

PIMA COUNTY

DEVELOPMENT SERVICES

MEMORANDUM

DATE: October 23, 2014
TO: BOARD OF ADJUSTMENT, District 1
FROM: Terrill L. Tillman, Assistant Executive Secretary
SUBJECT: **Co10(1)14-04 2945 W. INA ROAD, LLC – WEST INA ROAD**
Scheduled for public hearing on November 3, 2014

LOCATION:

The subject property is located at the southwest corner of Ina Road and Shannon Road. The property is zoned TR (Transitional).

SURROUNDING ZONING / LAND USES:

North	CB-1	Developed Commercial-Heritage Plaza
South	CR-3	Developed Residential
East	CR-1	Fire Station/Developed Residential
West	TR	Developed Commercial Offices

PUBLIC COMMENT:

To date, no public comments have been received.

PREVIOUS CASES ON PROPERTY:

There have been no previous Board of Adjustment cases on this property.

REQUEST:

The applicant requests a variance to increase the number of tenant panels to 6 on a monument style freestanding development complex sign. Section 18.79.110.E8 of the Pima County Zoning Code limits the sign copy of a development complex to the complex name and the names of up to three businesses at the development complex.

TRANSPORTATION AND FLOOD CONTROL REPORT:

Transportation and Flood Control will review this proposed sign at the time of permitting.

BACKGROUND:

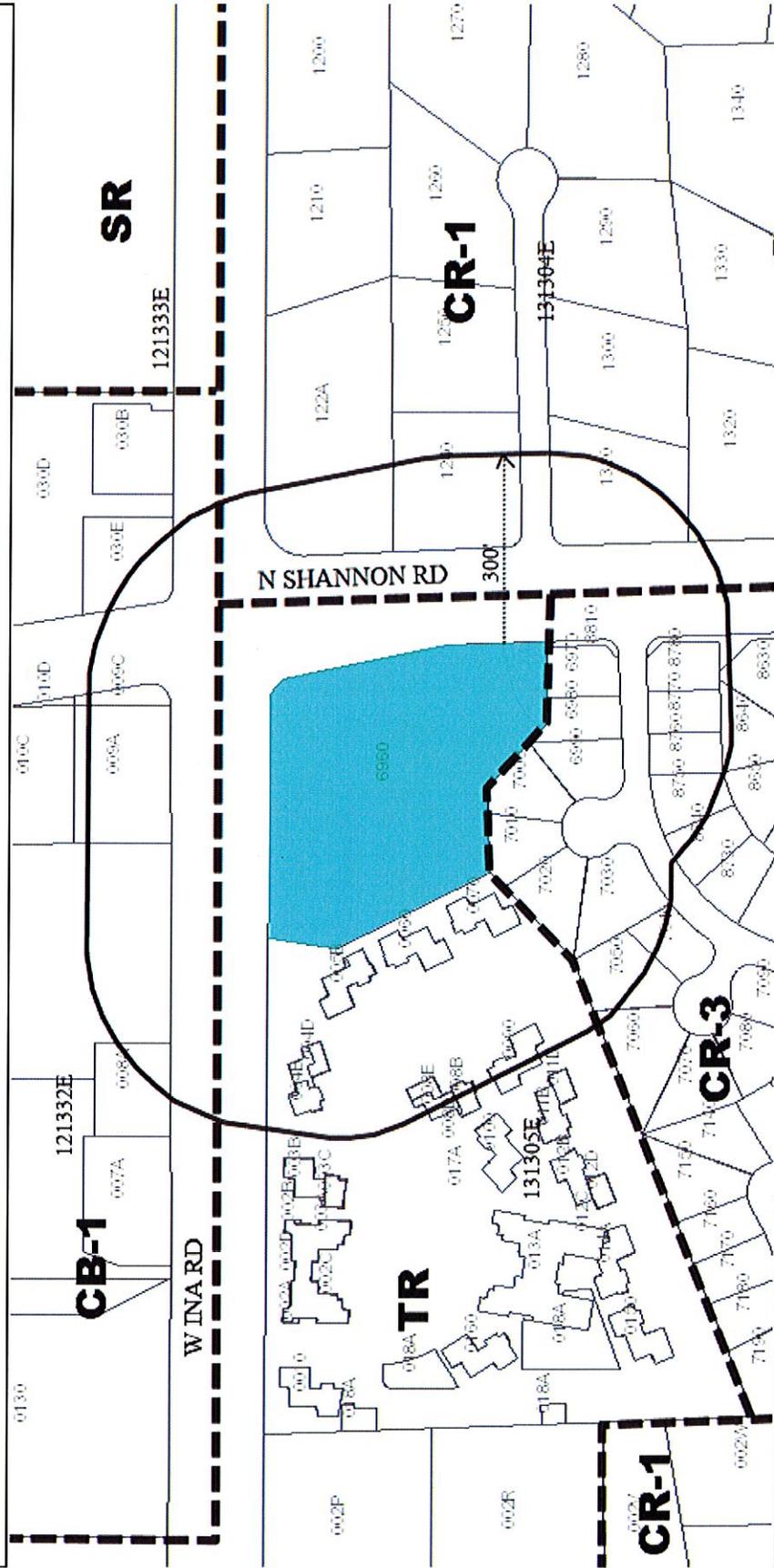
The subject property is approximately 3.82 acres and zoned CB-1. A Development Plan (CO1294-06) for the Group Health Medical Associates was approved in 1994. The project was built out in conformance with the approved development plan with permits being issued in 1995. The medical center contains approximately 47,346 square feet of professional and medical office uses, and the associated bufferyards, paved access and parking areas.



Co10(1)14-04 2945 W. Ina Road, LLC - West Ina Road Variance Request

NOTIFICATION MAP

2945 W INA ROAD LLC—W INA ROAD



LEGEND

- Petition Area
- Notification Area

NOTES

File no.:	Co10(1)14-04	Tax Code(s):	101-04-6960
Application:	Variance	Base Map:	76
		Drafter:	A.H.



9/29/2014

2945

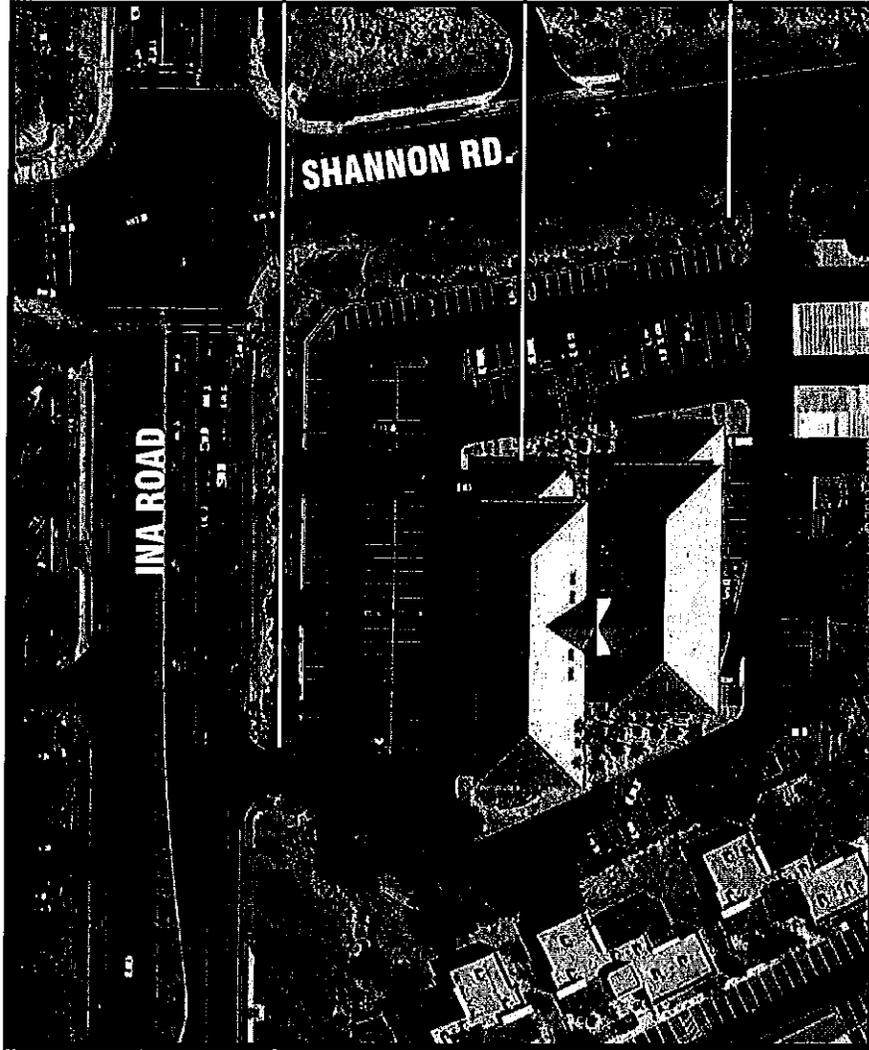


**Northwest
Tucson Clinic**

**U.S. HEALTHWORKS
MEDICAL GROUP**

**SPACE AVAILABLE
323-5155**

DAVITA DIALYSIS



Site Plan

Scale: NTS



Site Plan

SCALE:
AS NOTED

SP



MINA-TREE SIGNS
Manufacturing

P.O. Box 8406
Stockton, CA 95208-0406
(209) 941-2921



HealthWorks
MEDICAL GROUP

A Dignity Health Member

U.S. HealthWorks
2945 W. Ina Road
Tucson, AZ

Salesperson: Mike Benite
(209) 941-2921 Ext. 117
Email: mike.benite@mina-tree.com

Date: 08.30.13

Designer: Jason Cary

File Path: <http://us.healthworks.com/Projects/2013/08/08/083013/083013.dwg>

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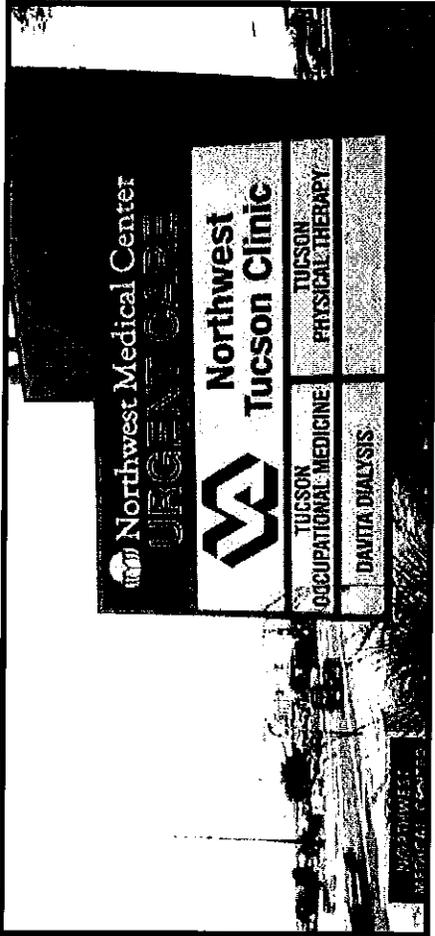
Revision:

Jason Cary	09.03.13
Jason Cary	12.03.13
Jason Cary	12.04.13
Jason Rosales	12.26.13
Jason Rosales	12.27.13
Jason Cary	02.25.14
Jason Rosales	03.04.14
Jason Rosales	04.15.14
Jason Cary	07.08.14
Jason Cary	07.24.14

Approved By:

Date:

The design is provided as a guide only. It is the responsibility of the client to verify the accuracy of the information provided. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The design is not to be used for construction without the written consent of the design professional.



Existing D/F Tenant Signs Elevation

Scale: 1/2" = 1'-0"
 Typical of (2) Signs
 (1) On Ina Road
 (2) On Shannon Road



Proposed D/F Tenant Signs Elevation (Reface)

Scale: 1/2" = 1'-0"

MSI
 MINA-TREE SIGNS
 Incorporated
 P.O. Box 8406
 Stockton, CA 95208-0406
 (209) 941-2921

U.S. HealthWorks
 MEDICAL GROUP
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 U.S. HealthWorks
 2945 W. Ina Road
 Tucson, AZ

Salesperson: Mike Behnke
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 Email: mike.behnke@mina-treesigns.com

Date: 08.30.13

Designer: Jason Cary

File Path: z:\design\healthworks\signage\usa\usa

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SCALE: 1
 AS NOTED

Exterior Elevation



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Services, LLC
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F 520-292-9383
D 520-352-5614

September 5, 2014

Paul G. Coady
pcoady@cbre-mas.com

Board of Adjustment District 1 Board Members,

I request a variance to allow for the bottom full panel of our existing 2 monument signs to be divided into 4 sign slots.

The building was built in 1996 and in 2002 TMC who was the owner applied for a variance to ask for this change but never paid the variance fee. Somehow before the current owner purchased the property in 2004 the change was made to the sign.

We recently became aware that there was a variance issue with the County and are filing this variance to make sure we are following signage requirements.

The building is 41,344 RSF and is currently demised as 6 office suites the largest being occupied by the VA Administration. We are requesting the approval of the change so that we would be able to provide a sign panel for each demised suite on the existing monuments located at our entrances on Ina and Shannon Roads.

The current monument signs meet the sign face SF and set back requirements currently in place in the County.

I will be available for any questions and will be at the hearing on October 6th. Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Paul G. Coady'.

Paul G. Coady
Director Asset Services

Enclosures