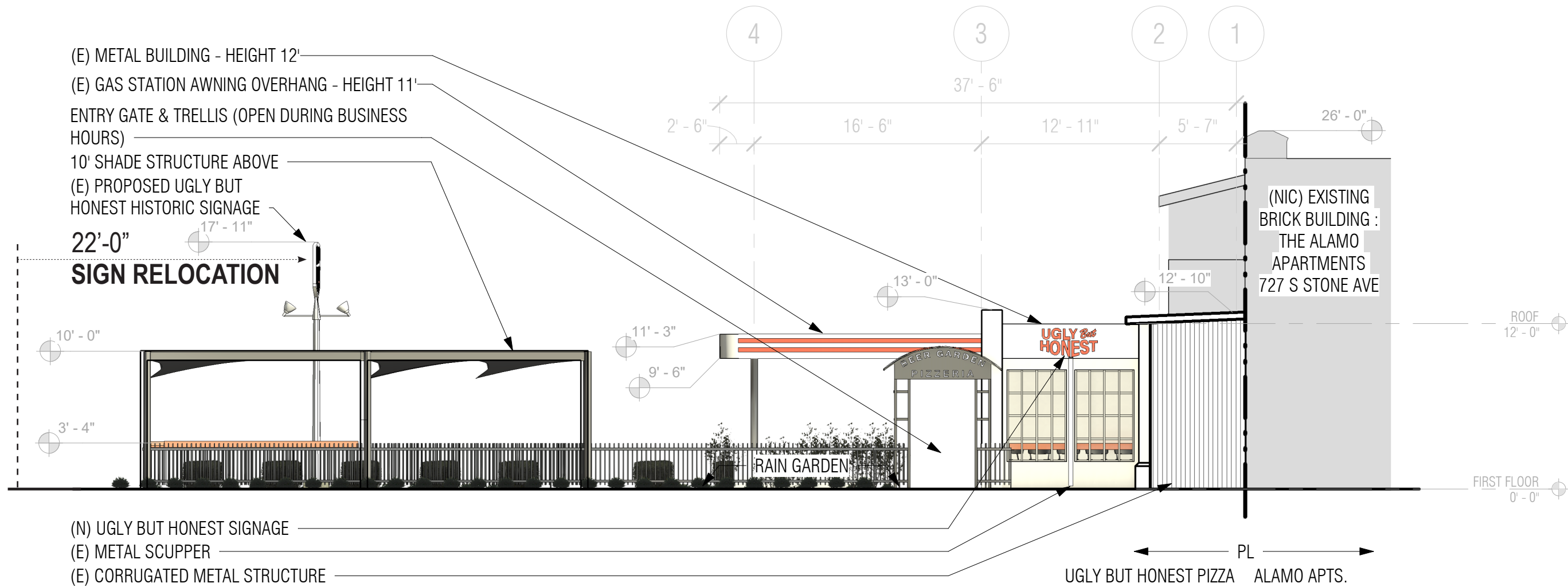
ELEVATION

South Elevation

1/8" = 1' - 0"



EXPIRES 6/30/2023

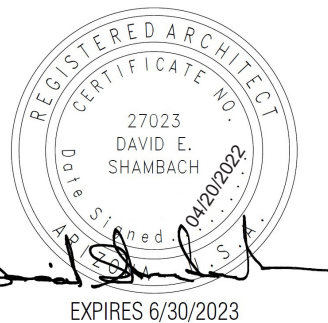
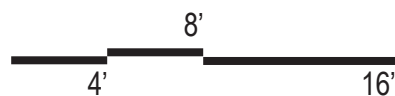


Ugly But Honest Pizza TI
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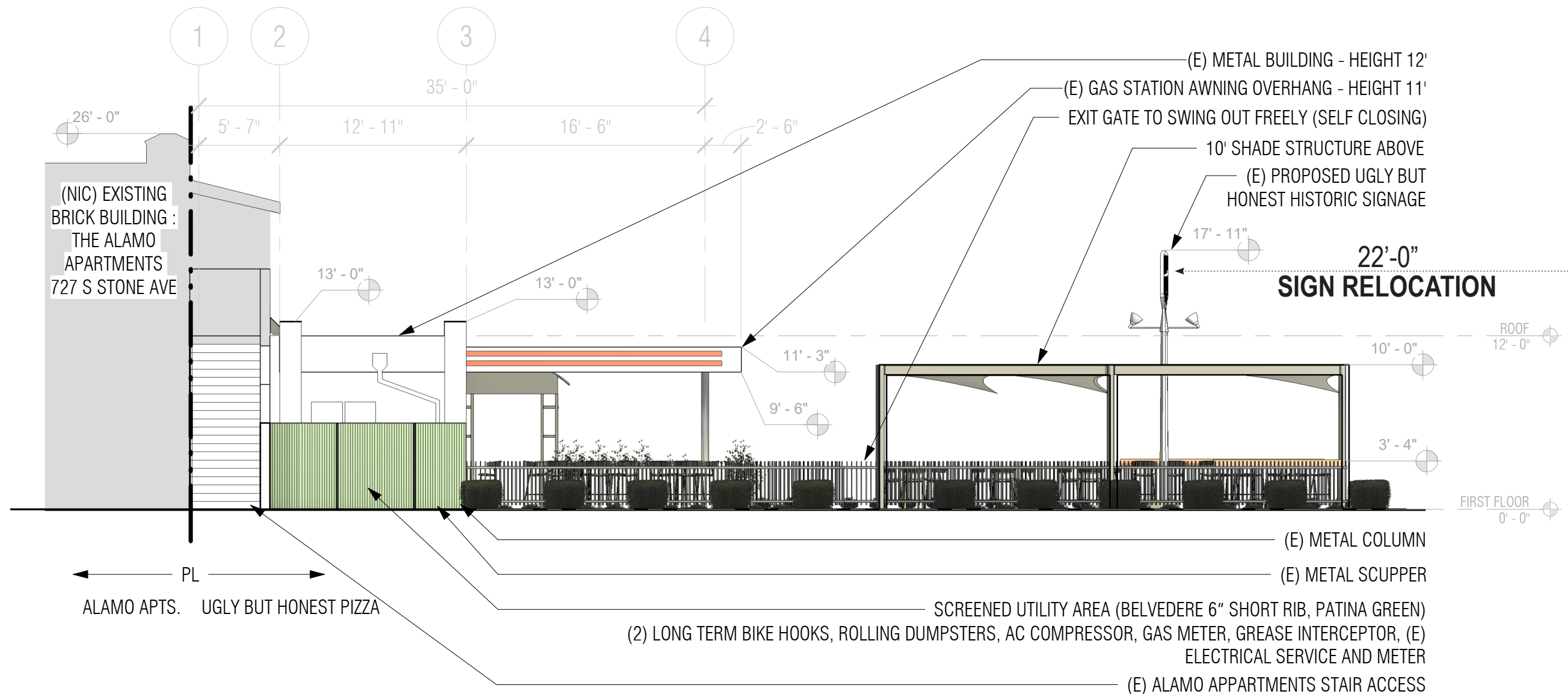
ELEVATION

East Elevation

1/8" = 1' - 0"



EXPIRES 6/30/2023

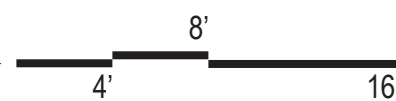


Ugly But Honest Pizza TI
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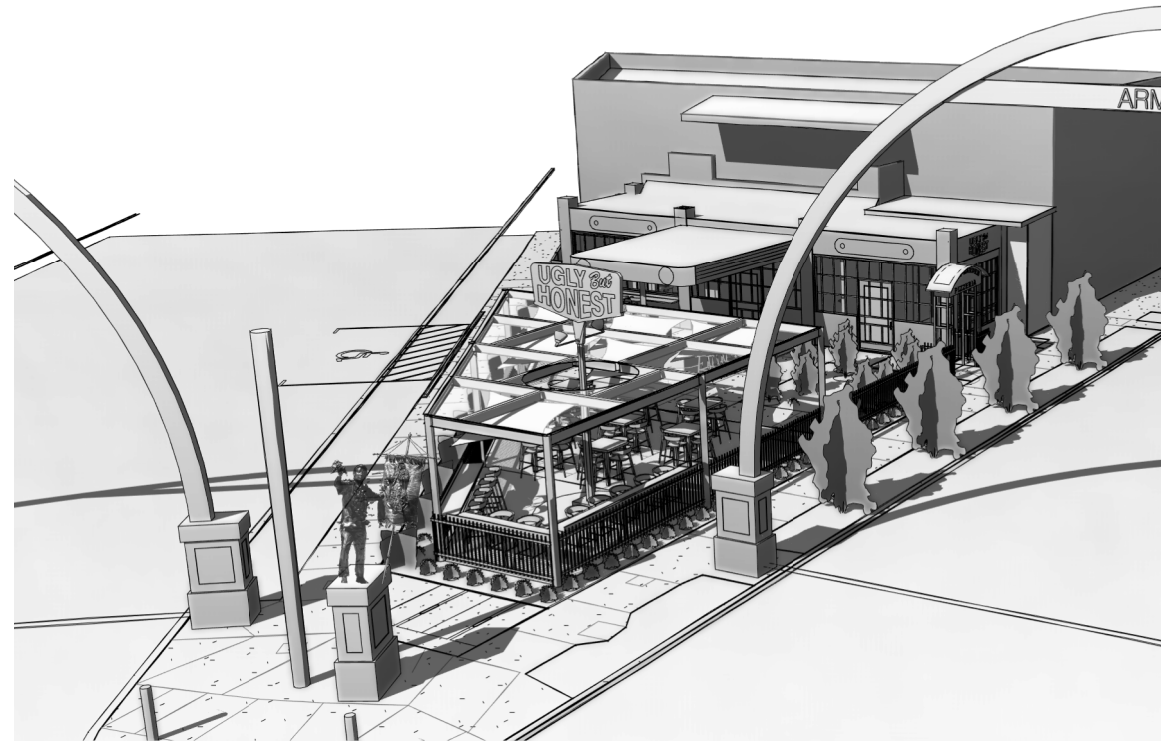
ELEVATION

West Elevation

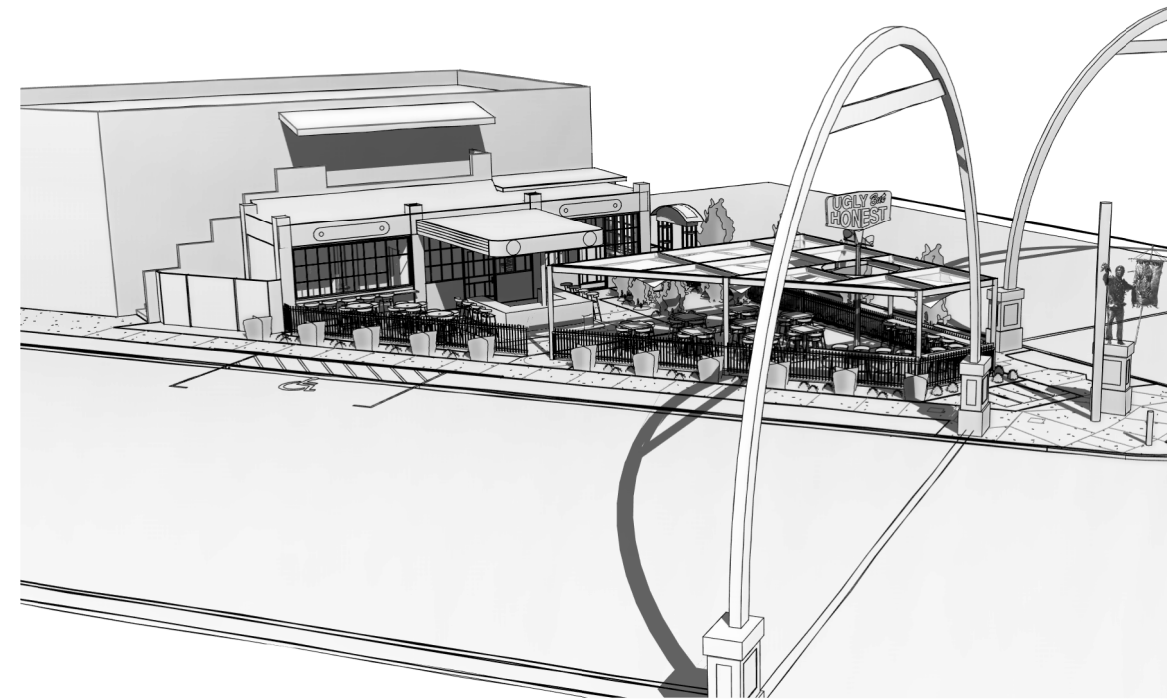
1/8" = 1' - 0"



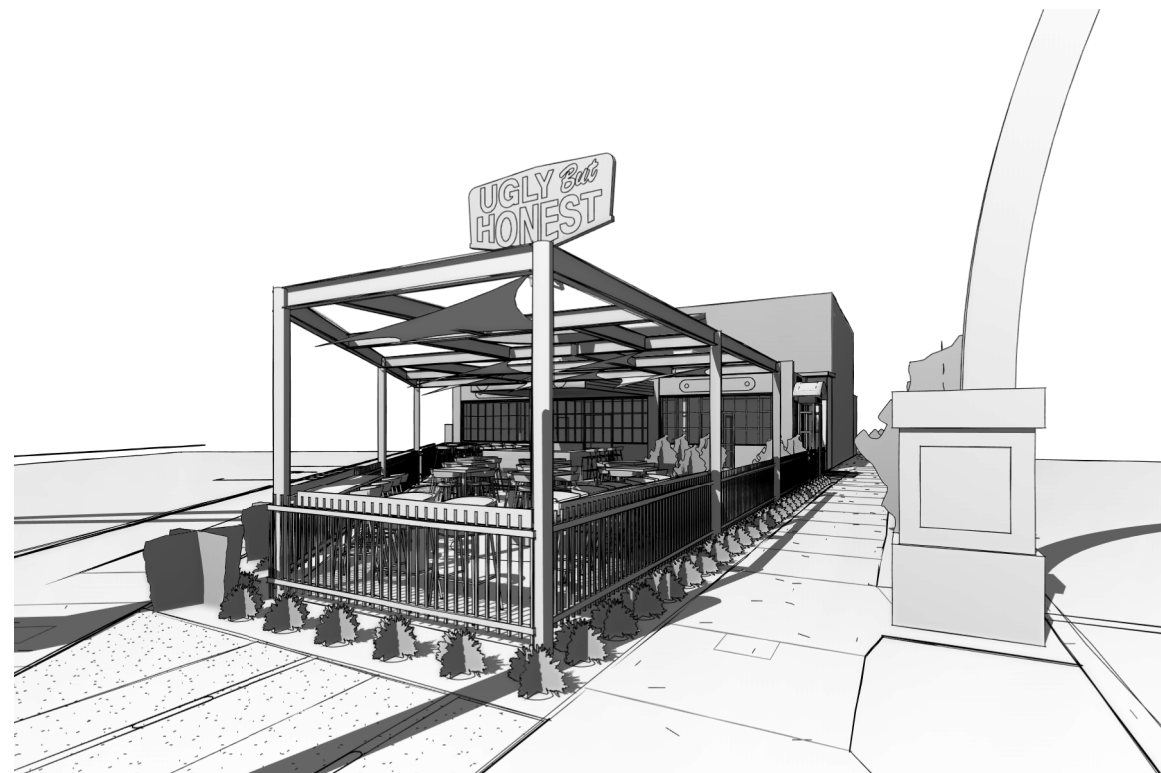
EXPIRES 6/30/2023



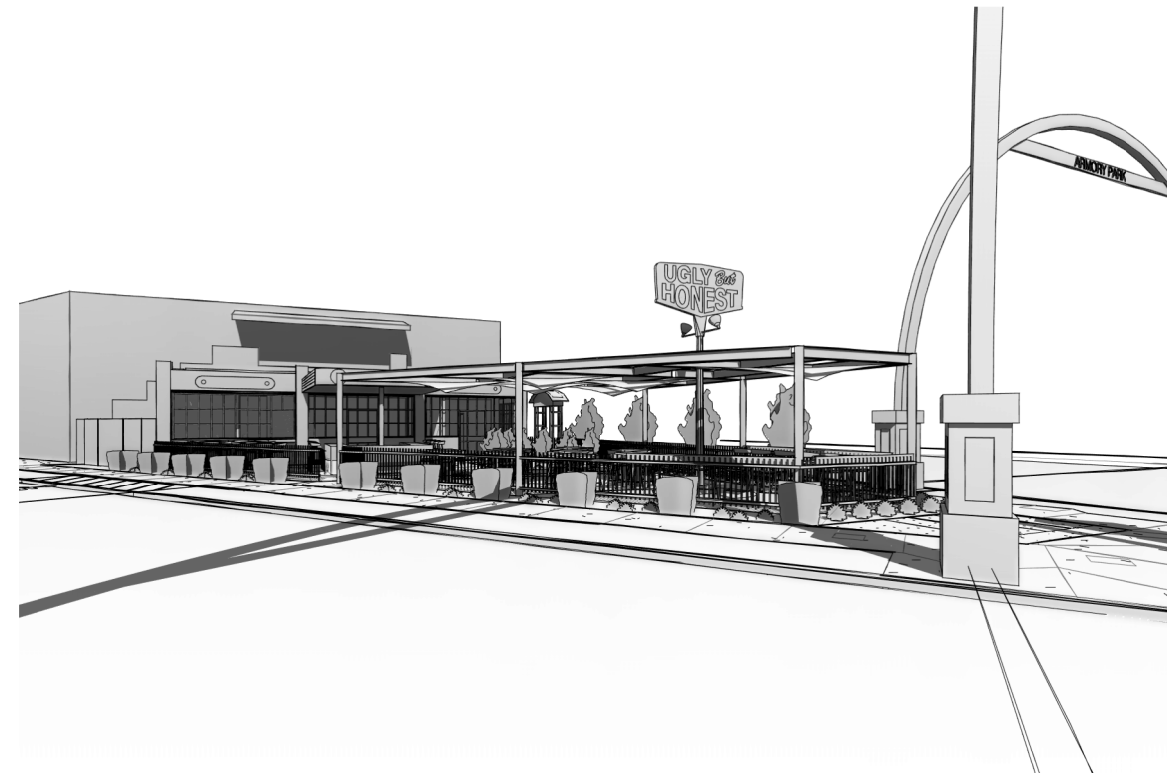
Southeast



Southwest



Southeast



Southwest

Perspective Views



(E) METAL BUILDING



PRIMARY: (E) WHITE



ALT.: (E) RED



ALT.: (E) BLUE



METAL SASH WINDOW



PRIMARY: (E) WHITE



ALT.: BLACK



SHADE STRUCTURE



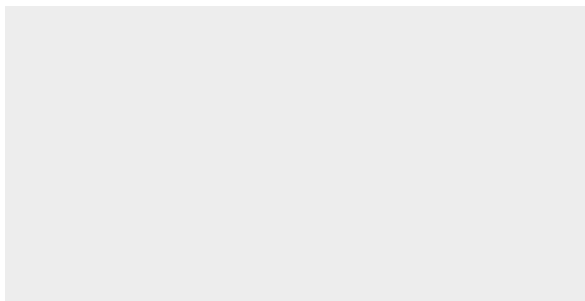
STEEL FENCING



RUSTED STEEL



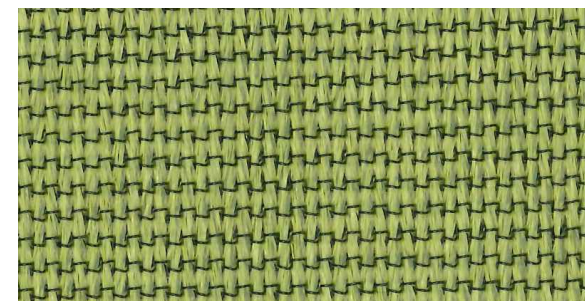
CORRUGATED POLYCARBONATE



PRIMARY: OPAL



TENSILE CANOPY



PRIMARY: OLIVE



CONCRETE BAR TOP



CONCRETE



CONCRETE PAVER



CONCRETE



PLANTERS



RUSTED STEEL



DECOMPOSED GRANITE



PRIMARY: GREY DG



ALT.: RED DG



RAIN BED & NATIVE VEGETATION



LANDSCAPED SIDEWALK BUFFER

Jeff Rhody | Dryland Design, LLC

- Rainwater harvesting landscape
- All plants to be native or near native



GRASSES

(BLUE GRAMA, DEER GRASS, SIDEOATS GRAMA, BIG SACATON)



VINES

(QUEEN'S WREATH, CROSSVINE, TOMBSTONE ROSE)



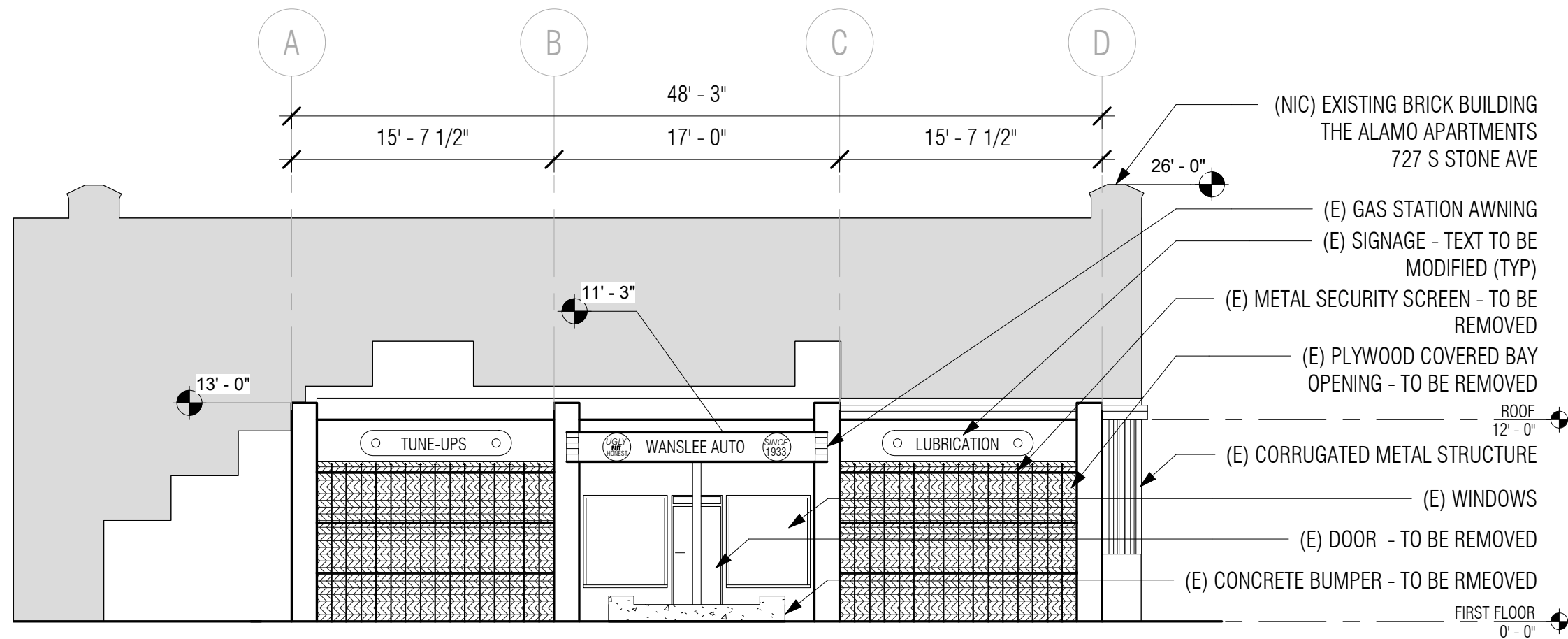
SHRUBS

(BLACK DELEA, GLOBE MALLOW, FAIRY DUSTER, MILKWEED SPP.)



TREES

(ARIZONA ASH, CHINESE PISTACHE, MISSION FIG)

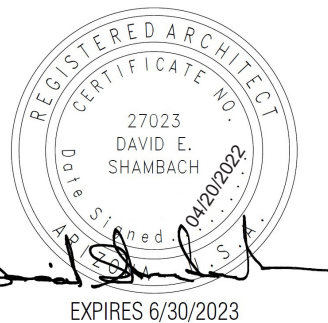


Ugly But Honest Pizza TI
733 S. Stone Avenue
Tucson, AZ 85701

EXISTING
ELEVATION

Existing Southern Elevation

1/8" = 1' - 0"



EXPIRES 6/30/2023

Existing Site Conditions

5.20.2022



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



FIVE POINTS INTERSECTION INFRASTRUCTURE



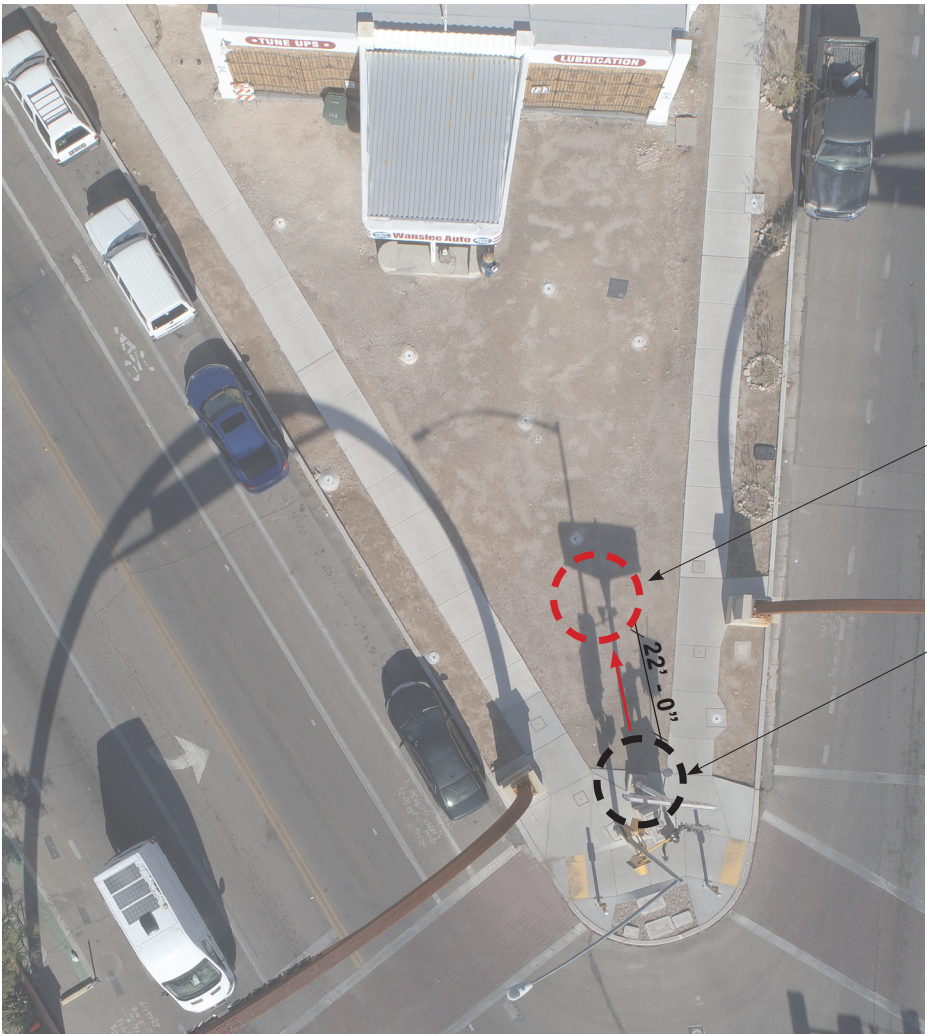
CESAR CHAVEZ STATUE



HISTORIC CONDITION

City of Tucson Requests Sign Relocation

5.20.2022



PROPOSED LOCATION

ORIGINAL LOCATION



Historic Condition (1998)



Historic Condition



Current Condition (2022)

Site Context Photographs

5.20.2022



(1) SW corner of 6th Avenue and 18th Street



(2) 5 Points Market to the West of the project site

Site Context Photographs

5.20.2022



(3) NW corner of 6th Ave and Stone Ave (project site)



(4) Baffert project site (under construction) and the Wanslee property to the north.

Site Context Photographs

5.20.2022



(5) Glass gallery to the east of the project



(6) Mural & Park to the West of the project

Precedent Examples in Development Zone

5.20.2022

The architectural vocabulary of Armory Park is incorporated into the Project to facilitate a walkable and inviting space. The reinterpretation of the historic neighborhood elements such as integrated landscape and historic signage, in addition to new design elements, such as bike corals, creates a space that compliments the historic neighborhoods while providing new amenities to the 5 Points area.



(7) **METAL PICKET FENCE**
705 S 6th Ave



(8) **UGLY BUT HONEST**
733 S. Stone Ave.



(9) **STEEL SHADE STRUCTURE**
733 S Arizona Ave.



(10) **METAL SASH WINDOW**
726 S. Stone Ave.



(11) **TENSILE CANOPY**
707 S 6th Ave (REAR)



(12) **BIKE CORRAL**
756 S Stone Ave



(13) **LANDSCAPED SIDEWALK BUFFER**
707 S 6th Ave (FRONT)

Precedent Examples - Historic Gas Station Conversions

5.20.2022

The selected projects from the historic zone highlight the architectural vocabulary that Ugly But Honest pizza looks to establish.



PRESTA COFFEE ROASTERS
501 E 9th St



VARIOUS OFFICES
648 N Stone Ave



PJ SUBS T6 FILLING STATION
2500 E 6th St



SPARKLE CLEANERS
2701 N Campbell Ave



GRAZE BURGERS
5635 E Broadway Blvd



ATL WINGS
802 N 4th Ave



UDC Compliance Review Comments

5.20.2022

Permit Review Details

Permit: DP21-0171
Parcel: 11707205A

Review Details

Addresses:
733 S STONE AV

Review Status: **Completed**

Show entries

Search:

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
1/21/2022	SBEASLE1	START	PLANS SUBMITTED	Completed	None
2/2/2022	ROBERT SHERRY	PLUMBING-COMMERCIAL	REVIEW	Reqs Change	Comments not resolved. Revise the site drawing to include the following existing utility information: a. The locations of fire hydrants. b. The existing sewer shown on the site utility plan is not shown on the Pima County sewer plans. Is it a private sewer? Show the location and size of the public sanitary 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. c. The point of connection to the existing public sewer. d. The first-floor elevation for the building Reference: City of Tucson Administrative Manual, Section 2-06.4.8D and Section 107.2.1, IBC 2018.
2/14/2022	AWARNER1	LANDSCAPE	REVIEW	Reqs Change	CDRC TRANSMITTAL TO: Planning and Development Services Department, Plans Coordination



UDC Compliance Review Comments

5.20.2022

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>FROM: Anne Warner, PLA PDS Landscape/Native Plant Preservation Section</p> <p>PROJECT: Ugly But Honest Pizzeria ACTIVITY NO: DP21-0171, 2nd submittal Address: 733 S Stone Ave Parcel: 117-07-0203A & 117-07-205A Zoning: HC-3 Existing Use: Ugly But Honest Car Sales Proposed Use: Food Service</p> <p>TRANSMITTAL DATE: February 14, 2022 DUE DATE: February 14, 2022 COMMENTS: Please resubmit revised drawings along with a detailed response letter, which states how all Landscape Review Section comments were addressed.</p> <p>This plan has been reviewed for compliance with applicable development criteria in the City of Tucson Unified Development Code (UDC) Administrative Manual (AM) Section 2-11 and Technical Manual (TM) Section for landscape, native plants, and water harvesting.</p> <p>1. UDC 2-10.4.1 Identification and Descriptive Data A. All improvements and site information, such as adjacent rights-of-way and property lines, shown on the landscape plan will be identical in size and location to those shown on the base plan (site plan or tentative plat). Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan.</p> <p>Ensure that Zoning and Engineering comments are addressed prior to landscape section approval.</p> <p>2. Add relevant case numbers to all drawings, specifically C9-18-02. Please review zoning conditions and make sure that plans adhere to those requirements.</p> <p>3. Please label the existing and future rights of way for Stone and 6th Avenues, UDC 7.6.4.C.2.a.</p>



UDC Compliance Review Comments

5.20.2022

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>4. Per 2-10-4.2.D, provide construction details or reference sheet and detail numbers from civil drawings that show bike racks, walkways, retaining and screening walls on landscape plans.</p> <p>5. Commercial Rainwater Harvesting plan is required to provide water to landscape areas, UDC Technical Standards Manual – Section 4-01.0.0, and Section 5-01.0.0 Landscaping and Screening. The Downtown Area Infill Incentive District (IID), Greater Infill Incentive Subdistrict 5.12.9 application may provide an exemption from this requirement.</p> <p>6. A 10' street landscape border is required along both S Stone Ave and S 6th Ave. UDC 7.6.4.C.2 and Table 7.6.4-1 The Downtown Area Infill Incentive District (IID), Greater Infill Incentive Subdistrict 5.12.9 application may provide an exemption from this requirement. https://www.tucsonaz.gov/files/pdsd/Special_Districts_Application_Revised_3-19-20_FILLABLE_PDF.pdf</p> <p>7. An irrigation plan is required, UDC Technical Standards 4-01.4.2.</p> <p>RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package</p> <p>YOUR NEXT STEPS: Submit documents to the Filedrop https://docs.tucsonaz.gov/Forms/tucsonpermitapp Select "Existing Application" 1) Comment Response Letter (your response to the reviewer's Requires changes comments) 2) Plan Set (or individual sheets) 3) Any other items requested by review staff</p> <p>If you have any questions, please contact me at anne.warner@tucsonaz.gov</p>
2/25/2022	NICHOLAS ROSS	ZONING	REVIEW	Reqs Change	<p>CDRC TRANSMITTAL</p> <p>TO: Development Services Department Plans Coordination Office</p>



UDC Compliance Review Comments

5.20.2022

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>FROM: Nick Ross Principal Planner</p> <p>PROJECT: Ugly But Honest Pizza Development Package (1st Review) DP21-0171</p> <p>TRANSMITTAL DATE: February 25, 2022</p> <p>DUE DATE: February 14, 2022</p> <p>COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.</p> <p>This plan has been reviewed for compliance with the Unified Development Code (UDC) Administrative Manual (AM) Section 2-06. Also compliance with applicable development criteria for the proposed use as listed in the City of Tucson Uniform Development Code (UDC) and the UDC Technical Standards Manual (TSM).</p> <p>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 February 25, 2023.</p> <p>1. 2-06.3.4 - A title block shall be provided in the lower right quadrant of each sheet. COMMENT: Please add "DP21-0171" to all sheets in the plan set.</p> <p>2. 2-06.4.2.D - The page number and the total number of pages in the</p>



UDC Compliance Review Comments

5.20.2022

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					package (i.e., sheet xx of xx). COMMENT: Please provide page numbers in the format shown above.
					3. 2-06.4.3 - The administrative street address and relevant case numbers (development package document, subdivision, rezoning, board of adjustment, DDO, MDR, DSMR, overlay, etc.) shall be provided adjacent to the title block on each sheet. COMMENT: Please identify any active Special Application activity numbers on all sheets.
					4. 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: Correct use per the UDC is Food Service w/ Alcoholic Beverage Service as an accessory use.
					5. 2-06.4.7.A.8 - For development package documents provide:
					6. 2-06.4.7.A.8.a - Floor area for each building; COMMENT: Please clarify the "10ft structure" above the outdoor dining area. Floor area info will be required.
					7. 2-06.4.7.A.8.c - Percentage of building, lot area, or vehicular use area expansion. If the building(s) or lot area have been previously expanded, those calculations shall be included; and, COMMENT: Provide expansion calculation for site.
					2-06.4.8 - Existing Site Conditions The following information shall be provided on the plan/plat drawing to indicate the existing conditions on site and within 50 feet of the site. On sites bounded by a street with a width of 50 feet or greater, the existing conditions across the street will be provided.
					8. 2-06.4.8.C - The following information regarding existing private or public right-of-way adjacent to or within the site shall be provided: the name, right-of-way width, recordation data, type and dimensioned width of paving, curbs, curb cuts, and sidewalks. COMMENT: The future ROW width for Stone and 6th Ave is incorrect. Please revise.



UDC Compliance Review Comments

5.20.2022

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>9. 2-06.4.9.F - All existing zoning classifications on and adjacent to the project (including across any adjacent right-of-way) shall be indicated on the drawing with zoning boundaries clearly defined. If the property is being rezoned, use those boundaries and classifications. The basis for this requirement is that some zoning requirements on a project are based on the zoning classification of adjacent property. Also, in some instances, each zone has to be taken into consideration on property that is split by two or more zoning classifications, as each may have different requirements. COMMENT: Add adjacent zoning for all surrounding properties per this standard.</p>
					<p>10. 2-06.4.9.H.5.a - Show all motor vehicle off-street parking spaces provided, fully dimensioned. As a note, provide calculations on the number of spaces required (include the ratio used) and the number provided, including the number of spaces required and provided for the physically disabled. The drawing should indicate parking space locations for the physically disabled. A typical parking space detail shall be provided for both standard parking spaces and those for the physically disabled. For information on parking requirements for the physically disabled, refer to adopted building and accessibility codes of the City of Tucson. Design criteria for parking spaces and access are located in Section 7.4.6, Motor Vehicle Use Area Design Criteria, of the UDC. COMMENT: While the required parking ratio used is accurate for Food Service, please confirm the accuracy of the size of the use area and identify it clearly on the site plan. Additionally, the reduction for IID will not be granted until a successful IID application has been approved.</p>
					<p>11. Projects bounded by streets having only a portion of the right-of-way width dedicated will be required to dedicate right-of-way, up to one-half, to complete the street width. COMMENT: Confirm with DTM Stone Ave and 6th Ave are not intended to be widened.</p>
					<p>12. 2-06.4.9.O - All applicable building setback lines, such as erosion hazard, floodplain detention/retention basins, and zoning, including sight visibility triangles, will be shown. COMMENT: Stone Ave and 6th Ave are designated Major Streets & Routes.</p>



UDC Compliance Review Comments

5.20.2022

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>The setback requirement is 21ft or the height measured from the back of the future curb location. The proposed steel shade structure is proposing a 0ft setback. A successful IID approval is required prior to an approval from zoning.</p> <p>13. 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: IID approval is required for the proposed use of rolling dumpsters and their location.</p> <p>14. 2-06.4.9.U - Indicate graphically, where possible, compliance with conditions of rezoning.</p> <p>15. 2-06.4.9.W - Indicate the locations and types of proposed signs (wall, free-standing, pedestal) to assure there are no conflicts with other requirements and that minimal locational requirements can be met. Indicate if there are any existing billboards on site. Compliance to the Sign Code, Chapter 3 of the Tucson Code, is required. COMMENT: The relocation of the "Ugly But Honest" sign must be approved in IID application.</p> <p>If you have any questions about this transmittal, please contact me at Nicholas.Ross@tucsonaz.gov or (520) 837-4029.</p> <p>RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package</p>
3/1/2022	JPEELDA1	FIRE	REVIEW	Approved	None



UDC Compliance Review Comments

5.20.2022

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
4/5/2022	LOREN MAKUS	ENGINEERING	REVIEW	Approved	None
4/8/2022	FRANK PODGORSKI	HPZ ADVISORY BOARD	HPZ ADVISORY BOARD DATE	Reqs Change	Will need Armory Park Historic Zone Advisory Board Review and PRS review for recommendation. After these reviews PDS Director will issue a decision. Please, submit HPZ applications in the filedrop link with related materials so we can process and start the historic review process.
4/8/2022	SBEASLE1	ZONING-DECISION LETTER	REVIEW	Reqs Change	<p>Email from: COTDSDPermits To: David Fri 4/8/2022 10:10 AM</p> <p>Hello David, We have not received review comments from Historic. Due to the past due status of this 2nd submittal review phase, I closed the workflow and will send Historic a reminder email today.</p> <p>REVIEW NOTICE Returned for Corrections: DP21-0171 DESCRIPTION: Site/Infill Incentive District - Ugly But Honest Pizza. Renovate from gas station to pizzeria with outdoor dining. 733 S STONE AV</p> <p>FEE BALANCE: \$ 1,371.50 Please pay at a minimum, the REVIEW category fees. A payment is required before your next submittal.</p> <p>ONLINE PAYMENTS If amount doesn't match "Fees Due", check back in a few hours https://www.tucsonaz.gov/pdsd/fees 1- Click on: Pay Planning & Permit Fees 2- Enter Permit Nbr, example: dp20-0000 (not case-sensitive but a hyphen-dash- is needed) 3- Business/Individual Name: Leave this field blank 4- "Continue" 5- In the Pay column - check the boxes 6- "Continue"</p> <p>YOUR NEXT STEPS</p>



UDC Compliance Review Comments

5.20.2022

Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
					<p>1. SEE REVIEW COMMENTS and documents on PRO: www.tucsonaz.gov/pro (If information is not available, check back later after data transfers to PRO.)</p> <ul style="list-style-type: none"> - Home page, Activity Search, enter the Activity/Permit Number - Permits - click on blue tab to see different sections - Reviews section - click on REVIEW DETAILS - Documents section - click on VIEW <p>2. Title your THIRD submittal documents accordingly, example: 3_Comment Response Letter</p> <p>3. UPLOAD A RESUBMITTAL to Filedrop:</p> <ol style="list-style-type: none"> 1) Comment Response Letter (your response to REQUIRES CHANGE comments) 2) Plan Set (all pages, full set, even if no changes were made) 3) Any other documents requested by review staff <ul style="list-style-type: none"> - FILEDROP: https://docs.tucsonaz.gov/Forms/tucsonpermitapp - "Existing Application" - "Permit Number" field: enter the number (and any notes for our staff) - Select "PLANS" for all documents <p>Thank you. Sharon Beasley, Certified Permit Specialist</p> <p>City of Tucson, Planning and Development Services Email: COTDSDpermits@TucsonAz.gov</p>

Showing 1 to 8 of 8 entries

Previous 1 Next



DESA Comment Responses

5.20.2022



March 22, 2022

To: Planning and Development Services Dept.
201 N. Stone Ave.
Tucson, AZ 85701

Attn: SDP Reviewers

Re: Activity #DP21-0171 – Ugly But Honest Pizza TI, 733 S. Stone Ave. - Review Response Memo

The following is a summary of our corrections in response to COT's review completed April 8th, 2022.

Plumbing

1. Comment:

The locations of fire hydrants.

Response: The fire hydrant was on the southeast corner of 6th ave and 18th st is located on the overview site plan on page DP1. It had a symbol in the legend. I have added a note to call attention to it for this 3rd submittal.

2. Comment:

The existing sewer shown on the site utility plan is not shown on the Pima County sewer plans. Is it a private sewer? Show the location and size of the public sanitary 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.

Response: Research with the county indicates that rim and invert elevations and sizes etc. were not available from the county nor was a reference number. The developer will verify and provide that data to be included in this 3rd submittal. I have added the location of the existing public sewer. The 4" hcs/waste line to the building is existing from a previous project.

3. Comment:

The point of connection to the existing public sewer.

Response: The point of connection is added to the utility plan on DP2.

4. Comment:

The first-floor elevation for the building

Response: The existing first-floor elevation of the existing building and new shade structure is added to the site plans all site plans

Landscape

1. Comment:

All improvements and site information, such as adjacent rights-of-way and property lines, shown on the landscape plan will be identical in size and location to those shown on the base plan (site plan or tentative plat). Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan.

DESA Comment Responses

5.20.2022



Ensure that Zoning and Engineering comments are addressed prior to landscape section approval.

Response: Will Comply

2. Comment:

Add relevant case numbers to all drawings, specifically C9-18-02. Please review zoning conditions and make sure that plans adhere to those requirements.

Response: This case number was shown in the bottom right of every sheet. The DP activity and IID case numbers have been added in this submittal.

3. Comment:

Please label the existing and future rights of way for Stone and 6th Avenues, UDC 7.6.4.C.2.a.

Response: ROW has been added to the landscape plan. Future ROW does not exist at this location and has been removed.

4. Comment:

Per 2-10-4.2.D, provide construction details or reference sheet and detail numbers from civil drawings that show bike racks, walkways, retaining and screening walls on landscape plans.

Response: Keynote references to details have been added to the landscape plan.

5. Comment:

Commercial Rainwater Harvesting plan is required to provide water to landscape areas, UDC Technical Standards Manual – Section 4-01.0.0, and Section 5-01.0.0 Landscaping and Screening. The Downtown Area Infill Incentive District (IID), Greater Infill Incentive Subdistrict 5.12.9 application may provide an exemption from this requirement.

Response: A harvesting plan is to be included in this 3rd submittal. We will be seeking relief from screening and border requirements through the IID process

6. Comment:

A 10' street landscape border is required along both S Stone Ave and S 6th Ave. UDC 7.6.4.C.2 and Table 7.6.4-1 The Downtown Area Infill Incentive District (IID), Greater Infill Incentive Subdistrict 5.12.9 application may provide an exemption from this requirement.

Response: We will be asking for relief for this through the IID process

7. Comment:

An irrigation plan is required, UDC Technical Standards 4-01.4.2.

Response: An irrigation plan is to be included in 3rd submittal.

Zoning

1. Comment:

Please add "DP21-0171" to all sheets in the plan set.

Response: DP number has been added

DESA Comment Responses

5.20.2022



2. Comment:
Please provide page numbers in the format shown above.
Response: Page numbers added
3. Comment:
Please identify any active Special Application activity numbers on all sheets.
Response: IID number added
4. Comment:
Correct use per the UDC is Food Service w/ Alcoholic Beverage Service as an accessory use.
Response: Corrected
5. Comment:
For development package documents provide:
Response: We will comply with the following comments
6. Comment:
Please clarify the "10ft structure" above the outdoor dining area. Floor area info will be required.
Response: This is now labeled as a steel shade canopy with an area of 630SF on all site plans.
7. Comment:
Provide expansion calculation for site
Response: Expansion calc has been added in the general notes on DP1.
8. Comment:
The future ROW width for Stone and 6th Ave is incorrect. Please revise.
Response: Future ROW width is removed from SPD
9. Comment:
Add adjacent zoning for all surrounding properties per this standard.
Response: Zoning boundary and adjacent zoning was shown on the overview site plan on sheet DP1
10. Comment:
While the required parking ratio used is accurate for Food Service, please confirm the accuracy of the size of the use area and identify it clearly on the site plan. Additionally, the reduction for IID will not be granted until a successful IID application has been approved.
Response: Areas are more clearly labeled on the site plan. The actual seating areas have been refined and the required parking count has decreased from 21 spaces to 18 spaces.
11. Comment:
Confirm with DTM Stone Ave and 6th Ave are not intended to be widened.
Response: Understood, will remove future ROW information from the SDP



DESA Comment Responses

5.20.2022



12. Comment:

Stone Ave and 6th Ave are designated Major Streets & Routes. The setback requirement is 21ft or the height measured from the back of the future curb location. The proposed steel shade structure is proposing a 0ft setback. A successful IID approval is required prior to an approval from zoning.

Response: Understood, we will be requesting this in our IID.

13. Comment:

IID approval is required for the proposed use of rolling dumpsters and their location.

Response: Understood. The owner is planning to use 4 rolling bins for trash and recycling and will have an agreement with the developer for use of a trash enclosure across the street for any excess waste. We will be requesting this in our IID.

14. Comment:

The relocation of the "Ugly But Honest" sign must be approved in IID application.

Response: Understood, we will be requesting this in our IID.

Please call if you have any question or concerns.

Sincerely,
Zach Peters

CC David Shambach

Neighborhood Meeting Summary

5.20.2022



We began the IID neighborhood meeting last night, March 14th, on Microsoft Teams at 5:31 pm. David Shambach gave a brief Intro and synopsis and Nick Heddings talked about his vision for the project. Larry Kappler introduced himself and discussed the history of the gas station, its uses, and it's ownership. Shambach discussed the following talking points for the main presentation:

- Context and crowding of the ugly but honest sign
- Parking requirements
- IID relief requested for parking, setbacks, landscape borders, trash
- IID IPP process inform the attendees that how they can show support or
- Site plan, show seating, planting, bike parking,
- Floor plan, eating area, kitchen and service pick up
- Elevations fencing, rusted canopy w translucent panel and shade sails
- Materials paint, rusted steel, lexan panels and paving surfacing, planting pallet to be native
- Showed views and renders

The meeting was opened to the audience for comments; these were the main topics:

- The moving of the sign was discussed and president of the neighborhood association agreed the sign should be moved.
- The issue about the sign's landmark status and historic status was mentioned.
- Concerns about parking availability and use by the surround projects were discussed.
- Comments were made about the height and materials of the canopy.
- Historic design elements were discussed

Larry makes closing remarks about the project and the meeting wrapped up at 7:00pm. 18 people attended and zero comments were submitted through our website form.

Zach Peters



3/15/2022



Neighborhood Meeting Invitation

5.20.2022



Invitation To A Neighborhood Meeting

733 S Stone Ave.
Re: Parcel 117-07-203A and 117-07-205A
Pre application #: T21PRE0236
SDP Activity #: DP21-0171
IID #: IID-22-01

February 21st, 2022

- Date & Time:** Monday, March 14th 2022, 5:30pm-7:00pm
- Meeting Location:** Microsoft Teams: **Meeting info on reverse sheet**
- Purpose:** Neighborhood Meeting Project Presentation For Infill Incentive District Zoning Option, Individual Parking Plan Option, Ugly But Honest Pizza TI Project
- Project:** Ugly But Honest Pizza TI Project
- Project Location:** 733 S. Stone Ave. Tucson, Arizona 85701

Project Description: The property owner Larry Kappler, restaurateur Nick Heddings, along with their architect, David Shambach, AIA, invite you to join us as we present the vision and design for the Ugly But Honest Pizza TI Project.

This neighborhood meeting and presentation is being conducted as part of the Greater Infill Incentive District and the Individual Parking Plan Option application process. It is the intent of the property owners to submit this development to the City of Tucson, utilizing the IID review process to secure zoning, design and historical review approval. In addition, we will be seeking relief from providing full code required on-site parking by submitting an Individual Parking Plan as part of the site development package approval process.

The Ugly But Honest Pizza TI Project, located at 733 S. Stone Avenue, is a renovation of a 900SF historic gas station. The project includes a pizzeria kitchen, indoor seating, covered outdoor bar with seating, and a new shade structure over an outdoor dining area. The design includes refurbishing the existing gas station with new windows, steel fencing, shade structure, as well as preservation of the historic signage. In addition, the design includes a concerted effort to create a comfortable and pedestrian friendly urban streetscape that includes shade, landscaping, water harvesting and architectural interest along this historically significant intersection.

Meeting Agenda

- I Introductions
- II Project Overview
- III Discussion/ Points
 - Site plan
 - Parking
 - Individual Parking Plan Process
 - IID designation
 - Design Concepts
- IV Questions and Answers
- V Adjournment

Project Map



Project Location: 733 S. STONE AVE.

Meeting info on reverse sheet



Neighborhood Meeting Invitation

5.20.2022

Date & Time: **Monday, March 14th 2022, 5:30pm-7:00pm**

Meeting Location: Microsoft Teams

Joining the meeting:

1. Go to <https://shambach.com/neighborhood-meeting> on a PC or mobile device to see the meeting link.
2. The link "Click here to join the meeting" will take you to the Microsoft Teams website; It will ask if you want to open the meeting in your web browser or install Microsoft Teams on your desktop. Mobile devices may need to download the Microsoft Teams app.
3. Begin the meeting with your microphone turned off. Please remain muted until the questions and comments portion of the meeting. Thank you.

For questions regarding this announcement or the neighborhood meeting contact Dave Shambach at David E. Shambach Architect, Inc (520) 505-3910 Ex 1 or visit our website at <https://shambach.com/>

Letters of consent or dissent may be presented to:

City of Tucson,
Planning and Development Services (PDSD)
201 North Stone
Tucson, Arizona 85701

Att: Maria Gayosso

MAR
14

Armory Park Neighborhood Meeting - Ugly But Honest Pizza

Monday, March 14, 2022
5:30 PM – 6:30 PM



[Click here to join the meeting](#)

Presentation Feedback Form

Name *

First Name

Last Name

Email *

Message *

SUBMIT

**** NO COMMENTS WERE SUBMITTED**

11" x 17" Presentation Boards provided on the next two pages.

UGLY BUT HONEST PIZZA TI
DESIGN CONCEPTS | FLOOR PLAN

First Floor Plan
1/8" = 1'-0"

David E. Shembach, Architect, Inc. • 1002 E Broadway Blvd, Suite 102, Tucson, AZ 85719 • archteam@shembach.com • 520.505.3910

UGLY BUT HONEST PIZZA TI
DESIGN CONCEPTS | ELEVATION

South Elevation
1/8" = 1'-0"

David E. Shembach, Architect, Inc. • 1002 E Broadway Blvd, Suite 102, Tucson, AZ 85719 • archteam@shembach.com • 520.505.3910

UGLY BUT HONEST PIZZA TI
DESIGN CONCEPTS | ELEVATION

East Elevation
1/8" = 1'-0"

David E. Shembach, Architect, Inc. • 1002 E Broadway Blvd, Suite 102, Tucson, AZ 85719 • archteam@shembach.com • 520.505.3910

UGLY BUT HONEST PIZZA TI
DESIGN CONCEPTS | ELEVATION

West Elevation
1/8" = 1'-0"

David E. Shembach, Architect, Inc. • 1002 E Broadway Blvd, Suite 102, Tucson, AZ 85719 • archteam@shembach.com • 520.505.3910

UGLY BUT HONEST PIZZA TI
DESIGN CONCEPTS | MATERIAL SAMPLES AND COLORS

(E) METAL BUILDING PRIMARY: (E) WHITE ALT: (E) RED	CONCRETE BAR TOP CONCRETE	LANDSCAPING Jeff Rindy Rynind Design, LLC • Boulder, Wyoming, USA • All plants to be native or near native
METAL SASH WINDOW PRIMARY: (E) WHITE ALT: BLACK	CONCRETE PAVER CONCRETE	
STEEL SHADE STRUCTURE STEEL FENCING RUSTED STEEL	PLANTERS RUSTED STEEL	GRASSES (BLUE GRAMA, DEER GRASS, SIDEDRUM GRAMA, BIG SACATON)
CORRUGATED POLYCARBONATE PRIMARY: OPAL	DECOMPOSED GRANITE PRIMARY: GREY DG ALT: RED DG	VINES (QUEEN'S WREATH, CROSSVINE, TOWNSTONE ROSE)
TENSILE SHADE CANOPY PRIMARY: OLIVE	RAIN BED & NATIVE VEGETATION LANDSCAPED SIDEWALK BUFFER	SHRUBS (BLACK DELEA, GLOBE MALLOW, FAIRY DUSTER, MILKWEED SP?)
		TREES (ARIZONA ASH, CHINESE PISTACHE, MISSION FIG)

David E. Shembach, Architect, Inc. • 1002 E Broadway Blvd, Suite 102, Tucson, AZ 85719 • archteam@shembach.com • 520.505.3910

UGLY BUT HONEST PIZZA TI
COMMENTS / QUESTIONS?

David E. Shembach, Architect, Inc. • 1002 E Broadway Blvd, Suite 102, Tucson, AZ 85719 • archteam@shembach.com • 520.505.3910

*RENDERING SHOWN AT NEIGHBORHOOD MEETING

Neighborhood Meeting Sign-in

5.20.2022

Presenters (2) Mute all

- ZP Zach Peters
- DS Dave Shambach Organizer

Attendees (14)

- AG Adriana Gallego External
- DB David Bachman-Williams (G... Meeting guest
- DA Diana Amado External
- JS Jesse Soto External
- JB John Burr (Guest) Meeting guest
- LK Larry Kappler (Guest) Meeting guest
- MM Martha McClements (Guest) Meeting guest
- MR Maurice Roberts (Guest) Meeting guest
- M Meghan (Guest) Meeting guest
- SC Sam Credio External
- SH Sloane Haywood (Guest) Meeting guest
- SK Steve Kozachik External
- WF Woods Fairchild External
- WR Wylwyn Reyes External

Labels and Map Request

5.20.2022



PLANNING & DEVELOPMENT SERVICES DEPARTMENT LABELS AND MAP REQUEST

Case Number: IID-22-01
 Case Name: Ugly But Honest Pizza TI
 Property Address: 733 S Stone Ave
 Parcel Number: _____
 Nearest two cross streets of the property:
Stone Ave.
6th Ave.

Applicant's Name: Zach Peters
 Applicant's Phone: 520-288-3921
 Applicant's Email: zpeters@shambach.com
 Applicant's Signature: _____

APPLICANT TO ATTACH THE FOLLOWING WITH THIS REQUEST:

- Check for \$220.00 addressed to the City of Tucson
- Assessor's Property or Properties Inquiry Printout
- Assessor's Block & Lot Map

REQUESTED LABELS ARE FOR THE FOLLOWING PROCESS:

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> B/A | <input type="checkbox"/> FLD | <input checked="" type="checkbox"/> IPP | <input type="checkbox"/> Plan Amendment |
| <input type="checkbox"/> DDO | <input checked="" type="checkbox"/> IID Major | <input type="checkbox"/> NPZ | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Differential Grading | <input type="checkbox"/> IID Minor | <input type="checkbox"/> Original City Zoning | <input type="checkbox"/> Special Exception |

FOR STAFF USE

LABELS NEED TO INCLUDE THE FOLLOWING:

- | | |
|--|--|
| <input type="checkbox"/> Aerial Map | <input type="checkbox"/> Property Owners adjacent to fill site |
| <input type="checkbox"/> Location Map | <input type="checkbox"/> Council Office for the site |
| <input type="checkbox"/> Newspaper Map | <input type="checkbox"/> Mayor's Office |
| <input type="checkbox"/> Sign Map | <input type="checkbox"/> Rezoning Map |
| <input type="checkbox"/> Neighborhood Association Map | <input type="checkbox"/> Original City Zoning Map |
| <input type="checkbox"/> 300' Radius Mailing Labels (Property Owners) | <input type="checkbox"/> Special Exception Map |
| <input type="checkbox"/> 50' Radius Mailing Labels (Property Owners) | <input type="checkbox"/> Ordinance Map |
| <input type="checkbox"/> Neighborhood Associations within 1 Mile | <input type="checkbox"/> Approval/Protest Map |
| <input type="checkbox"/> Neighborhood Association Where Project is Located | <input type="checkbox"/> Case Maps |
| | <input type="checkbox"/> PDF & Photocopies of labels and notification maps |

Date received: _____ Date labels are due: _____

ACTIVITY #: _____

Labels and map(s) to be returned and PDF e-mailed to: _____

AZ Jet Mail (if applicable)

- Excel spreadsheet for 300'
- Excel spreadsheet for neighborhood Labels



IID Application Package | REVISION 1 | Ugly But Honest Pizza TI
Mailing Labels - Neighborhood Association

5.20.2022

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

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

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

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

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

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

Ernie Lujan - N.A. - Santa Rita Park-West Ochoa
1445 S 4th Ave
Tucson, AZ 85713

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

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

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

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

Jonathan Tullis - N.A. - Iron Horse
216 N 1st Ave
Tucson, AZ 85719

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

Regina Romero - Mayor
255 W. Alameda ST
Tucson, AZ 85701

Steve C. Kozachik - Ward 6
3202 E. 1st ST
Tucson, AZ 85716

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

David Bachman-Williams - N.A. - Armory Park
350 E 15th St
Tucson, AZ 85701

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

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

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

Richard G. Fimbres - Ward 5
4300 S. Park AV
Tucson, AZ 85714

Yolanda Quiroz - N.A. - Santa Rita Park-West Ochoa
440 E 22nd St
Tucson, AZ 85713

Angela M. Quiroz - N.A. - Santa Rita Park-West Ochoa
448 E 22nd St
Tucson, AZ 85713

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

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

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

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

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

Brian Taraz (Vice-Chair) - N.A. - Barrio Kroeger Lane
860 W 20th St
Tucson, AZ 85745

Josefina Cardenas - N.A. - Barrio Kroeger Lane
902 W 21st St
Tucson, AZ 85745



IID Application Package | REVISION 1 | Ugly But Honest Pizza TI
Mailing Labels - Neighborhood Association

5.20.2022

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

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

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

Lane Santa Cruz - Ward 1
940 W. Alameda ST
Tucson, AZ 85745

Neil Saunders (Chair) - N.A. - Barrio Kroeger Lane
950 W 21st St.
Tucson, AZ 85745

Maurice Roberts - N.A. - Armory Park
P.O. Box 2132
Tucson, AZ 85702

Sara L. O'Neil (1st Co-Chair) - N.A. - South Park
P.O. Box 26302
Tucson, AZ 85726

Tom Pyle (2nd Co-Chair) - N.A. - South Park
P.O. Box 26302
Tucson, AZ 85726

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



Mailing Labels - Property Owners

5.20.2022

117080790 JUSSEAUME ROGER J FAMILY TR 6363 S KYRENE RD STE 101 TEMPE AZ 85283	117080850 SANDOVAL NOE C JR & ARLENE R JT/RS 809 N ABREGO DR GREEN VALLEY AZ 85614	117072140 AMARU JACOB 705 S 6TH AVE TUCSON AZ 85701
117072270 BAGWELL ALAN KEITH & TROWBRIDGE 744 S 5TH AVE TUCSON AZ 85701	11708096C BENITEZ BENNIE O 39 W 18TH ST TUCSON AZ 85701	11708096B BENITEZ NORMA 33 W 18TH ST TUCSON AZ 85701
117080810 BOHAC FRANK & MANLY-BOHAC GERTRUDE REVOC TR 812 S 5TH AVE TUCSON AZ 85701	117072010 CARLY QUINN FINE ART LLC 730 S STONE AVE TUCSON AZ 85701	117080930 COY MYRIAM 804 S 6TH AVE TUCSON AZ 85701
117080980 FELIX JOSE EUSEBIO M 45 W 18TH ST TUCSON AZ 85701	117072130 GIBBS DAVID N & RIX DIANA CP/RS 105 E 17TH ST TUCSON AZ 85701	117084330 GIST CHRISTOPHER & WICKER-GIST 805 S ARIZONA AVE TUCSON AZ 85701
117072150 HAYWOOD D SLOANE LIVING TR 707 S 6TH AVE TUCSON AZ 85701	117072000 HILLMAN-MORFOOT REVOCABLE LIVING TR 544 S 6TH AVE TUCSON AZ 85701	117072240 JACKSON ABBEY L 738 S 5TH AVE TUCSON AZ 85701
117071750 LAOS ANNA B LIVING TR 647 S 6TH AVE TUCSON AZ 85701	11707198A MARROQUIN KEITH & BROSSEAU CARLI L JT/RS 715 S 7TH AVE TUCSON AZ 85701	11707199B MARTIN MARJORIE A 721 S 7TH AVE TUCSON AZ 85701
11707216A PHILABAUM THOMAS A & DABNEY M JT/RS 820 S 2ND AVE TUCSON AZ 85701	117071950 PRIMAVERA FOUNDATION INC 702 S 6TH AVE TUCSON AZ 85701	11708102A REISER SHANE LIVING TR 828 S RUSSELL AVE TUCSON AZ 85701
117072020 SARTORE KRISTIN M & MILCHAN TAL JT/RS 725 S 7TH AVE TUCSON AZ 85701	117080860 SOCIETY OF ST VINCENT DE PAUL - TUCSON 820 S 6TH AVE TUCSON AZ 85701	117142360 123 ARMIGO LLC PO BOX 3096 TUCSON AZ 85702
11707203A EPPERSON DOROTHY ANN 8666 N PASEO NORTENO TUCSON AZ 85704	117080770 CHURCHILL ADAM & NICOLE CP/ RS 5524 E 4TH ST TUCSON AZ 85711	11707208B CUMMINGS FIVE POINTS LLC 6017 E WENDREW LN TUCSON AZ 85711
117073460 EQUILIBRIUM 28 W 18TH ST LLC 4067 E GRANT RD STE 203 TUCSON AZ 85712	117080840 MORENO DINO S & MORENO DAVID & MORENO 2615 S MISSION RD TUCSON AZ 85713	11707192A PRIMAVERA FOUNDATION INC 151 W 40TH ST TUCSON AZ 85713



Mailing Labels - Property Owners

5.20.2022

117142330

HEDDINGS NICHOLAS & MEGHAN M CP/RS

2918 E RICHARDS ROW

TUCSON AZ 85716

117080950

HABITATION INVESTMENTS LLC

1975 E KLEINDALE RD

TUCSON AZ 85719

11707222A

340 E YAVAPAI LLC

PO BOX 64669

TUCSON AZ 85728

117071970

BOSSERT JADE LTD PROFIT SHARING PLAN AND

3151 W CAMINO ALTO

TUCSON AZ 85742

11707212C

ROBERTS WICHNEVETZKI REVOC LIVING TR

10866 E LIMBERLOST RD

TUCSON AZ 85749

117080800

SUAREZ FAMILY LP

3800 E CALLE DE SOTO

TUCSON AZ 85716

117080780

HAWK 2011 REVOC TR

3550 N OLIVE RD

TUCSON AZ 85719

11707226B

KBL 747 LLC

PO BOX 64669

TUCSON AZ 85728

11707211C

MAXIMO SIMON H & SYLVIA B JT/RS

2844 W CALLE ARANDAS

TUCSON AZ 85745

117084340

CARPENTER CORY J & KRISTIN

5761 N PLACITA DEL TRUENO

TUCSON AZ 85718

117071930

R + R DEVELOP LLC

1001 E 17TH ST #125

TUCSON AZ 85719

117072180

LIPLIL II LLC

PO BOX 43025

TUCSON AZ 85733

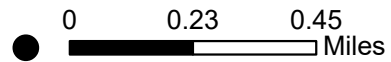
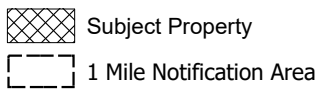
117071760

SALLY ANN TOM JUNE 1/2 INT &

1919 W RIVERVIEW ST

TUCSON AZ 85745

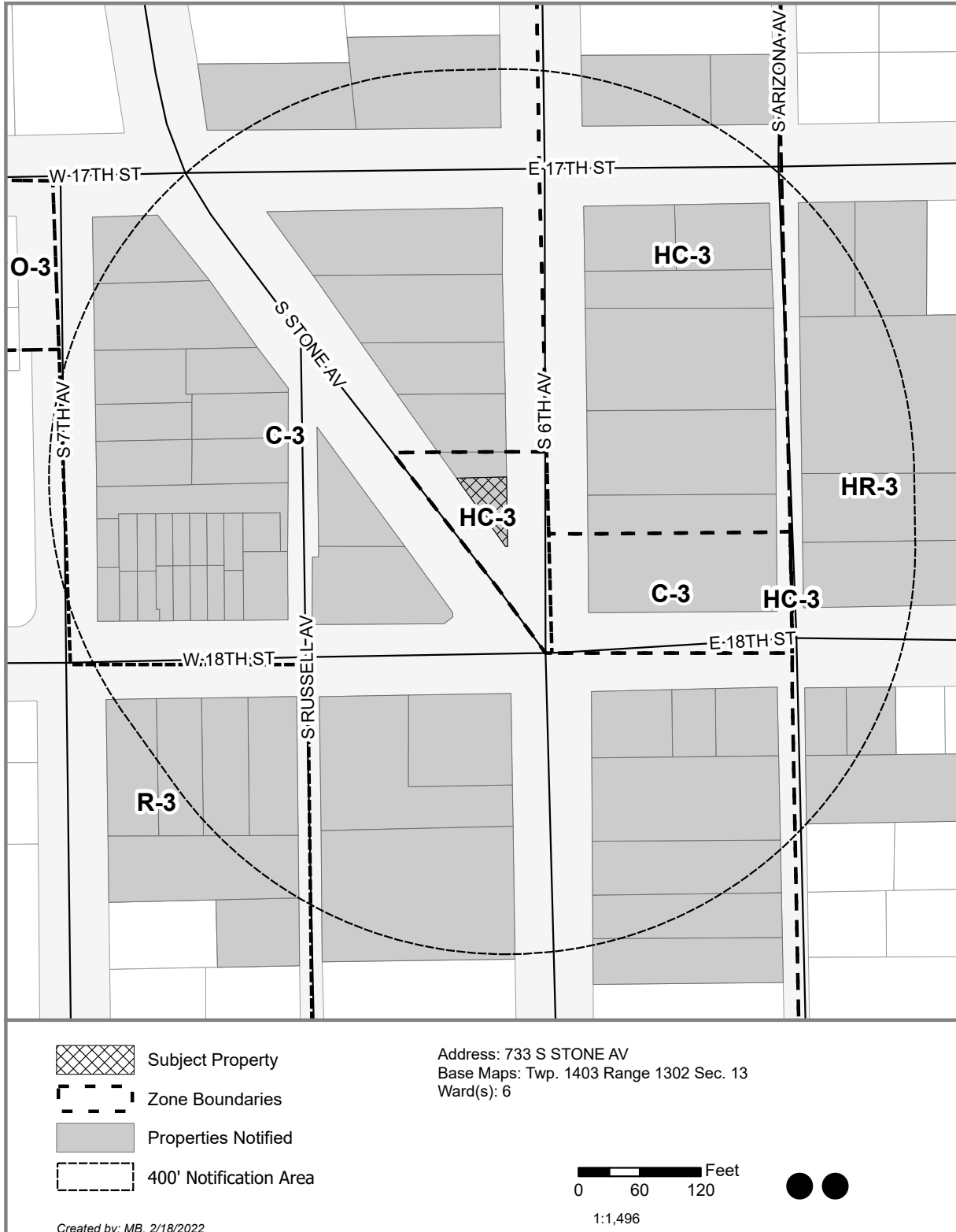
IID-22-01 - Ugly But Honest Pizza



Mailing Radius - Property Owners

5.20.2022

IID-22-01 - Ugly But Honest Pizza





Mailing Certification

5.20.2022

DATE: 2.25.2022

City of Tucson
Planning & Development Services
Entitlements Section
201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

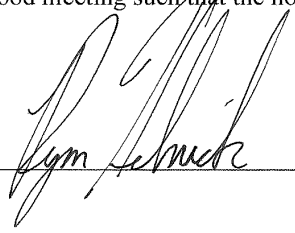
ACTIVITY NUMBER: T21PRE0236

PROJECT LOCATION: 733 S Stone Ave.

This serves to place on record the fact that on 2.25.2022, Ryan Helmick,
(date) *(name)*

David E Shambach, Architect, Inc., mailed notice of the 3.14.2022
(Company/Organization) *(date of meeting)*

neighborhood meeting such that the notice was received at least ten (10) days prior to the date of the meeting.

Signature:  _____

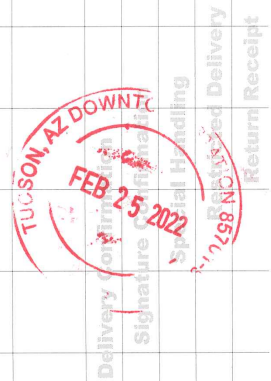
Date: 2.25.2022

****Include the certification in the neighborhood meeting portion of the application****

Attachment: copy of mailing labels

5.20.2022

Name and Address of Sender		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt													
		<input type="checkbox"/> Certified	<input type="checkbox"/> Recorded Delivery (International)														
		<input type="checkbox"/> COD	<input type="checkbox"/> Registered														
		<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Return Receipt for Merchandise														
		<input type="checkbox"/> Express Mail	<input type="checkbox"/> Signature Confirmation														
		<input type="checkbox"/> Insured															
Name and Address of Sender		Address (Name, Street, City, State, & ZIP Code)		Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee			
1.	Amanda Smith - N.A. - Rincon Heights 1625 E 8th St Tucson, AZ 85719																
2.	Richard G. Fimbres - Ward 5 4300 S. Park AV Tucson, AZ 85714																
3.	Nicole Gonzales - N.A. - Barrio Santa Rosa 323 W. 19th Street Tucson, AZ 85701																
4.	Peter Norback - N.A. - Miles 1428 E Miles Tucson, AZ 85719																
5.	David Bachman-Williams - N.A. - Armory Park 350 E 15th St Tucson, AZ 85701																
6.	Ted Warmbrand - N.A. - Barrio San Antonio 402 S Star Ave Tucson, AZ 85719																
7.	Regina Romero - Mayor 255 W. Alameda ST Tucson, AZ 85701																
8.	Mary Jo Curtin - N.A. - El Presidio 233 N Main Ave Tucson, AZ 85701																
Total Number of Pieces Listed by Sender		Total Number Received at Post Office															



See Privacy Act Statement on Reverse

PS Form 3877, February 2002 (Page 1 of 2) Complete by Typewriter, Ink, or Ball Point Pen

Name and Address of Sender		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt											
		<input type="checkbox"/> Certified	<input type="checkbox"/> Recorded Delivery (International)												
		<input type="checkbox"/> COD	<input type="checkbox"/> Registered												
		<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Return Receipt for Merchandise												
		<input type="checkbox"/> Express Mail	<input type="checkbox"/> Signature Confirmation												
		<input type="checkbox"/> Insured													
Name and Address of Sender		Address (Name, Street, City, State, & ZIP Code)		Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee	
1.	Erika Mitnik (Chair) - N.A. - Iron Horse 121 N Euclid Tucson, AZ 85719														
2.	Colby Henley - N.A. - Rincon Heights 1140 E 10th St Tucson, AZ 85719														
3.	Mike McGary - N.A. - Downtown Neighborhood Association 111 S Church, Apt #504 Tucson, AZ 85701														
4.	Clarissa Canez (VP Chair) - N.A. - Barrio Santa Cruz 1520 S Santa Cruz Tucson, AZ 85713														
5.	Ernie Lujan - N.A. - Santa Rita Park-West Ochoa 1445 S 4th Ave Tucson, AZ 85713														
6.	Jonathan Tullis - N.A. - Iron Horse 216 N 1st Ave Tucson, AZ 85719														
7.	Zach Yentzer - N.A. - Menio Park 214 S Grande Ave														

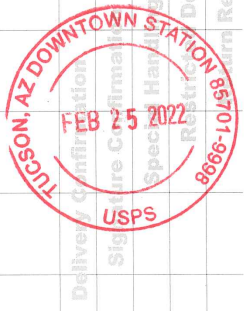




IID Application Package | REVISION 1 | Ugly But Honest Pizza TI

5.20.2022

Name and Address of Sender		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt													
		<input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured		<input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation		Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee	
1.	Pedro M Gonzales - N.A. - Barrio Viejo 423 S Elias Tucson, AZ 85701																
2.	Laura M Gonzales - N.A. - Barrio Viejo 423 S Elias Tucson, AZ 85701																
3.	11707222A 340 E YAVAPAI LLC PO BOX 64669 TUCSON AZ 85728	117072020															
4.	117142330 HEDDINGS NICHOLAS & MEGHAN M CP/RS 2918 E RICHARDS ROW TUCSON AZ 85716	117080950	SARTORE KRISTIN M & MILCHAN TAL JT/RS 725 S 7TH AVE TUCSON AZ 85701														
5.	11707203A EPPERSON DOROTHY 8666 N PASEO NORTENO TUCSON AZ 85704	117080770	HABITATION INVESTMENTS LLC 1975 E KLEINDALE RD TUCSON AZ 85719														
6.	117080770 CHURCHILL ADAM & NICOLE CP/RS 5524 E 4TH ST TUCSON AZ 85711																
Total Number of Pieces Listed by Sender		Total Pieces Received	See Privacy Act Statement on Reverse														



PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

Name and Address of Sender		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt													
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1.	Sara L. O'Neil (1st Co-Chair) - N.A. - South Park P.O. Box 26302 Tucson, AZ 85726																
2.	Lane Santa Cruz - Ward 1 940 W. Alameda ST Tucson, AZ 85745																
3.																	
4.																	
5.																	
6.																	
7.																	





5.20.2022

1.	Name and Address of Sender	Check type of mail or service: <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured	Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation	Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt		Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
	Steve C. Kozachik - Ward 6 3202 E. 1st ST Tucson, AZ 85716															
	Raul E Ramirez (1st VP) - N.A. - Menlo Park 1931 W Brichta Dr TUCSON AZ 85716															
	117080930 COY MYRIAM 804 S 6TH AVE TUCSON AZ 85701															
	117072270 BAGWELL ALAN KEITH & TROWBRIDGE 744 S 5TH AVE TUCSON AZ 85701															
	11708096C BENITEZ BENNIE O 39 W 18TH ST TUCSON AZ 85701															
	11708096B BENITEZ NORMA 33 W 18TH ST TUCSON AZ 85701															
	117080790 JUSSEAU ROGER J FAMILY TR 6363 S KYRENE RD STE 101 TEMPE AZ 85283															
	117080850 SANDOVAL NOE C JR & ARLENE R JT/RS 809 N ABREGO DR GREEN VALLEY AZ 85614															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmark		See Privacy Act Statement on Reverse										



PS Form 3877, February 2002 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

1.	Name and Address of Sender	Check type of mail or service: <input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured	Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation	Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt		Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
	Columba Huarague - N.A. - Barrio Santa Cruz 911 W 25th St Tucson, AZ 85713															
	Tom Pyle (2nd Co-Chair) - N.A. - South Park P.O. Box 26302 Tucson, AZ 85726															
	Jason Huarague (Chair) - N.A. - Barrio Santa Cruz 911 W 25th St Tucson, AZ 85713															
	117080860 SOCIETY OF ST VINCENT DE PAUL - TUCSON 820 S 6TH AVE TUCSON AZ 85701															
	117142360 123 ARMUJO LLC TUCSON AZ 85702															
	11707216A PHILBAUM THOMAS A & DABNEY M JT/RS 820 S 2ND AVE TUCSON AZ 85701															
	11707198A MARROQUIN KEITH & BROSSEAU CARLI L JT/RS															



5.20.2022

Name and Address of Sender		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt														
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11707208B CUMMINGS FIVE POINTS LLC 6017 E WENDREWLN TUCSON AZ 85713																		
3 2615 S MISSION RD TUCSON AZ 85713																		
4. EQUILIBRIUM 28 W 18TH ST LLC 4067 E GRANT RD STE 203 TUCSON AZ 85712																		
11707192A PRIMAVERA FOUNDATION INC 151 W 40TH ST TUCSON AZ 85713		Maurice Roberts - N.A. - Armory Park P.O. Box 2132 Tucson, AZ 85702																
7. Earl O'Neil - N.A. - South Park P.O. Box 26302 Tucson, AZ 85726																		
8. George Kalil - N.A. - Millville 931 S Highland Tucson, AZ 85719																		
Tot List	Neil Saunders (Chair) - N.A. - Barrio Kroeger Lane 950 W 21st St. Tucson, AZ 85745		ne of receiving employee)	See Privacy Act Statement on Reverse														
PS Complete by Typewriter, Ink, or Ball Point Pen																		



Name and Address of Sender		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt														
		<input type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Delivery Confirmation <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured		<input type="checkbox"/> Recorded Delivery (International) <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation		Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1. 117072150 HAYWOOD D SLOANE LIVING TR 707 S 6TH AVE TUCSON AZ 85701																		
2. 11707226B KBL 747 LLC PO BOX 64669 TUCSON AZ 85728																		
3. 117072000 HILLMAN-MORFOOT REVOCABLE LIVING TR 544 S 6TH AVE TUCSON AZ 85701																		
4. 11707211C MAXIMO SIMON H & SYLVIA B JT/RS 2844 W CALLE ARANDAS																		
6. 117071930 R + R DEVELOP LLC 1001 E 17TH ST #125 TUCSON AZ 85719																		
7. 117071760 SALLY ANN TOM JUNE 1/2 INT &		117072180 LIPLIL II LLC PO BOX 43025 TUCSON AZ 85733																





IID Application Package | REVISION 1 | Ugly But Honest Pizza TI

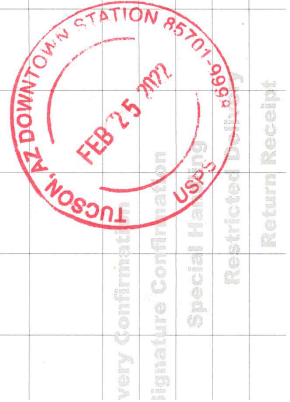
5.20.2022

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		<input type="checkbox"/> Express Mail	<input type="checkbox"/> Signature Confirmation										
		<input type="checkbox"/> Insured											
Address (Name, Street, City, State, & ZIP Code)		Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee	
1	11708102A REISER SHANE LIVING TR 828 S RUSSELL AVE TUCSON AZ 85701												
2	117072130 LAOS ANNA B LIVING TR 647 S 6TH AVE TUCSON AZ 85701												
	GIBBS DAVID N & RIX DIANA CP/RS 105 E 17TH ST TUCSON AZ 85701												
	117084330 GIST CHRISTOPHER & WICKER-GIST 805 S ARIZONA AVE TUCSON AZ 85701												
	117080810 BOHAC FRANK & MANLY-BOHAC GERTRUDE REVOC TR 812 S 5TH AVE TUCSON AZ 85701												
	117072010 CARLY QUINN FINE ART LLC 730 S STONE AVE TUCSON AZ 85701												
	117071970 BOSSERT JADE LTD PROFIT SHARING PLAN AND 3151 W CAMINO ALTO TUCSON AZ 85742												
	117072240 JACKSON ABBEY L 738 S 5TH AVE TUCSON AZ 85701												
Total Number of Pieces Listed by Sender	Tr R	See Privacy Act Statement on Reverse											



PS Form 3877, February 2002 (Page 1 of 2) Complete by Typewriter, Ink, or Ball Point Pen

Name and Address of Sender		Check type of mail or service:		Affix Stamp Here (If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt									
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		<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Return Receipt for Merchandise										
		<input type="checkbox"/> Express Mail	<input type="checkbox"/> Signature Confirmation										
		<input type="checkbox"/> Insured											
Address (Name, Street, City, State, & ZIP Code)		Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee	
1.	117080980 FELIX JOSE EUSEBIO M 45 W 18TH ST TUCSON AZ 85701												
2.	117080780 HAWK 2011 REVOC TR 3550 N OLIVE RD TUCSON AZ 85719												
3.	117080800 SUAREZ FAMILY LP 3800 E CALLE DE SOTC TUCSON AZ 85716												
4.	11707212C ROBERTS WICHNEVETZKI REVOC LIVING TR 10866 E LIMBERLOST RD TUCSON AZ 85749												
5.	Yolanda Quiroz - N.A. - Santa Rita Park-West Ochoa 440 E 22nd St Tucson, AZ 85713												
7.	Angela M. Quiroz - N.A. - Santa Rita Park-West Ochoa 448 E 22nd St Tucson, AZ 85713												
	Matthew "Grady" Bautista - N.A. - Barrio San Antonio Allen												





Mailing Certification

5.20.2022

Name and Address of Sender

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here
(If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt

	Name and Address of Sender	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	117072140 AMARU JACOB 705 S 6TH AVE TUCSON AZ 85701											
2.	Pat Homan - N.A. - Pie Allen 850 E. 7th St Tucson, AZ 85719											
3.	Brian Taraz (Vice-Chair) - N.A. - Barrio Kroeger Lane 860 W 20th St Tucson, AZ 85745											
4.	Josefina Cardenas - N.A. - Barrio Kroeger Lane 902 W 21st St Tucson, AZ 85745											
5.	Paul Horwath - N.A. - Barrio Santa Rita 625 S Santa Rita Ave Tucson, AZ 85719											
6.	Nancy Rodins - N.A. - Barrio Santa Rita 801 E 7th St Tucson, AZ 85719											
7.	Yolanda Gonzales - N.A. - Barrio Santa Rosa 826 S. Rubio Tucson, AZ 85701											
8.	Roger Becksted - N.A. - Millville 1070 E 20th St Tucson, AZ 85719											

U.S. POSTAGE PAID
TUCSON, AZ 85701
FEB 25 2022
AMOUNT \$23.03
R23094121865-16



Total Number of Pieces Listed by Sender: _____
Total Number of Pieces Received at Post Office: _____
Postmaster, Per (Name): _____

See Privacy Act Statement on Reverse



Mailing Receipt

5.20.2022



DOWNTOWN TUCSON
141 S 6TH AVE
TUCSON, AZ 85701-9998
(800)275-8777

02/25/2022 11:49 AM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

US Flag Bklt/20	5	\$11.60	\$58.00
-----------------	---	---------	---------

Grand Total: \$58.00

Credit Card Remitted \$58.00

Card Name: MasterCard
 Account #: XXXXXXXXXX2629
 Approval #: 85231Z
 Transaction #: 109
 AID: A000000041010 Chip
 AL: MASTERCARD
 PIN: Not Required

 USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.

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<https://informedelivery.usps.com>

All sales final on stamps and postage.
 Refunds for guaranteed services only.
 Thank you for your business.

Tell us about your experience.
 Go to: <https://postalexperience.com/Pos>
 or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 038898-0727
 Receipt #: 840-58520260-2-3005690-1
 Clerk: 16



DOWNTOWN TUCSON
141 S 6TH AVE
TUCSON, AZ 85701-9998
(800)275-8777

02/25/2022 03:18 PM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

CTOM - Firm - Domestic	49	-	\$23.03
------------------------	----	---	---------

CTOM - Firm - Domestic	33	-	\$15.51
------------------------	----	---	---------

Grand Total: \$38.54

Credit Card Remitted \$38.54

Card Name: MasterCard
 Account #: XXXXXXXXXX2629
 Approval #: 55602Z
 Transaction #: 122
 AID: A000000041010 Chip
 AL: MASTERCARD
 PIN: Not Required

 USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.

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 or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 038898-0727
 Receipt #: 840-58520260-2-3006047-2
 Clerk: 16

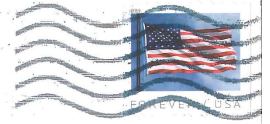


Return to Sender

5.20.2022

David E. Shambach, Arch., Inc.
1202 E. Broadway Blvd, Suite 112
Tucson, AZ 85719

PHOENIX AZ 852
25 FEB 2022 PM 4 L



Ernie Lujan - N.A. - Santa Rita Park-West Ochoa
1445 S 4th Ave
Tucson, AZ 85713

85719-1634 MN
85719>5871

NIXIE 850 DE 1 0003/01/22
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 85719587137 *1814-00030-25-44

David E. Shambach, Arch., Inc.
1202 E. Broadway Blvd, Suite 112
Tucson, AZ 85719

PHOENIX AZ 852
25 FEB 2022 PM 4 L



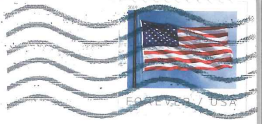
Jonathan Tullis - N.A. - Iron Horse
216 N 1st Ave
Tucson, AZ 85719

85719-5301 N
85719>5871

NIXIE 850 DE 1 0003/03/22
RETURN TO SENDER
REFUSED
UNABLE TO FORWARD
BC: 85719587137 *1814-01606-25-44

David E. Shambach, Arch., Inc.
1202 E. Broadway Blvd, Suite 112
Tucson, AZ 85719

PHOENIX AZ 852
25 FEB 2022 PM 4 L



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

ANK1: 9333100108

FWD
85719-5510 MN
85719>5871

850 NFE 1 121C0003/03/22
FORWARD TIME EXP RTN TO SEND
SMITH AMANDA
2928 E 19TH ST
TUCSON AZ 85716-5753
RETURN TO SENDER



Pima County Assessor's Record Parcel Detail - 11707203A

5.20.2022

Parcel Number: 117-07-203A

Property Address			
Street Number	Street Direction	Street Name	Location

Contact Information	
Property Owner Information:	Property Description:
EPPERSON DOROTHY ANN 8666 N PASEO NORTENO TUCSON AZ 85704-4757	TUCSON LOT 8 LYG E STONE AVE EXC PTN N41.59' BLK 121

Valuation Data							
Property Appraiser: Marianna Kuglmeier Phone: (520) 724-8159							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2021	COMMERCIAL (1)	18.0	\$12,220	\$40,212	\$52,432	\$52,432	\$9,438
2022	COMMERCIAL (1)	18.0	\$12,220	\$40,212	\$52,432	\$52,432	\$9,438

Property Information					
Township:	14.0	Section:	13	Range:	13.0E
Map:	2	Plat:	4	Block:	121
Tract:		Land Measure:	1,436.00F	Lot:	00008
Census Tract:	900	File Id:	1	Group Code:	000
Use Code:	1830 (AUTO/LIGHT TRUCK LOT LEASE OR SALE)			Date of Last Change:	12/2/2019

Sales Information (1)							
Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20022360796	2	12/2002	Commercial/Industrial	\$25,000	\$25,000	N	X JAC DEED: Special Warranty Deed

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



Pima County Assessor's Record Parcel Detail - 11707203A

5.20.2022

Recording Information (4)

Sequence No.	Docket	Page	Date Recorded	Type
20192950093	0	0	10/22/2019	CTFDTH
20143510753	0	0	12/17/2014	BTDEED
20022360796	11942	3313	12/9/2002	WTDEED
0	8286	500	5/13/1988	

Commercial Characteristics

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	868	\$48,948	\$0	\$40,212

Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1930	171/3	0000000	868	\$133,012	\$48,948	SERVICE STATION FULL SERVICE

Permits (1)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
CSPEC13381	SPEC ~	01/29/2014	02/23/2014	ASR							
Description: Imps appear to be mostly on 203A with paving on 2050. Please check listing.											

Notes (3)

Created: 9/17/2019 Modified: 9/17/2019	21N: FC on 9/17/19. Property in transition but no new use determined. See website www.baffertucson.info for projected development.
Created: 1/5/2015 Modified: 1/5/2015	SQ20143510753 BENEFICIARY DEED FROM THOMAS W JR & DOROTHY ANN EPPERSON
Created: 2/14/2014 Modified: 2/18/2014	2016N per F/C on 02/13/2014. Update use code from 0021->1830. Update Land class from (2/0)->(1/0); Update Imp class from (0/0)->(1/0).Created CCS listing for Imp 001/001.Created Apex for improvements.Parcel used w/117-07-2050.Photos to book/map



Pima County Assessor's Record Parcel Detail - 11707205A

5.20.2022

Parcel Number: 117-07-205A

Property Address			
Street Number	Street Direction	Street Name	Location
733	S	STONE AV	Tucson

Contact Information	
Property Owner Information:	Property Description:
EPPERSON DOROTHY ANN 8666 N PASEO NORTENO TUCSON AZ 85704-4757	TUCSON ELY PTN LOTS 9 & 12 ADJ STONE AVE BLK 121

Valuation Data							
Property Appraiser: Marianna Kuglmeier Phone: (520) 724-8159							
Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2021	COMMERCIAL (1)	18.0	\$26,145	\$4,456	\$30,601	\$19,668	\$3,540
2022	COMMERCIAL (1)	18.0	\$26,145	\$4,456	\$30,601	\$20,651	\$3,717

Property Information					
Township:	14.0	Section:	13	Range:	13.0E
Map:	2	Plat:	4	Block:	121
Tract:		Land Measure:	1,743.00F	Lot:	00009
Census Tract:	900	File Id:	1	Group Code:	000
Use Code:	1830 (AUTO/LIGHT TRUCK LOT LEASE OR SALE)			Date of Last Change:	12/2/2019

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



Pima County Assessor's Record Parcel Detail - 11707205A

5.20.2022

Recording Information (4)

Sequence No.	Docket	Page	Date Recorded	Type
20192950093	0	0	10/22/2019	CTFDTH
20143510753	0	0	12/17/2014	BTDEED
20022360796	11942	3313	12/9/2002	WTDEED
88060693	8286	499	5/13/1988	QCDEED

Commercial Characteristics

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	0	\$4,648	\$0	\$4,456

Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1930	101/3	0000000	0	\$12,103	\$4,648	COMMERCIAL YARD IMPROVEMENTS

Permits (2)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T19CM06000	CALT ~ ISSUED	08/21/2019		TUC	\$30,000	978	2/4				
Description: RENNOVATE BATHROOMS											
CPET13069	PET ~	08/21/2013	09/15/2013	ASR							
Description: Please review listing. IPR Petition check. Update photos. Thanks.											

Notes (7)

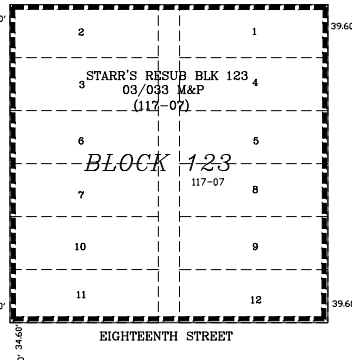
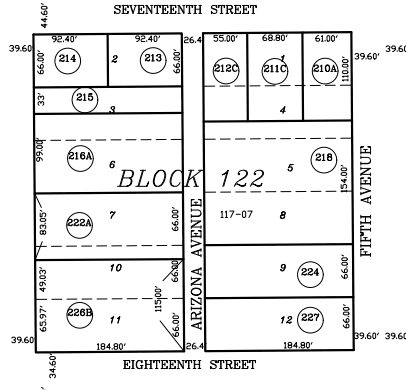
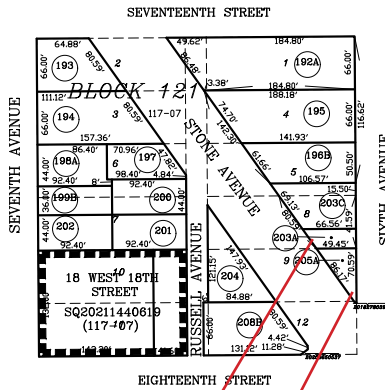
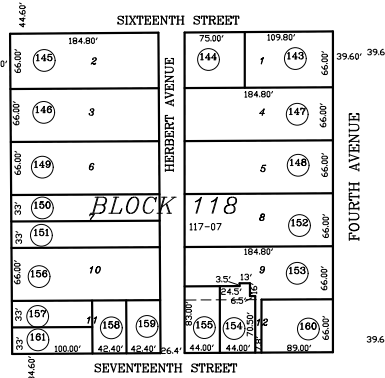
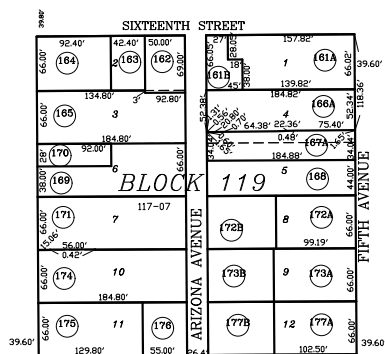
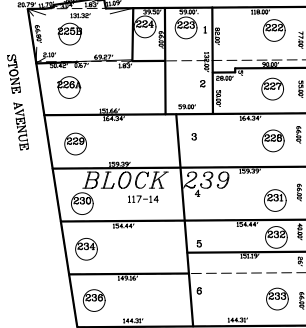
Created: 9/19/2019 Modified: 9/19/2019	2020A per audit to hold limited value after govt split ARS 42-13302(D)(2) rule a
Created: 9/17/2019 Modified: 9/17/2019	21N: FC on 9/17/19. Property in transition but no new use determined. See website www.baffertucson.info for projected development.
Created: 8/2/2019 Modified: 8/2/2019	TRCNo 1905568: re parcel child per batch #28345
Created: 4/29/2019 Modified: 4/29/2019	2020S No change to use code 1830. No change to Land class 1/0. Update IMP class from 0/0 to 1/0. Parcel 117-07-2050 becomes 205A. Transferred all CCS improvements. Updated Photos in Book-Map
Created: 4/23/2019 Modified: 4/23/2019	ROAD 2020S release to sections batch 28345
Created: 4/12/2019 Modified: 4/12/2019	2020 reparcel batch 28345 area clac (1,743sf) Road Taking: 2019 limited apportioned; 2020 rule a/b per 42-13302(D) lower of either
Created: 1/5/2015 Modified: 1/5/2015	SQ20143510753 BENEFICIARY DEED FROM THOMAS W JR & DOROTHY ANN EPPERSON

ASSESSOR'S RECORD MAP

117-07

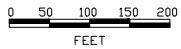
CITY OF TUCSON BLOCKS 118-119, 121-123, 239
DETAIL 33

(COTALL)



SEE BOOK 07 PAGE 054 ROS
SEE BOOK 32 PAGE 027 ROS
SEE BOOK 59 PAGE 034 ROS

SEE BOOK 02 PAGE 003 M&P
SEE BOOK 02 PAGE 004 M&P
SEE BOOK 03 PAGE 070 M&P
2022-2
S12.T14S.R13E
\\CDDT_ALL\CDDT_0033-10/27/21



11707203A

11707205A

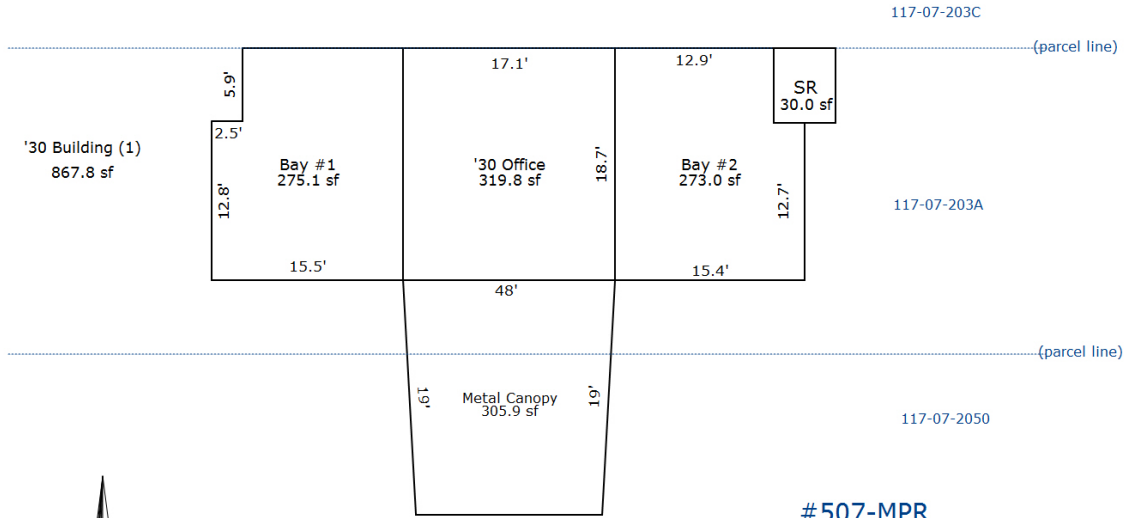


Pima County Assessor's Record Plan

5.20.2022

used w/ 733 S Stone Ave

117-07-203A



#507-MPR
per F/C on 02/06/2014

Historic Review Requirements

D E S A
architecture

Ugly But Honest Pizza TI

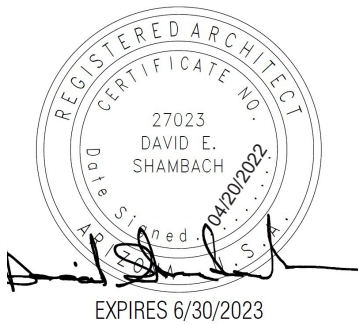
May 2022

Owner

Dorothy Epperson, C/O Lawrence Kappler, 340 E. Yavapai LLC
Tucson, AZ

Architect

David E. Shambach, Architect, Inc.
Tucson, AZ



As noted in the project statement, the development site was rezoned from a C-3 to a HC-3 development zone. The conditions of this re-zone include being subject to a design review as administrated by the Historic Preservation Officer. This rezone was associated with the Baffert at Five Points, parcel #117-07-225A & #117-07-226A.

Design Statement in Response to Section 5.8.9

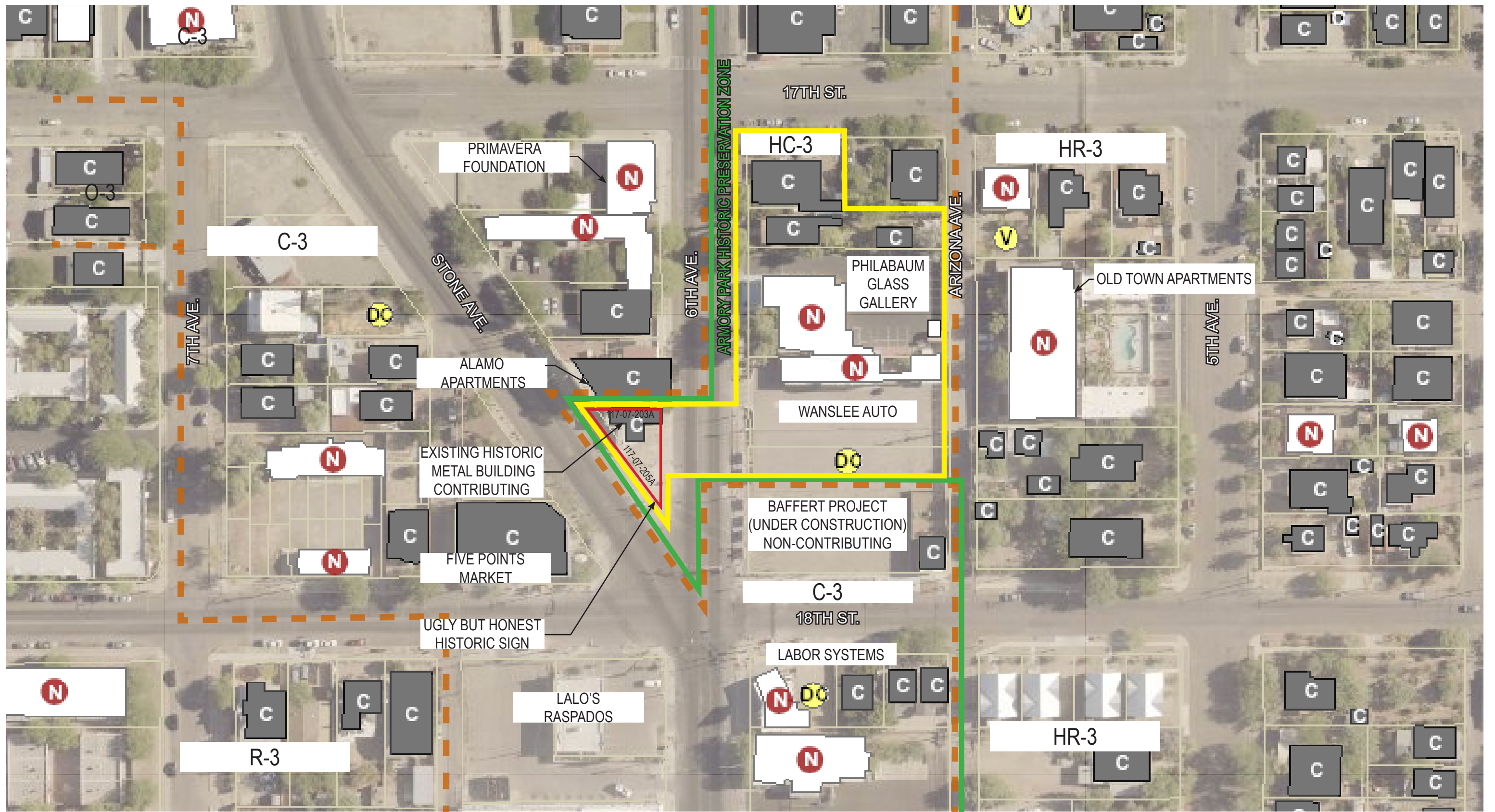
The proposed commercial food service will be built without demolition of any existing contributing structures. The existing contributing structure, commonly known as the Ugly But Honest Gas Station, will be retrofit to operate as a kitchen and small indoor dining space. The limited exterior changes consist of new metal sash windows that harken to the past and rehabilitate the building for future use, while conforming to the intrinsic and unique character of the building.

The city of Tucson has requested that the historic Ugly But Honest sign be re-located to a more visible and suitable portion of the site. The property owner and their architect identified a more visible location on the site, shown on page 26. The sign will be centered within the new steel shade structure, distinguishing the site in a unique way while preserving the historic sign.

New construction on site consists of a separate and non-contributing steel shade structure that complies with shade requirements set forth in the UDC, section 5.12.8. This structure will exist independent of the contributing structure. It is our opinion that the addition of the shade structure; limits impact on the existing Ugly But Honest Gas Station's visibility; identifies a use for a dimensionally challenging and long deserted parcel; and allows for an uninhabited space to become a useful part of the neighborhood. New fencing will promote patron and pedestrian safety as well as regulated control of the dining area while mimicking historic character of fencing throughout the development zone and historic area.

The landscape placement and types will provide shade and create changing patterns, colors, pedestrian refuge, use, and interest. Additionally, the design creates an appropriate and respectable connection with the neighboring streets. The contributing structure's placement on the site works well with the location of the COT art project and provides a graceful view to the neighborhood arches that are part of that project.

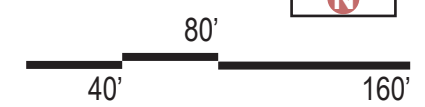
The developer is planning for most major signage and lettering to be placed in areas associated with the contributing structures historic signage locations (see north elevation on page 25). Additionally, some signage will be affixed to the east and west elevations. All signage is designed in a way to mimic the historic character of the building.



- DEVELOPMENT ZONE
- PARCEL BOUNDARIES
- ZONING BOUNDARIES
- HPZ BOUNDARY
- C CONTRIBUTING STRUCTURE
- N NON-CONTRIBUTING STRUCTURE

DEVELOPMENT ZONE BOUNDARY AND HPZ CONTRIBUTING STRUCTURES

1" = 80'



** Any proposed development on site to be reviewed for compatibility with adjacent Armory Park HPZ Per Ordinance No. 11561

Historic Inventory Form

5.20.2022

Historic Building Database Form

SHPO Inventory

ARIZONA STATE HISTORIC PROPERTY INVENTORY

SURVEY SITE: ARMORY PARK INVENTORY #: 121-0205-A
CITY: PIMA TOWNSHIP: BLK 14 RANGE: LOT 13 SECTION: 13 BK/DCKT: 8286
PAGE: 500 **BLOCK:** 121 **LEGAL DESCRIPTION:** TUC PT LOTS 9 & 12 E OF STONE AVE.

IDENTIFICATION

SKETCH

SURVEY AREA NAME: ARMORY PARK
HISTORIC NAME:
ADDRESS/LOCATION: 733 S STONE AVE (738 S 6TH)
CITY: TUCSON
TAX PARCEL #: 117-07-205-0
OWNER: PACKARD & BISSELL PARTNERS
OWNER ADDRESS: 735 S STONE AVE
CITY/ZIP: TUCSON, AZ, 85701
HISTORIC USE: COMMERCIAL GARAGE
PRESENT USE: AUTO SALES
BUILDING TYPE: COMMERCIAL
STYLE: MISSION REVIVAL
CONSTRUCTION DATE: 1930 (TAX RECORDS)
ARCHITECT/BLDR: UNKNOWN
INTEGRITY: GOOD
CONDITION: POOR

DESCRIPTION

STORIES: 1
DIMENSIONS LxW:
STRUCTURAL MATRL: METAL
FNDATION MATRL: CONCRETE
WALL SHEATHING: PAINTED METAL
APP. ORNA.: NONE

PORCHES: SEE NEXT PAGE
STOREFRONTS: NO
NOTABLE INTERIOR: UNKNOWN

ROOF TYPE: FLAT,
ROOF SHEATHING: METAL,
EAVES TREATMENT: PLAIN PARAPET
WINDOWS: SEE NEXT PAGE
ENTRY: SEE NEXT PAGE

ALTER. DATES: N/A
DESCRIPTION: NONE

OUTBUILDING DATES: N/A
OUTBUILDING DESCRIPTION: NONE

NATNL REGIS STAT: CONTRIBUTING
CONTEXT: RESIDENTIAL STREET
SIGNIFICANCE: ARCHITECTURE
HIST. ASSOCS.:
OTHER SURVEYS: 74ff X

PHOTO

PHOTO

PHOTO: MAIN STRUCTURE
PHOTOGRAPHER: RUND
DATE: 2/94
VIEW: 3/4, LOOKING NORTHEAST
NEG. #: ROLL #35, SHOT #20





Historic Building Database Form

SHPO Inventory

ADDITIONAL DESCRIPTION/ANALYSIS: CONTINUED FROM FIRST PAGE...

WINDOWS: S. FACADE INACCESSABLE: BOARDED UP

ENTRY: LOCATED ON CENTER OF FACADE, FLAT STRUCTURAL OPENING, NO HEAD TRIM
OUTSIDE STRUCTURAL OPENING, NO SIDE TRIM OUTSIDE STRUCTURAL OPENING, NO HEAD
TRIM INSIDE STRUCTURAL OPENING, PLAIN SIDE TRIM INSIDE STRUCTURAL OPENING, 1-
LEAF METAL 2-PANEL DOOR,

2, 1-CAR BAYS ENCLOSED W/ SECURITY IRON.

PORCHES: METAL DRIVE THROUGH OVERHANG, W/ FLAT METAL ROOF W/ PLAIN PARAPET

COMMENTS/DEVELOPMENT PLANS/THREATS:

BIBLIOGRAPHY/SOURCES: APNA FILES, ASSESSOR RECORDS

SURVEYOR: D. & K. HEININGER **SURVEY DATE:** 1/17/94 **DATE FORM COMPLETED:**
5/11/94

Appendix



1. Conoco Gas Station – Circa 1940



2. Wanslee Auto-Sales – Circa 1980



3. Vacant – Circa 2000

Individual Parking Plan Narrative

D E S A
architecture

Ugly But Honest Pizza TI

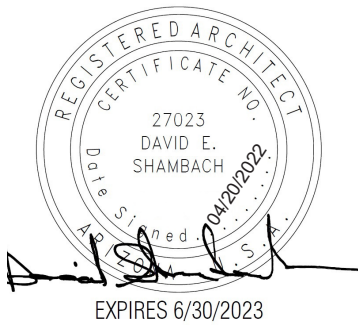
May 2022

Owner

Dorothy Epperson, C/O Lawrence Kappler, 340 E. Yavapai LLC
Tucson, AZ

Architect

David E. Shambach, Architect, Inc.
Tucson, AZ





Parking Narrative

5.20.2022

Parking Calculations and Sources

On-site parking calculations are on shown on the exhibit labeled Parking Concept Plan (pg80). Total UDC code baseline parking calculations indicate that 18 on-site vehicle parking spaces are required, before reductions. Reductions for excess bicycle parking equals 1 spaces while reduction for the development being within the Greater Infill Incentive District reduces the overall required parking by another 25%, or 4 spaces. These reductions drop the code required total for on-site parking to 13 spaces. The project is providing a total of 0 on-site parking spaces. The developer is seeking to further reduce the required parking by an additional 13 spaces via the Individual Parking Plan evaluation process. The project has 1,759 SF of food service use and this number is used for the initial parking calculation. The data source used and base line calculation were based on COT UDC standards section 7.4.4. Reductions calculated utilizing applicable sections of the UDC as well as Special District Provisions. Additionally, site visits were used to observe on-street parking patterns and determine if saturated parking conditions existed at peak times for this development, which has been determined to most likely be between 4-8PM Monday through Saturday.

Hours of Operation and Peak Use

Use	SF	Park No.	Days	Time of Oper.
Food Service	1759	13	M/T/W/T/F/S/S	11am-10pm
Includes IID and bike reduction		13		

Proposed Shared Parking Agreement

The Point developer, Larry Kappler, intends to lease 13 off site/ off street vehicle parking spaces from the adjacent commercial property at 735 S. 6th Avenue or more commonly identified, Wanslee Automotive. The owners of the Wanslee Automotive, 340 E. Yavapai, LLC, include members that are part of the KBL 747, LLC ownership structure. The two LLCs have agreed in principle to enter a shared parking lease agreement per the attached COT application and per COT requirements. This parking agreement and parking layout has taken into consideration both this IPP and the Baffert at 5 points IPP.

Methods To Deter Negative Impacts To Historic Neighborhoods Within 300 Feet

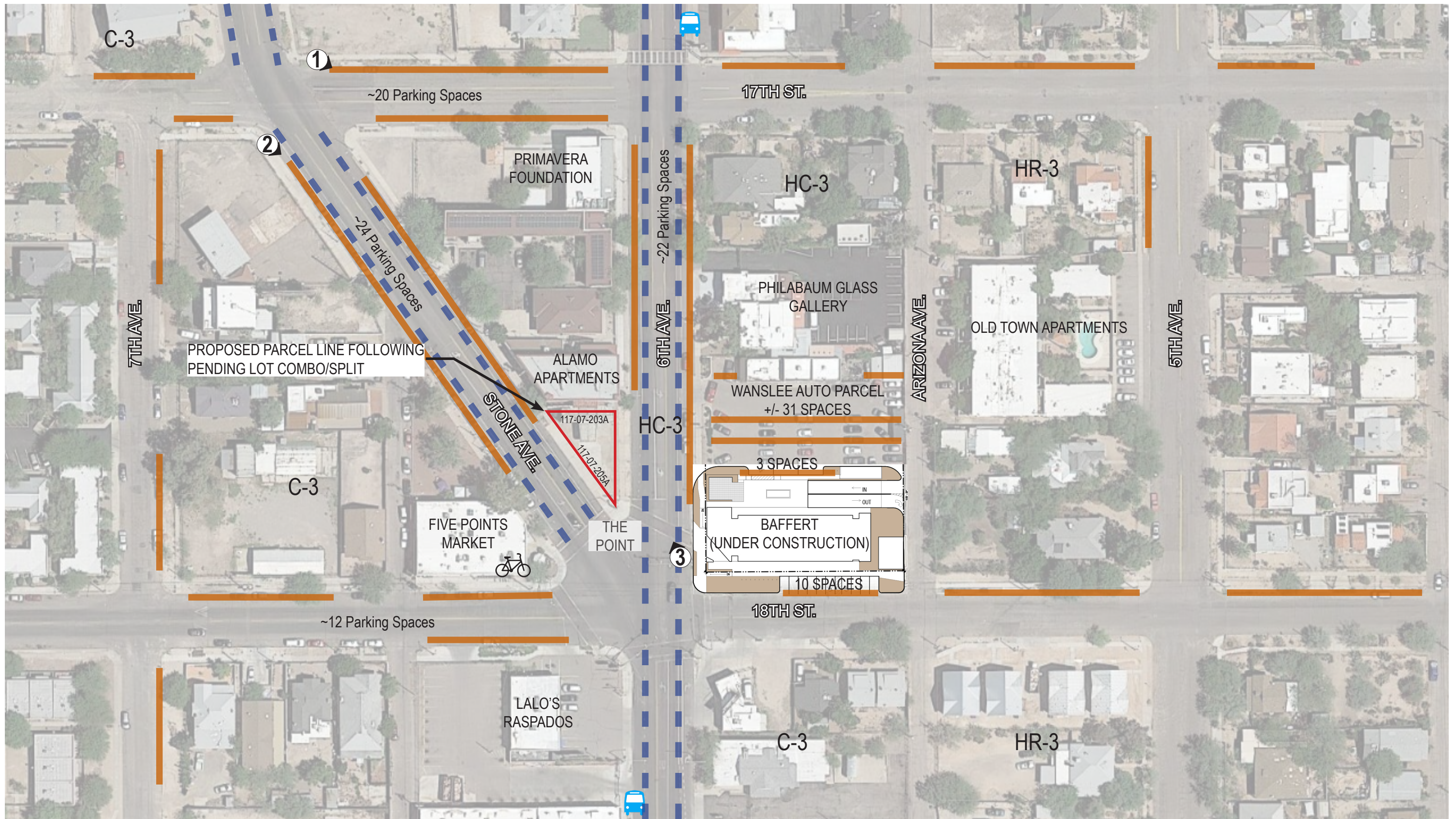
The proposed reductions to required parking will not adversely affect nearby residential areas for several reasons. The primary of which is that all other parking, be it developed on-street, available and existing on-street, or shared lease parking is part of an overall and established traffic pattern that utilizes 6th and Stone Avenues as the primary access and circulation routes. We do not anticipate any reasons why this pattern would change in a significant manner.

Parking Narrative

5.20.2022

The architect offers these additional methods and justifications to the statements above as part of our request to reduce the developments parking requirement by 13 spaces.

1. Parking and trip patterns in this area and for this development indicates that a “staggered” trip and parking pattern is very likely;
2. In walking the area and reviewing aerial photos, there appears to be between 30 and 60, non-metered, on-street parking spaces within 400’ of the site;
3. The developer intends to engage in a parking lease agreement for 13 spaces with the property owners of parcel 117-07-222, commonly known as Wanslee Auto;
4. Casual observation and multiple visits to the area indicate that current available street parking in the area, directly adjacent to “5 Points commercial streets”, are rarely parked at capacity, and at many times throughout the day and evening, nearly deserted;
5. A majority of the existing commercial properties in the direct area of 5 Points seem to have adequate on-site parking for their own uses;
6. Connections to alternate transportation such as the 6th Avenue bike route, a Tugo Station at 5 Points Market, as well as 2 Suntran bus stops, are readily accessible
7. Building orientation and location will assist in creating distance and buffers between the commercial activities and the neighborhood. Most commercial activities will be occurring at the intersections Stone Ave. and 6th Ave.



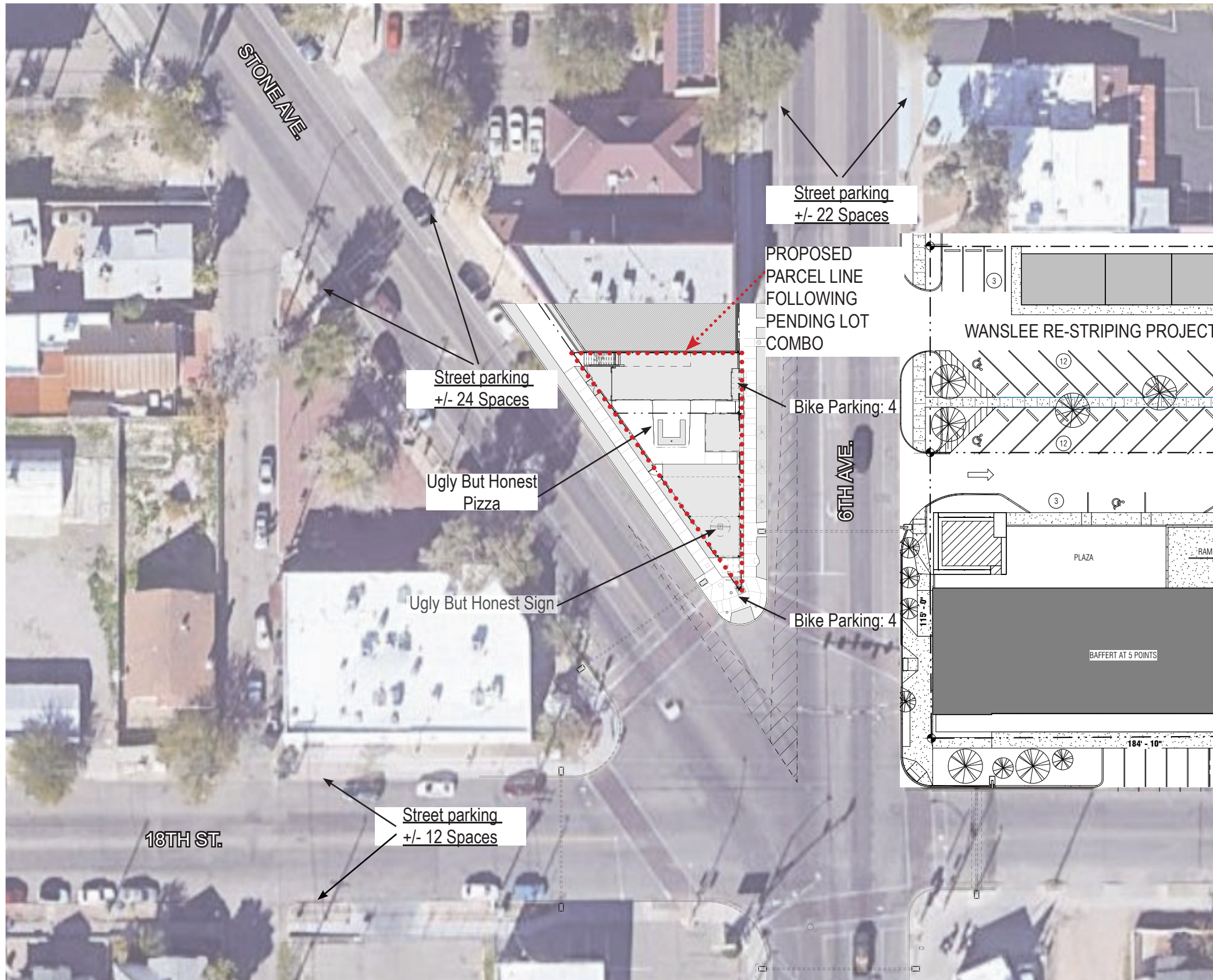
- VIEWS ON FOLLOWING PAGES
- PARCEL BOUDARIES
- SUNTRAN STOP
- TUGO BIKE STATION
- BIKE LANE
- AVAILABLE STREET PARKING WITHIN 600' NOT IN FRONT OF A RESIDENCE



PROJECT DATA

Address:
Zone:

733 S stone Ave.
HC-3



Parking Requirements	
Food Service 2100SF (1:100SF)	18
Total Required (UDC 7.4.4.B):	18
Reduction for Bike Parking (UD7.4.5.E.3):	-1
25% Reduction per IID:	-4
Total Required After Reductions:	13
On Site Parking Provided:	0
Seeking IPP Relief from:	13
Additional Parking Mitigation	
Baffert Developed Street Parking:	10
Potential Leased Parking:	±30
Total Available:	±40
Existing Nearby Infrastructure:	
Estimated Existing Street Parking:	±75
TuGo Bike Stations:	1
Suntran Stops:	2
ADA Spaces Required (1:25):	
On-site ADA Spaces Provided	0
Additional street ADA Spaces Provided	1
Loading Zones Required:	0
Bicycle Parking Requirements	
Short Term:	2
Long Term:	2
Bicycle Parking Provided	
Short Term:	8
Long Term:	2

PARCEL BOUDARIES

Parking Concept Plan

1" = 40'



PROJECT DESCRIPTION

A. THE PROJECT CONSISTS OF RESTRIPIING THE WANSLEE PARKING LOT. 31 SPACES (2 HANDICAP) ARE PROVIDED.

SITE DATA

SITE AREA (PARCEL GROSS SF): 15,369SF
ZONING (PIMA COUNTY): HC-3
PARCEL: 11707222A
LOT NO: TUCSON LOT 7 & NLY PTN LOT 10 BLK 122
PREVIOUS USE: 28-18 PARTIALLY COMPLETE VEHICLE SALES, LEASING, STORAGE, PARTS.
NEW USE: XXX

EXISTING BUILDING DATA

OFFICE NET 700 SF
STORAGE NET 1113 SF

PARKING REQUIREMENTS

OFFICE 700SF (1:300SF) 3 SPACES
STORAGE NET 1113SF (1:5000SF) 1 SPACES

PARKING REQUIREMENTS (COMMERCIAL)

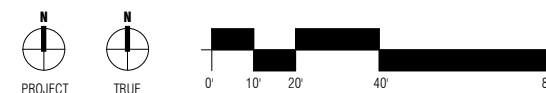
OFFICE NET 1800SF (1:300SF) 6 SPACES

PARKING REQUIREMENTS (AUTO-SALES)

BUILDING NET 1800SF (1:400SF) 5 SPACES

SITE PLAN LEGEND

- NEW CONCRETE WALKWAYS
- EXISTING
- NEW DEVELOPMENT
- SITE VISIBILITY TRIANGLES
- PROPERTY LINE
- SETBACK (BLDG., YARD, SITE VISIBILITY TRIANGLES)
- SC SIDEWALK SCUPPER
- (E) EXISTING
- (N) NEW
- SEWER MANHOLE
- SEWER CLEANOUT
- RIGHT TURN ONLY



WANSLEE RESTRIPIING PROJECT
 735 S 6TH AVE
 TUCSON, AZ 85701

SCHEMATIC DESIGN

NOT FOR CONSTRUCTION

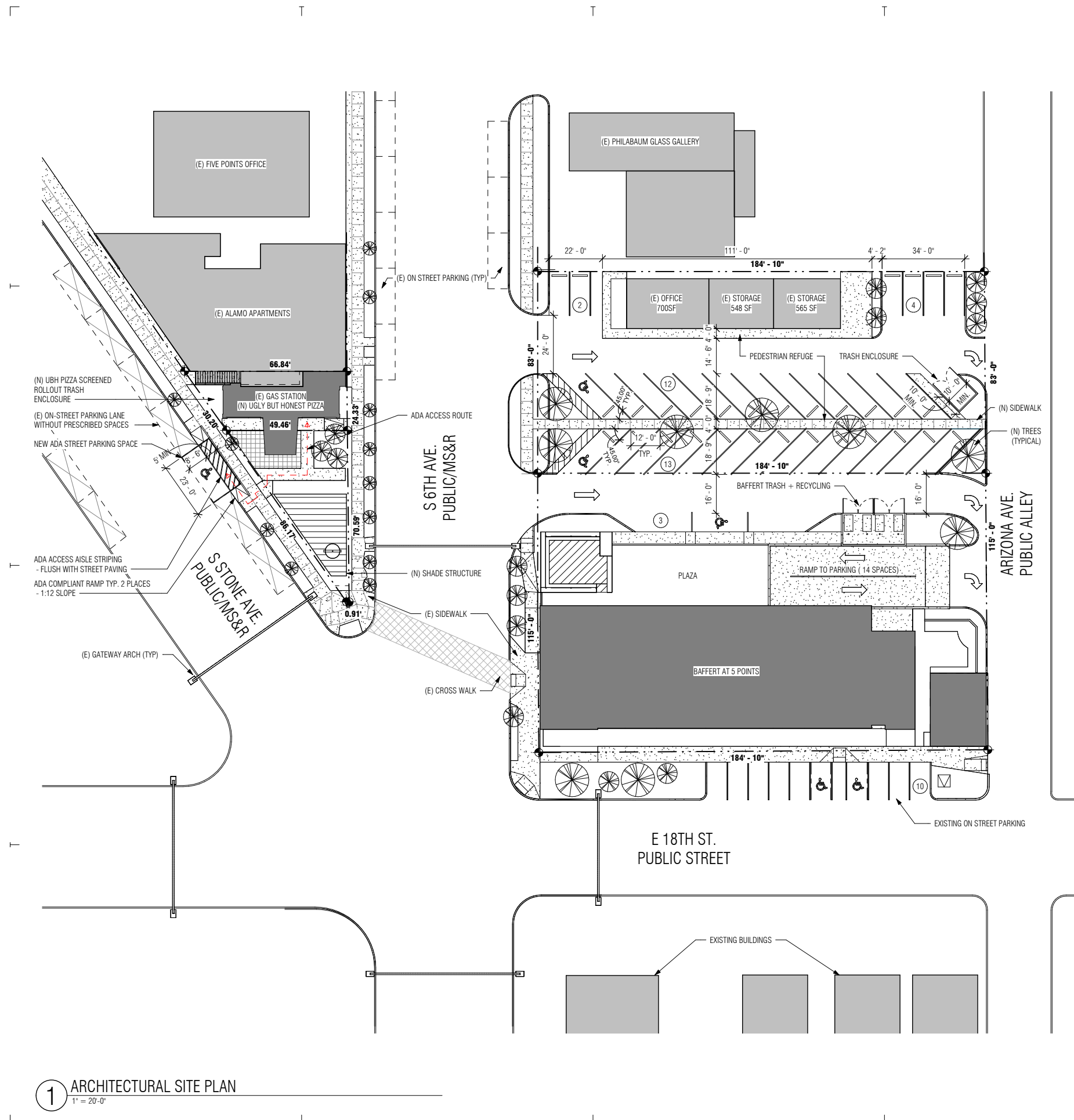
DRAWN BY:
R. HELMICK

DATE:
04/12/2022

PROJECT NO:
22-004

ARCHITECTURAL
SITE PLAN

A1.0



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



1. View Looking East on 17th St.



2. View Looking South on Stone Ave.



3. View Looking North on 6th Ave.

Off-site Parking Agreement

5.20.2022



Development Services Department
201 North Stone Avenue
P. O. Box 27210
Tucson, Arizona 85701
(520) 791-5550

OFF-SITE, OFF-STREET VEHICLE PARKING INFORMATION PACKET

In situations where an applicant proposes to locate required off-street parking at an off-site location, as allowed by the Land Use Code (LUC), a site plan of the off-site parking area, the lease agreement for the parking, and a letter of intent (Parking Agreement) are required. These documents will be submitted with the building permit application or as part of the particular LUC compliance process being pursued and will include the following information.

ZONING

The off-site, off-street parking location must have correct zoning. For example, a residentially zoned property cannot be used for parking for a retail project, or if the parking lot is the principal use, the property should have “P”, “C-1” or less restrictive zoning.

SITE PLAN

The site plan of the property where the off-site parking will be located is a separate plan from the one required for the development plan.

A. Existing Parking Lot

If the off-site parking to be utilized exists and is part of another project, the off-site parking spaces may be used only if they are not being utilized as required parking for another use.

1. The site plan, together with calculations, is to indicate compliance for the proposed project and the existing development it serves.
2. The site plan is to provide as much information as necessary, such as zoning, improvements, and dimensions to determine whether the parking spaces are acceptable. Parking spaces that do not comply with minimal size, maneuvering, and surfacing requirements of the LUC cannot be used. Also needed is information on any other parking leases that may exist on the property.
3. The project number, legal description, and address of the existing project (on file with the Development Services Department (DSD)) are to be provided so that the site plan, together with the lease agreement, can be added to the record of the existing development. This will supersede any previous parking approval granted for that

Off-site Parking Agreement

5.20.2022

OFF-SITE, OFF-STREET VEHICLE PARKING INFORMATION PACKET

Page 2

site.

If the existing parking lot cannot be verified as an approved parking lot, it will be treated as a new use or as an expansion of an existing use. This may trigger a requirement for compliance with off-street parking, landscaping, or other LUC regulations for the entire existing parking lot and any of the existing land uses it serves. These issues should be checked before submitting.

B. Currently Vacant Parcel

If the off-site parking is to be located on a piece of property that is currently vacant, the zoning on the property must allow parking as a principal use.

1. Application for building permits through site plan review is required to establish a record of the land use (parking lot).
2. The site plan will provide all the necessary information to indicate zoning compliance, including the number of parking spaces required and provided, paving, striping, landscaping, screening, etc.
3. The off-site parking site plan is to include the legal description of the property. The legal description is to be included with the building permit application as well, since staff has to review two different sites for compliance.

C. Location Map

The site plan for the off-site parking is to include a location map indicating compliance with the distance requirements from the use to the off-site parking. The scale of the drawing is to be of appropriate size to accurately portray the distance.

LEASE AGREEMENT

A lease agreement accompanies the site plan. It is required in all instances, including situations where the same owner owns both properties. The lease obligates the property owner, successors, and assigns to the conditions agreed upon as follows:

- A. The date of the agreement and the duration of the lease must be included. A minimum of five (5) years is required, with language providing the ability to extend the time, should alternative parking not be arranged.
- B. The language of the lease should address any possible cancellation of the lease and the intent that the required parking will be provided in an alternate location. The cancellation of the lease does not remove the obligation of the lessee from providing the required parking.



Off-site Parking Agreement

5.20.2022

OFF-SITE, OFF-STREET VEHICLE PARKING INFORMATION PACKET

Page 3

- C. The number of parking spaces that are being leased.
- D. The legal description of the property on which the parking spaces are being leased.
- E. Appropriate language granting lessee rights of use, ingress and egress on a 24-hour basis.
- F. A statement that the Zoning Administration will be notified upon any change to the lease that would lessen or delete any of the City's requirements. There should be a reasonable time period for the notification, prior to the change in the effective date of the lease.
- G. The lease is to include the notarized signatures of the lessee and lessor or the authorized agents. The lease will include documentation of the legal authority of the persons signing the lease to enter into such an agreement/

PARKING AGREEMENT

A parking agreement, separate from the lease agreement, is to be submitted stating the intent of the lessee to comply with parking requirements, should be proposed lease be terminated. As mentioned previously, cancellation of the lease does not remove the obligation of the lessee from the parking requirement.

A copy of a typical parking agreement is attached.

Should there be any questions, please call the Planning and Development Services Department at 791-5550.



Off-site Parking Agreement

5.20.2022

PARKING AGREEMENT

I (we), _____

the Owner(s) of that certain property located at: _____,
(the "Property"), Case File Number _____, have submitted to the City of Tucson a
copy of an executed lease (the "Lease") to provide _____ off-site parking spaces to
meet the parking requirements of the Land Use Code for the proposed use of the Property.

The Owner understands and agrees that approval, of the development plans for the Property is
conditioned upon the Lease being in effect. The Owner(s) further agree(s) that, in the event the
Lease is no longer in effect, the Owner(s) will notify the City of Tucson Zoning Administration
of such fact within thirty (30) days after the date the Lease ceases to be in effect and will:

1. Provide _____ number of substitute parking spaces either on-site or off-site by
presenting to the City an acceptable substitute Lease; or
2. Apply for and obtain a variance of _____ number of parking spaces from the Board
of Adjustment.

The term "Owner(s)" shall mean the current Owner(s) of the Property and any successors or
assigns of any Owner(s).

Date this _____ day of _____, 20__.

Owner(s):

City of Tucson, A Municipal Corporation:

By _____
Development Services Director or Designee



Zoning Determination Letter

5.20.2022



CITY OF
TUCSON

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

December 5, 2018

Mr. Larry Kappler
P.O. Box 64669
Tucson, AZ 85728

Subject: C9-C9-18-02 The Baffert at 5-Points

Dear Mr. Kappler:

On June 19, 2018 Mayor and Council adopted Ordinance No. 11561 establishing conditions of rezoning for the above referenced rezoning case. The ordinance became effective and the zoning changed to HC-3 on July 19, 2018. The case has been closed.

If you have any questions, please contact John Beall via e-mail address john.beall@tucsonaz.gov or by telephone at 520-837-6966, or Peter McLaughlin via e-mail peter.mclaughlin@tucsonaz.gov or his telephone number 520-837-4898.

Sincerely,

John Beall
Section Manager - Entitlements

C: Mr. Rory Juneman, Lazarus, Silvyn and Bangs

s:/rezoning/2018/C9-18-02



Zoning Conditions - Ordinance No. 11561

5.20.2022

ADOPTED BY THE
MAYOR AND COUNCIL

June 19, 2018

ORDINANCE NO. 11561

RELATING TO ZONING: AMENDING ZONING DISTRICT BOUNDARIES IN THE AREA LOCATED NEAR THE 5 POINTS INTERSECTION OF S. STONE AVENUE, S. 6TH AVENUE AND E. 18TH STREET IN CASE C9-18-02, THE BAFFERT AT 5-POINTS, HC-3 TO C-3 AND C-3 TO HC-3; AND SETTING AN EFFECTIVE DATE.

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

SECTION 1. The zoning district boundaries in the area located near the 5 Points intersection of S. Stone Avenue, S. 6th Avenue and E. 18th Street are hereby amended from HC-3 to C-3 (747 S. 6th Ave.) and from C-3 to HC-3 (733 S. Stone and Parcel 117-07203A) as shown on the attached map marked Ordinance No. 11561 subject to compliance with the requirements attached hereto as Exhibit "A" set forth by the Mayor and Council on June 19, 2018.

SECTION 2. The Mayor and Council find that this rezoning complies and conforms with Plan Tucson and all applicable specific plans; including, in this case, the Old Pueblo South Community 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 effective date of the C-3 and HC-3 zoning classification.



Zoning Conditions - Ordinance No. 11561

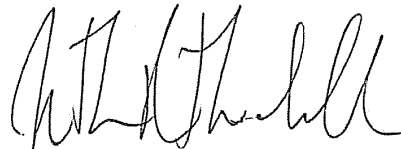
5.20.2022

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 City 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, June 19, 2018.


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

REVIEWED BY:


CITY MANAGER

PG/tdg
5/29/18

Zoning Conditions - Ordinance No. 11561

5.20.2022

EXHIBIT "A" TO ORDINANCE No. 11561

Requirements for Rezoning Case C9-18-02 (The Baffert at 5-Points, HC-3 to C-3 and C-3 to HC-3) as established by Mayor and Council on June 19, 2018.

This ordinance is subject to the following conditions:

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan (PDP) dated January 29, 2018, and the required reports, is to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06. Should the approved IID design not be in substantial compliance with the PDP, the IID approval will govern.
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". The completed Waiver must be filed with Planning & Development Services before the case will be scheduled for Mayor and Council action.
3. An archaeological assessment and survey shall be performed by a qualified archaeologist before any grading or other ground modification takes place. If cultural features or remains are found, testing and data recovery shall be completed as needed. Copies of testing plans, testing reports, data recovery plans and final reports shall be submitted to and approved by the City Historic Preservation Office prior to construction work commencing. If, during construction, human remains and/or associated burial items are discovered, ground disturbing activities in the vicinity of the discovery will cease, the discovery site will be secured, and the Arizona State Museum will be immediately notified as required under A.R.S. Sec. 41-865.
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. Owner/developer shall enter into a Sewer Service Agreement with Pima County that specifies the improvements to be made to Pima County's public sewerage system, and the timing of said improvements.
6. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of the rezoning.

LAND USE COMPATIBILITY

7. The proposed development and any future development on the site to be reviewed for compatibility with the adjacent Armory Park HPZ by both the TPCHC, PRS and Armory Park Historic Zone Advisory Board.
8. Historic carriage house will be subject to standard HPZ design review/demolition approval process for any future proposed changes.

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Zoning Conditions - Ordinance No. 11561

5.20.2022

EXHIBIT "A" TO ORDINANCE No. 11561

C9-18-02 The Baffert at 5-points, HC-3 to C-3 and C-3 to HC-3

Page 2 of 3

9. Building height will be limited to no higher than forty-eight (48') feet, except that the eastern thirty (30) feet of the parcel as measured from the eastern property line will be limited to no higher than twenty-five (25) feet. Building heights stated herein include mechanical and accessory equipment and functional elements. Should **both** the Armory Park Historic District Advisory Board **and** the Tucson-Pima County Historical Commission Plans Review Subcommittee recommend approval, during the IID review, of a height for the elevator shaft that exceeds 48 feet, this condition will support that approved design.
10. The ground floor of the building shall be used only for non-residential uses.
11. Balconies shall be limited to the north side of the building. The pedestrian exterior circulation on the project's south side shall not be considered balconies.
12. Six (6) inch wide fence block or greater (or as determined by future design reviews) shall be used for perimeter screen walls.
13. All walls visible from a public right-of-way and/or adjacent to existing residential development, are to be graffiti-resistant and incorporate one (1) or more visually appealing design treatments, such as the use of two (2) or more decorative materials like stucco, tile, stone, or brick; a visually interesting design on the wall surface; varied wall alignments, Jog, curve, notch, setback, etc.); and/or trees and shrubs in voids created by the wall variations, or as determined by future design reviews.
14. The applicant shall file Form 7460 with the FAA at least 45 days before construction activities begin for the project. Any cranes used which are used must also be identified with Form 7460. File Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. Prior to the City's approval of any construction permit for a permanent building, the property owner shall record the Avigation Easement, which discloses the existence, and operational characteristics of the Tucson International Airport to future owners or tenants of the property and further conveys the right to the public to lawfully use the airspace above the property. The current property owner or person authorized to sign on behalf of the current property owner shall complete, sign, and record the Avigation Easement. Record the Avigation Easement with the Pima County Recorder's Office. Once the Avigation Easement is recorded, send a copy of the recorded easement to the Tucson Airport Authority.

The developer shall provide the Airport Disclosure Statement form, at time of sale, to new residential property owners with new unit purchases. In the event the development of any residential use offers rental residential units to the public, the new tenant shall be provided a copy of the Airport Disclosure Statement form to educate and notify the new residents that they are living near an airport. The content of such documents shall be according to the form and instructions

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Zoning Conditions - Ordinance No. 11561

5.20.2022

EXHIBIT "A" TO ORDINANCE No. 11561

C9-18-02 The Baffert at 5-points, HC-3 to C-3 and C-3 to HC-3

Page 3 of 3

provided. The new property owner or new tenant shall forward a signed copy of the Airport

Disclosure Statement form to the Tucson Airport Authority at srobidoux@flytucson.com.

15. Developer will pay for a City of Tucson issued 24/7 parking permit for the two adjacent parcels to the property's east (738 S. 5th Ave. and 744 S. 5th Ave.) for a period of five (5) years beginning on or before the construction start date.
16. Developer will donate \$4000.00 to APNA for the sole purpose of constructing a buffer wall to mitigate noise/light from the eastern portion of the site. Payment must be used for construction of a wall by issuance of Project C of O date, or it shall be returned to the developer. Developer shall not be responsible for reviews, permits or building of the wall.
17. The City shall not cite this case as a precedent in other similar rezoning/HPZ cases.
18. The development site will continue to qualify as "adjacent" under IID definitions.
19. In order to be removed from the HPZ in the future, the Wanslee Parcels (733 S. Stone Avenue and PIN 117-07-203A) will be required to go through the rezoning process, regardless of what development may occur on parcels in the vicinity.
20. A non-opaque screening of the stairwell on the eastern end of the Project at 747 S. 6th Avenue is required.
21. Hours of operation for all ground floor commercial, retail and the restaurant shall be: Seven (7) days a week: 7am – 11pm.
22. Not later than September 15, 2018, Developer will record an executed agreement between Developer and the Armory Park Neighborhood Association that defines Permitted and Excluded Land Uses as described in the attached Exhibit 1. The Terms and Conditions of the executed agreement shall run with and attach to the property, and shall not terminate in the event of the sale or transfer of the property.



Zoning Conditions - Ordinance No. 11561

5.20.2022

Exhibit 1 to Condition 22 : Rezoning Case C9-18-02

Permitted and Restricted Uses

The Balfert Five Points Mixed Use

1. Permitted Uses

The Rezoning shall include all those uses permitted by UDC Table 4.8-4 Permitted Uses C-3 Zone, except as noted below.

2. Excluded Land Uses shall include:

a. Restricted Adult Activities Use Group:

1. Adult Commercial Services
2. Adult Industrial Uses
3. Adult Recreation
4. Adult Retail Trade

b. Retail Trade Use Group:

1. Medical Marijuana Designated Caregiver Cultivation Location
2. Medical Marijuana Dispensary
3. Medical Marijuana Dispensary Off-site Cultivation Location
4. Medical Marijuana Qualifying Patient Cultivation location
5. Drug Paraphernalia Store: Drug Paraphernalia Store means any retail store selling paraphernalia commonly related to the use of any drug or narcotic, including, but not limited to, water pipes, pipe screens, hashish pipes, roach clips, coke spoons, bongs, and cigarette rolling paper, except that this term does not include the sale of cigarette rolling paper by a store that also sells loose tobacco or the sale by prescription of implements needed for the use of prescribed drugs or narcotics
6. Gun Shop: Gun Shop means any retail sales business engaged in selling, leasing, purchasing, or lending of guns, firearms, or ammunition.
7. Pawn Shop: Pawn Shop means an establishment primarily engaged in the business of lending money on the deposit or pledge of any article or jewelry, or purchasing any article or jewelry with an expressed or implied agreement or understanding to sell it back at a subsequent time at a stipulated price.
8. Liquor Store: Liquor store means a retail establishment which has fifty (50%) percent or more of the shelving or gross floor area devoted to the public display and sale of alcoholic beverages for off-site consumption.

c. Commercial Services Land Use Group:

1. Alcoholic Beverage Bar Only
2. Automotive Major Service and Repair
3. Trade Service and Repair: Major and Minor
4. Non-chartered financial institution: Check Cashing
5. Tattoo Parlor/Body-piercing Studio: Tattoo Parlor means an establishment whose business activity, either in terms of operation or as held out to the public, is the practice of placing designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substance that results in the permanent coloration of the skin, by means of the use of needles or other instruments designed to contact or puncture the skin. Body-piercing Studio means an establishment whose business activity, either in terms of operation or as held out to the public, is the practice of creating an opening in the body of a person for the purpose of inserting jewelry or other decoration, and inserting jewelry or other decoration:

d. Civic Land Use Group:

1. Correctional Use: Supervision Facility

e. Residential Land Use Group

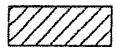
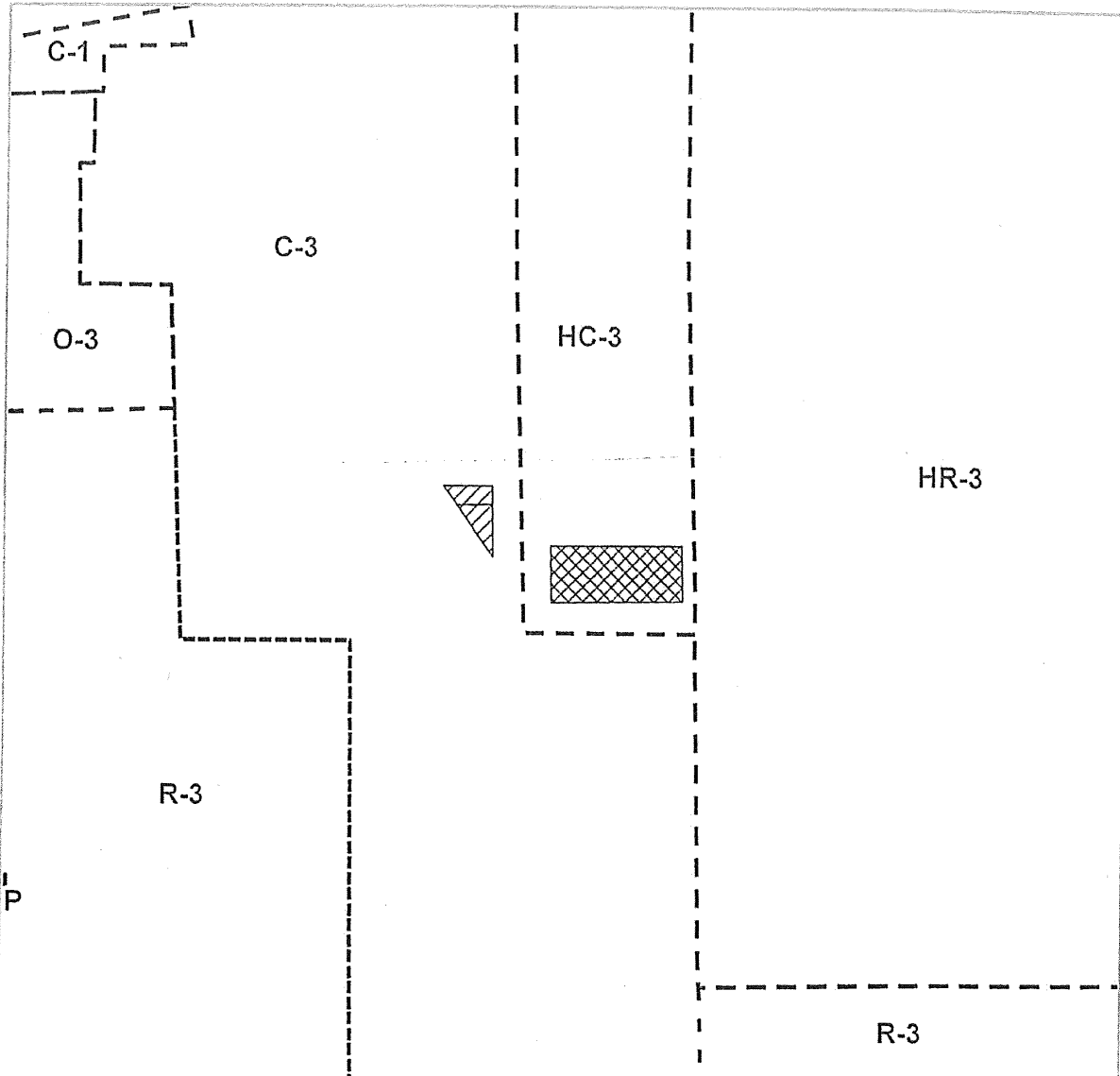
1. Group Dwelling

3. Special Exception Land Uses Permitted following the Unified Development Code, Mayor and Council Special Exception Procedure, Section 3.4.4.

Zoning Conditions - Ordinance No. 11561

5.20.2022

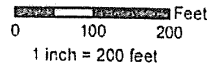
C9-18-02 - The Baffert at Five-Points



Area of Rezoning Request: From C-3 to HC-3
Legal Description: TUCSON PT LOTS 9 & 12 E OF STONE AVE BLK 121



Area of Rezoning Request: From HC-3 to C-3
Legal Description: TUCSON LOT 11 & S10' LOT 10 BLK 122



Ordinance 11561
Adoption Date June 19, 2018

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

[Handwritten Signature]

Director, Planning & Development Services Department

