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# MEMORANDUM

## PUBLIC WORKS - DEVELOPMENT SERVICES

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DATE: November 5, 2014

TO: BOARD OF ADJUSTMENT District #4

FROM: Tom Drzazgowski – Deputy Chief Zoning Inspector

SUBJECT: **Co10(4)14-13 HUTCHINSON – EAST SPEEDWAY BLVD.**  
Scheduled for public hearing on November 12, 2014.

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**LOCATION:**

The subject site is located on the south side of Speedway Blvd. The property is located at the intersection of Speedway Blvd and Camino Cordon. The property is approximately 3.78 acres and is zoned SR (Suburban Ranch).

**SURROUNDING ZONING / LAND USES:**

North -	SR	Rural
West -	SR	Rural
South -	SR	Rural
East -	SR	Rural

**PUBLIC COMMENT:**

To date staff has received numerous written correspondences on this case. In addition, the owner has submitted a petition signed by 305 people who are in support of the request. A few other individual letters in support have also been submitted.

**PREVIOUS CASES ON PROPERTY:**

There is an existing permit for a Vet Hospital. The permit for the Vet Hospital was approved on 11/13/84. There is also a zoning violation on the property for GROUP HOME Without permits & COMMERCIAL STABLES Without permits. The property owner at the time was cited and the violations were eventually resolved.

There is also a previous variance on the property. Case Co10(4)14-01 was approved by the Board of Adjustments in 2012. The request had to do with modifying the bufferyard, reducing the minimum lot size required for a vet clinic and reducing the minimum setback to property lines. All three requests were approved.

There is also a conditional use permit which has been approved to allow the Vet Clinic on the property. This request dates from 2013.

**REQUEST:**

The applicant requests the following variance:

- 1. To waive the requirement that all parking areas must be paved.**

2. To eliminate bicycle parking requirements.
3. To eliminate planting trees as required.

**TRANSPORTATION AND FLOOD CONTROL REPORT:**

The Flood Control District will review this project as needed during the any permitting requirements. The Department of Transportation has reviewed the development plan when it was approved and there are no transportation issues being requested in the current request.

**BACKGROUND:**

The subject site is located in eastern Tucson. The closest major intersection is Speedway Blvd and Tanque Verde Loop Rd. There is an existing permit for a Vet Hospital and additions to the hospital. The original permit for the hospital was approved in 1984. It appears that the use was discontinued in 2006 or 2007. Since the standards for a Vet Hospital to be allowed in SR zoning have changed the property owner is required to meet the newer criteria.

The property owner has completed the development plan and has received a conditional use permit to allow the Vet Clinic.

**RECOMMENDATION:**

Staff recommends **APPROVAL** requests #1 and #2 and **DENIAL** of request #3. The Vet Hospital did have the necessary permits when previously in operation. It appears that the paving of the parking area and installing the required bike spaces is a hardship and not consistent with the area. The property owner has submitted other examples of locations that are free of paving. The safety of the horses and other animals that will be served by the clinic are the top priority. Paving will add a new obstacle and potentially pose a risk to horses and other livestock that are not used to walking on this type of surface. In addition, these animals are injured or have other health issues, having them walk on the pavement surface would be an additional obstacle for them to get to the facility and the services that they need.

Since this type of facility is not a casual destination for visitors, there does not appear the need to add bicycle parking. This type of facility is not retail or a regular office use that would have users arriving by bike. Most users will have their animal brought to the facility or will drop them off. Staff cannot envision a scenario where a customer would bike to the facility. Speedway Bl. is a one lane in each direction road with limited access for bikes. This further supports the granting of the variance request.

Staff is not supportive of no landscaping being installed. Landscaping provides value to the community and provides a screen and other value when installed on a commercial property.

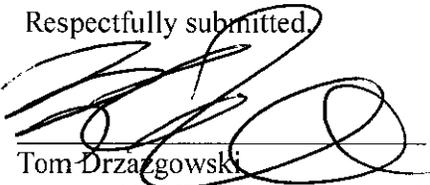
Lastly, it should be noted that the variance for paving only applies to the private property. All paving from Speedway to the property line must occur. Waivers from paving in the right of way should be directed to the Department of Transportation.

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**Standards that must be considered by a board of adjustment when considering a variance request include:**

1. The strict application of the provision would work an unnecessary hardship;
2. The unnecessary hardship arises from a physical condition that is unusual or peculiar to the property and is not generally caused to other properties in the zone;
3. The unnecessary hardship does not arise from a condition created by an action of the owner of the property;
4. The variance is the minimum necessary to afford relief;
5. The variance does not allow a use which is not permitted in the zone by the Code;
6. The variance is not granted solely to increase economic return from the property;
7. The variance will not cause injury to or adversely affect the rights of surrounding property owners and residents;
8. The variance is in harmony with the general intent and purposes of the Code and the provision from which the variance is requested;
9. The variance does not violate State law or other provisions of Pima County ordinances;
10. The hardship must relate to some characteristic of the land for which the variance is requested, and must not be solely based on the needs of the owner;
11. If the variance is from a sign or advertising structure area limitation, no reasonable use of the property can be made unless the variance is granted;
12. If the variance is from a height limitation, no reasonable use of the property can be made unless the variance is granted.

Respectfully submitted,



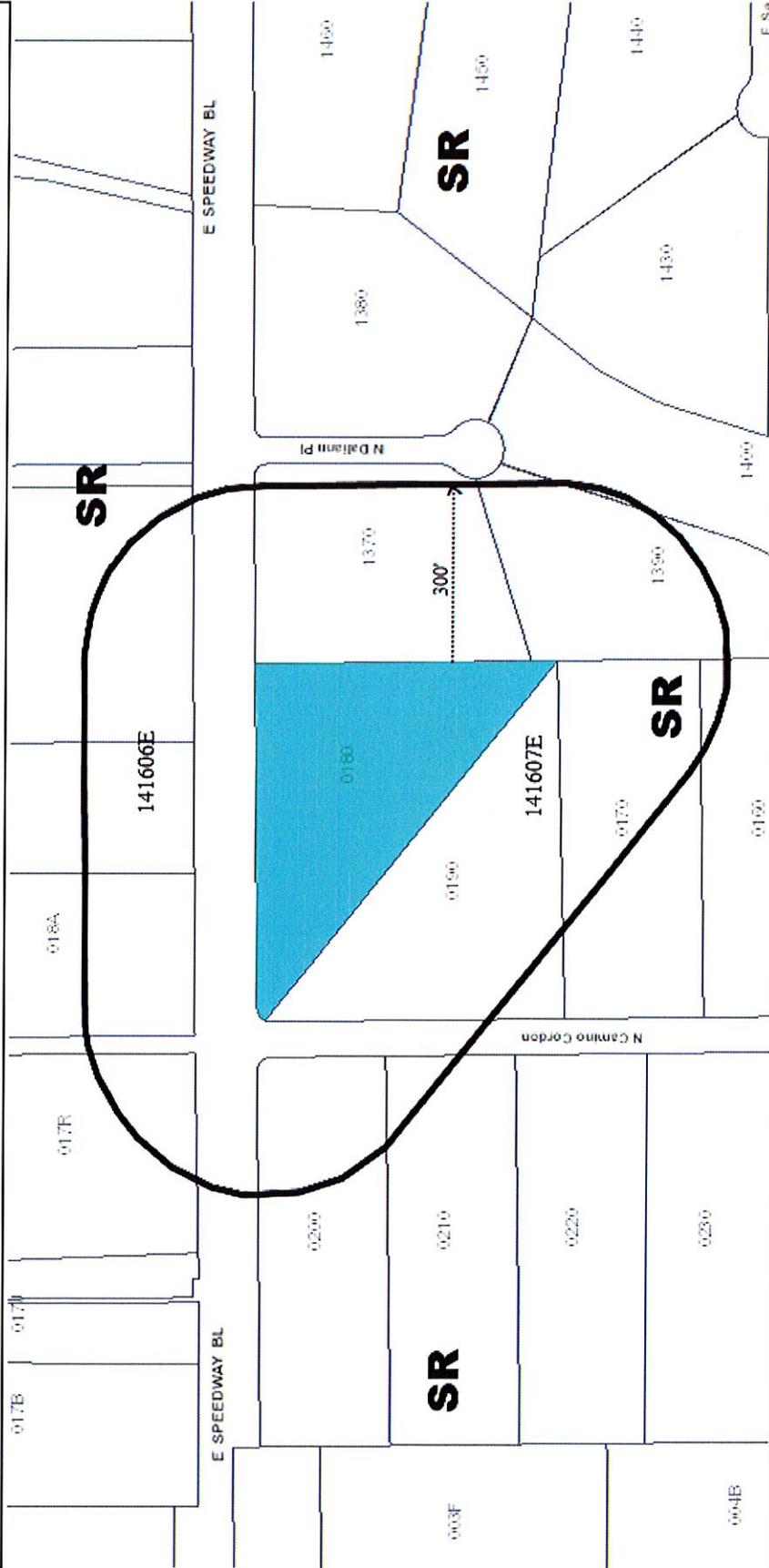
Tom Drzazgowski  
Deputy Chief Zoning Inspector

**Co10(4)14-13 HUTCHINSON – EAST SPEEDWAY BLVD.** Michael & Claudia Hutchinson, on the property located at **11650 E Speedway Blvd.**, in the **SR** zone, requests the following variances:

1. **To waive the requirement that all parking areas must be paved.** Section 18.75.040B of the Pima County Zoning Code requires all open parking areas shall be paved with a durable asphalt, concrete, stone, tile or brick surface, in conformance with the manual and consistent with pavement design principles and engineered according to soil conditions and wheel loads.
2. **To eliminate bicycle parking requirements.** Section 18.75.030E of the Pima County Zoning Code requires parking lots shall require two bicycle rack spaces plus one per fifteen parking spaces.
3. **To eliminate planting trees as required.** Section 18.73 of the Pima County Zoning Code requires certain trees to be planted as part of the development. The planting requirement is based on use and adjacent uses.

# NOTIFICATION MAP

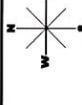
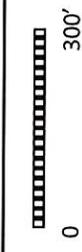
## HUTCHISON—E. SPEEDWAY BOULEVARD



**LEGEND**

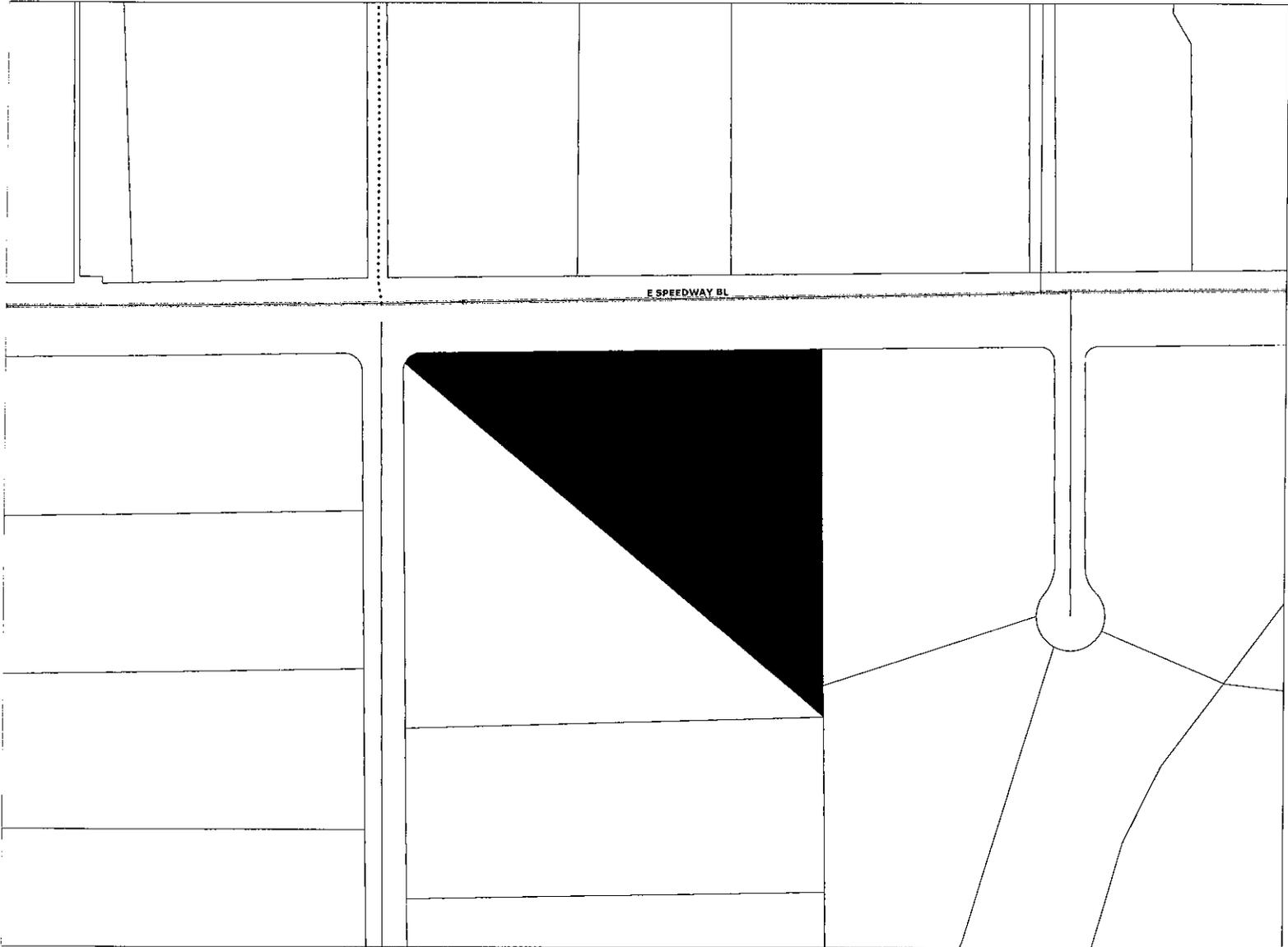
- Petition Area
- Notification Area

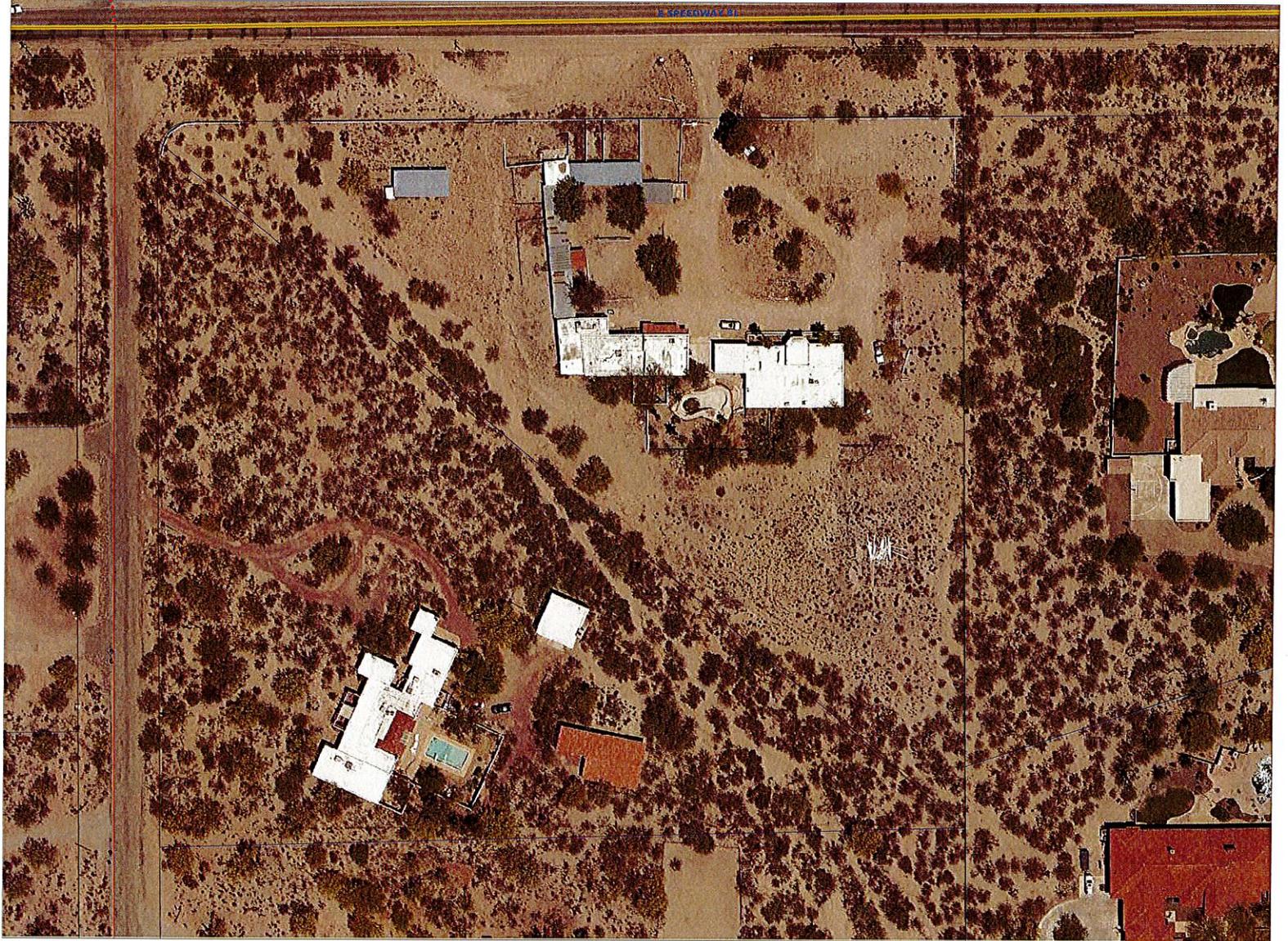
**NOTES**

<b>File no.:</b>	Co10(4)14-13	<b>Tax Code(s):</b>	205-53-0180
<b>Application:</b>	Variance	<b>Base Map:</b>	86
		<b>Drafter:</b>	A.H.



9/29/2014







**Variance Application**

Revised 12/2013

(Please print or type) **NO PENCIL**

Property Owner: Michael D. Hutchison, DVM Phone: 520 370 0699

Owner's Mailing Address: 11650 E. Speedway Blvd. City: Tucson Zip: 85748

Authorized Representative: same Phone: \_\_\_\_\_

Rep's Mailing Address: same City: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Address: 11650 E. Speedway Blvd. City: Tucson Zip: 85748

Tax Code Number(s): 205 - 53 - 0180 Zone: SR-2

Does the subject parcel have an active building or zoning code violation? No

Owner or Applicant's Email Address: hutchdvm6@gmail.com

I, the undersigned, swear that all the facts in this application are true to the best of my knowledge, that I will appear in person at public hearing to present the request, that I have read and understood the board of adjustment guidelines and procedure for granting a variance, and that I am able and intend to apply for all necessary county permits for construction and use of the property within nine months of receiving an approval of my variance request.  
Signature: [Handwritten Signature] Date: 9/25/14

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED**

\*\*\*\*\*FOR OFFICE USE ONLY\*\*\*\*\*

Case Title: HUTCHISON - E. SPEEDWAY BLVD Co10 4 14-13  
OWNER'S NAME - STREET NAME (EX. JONES- E. SPEEDWAY BOULEVARD)

requests a variance(s) to Section(s) 18.75.04DE3 of the Pima County Zoning Code which requires Parking Lot to be paved - Applicant requests a non-paved surface  
Other Related Variance Requests to:

REC'D AT DEVELOPMENT SERVICES - PLANNING DIVISION BY [Signature] DATE 9 / 25 / 14

18.75.040 B3  
Table 18.75-1  $\frac{1}{2}$  18.75.030 E2



## **Pegasus Equine Veterinary Service, P.C.**

11650 E. Speedway Blvd.  
Tucson, AZ 85748  
Phone: 520.370.0699  
[www.pegasusequinevet.com](http://www.pegasusequinevet.com)  
[hutchdvm6@gmail.com](mailto:hutchdvm6@gmail.com)

MICHAEL D. HUTCHISON, DVM, CVA  
Doctor of Veterinary Medicine  
Certified Veterinary Acupuncturist

September 25, 2014

RE: Pegasus Veterinary Service Development Concept Permit  
Activity: P1212-043  
Cord Ranch Estates Lot 4 – 24039  
11650 E. Speedway Blvd., Tucson, AZ 85748

Board of Adjustment District 4 Board Members;

Please hear this request for an adjustment to the previously approved development plan: activity: P1212-043. Although the architect that drafted the plan was highly qualified, he was not aware of several physical conditions of the property and the unique nature of my business that would result in unnecessary hardship if the development plan were followed as approved.

I Paving Requirement:

The greatest concern regarding the accepted development plan is the requirement for pavement in all vehicular areas. And the greatest reason this is a concern is the safety of my patients. Typical horse trailers are too large to deviate significantly from the property's main circular thoroughfare which means the horses are often unloaded in the parking lot itself. In addition to the trailer size concern, the unloading of sick horses often occurs during a period of high anxiety and with untrained drivers. The combination of these factors can easily lead to panicked slipping on the pavement resulting in injuries greater than those for which they came in the first place.

Ironically this was less a personal concern than that of my clients. As soon as word began to filter around the horse community about having to pave the parking lot an outcry of concerns began to pour in. I was told many stories of horse wrecks in paved parking lots, including in another local equine practice. The client insisted that she will never haul her horse to that practice again. Such was the concern of my clientele that the idea of a petition was actually first mentioned by several of my clients.

Given this ground swell of client resistance to the idea of a paved parking lot a client first suggested that she would sign a petition to protest. An iPetition was created in March and circulated to my clients who also circulated it around the entire local horse community. Within 19 days there were 304 signatures protesting the proposed pavement. See [Attachment 1\\*](#)

Based upon Municode 18.75.030 *Off-Street Parking Requirements* the revision of approved plans to conform to changes in the minimum number of parking spaces is allowable. Upon closer inspection the total number of required parking spaces as submitted in our original development plan was partially and erroneously based upon the wrong land use/class designation for the proposed veterinary clinic. The calculated number of 14 parking spaces was based upon the *Medical and Dental Office* class designation which requires one space for every 200 sq. ft. of gross floor area because of an expected high “face-to-face customer service”. While this designation is appropriate for about a third of the building, the remaining gross floor area would be much better designated as *Animal Service* under the Commercial Services Use Group (Ordinance No. 10886; A0032956.DOC/2) which only requires “1 space per 400 sq. ft. GFA.” This roughly 2/3 of clinic GFA is to be designated as “employee only” to safely provide animal care which would obviously preclude face-to-face customer service. Additionally, it is quite likely that the *Animal Service* designation is based upon small animal (dogs and cats) use. Actually about 1/3 of the GFA is to be used as a horse treatment area which not only is likely to be vacant the vast majority of the time but also closer to the *Agriculture Use Group* which requires “None (0)” parking spaces.

The total surface area of the commercial building is approximately 2,903 square feet. Of this about 859 square feet consists of a reception area and examination rooms and as such is correctly designated. This space requires 4.5 parking spaces. The remaining approximately 2,044 sq. ft., if more correctly designated as above, should demand no more than 5 spaces and arguably less given the low likelihood of face-to-face customer service.

See [Attachment 2\\*](#) containing supporting documents including a floor plan with designated proposed use and a partial site plan showing the relatively small face-to-face client interaction area.

The property is located in the rural aspect of the old Tanque Verde Valley. Virtually none of the businesses in the area have paved parking. The most adjacent parcel to the West (parcel 205-53-0200) is also commercial and has neither pavement nor easement improvements. [Attachment 3\\*](#) It is very much in the character of the historic, rural Tanque Verde Valley to maintain a more natural environment.

## II Water Catchment Basin:

In conjunction, and ironically, the proposed paved surface creates the need for a runoff catchment. The proposed area is filled with dense native vegetation including saguaros and mesquite trees. See [Attachment 4\\*](#)

The destruction of this to create an ugly hole in the front of the veterinary clinic seems ridiculous and must truly be at odds with any committee concerned about the regulation of commercial

landscape for the general public good. In my opinion the devaluation of the esthetic of the property would be so great as make me seriously reconsider completing this project at all.

### III Trees:

Again with due respect to the architect's expertise I question the need to plant 21 trees. The vast majority of these were to be placed in an already densely vegetated floodplain. Additional trees were to be placed along the boundary with my neighbors to the East which already has an extensive arboreal visual cover. [Attachment 5\\*](#)

The landscape architect calculated three required trees based upon 12 parking spaces. While this is more reasonable, as previously discussed, the required number of parking spaces has been erroneously calculated. Additionally, in the middle of the functional parking area exists a very large, mature mesquite tree with an extensive canopy. [Attachment 6\\*](#)

Despite extensive review of the county codes I could not find a specific tree number requirement other than that previous discussed based upon numbers of parking spaces. Admittedly this could quite likely be a result of my ignorance of the code.

### IV Bicycle Racks:

While this issue is a relative triviality it does fall into the category of absurdity. To date I have not had a client either deliver or pickup an animal using a bicycle as a means of transportation. Since it is theoretically possible that a client might venture on the property for another reason, if it pleases the Board, I will provide bicycle racks but I would plead for at least a common sense assessment of this provision.

As of October of this year it will have been three years since I embarked upon this quest to reopen a veterinary clinic in a former veterinary clinic. This structure was a veterinary clinic since 1980 and except for a few short years has always been one. Following the failure of a misplaced adult care facility it went into foreclosure and fell into serious disrepair creating blight in an otherwise scenic portion of our beloved Tanque Verde Valley. Indeed, so specific is the layout of this property to a veterinary facility that although it was looked at by many potential buyers the property remained vacant and unsold as a foreclosure for almost a year. During this time the sales price dropped almost \$100,000 damaging resale "property comps" of the neighborhood until finally, as a veterinarian I purchased the property with the intent of returning it to a veterinary hospital.

I am currently maintaining a meager business by working out of my vehicle as an ambulatory veterinarian. Still I am able to partially employ three staff members. However, each is definitely "underemployed". My previous practice was able to support a total of 13 staff in a much smaller facility. Currently my gross revenues are stable at \$250,000 but a facility of this size should be able to generate at least a million a year. This is good for the tax base of the community. Thankfully, I've been granted a special construction designation allowing a

reduction of my property taxes. While this is fortunate, since I can barely afford them as it is, it's a loss of \$3,000 a year to the local schools. All the while my hospital collects dust and further decays because it doesn't generate the revenue required to employ the local construction workers required to beautify it and return it to its landmark status. Truly the benefit of opening this veterinary facility is less for myself than the community as a whole.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael D. Hutchison". The signature is fluid and cursive, with a prominent initial "M" and a long, sweeping tail.

Michael D. Hutchison, DVM



# 1 DEVELOPMENT PLAN A

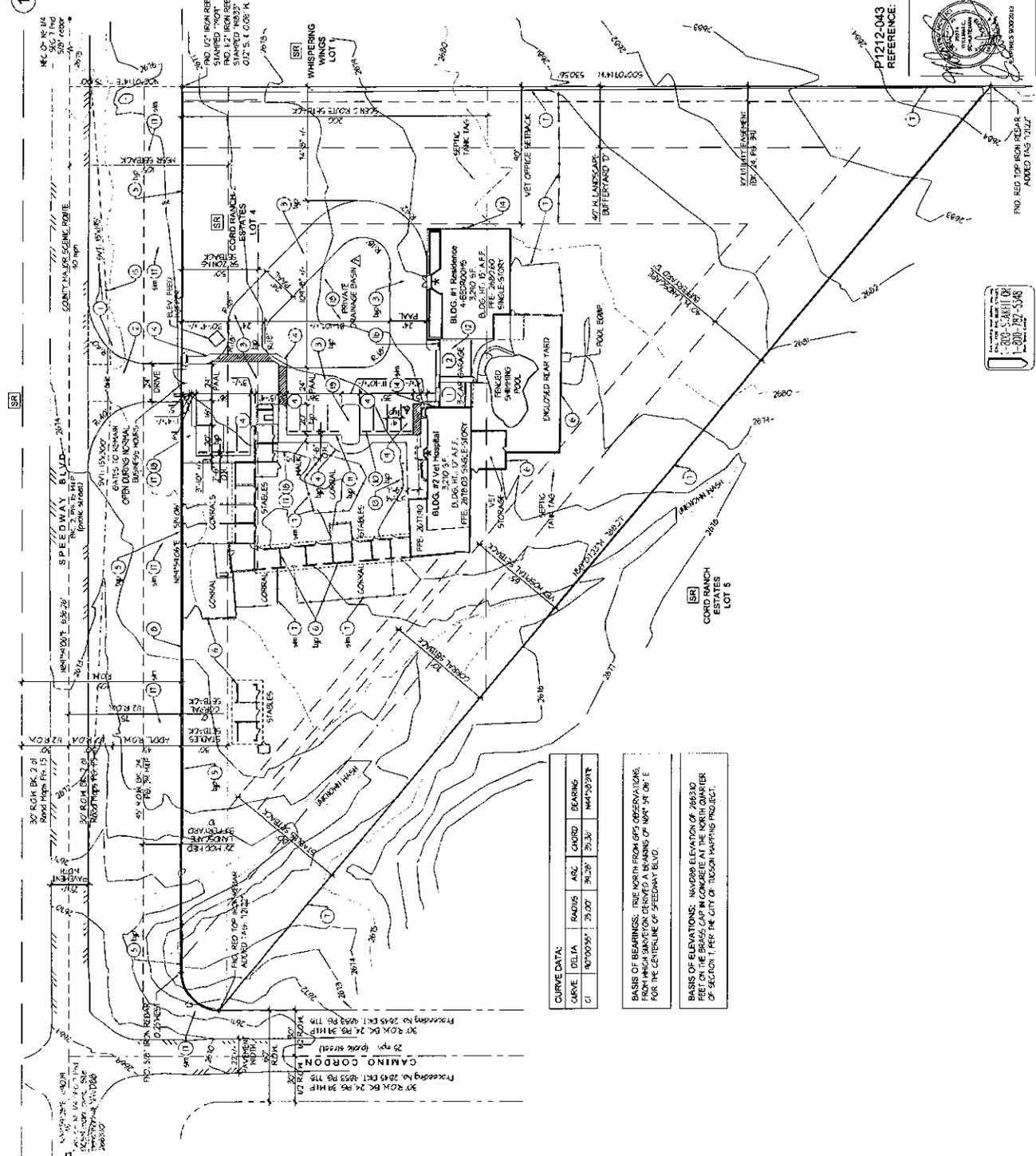
SCALE: 1" = 30'-0"  
REFER TO SHT. DPT FOR  
ADDITIONAL NOTES &  
DETAILS

## SYMBOL LEGEND: A

- KEYNOTES**
- VEHICULAR PARKING COUNT
  - BUILDING MAIN ENTRANCE
  - SEWER MAIN
  - ADJACENT PARCELS PROPERTY LINE
  - LOCAL ROAD PROPERTY LINE
  - SECTION LINE
  - FASTENING LINE
  - SIGHT VISIBILITY TRIANGLE (S.V.T.)
  - SURFACE DRAINAGE FLOW DIRECTION ARROWS
  - EXISTING OFFSITE PAVEMENT
  - EXISTING ASPHALT PAVEMENT
  - BUILDING FOOTPRINT
  - EXIST FENCE CHAIN LINK WIRE OR PIPE RAIL
  - EXIST 3-PHASE OVERHEAD ELECTRICAL LINE
  - EXIST 1-PHASE OVERHEAD ELECTRICAL LINE
  - EXIST 1-PHASE OVERHEAD TELEPHONE LINE
  - EXIST GAS LINE
  - EXIST SANITARY SEWER LINES 4" MIN
  - EXIST WATER LINES, METERS & VALVES
  - EXIST POWER POLE
  - EXIST BRASS CAP SURVEY MONUMENT
  - RECORDED MEASURED CALCULATED
  - EXIST SPOT GRADE ELEVATIONS
  - NON FINISH ELEVATION
  - 100-YR FLOOD AREA LIMIT LINE
  - 25' BROWSPAN HAZARD SETBACK LINE
  - EXIST TOPOGRAPHIC LINE 1' CONTOUR

## 2 SITE PLAN KEYNOTES: A

1. RELOCATED HALLWAY
2. NEW ASPHALT PAVED DRIVEWAY ENTRANCE WITH 6" ASP. CONC. HEADER PER LOCAL ORDINANCE. DRIVEWAY SHALL BE 10' WIDE. DRIVEWAY SHALL BE 4" ASLT. COMPACTED TO 100% NOTE: CENTER 24" W. DRIVE UNPAVED. REFER TO DETAIL A001.
3. NEW ASPHALT PAVEMENT, 7" AC PAVEMENT OVER 4" A.G. CONCRETE TO 100% THICKENED EDGES - NO CURBS (typ). REFER TO DETAIL A001.
4. NEW SIDEWALK - CONCRETE OR BRICK PAVERS - 7' WIDE (min). CONSTRUCT SIDEWALK PER FOOTCOT STD. DTL. NO. 300.
5. VARIANCE GRADING (2)
6. EXIST MASONRY WALLS
7. EXIST FENCE - FIELD HOLE OR LABEL HOLE ALONG SITE PERMITTER. AT ALL LOCATIONS, METAL PIPE RAIL FENCE FOR CORNERS.
8. EXIST METAL GATE TO REMAIN LOCKED TO PREVENT VEHICULAR ACCESS.
9. EXIST ASPHALT DRIVEWAY TO REMAIN. EXIST ASPHALT DRIVEWAY SHALL BE 10' WIDE. REFER TO DETAIL A001.
10. PRECAST CONC. WHEEL STOPS (typ)
11. VEHICLE OVERHANG (typ)
12. EXIST 2-CAR GARAGEPORT & ADJACENT SLAB TOGETHER SHALL BE DEMOLISHED AND A 3-CAR GARAGE (with separate permit) PROVIDED. NEW SHORT-TERM BICYCLE PARKING. BRICK BITCH SHALL MEET OR EXCEED APPROVAL. INSTALL PER PERMITS REQUIREMENTS.
13. EXIST ELECTRICAL SERVICE FOR BLDG. IN RESIDENCE. AT 3" IN LOCATION. EXIST ELECTRICAL SERVICE FOR BLDG. #2 VET HOSPITAL.
14. EXIST WATER METER & BACKFLOW PREVENTER IN BLDG.
15. EXIST GAS METERS.
16. LANDSCAPE AREA. REFER TO LANS. ARE. PLANS AS PER COVER. PLANTING SHALL BE AS SHOWN IN PLAN.
17. DEPRESS 6" FOR 5'0" WATER HARVESTING (typ)



P1212-043  
REFERENCE:  
Cot0(4)12-01  
P21-13-004

**REVELOPMENT PLAN BY:**  
REC'D BY: [Signature]

**PEGASUS VETERINARY SERVICE**  
11111 N. WILSON AVE.  
LUCAS, AZ 85748

**LEGAL DESCRIPTION:** CORD RANCH ESTATES  
LOT 4, BK. 56, PG. 29,  
SEC. 2, T.15S, R.10E, 9 S. MARICOPA COUNTY, AZ

**Utopia Design Studios**  
11340 W. Camelback Rd., Suite 100  
Phoenix, AZ 85024  
520.450.8420  
utopiadesign.com

**DP2**  
of  
**6**

**APPROVALS:**  
CITY OF PHOENIX: [Signature]  
MARICOPA COUNTY: [Signature]

**PROFESSIONAL SEAL:**  
[Seal of a Professional Engineer]

**DATE:** 2011-07-15

**PROJECT:** P1212-043

CURVE DATA:			
CURVE	DELTA	RADIUS	ARC CHORD BEARING
C1	87°00'59"	25.00'	36.28' 25.3'

**BASIS OF BEARINGS:** THE NORTH FROM GPS OBSERVATIONS. THE CENTERLINE OF THE CENTERLINE OF SPEEDWAY BLVD.

**BASIS OF ELEVATIONS:** NAVD83 ELEVATION OF 7693.0 FEET ON THE BRASS CAP IN CONCRETE AT THE NORTH QUARTER OF SECTION 1, PER THE CITY OF TUCSON HARRING PROJECT.

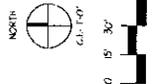
# UTILITY/HYDROLOGY PLAN

SCALE: 1" = 30'-0"

REFER TO SHT. DPT FOR ADDITIONAL NOTES & DETAILS

SYMBOL LEGEND: A

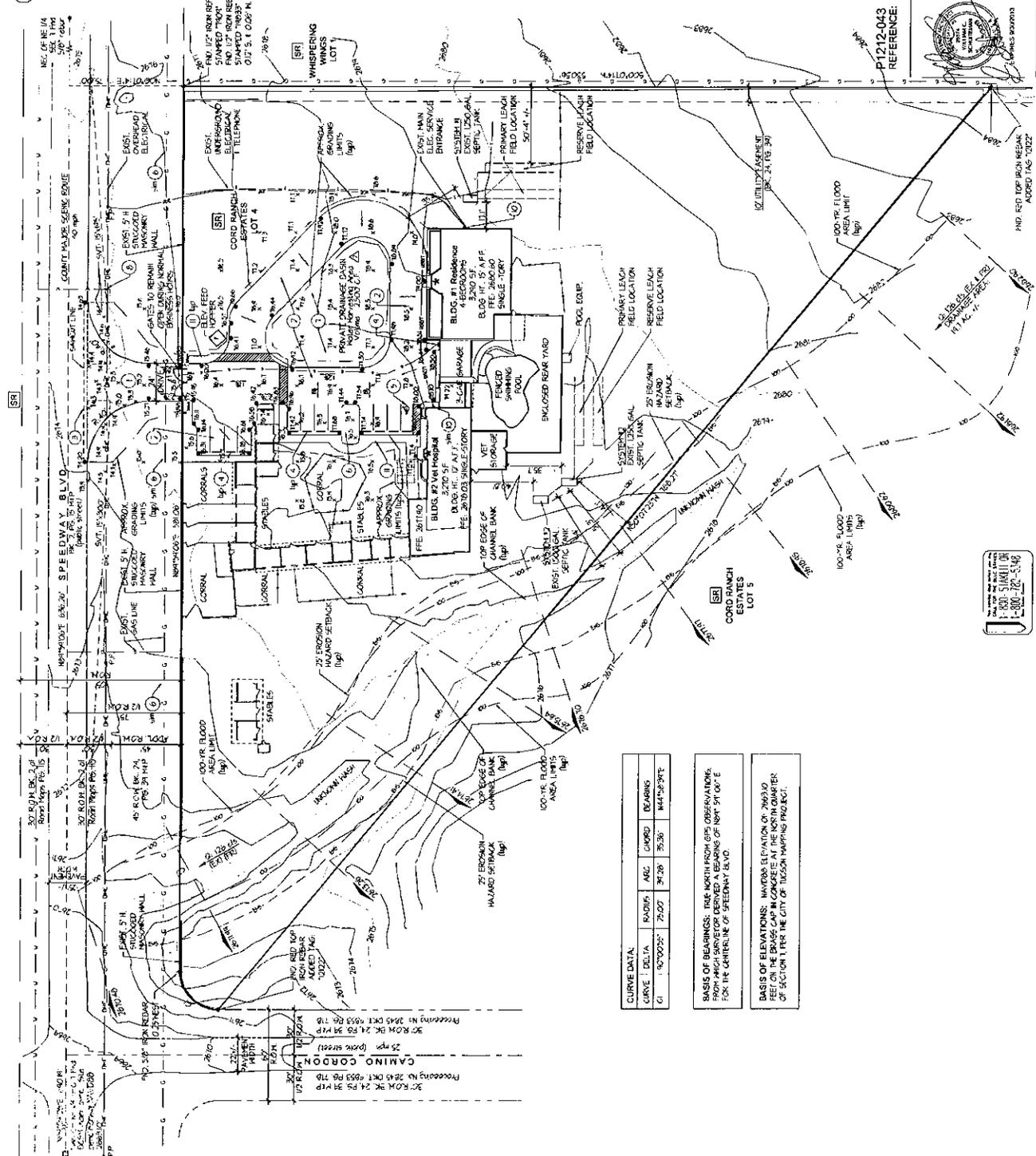
- KEYNOTES**
- 1. VERTICAL PARKING CORNERS
  - 2. BIPLANAR PARKING CORNERS
  - 3. SELECT PAVED PROPERTY LINE
  - 4. ADJACENT PAVED PROPERTY LINE
  - 5. PROPERTY LINE
  - 6. SECTION LINE
  - 7. RIGHT VISIBILITY TRIANGLE (V/T)
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NOTE: ALL FINISHED ELEVATIONS SHOWN ARE AT FINISHED FLOOR GRADE UNLESS OTHERWISE NOTED.

## CONSTRUCTION KEYNOTES: A

1. NEW ASPHALT DRIVEWAY DRAINAGE WITH 1/2" CONC. HEAVY PAVERMENT OVER 4" A.C. COMPACTED TO ROAD NOTE CENTER 24" H. DENE ON EXIST. GATES. REFER TO DETAIL 40P.
2. NEW ASPHALT DRIVEWAY. 2" AC PAVEMENT OVER 4" A.C. COMPACTED TO ROAD NOTE CENTER 24" H. REFER TO DETAIL 40P.
3. EXIST. ASPHALT DRIVEWAY. 2" AC PAVEMENT. 5/8" ON LOT 2 FROM EXIST. FLOOR OF PAVEMENT.
4. PRECAST CURB. 4" WHEEL STOPS (top).
5. HANDICAP PARKING. FURNISH WITH NEW SIDEWALK & EXIST. CONC. SLAB BELD FOR 5' SIDE. REFER DETAILS 71 30P.
6. LANDSCAPE AREA. REFER TO LANDSCAPE PLANS.
7. PRIVATE DRAINAGE BASIN. EXPRESSES 6" FOR STORMWATER. 10" FOR 1/2" W/ 1/2" FOR 1/2".
8. EXIST. 1/2" W/ 1/2" FOR 1/2".
9. EXIST. 1/2" W/ 1/2" FOR 1/2".
10. EXIST. ELECTRICAL SERVICE FOR BLDG. 4 RESOURCES. AT 1/2" LOCATION. EXIST. ELECTRICAL SERVICE FOR BLDG. 41 VET HOSPITAL.
11. NEW SIDEWALK. CONCRETE OR BRICK PAVERS. 5" IN DE. 1/2" W/ 1/2".
12. CONSTRUCT. SIDEWALK. 1/2" W/ 1/2" FOR 1/2".



CURVE DATA	RADIUS	ARC	CHORD	BEARINGS	MIDPOINTS
C1	10'000.00'	75.00'	34.20'	55.36'	

BASIS OF BEARINGS: THE NORTH FROM GPS OBSERVATIONS FROM WHICH SURVEYOR DERIVED A BEARING OF N07°51'00"E FOR THE CENTERLINE OF SPEEDWAY BLVD.

BASIS OF ELEVATIONS: NAVD83 ELEVATION OF 769.930 METER IS USED AS THE REFERENCE ELEVATION FOR THE CENTERLINE OF SECTION 16 PER THE CITY OF TUCSON WATERING PLAN REV.

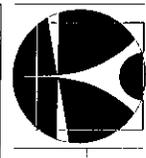
P1212-043  
REFERENCE: C0101012-01 P2-13-004

REVISIONS	DATE	DESCRIPTION
1	02/20/13	Revised/Revised/Revised/Revised/Revised
2	04/11/13	Final/Revised/Revised/Revised/Revised

**PEGASUS VETERINARY SERVICE**  
11800 N. WILSON BLVD  
TUCSON, AZ 85746  
LEGAL DESCRIPTION: CORD RANCH ESTATES LOT 4, BK. 88, PG. 38  
SEC. 7, T14S, R10E, S30E, G. ESSEX, PIMA COUNTY, AZ  
JOB NUMBER: 1212-043  
DATE: 30 May 2013  
DRAWN BY: WJS  
CHECKED BY: WJS  
DATE: 30 May 2013  
PROJECT: P1212-043

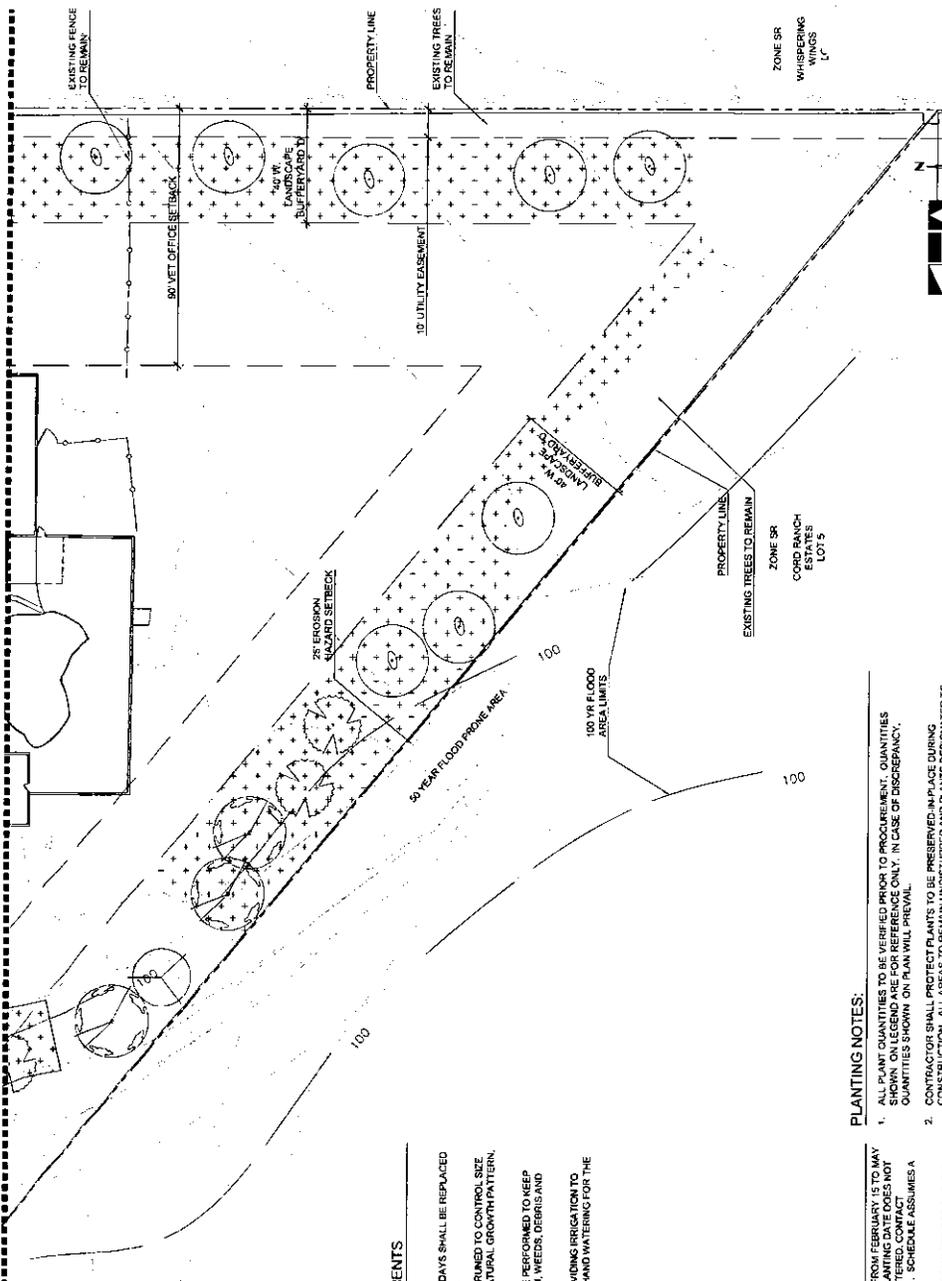
**Utopia Design Studios**  
Will Schlemmer  
11800 N. WILSON BLVD  
TUCSON, AZ 85746  
PHONE: 520-430-8420  
EMAIL: utopia@utopiastudios.com

DEVELOPMENT PLAN ID: P1212-043  
LEGAL DESCRIPTION: CORD RANCH ESTATES LOT 4, BK. 88, PG. 38  
SEC. 7, T14S, R10E, S30E, G. ESSEX, PIMA COUNTY, AZ  
JOB NUMBER: 1212-043  
DATE: 30 May 2013  
DRAWN BY: WJS  
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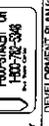




MATCHLINE SEE SHEET P1



**Pegasus Veterinary Service**  
**LANDSCAPE PLAN**  
**P1212-043**  
 REFERENCE: Cd 01012-01  
 CASE NO.: P21113-004  
 Native Plant Preservation Method: **Water**



**Kinley-Holt and Associates, Inc.**  
 203 East Wilcox Road  
 Tucson, AZ 85705

SCALE 1" = 20'-0"

0 20' 40'

1" = 20'-0"

1. 8/20/13 PEGASUS VET. SERVICE

2. 8/20/13 PEGASUS VET. SERVICE

**PEGASUS VETERINARY SERVICE**  
 Tucson, AZ 85748  
 LEGAL DESCRIPTION: CORD RANCH ESTATES  
 SEC. 7, T.14S, R.17E, G. ASRM, PIMA COUNTY, AZ

**Utopia Design Studios**  
 8930 N. Palm Brook Dr., Tucson, AZ 85743  
 520.482.0420  
 utopiadesign.com

L2 of 3



**PLANT LEGEND**

SYMBOL	Botanical Name / Common Name	Quantity	Size
	Acacia constricta Whitethorn Acacia	3	24" Box
	Acacia greggii California Acacia	1	24" Box
	Parsonsia monophylla Purple Three-Awn	3	24" Box
	Prosopis juliflora Vavilov Mesquite	14	15 Gallon

GROUND COVER: **Navajo Sand**  
 Refer to Seed Mix, This Sheet

Existing Trees (Preserve in Place): Varies

**MAINTENANCE REQUIREMENTS**

- FOR THE FIRST TWO YEARS:
- PLANTS NOT SURVIVING AFTER 30 DAYS SHALL BE REPLACED WITH EQUIVALENT SIZE AND SPECIES.
  - PLANT MATERIAL SHALL ONLY BE PRUNED TO CONTROL SIZE AND SHAPE. TREE OR THRUSS, WEEDS, DEBRIS AND DEAD PLANT MATERIAL.
  - MONTHLY MAINTENANCE SHALL BE PERFORMED TO KEEP PLANTS HEALTHY AND IN THE FORM OF HAND WATERING FOR THE ADDITIONAL YEARS.
  - OWNER IS RESPONSIBLE FOR PROVIDING IRRIGATION TO PLANTS IN THE FORM OF HAND WATERING FOR THE ADDITIONAL YEARS.

**SEED MIX**

BOTANICAL NAME / COMMON NAME	ESPECIE / COMMON NAME	LESAJORE	LESAJORE
ACACIA CONSTRICTA / WHITETHORN ACACIA	ERIOGONUM PASCUALIUM / FLAT TOP BUCKWHEAT	1.0	1.0
ARISTIDA PURPUREA / PURPLE THREE-AWN	LYCUM SPP / WOLFBERRY	2.0	3.0
CELTIS PALMATA / DESERT MESQUITE	LARREA TRIDENTATA / CREOSOTE	1.5	2.0
CELTIS PALMATA / DESERT MESQUITE	PENSTEMON FARRIS / PENSTEMON	2.0	4.0
CERODOLM FLORIDUM / BLUE PALO VERDE	SPHAERALCEA AMBIGUA / GLOBEMALLOW	1.5	3.0
ERICARHIZA LARICIFOLIA / TURPENTINE BUSH	SPODOCLUS CRYPTANDRUS / SAND DROPSIED	1.0	2.0

**BUFFERYARD CALCULATIONS:**

LOCATION	TYPE	SIZE	REQUIRED SCREEN	PLANTINGS PROVIDED
ALONG SPEEDWAY BLVD.	T	20' WIDE X 55' LONG	9' WIDE X 5' HIGH PER CC(10/17)2-01	14 EXISTING TREES SEED MIX
EAST PROPERTY LINE	T	40' WIDE X 435' LONG	NONE	13 EXISTING TREES 9 NEW TREES * SEED MIX
SOUTHWEST PROPERTY LINE	T	40' WIDE X 715' LONG	NONE	38 EXISTING TREES 10 NEW TREES * SEED MIX

**SCHEDULE FOR HAND WATERING**

- THE AMOUNT OF WATER SHALL BE ADMINISTERED AT EACH WATERING. THIS AMOUNT SHALL BE ADMINISTERED AT EACH WATERING.
- USE THIS SCHEDULE IF PLANTING IS IN THE SPRING.
  - WATER ALL PLANTS WITHIN 2 HOURS OF PLANTING.
  - WATER EVERY OTHER DAY FOR 2 WEEKS (MWF).
  - WATER TWICE A WEEK FOR EIGHT WEEKS (MWF).
  - WATER ONCE A WEEK UNTIL OCTOBER 15.
  - WATER ONCE A WEEK FROM OCTOBER 15 UNTIL FEBRUARY 15.
  - WATER ONCE EVERY TWO WEEKS UNTIL THE END OF THE ESTABLISHMENT PERIOD.
  - USE THIS SCHEDULE IF PLANTING IS IN THE FALL.
  - WATER AS SHOWN IN ITEMS 1-4.
  - WATER ONCE A WEEK UNTIL DECEMBER 1.
  - WATER ONCE A WEEK UNTIL OCTOBER 15.
  - WATER ONCE EVERY TWO WEEKS UNTIL THE END OF THE ESTABLISHMENT PERIOD.
- DURING THE ESTABLISHMENT PERIOD IT MAY BE REQUIRED TO INCREASE THE WATERING DURING PERIODS OF DROUGHT, AS WELL AS STOPPING WATERING IF WE RECEIVE RAIN.

**PARKING CALCULATIONS:**

# OF PARKING SPACES	TREES REQUIRED	TREES PROVIDED
12	3	3

**AMENITY LANDSCAPE CALCULATIONS:**

TOTAL SITE AREA	18,201 SF
BUILDING FOOTPRINT	6,560 SF (36%)
PARKING DRIVE AREA	10,837 SF
AMENITY LANDSCAPE PROVIDED	1,096 SF
AMENITY LANDSCAPE REQUIRED	12,838 SF

**PLANTING NOTES:**

- ALL PLANT QUANTITIES TO BE VERIFIED PRIOR TO PROCUREMENT. QUANTITIES SHOWN ON LEGEND ARE FOR REFERENCE ONLY. IN CASE OF DISCREPANCY, QUANTITIES SHOWN ON PLAN WILL PREVAIL.
- CONTRACTOR SHALL PROTECT PLANTS TO BE PRESERVED IN PLACE DURING CONSTRUCTION. ALL AREAS TO REMAIN UNDISTURBED AND PLANTS DESIGNATED TO BE PRESERVED IN PLACE SHALL BE FENCED OFF. FENCING WILL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION ACTIVITIES.
- ALL TREES SHALL BE LOCATED A MINIMUM OF 10'-0" FROM SEWER LINES, 3'-0" FROM GAS LINES, AND 5'-0" FROM WATER LINES.
- SEE PIMA COUNTY BUFFERYARD CALCULATIONS TABLE THIS SHEET FOR BUFFERYARD REQUIREMENTS.



## **Attachment 1**

Petition to appeal the paved parking requirement for the safety of horses:

305 signatures total; 304 within 19 days



This petition has collected  
305 signatures  
using the online tools at [iPetitions.com](http://iPetitions.com)

Printed on 2014-09-18

## **Keep Tanque Verde Rural; Don't Put a Parking Lot in Paradise!**

About this petition

Help us keep the horse in rural Tanque Verde! Because of zoning laws and regulations the new Pegasus Equine Veterinary Hospital can't open until our parking lot is paved. This is unsafe for horses! The paving will also require the destruction of native vegetation to allow for the run-off created by the paving itself. This just doesn't make sense. Please support our petition to the Pima County Adjustment Board to ask for an exemption from the paving requirement for the safety of our horses! Save our horses, Save our environment, and Save our rural Tanque Verde!

## Signatures

1. Name: Michael Hutchison on 2014-04-02 08:36:30  
Comments:

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2. Name: Courtney Vincent on 2014-04-02 08:53:22  
Comments:

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3. Name: Cindy La Russa on 2014-04-02 09:05:33  
Comments:

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4. Name: carol grubb on 2014-04-02 12:42:02  
Comments: This is an example of government not knowing or understanding what is best for business practices, the safety of the humans and horses involved, or the environment. An exemption would meet the needs of all. I hope the Adjustment Board will consider requests on an individual basis based on need and not protocol.

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5. Name: Tim Heldt on 2014-04-02 12:56:53  
Comments:

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6. Name: Jude Evans on 2014-04-02 13:04:30  
Comments:

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7. Name: Beth Magnon on 2014-04-02 13:19:29  
Comments: A sick Horse and pavement don't work well together ... Listen to the horse experts regarding pavement at an equine vets office. ...

---
8. Name: Casie Cutman on 2014-04-02 13:31:19  
Comments: An exemption should be considered for this business as it is not in th best interest of the clients or their animals. It is certainly not in the best interest of the area. The business barely a block away doesn't have a parking lot, why is one necessary here? A paved parking lot is unnecessary and a detriment to both the business and the environment.

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9. Name: Tracy Young on 2014-04-02 13:34:17  
Comments: Please listen to the people who know horses.

---
10. Name: Vanessa Sargent on 2014-04-02 13:49:24  
Comments:

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11. Name: Sherry Secor on 2014-04-02 13:58:37  
Comments:

---
12. Name: Ann Jost on 2014-04-02 13:59:54

13. Name: Patricia Woodbury-Kuvik on 2014-04-02 14:05:07  
Comments: While we understand the need for dust abatement in Pima County, paving the parking area at a low traffic equine veterinarian facility will create more problems than it supposedly solves including creating a potential accident hazard for the equine patients.

---

14. Name: Betty L. Knape on 2014-04-02 14:13:23  
Comments: Safety for the horses should be the priority here.

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15. Name: Sonya Weeks on 2014-04-02 14:20:14  
Comments: Pavement is so slippery even when dry to horses why would anyone be driving into a vet clinic fast enough to make dust in the first place?? Even in an emergency a horse trailer and truck should be driving at a dust-less speed when pulling into a parking lot.

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16. Name: April Gillespie on 2014-04-02 14:24:39  
Comments:

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17. Name: Samantha Jepson on 2014-04-02 14:32:37  
Comments:

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18. Name: Mary Hinson on 2014-04-02 14:41:17  
Comments: Please consider the needs of our equine community and waive the requirement to pave the parking lot at Pegasus. It is unsafe to unload horses on pavement.

---

19. Name: Melissa Blair on 2014-04-02 14:42:13  
Comments:

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20. Name: Katherine Calkins on 2014-04-02 14:43:04  
Comments: Pavement is unsafe for horses, especially for those arriving at a veterinary clinic who may be injured, lame, or weak and need the natural footing to help balance and grip. The destruction of natural vegetation and run off for water during monsoon makes the threats triple fold to have issues down the line for the facility.

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21. Name: Marcella Kline-Green on 2014-04-02 14:44:04  
Comments:

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22. Name: nori shaw on 2014-04-02 14:46:14  
Comments:

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23. Name: Tish Hiestand on 2014-04-02 14:48:23

Comments: Equ should not be unloaded on pavemer.

---

24. Name: Julie Pielemeier on 2014-04-02 14:48:46  
Comments: Dear Pima County Zoning Board,

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25. Name: Dorothy Murphy on 2014-04-02 14:51:49  
Comments: This is a HEALING facility and should NOT harbor areas of danger to the patients nor the staff of the facility. Having worked at this same facility in the late 80's I can attest to the need for this area to be natural desert dirt and not asphalt. This is a huge safety issue for all involved. Please allow the client's peace of mind to know their animals will be safe at the facility. Thank you. Sincerely, Dorothy Murphy 520 749-5832.

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26. Name: Perk Clark on 2014-04-02 14:59:33  
Comments:

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27. Name: Maggie Lockwood on 2014-04-02 15:01:41  
Comments: Concrete and horses - recipe for disaster. Common sense and flexibility in zoning laws/requirements are needed.

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28. Name: Judith Ramseyer on 2014-04-02 15:02:37  
Comments:

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29. Name: Daryl Hinson on 2014-04-02 15:03:38  
Comments:

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30. Name: Letha Simmons on 2014-04-02 15:04:08  
Comments: To pave this packing lot could ultimately cause further injury to the equines brought to this facility for medical treatment. This is so unsafe.

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31. Name: danny goodman on 2014-04-02 15:05:58  
Comments: its worse with concrete or asphalt. way more dangerous.

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32. Name: Martha Calkins on 2014-04-02 15:08:24  
Comments:

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33. Name: Tami Yuill on 2014-04-02 15:10:08  
Comments:

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34. Name: L. Simonds on 2014-04-02 15:10:53  
Comments: This is insane to require the paving. Some driveways aren't required to be paved. Heck, some of the streets aren't even paved. An unpacked parking lot is not going to harm humans, but paving could be devastating to the horses. Keep the natural vegetation, no run off from paving. Get an atty to fight this, yes, I know it is expensive, but may be worth it. If you win make the Zoning Bd pay your expense. This is nuts,

typical gov't tell. you what is best.

- 
35. Name: Kitty Reeve on 2014-04-02 15:11:12  
Comments: Please exempt the parking lot in the interest of horse safety!
- 
36. Name: judian johnson on 2014-04-02 15:26:10  
Comments: It is very dangerous to unload horses on pavement!
- 
37. Name: Jan Connors on 2014-04-02 15:33:57  
Comments: Please exempt this location from required paving. Horses can easily slip on pavement; it is not suitable ground for large animals.
- 
38. Name: Gina Swift on 2014-04-02 15:34:19  
Comments: horses should not be examined on pavement as they can slip because of their metal shoes and cause an accident to occur
- 
39. Name: Erica Reid on 2014-04-02 15:44:59  
Comments: Keep Tanque Verde valley rural, perhaps a compromise can be reached by covering the driveway with a natural material to keep the dust down.
- 
40. Name: Jean Schroeder on 2014-04-02 15:45:01  
Comments:
- 
41. Name: susan goodman on 2014-04-02 15:50:48  
Comments:
- 
42. Name: Mary Campbell on 2014-04-02 16:17:28  
Comments:
- 
43. Name: Kim McDaniel on 2014-04-02 16:22:00  
Comments:
- 
44. Name: Marigold Love on 2014-04-02 16:36:10  
Comments:
- 
45. Name: Vicki Hines on 2014-04-02 16:37:20  
Comments:
- 
46. Name: Wendy Russell on 2014-04-02 16:42:01  
Comments:
- 
47. Name: Jane Quijada on 2014-04-02 16:44:26

Comments: Most horses that will be brought there are shod with metal horseshoes. These shoes on pavement can cause a horse, whether he be sick and needs care or not, to slip and fall on pavement. For any horse this is a huge danger and is not advised. I've experienced it on my horse when I rode him across pavement. He slipped and almost fell. When putting a shod horse on pavement, it's like putting them on skates and expecting them to skate. It's not rocket science to see this danger for the horse. The vet knows this and wants the best and SAFEST for the animals coming to be treated. It's not a situation where one business rule fits all business. That would be like the clothing that says one size fits all. REALLY? Come on and get a clue. What's best for Tucson and business owners? Why do we keep shooting ourselves in the foot over stupid stuff?

---

48. Name: Renee Hahne on 2014-04-02 16:53:54  
Comments: I have horses. They can fall on the pavement when they come out of the trailer. A paved parking lot is a very bad idea and causes more liability to Pegasus Equine Veterinary Hospital. I have had horses slip on pavement getting out of a trailer and actually go under the trailer.

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49. Name: Barb Beck on 2014-04-02 16:56:54  
Comments:

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50. Name: Kathryn Domet on 2014-04-02 17:03:47  
Comments:

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51. Name: Diane Notarianni Ph.D. on 2014-04-02 17:12:14  
Comments:

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52. Name: Bill Cunningham on 2014-04-02 17:14:09  
Comments: Loading or unloading a horse from pavement can be a recipe for disaster.

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53. Name: Charlotte I Garcia on 2014-04-02 17:16:57  
Comments: Pavement is slippery and unsafe for horses, could slip and fall and break a leg then no more horse.

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54. Name: Lynn Marrs on 2014-04-02 17:26:20  
Comments:

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55. Name: Diane Fairfield on 2014-04-02 17:27:26  
Comments:

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56. Name: Rhonelda C Rummel on 2014-04-02 17:28:03  
Comments:

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57. Name: June Chow-Tyne on 2014-04-02 18:22:02  
Comments: Please no pavement for horses, anyone in their right mind will know it's

slipery for horse

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58. Name: Rebecca Greene on 2014-04-02 18:35:52  
Comments: Less pavement is better for our rural area. Horses, especially those which may be compromised, need good safe footing; pavement does not fulfill that need. Please allow a waiver for Pegasus Equine Veterinary Hospital. They are a real asset to the rural area.

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59. Name: steve powell on 2014-04-02 18:44:08  
Comments: There is a product called gravelpave which is acceptable for parking lots. It is a high impact plastic matrix that is anchored to a roadbase substrate then filled with gravel. It can be driven on and it is in use in Tucson. The parking lot of the nature conservancy uses it. It is permeable allowing water penetration into the soil and minimizing runoff. Google GravelPave

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60. Name: Laurie Hassey on 2014-04-02 18:52:46  
Comments: Plee to the county...Why would you want to put a small business out of business by paving a parking lot that's unsafe for the horses he treats. This property should be allowed a variance for this paticular issue.

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61. Name: Kelly Minehan on 2014-04-02 19:11:00  
Comments:

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62. Name: Kim Dove on 2014-04-02 19:41:26  
Comments:

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63. Name: Corrine Carlson-Cox on 2014-04-02 20:11:32  
Comments:

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64. Name: Jacky Start on 2014-04-02 20:13:32  
Comments:

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65. Name: Madelena de Leon on 2014-04-02 20:23:43  
Comments:

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66. Name: Charles Heck on 2014-04-02 20:24:36  
Comments:

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67. Name: Patti Frisch on 2014-04-02 21:09:38  
Comments: My horse slipped and went down, with me on him, on a paved driveway. It was horrifying and a closely missed disaster. I can't think of anything more danger prone than unloading a horse onto a paved road.

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68. Name: Mark A. Glore on 2014-04-02 21:20:54

Comments: No pavement please.

---

69. Name: Kelly Chinchilla on 2014-04-02 21:24:39  
Comments: Sounds like zoning needs someone familiar with livestock and animal care to ensure a safer environment for both animals and humans.

---

70. Name: diana will on 2014-04-02 21:29:40  
Comments: Think of the safety of the horses please

---

71. Name: Jo Andersen on 2014-04-02 21:37:33  
Comments:

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72. Name: Laurie frate on 2014-04-02 21:38:00  
Comments:

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73. Name: Leigh Jacobs on 2014-04-02 21:49:22  
Comments: As a person who is owned by horses treated by this facility and who works there, it is of major concern to me that horses unload onto dirt, not asphalt. The danger of a compromised horse unloading and either falling or slipping thereby causing injury or aggravating an injury, puts the clinic at risk and gives me nightmares. We are there to help horses, not put them, their owners, or ourselves in danger due to unsafe footing. In addition, this is simply not green. Asphalt run off is toxic to aquatic life and the runoff from paving could contribute to contamination of the TV wash.

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74. Name: Sally Manshardt on 2014-04-02 22:02:40  
Comments: Horses who are going to the Vet are already stressed and to add this potential and very real danger is dangerous. Please consider our concerns for our equine friends and family!!!

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75. Name: Marty Coniglio on 2014-04-02 22:08:02  
Comments:

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76. Name: Diane Hanna on 2014-04-02 22:10:21  
Comments: Obviously they don't know how dangerous pavement is for a horse.

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77. Name: Susan Conner on 2014-04-02 22:22:22  
Comments:

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78. Name: DiAnne Cannella on 2014-04-02 22:46:36  
Comments:

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79. Name: Laurie Michener on 2014-04-02 22:50:30  
Comments: Paving a parking lot at an equine hospital is unsafe for the horses especially when unloading from a trailer.

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80. Name: Breeann Hoerning on 2014-04-02 22:53:09  
Comments: Of course you should not pave a lot used for equine lameness exams, it is just common sense.

---

81. Name: Ron Dove on 2014-04-02 23:02:51  
Comments: To the adjustment board: This paving does not make any sense and would be detrimental to the reasonable intent of the property. The danger this would create is not measurable until horses start getting hurt. Dr. Hutchison has been, and is, an amazing asset to the County and the community. Please do not require this paving to occur.

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82. Name: Debbie white on 2014-04-02 23:03:59  
Comments:

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83. Name: Shirley Johnson on 2014-04-02 23:18:12  
Comments: No Pavement where horses walk, or unload, EVER.

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84. Name: Christia Benson on 2014-04-02 23:25:21  
Comments: benson.christia@yahoo.com

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85. Name: holly hart on 2014-04-02 23:34:11  
Comments:

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86. Name: Bridget Brophy on 2014-04-02 23:48:29  
Comments: Not to mention the added heat produced in the summer. Can't take the chance of a horse spooking or breaking off a lead and slipping on pavement. Come on Pima County, remember your rural constituents.

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87. Name: Theresa Seneff on 2014-04-02 23:53:28  
Comments:

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88. Name: Renee Downing on 2014-04-03 00:14:51  
Comments:

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89. Name: Maya Beck on 2014-04-03 00:46:47  
Comments: If someone has an injured horse in a trailer, jumping down onto slippery pavement can not only aggravate a current injury, but also cause more injury and stress to the animal. If a horse is unstable they can slip and fall on the pavement as well. A dirt parking lot that is well kept is safer for the horses. A possible compromise of gravel could also be an option.

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90. Name: Riley bogart on 2014-04-03 00:53:02  
Comments:

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91. Name: Jennifer Becker on 2014-04-03 00:53:44  
Comments: Tjml1@msn.com
- 
92. Name: J.J.Marie on 2014-04-03 02:06:01  
Comments: Our regulators should use common sense
- 
93. Name: Nancy Feuerbacher on 2014-04-03 02:31:38  
Comments: Pavement would be such a danger. Please don't pave the area. For once, think of the environment and the horses.
- 
94. Name: Mariana Parker on 2014-04-03 02:51:46  
Comments:
- 
95. Name: Laura Montenegro on 2014-04-03 02:57:16  
Comments: Horses with shoes slip and fall on pavement. Leave dirt lots at all equine facilities. PLEASE! Trips to the vet are expensive enough without hurting an animal coming out of a trailer!
- 
96. Name: Melissa Wyatt on 2014-04-03 03:04:06  
Comments: There is a lot more maintenance involved if there is pavement. It is an added cost that has to be passed down to the customers of the business. There is not a benefit to any party in this case.
- 
97. Name: Jennifer Monahan on 2014-04-03 03:36:11  
Comments:
- 
98. Name: jenny pautler on 2014-04-03 04:23:13  
Comments:
- 
99. Name: Justin Favor on 2014-04-03 04:30:04  
Comments:
- 
100. Name: Kathleen Favor on 2014-04-03 04:31:56  
Comments:
- 
101. Name: Kim Ward on 2014-04-03 04:33:49  
Comments:
- 
102. Name: T on 2014-04-03 04:36:29  
Comments:
-

103. Name: Marilyn . b on 2014-04-03 05:32:32  
Comments:

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104. Name: jean welch on 2014-04-03 05:38:03  
Comments: evranchmanager@gmail.com

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105. Name: Suzanne McNamara on 2014-04-03 06:18:16  
Comments:

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106. Name: Michael Gorczyca on 2014-04-03 07:35:26  
Comments:

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107. Name: Isabel Nash on 2014-04-03 13:09:29  
Comments:

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108. Name: Carolyn Viviani on 2014-04-03 15:01:24  
Comments: Loading and unloading a horse into a trailer can be a difficult matter in any circumstance, but having to do it on pavement only makes things a lot harder and a lot more dangerous. Horses on pavement, especially those that wear shoes can slip and fall on pavement. This is just one more instance of the government making laws without knowing or caring about the consequences of that law. The interests and safety of the horse must come first.

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109. Name: Barbara Cardinal on 2014-04-03 15:02:14  
Comments: Please allow this veterinary practice to leave the parking lot unpaved as it is not safe for horses to load and unload in and out of horse trailers on pavement which can be slippery. There are many types of surfaces which can be used besides pavement which will not create dust if that's your worry. Please keep the horse community safe and rural. Thank you.

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110. Name: Barry Kanner on 2014-04-03 15:14:43  
Comments:

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111. Name: Natasha Kline on 2014-04-03 15:34:26  
Comments: This exemption would make sense in terms of safety, and protecting the environment and local aesthetics.

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112. Name: Karen Kartchner on 2014-04-03 15:49:46  
Comments:

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113. Name: Alan Williams on 2014-04-03 16:01:41  
Comments: To a horse owner this is only common sense. A horse with shoes stepping onto pavement is like stepping onto a sheet of ice for people.

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114. Name: Emily on 2014-04-03 16:02:09  
Comments:
- 
115. Name: charles tampio on 2014-04-03 16:03:47  
Comments:
- 
116. Name: Zuzana Runge on 2014-04-03 16:06:04  
Comments:
- 
117. Name: Nancy Green on 2014-04-03 16:07:55  
Comments: The road to you-know-where is "paved" with good intentions. In this instance, a paved parking lot will create more problems than it is designed to eliminate. If the Board of Adjustments is uncertain or unfamiliar with the best interests of stock, they should defer to those who do. Zoning laws should protect the greater good and be flexible enough to not cause more problems.
- 
118. Name: Suzanne Faustlin on 2014-04-03 16:10:32  
Comments: If this happens and my horse is injured, I will seek compensation from those requiring this.
- 
119. Name: Jennifer Weiss on 2014-04-03 16:17:13  
Comments:
- 
120. Name: diane rodgers on 2014-04-03 16:22:15  
Comments: too dangerous and not necessary
- 
121. Name: Lorraine Beaver on 2014-04-03 16:24:32  
Comments: most of the time this type of stupidity is by non horse people who just don't have a clue!
- 
122. Name: David M Shaw on 2014-04-03 16:52:00  
Comments:
- 
123. Name: Casey Abbs on 2014-04-03 16:53:36  
Comments:
- 
124. Name: Rebecca Shook on 2014-04-03 16:56:49  
Comments:
- 
125. Name: Dr. Randy Aronson, VMD, CCRT, CVA(pending) on 2014-04-03 16:57:00  
Comments: Arizona
- 
126. Name: L C Patrick on 2014-04-03 17:32:51

Comments:

- 
127. Name: Do rinds Roche on 2014-04-03 17:50:00  
Comments: rodeohoho@cox.net
- 
128. Name: Tamyra Dowling on 2014-04-03 17:53:46  
Comments: No!
- 
129. Name: Jon Rodgers on 2014-04-03 18:14:58  
Comments:
- 
130. Name: Joanne Lefebvre on 2014-04-03 18:54:43  
Comments:
- 
131. Name: Glenn Alden on 2014-04-03 19:29:58  
Comments:
- 
132. Name: Linda Fisher on 2014-04-03 19:46:59  
Comments: Safety first!!! It appears that Pima County needs to consider some flexibility concerning the safety of horses.
- 
133. Name: Amy Ford on 2014-04-03 20:03:25  
Comments: I avoid loading horses on pavement or concrete.
- 
134. Name: MARTHA SKELDON on 2014-04-03 20:10:35  
Comments:
- 
135. Name: elizabeth siegel on 2014-04-03 20:26:35  
Comments:
- 
136. Name: Maria Weber on 2014-04-03 21:11:20  
Comments: Really Pima County !
- 
137. Name: Charlotte Harvey on 2014-04-03 21:20:20  
Comments:
- 
138. Name: Sharlene Magana on 2014-04-03 21:21:44  
Comments:
- 
139. Name: Patricia Rhea on 2014-04-03 21:24:00  
Comments: No pavement on the vet parking lot!! Ever seen a horse slip??
-

140. Name: Cynthia . eranek on 2014-04-03 21:42:55  
Comments: Horses Come First Please!

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141. Name: Lisa Brunner on 2014-04-03 22:14:33  
Comments: Pavement is not a safe surface for horses, especially while unloading them from a horse trailer. In addition, during the monsoon rains, the pavement becomes slick, causing greater danger of injury to horse and the human handler. Environmentally, the pavement would change the flow of water by creating a huge runoff as opposed to soaking into the ground. I think the Pima County Adjustment Board views these safety and environmental concerns and grants an exemption.

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142. Name: Terri Renwick on 2014-04-03 22:25:07  
Comments: Pima County needs to be flexible regarding the types of businesses they are dealing with. A restaurant could have a paved parking lot and not be a problem, but not an Equine Veterinary Hospital.

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143. Name: Jennifer Donaldson on 2014-04-03 22:34:13  
Comments:

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144. Name: Sue Tinder on 2014-04-03 22:37:13  
Comments:

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145. Name: Stacey Kollman on 2014-04-03 23:10:46  
Comments: Having to step out of or into a trailer from a paved surface greatly increases the risk of a fall for any horse and especially for one that is sick, injured, upset from being at a strange place. There is no reason the veterinary hospital parking lot can't be attractive and neat with a surface of packed dirt or pea gravel - the same surface most horses are used to in their stable areas.

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146. Name: Reena Giola on 2014-04-03 23:17:22  
Comments: No pavement for the parking lot. Makes it unsafe to load or unload a horse.

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147. Name: Debbi Payne on 2014-04-03 23:19:42  
Comments:

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148. Name: Gail Scarborough on 2014-04-03 23:23:17  
Comments: Rules are want to be used with sense. No pavement! Give this man a waiver.

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149. Name: Paula Brown on 2014-04-03 23:24:36  
Comments:

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150. Name: Camille Gagliardo on 2014-04-03 23:28:11  
Comments:

- 
151. Name: Elizabeth Martin on 2014-04-03 23:29:14  
Comments:
- 
152. Name: Beth Meacham on 2014-04-03 23:34:16  
Comments: It is absurd to require pavement at an equine veterinary practice. It is unsafe for the clients, the animals, and environment.
- 
153. Name: Leanna Beauchamp on 2014-04-03 23:39:28  
Comments:
- 
154. Name: Brandi Wolf on 2014-04-03 23:53:09  
Comments:
- 
155. Name: Brenda J Buchanan on 2014-04-03 23:55:56  
Comments: Horses need the traction that an unpaved surface offers them in order to stand and walk safely. Especially when they may be sick or injured, in a new location, and a stressful situation
- 
156. Name: Judith Tarr on 2014-04-04 00:12:38  
Comments: A veterinary hospital must be safe for its patients to use. A paved lot is not safe. Please grant a variance for this building.
- 
157. Name: Amanda McLeod on 2014-04-04 00:18:56  
Comments:
- 
158. Name: Amanda on 2014-04-04 00:26:41  
Comments:
- 
159. Name: Ruth Mahoney on 2014-04-04 00:35:40  
Comments: Hooves and tar...bad combo.
- 
160. Name: Cynthia Rice on 2014-04-04 00:44:01  
Comments: Keep our horses safe and keep the desert vegetation!
- 
161. Name: Ashley Catrillo on 2014-04-04 00:46:17  
Comments:
- 
162. Name: Chelsea Grubb on 2014-04-04 01:13:44  
Comments:
- 
163. Name: L C Grubb on 2014-04-04 01:31:56

Comments: I would ask that the Pima County Adjustmer. Board would employ the common sense required to make certain that they don't do more harm than good.

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164. Name: Stephen Rice on 2014-04-04 01:43:22  
Comments: PC needs to do what's right for the customers to support local bussiness

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165. Name: John Praytor on 2014-04-04 01:47:14  
Comments: Let's try reason over dogma for a change.

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166. Name: Barta Barnum on 2014-04-04 01:57:23  
Comments: Please understand that this is not necessary in this instance, and in fact is detrimental to the safety of horses. Please gave an exemption to Pegasus Equine Veterinary Hospital. Thank you.

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167. Name: Eric & Linda Martin on 2014-04-04 02:02:49  
Comments:

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168. Name: Lynn Eichling on 2014-04-04 02:34:08  
Comments: There is no reason to require paving. If people want to park on dirt, let them!

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169. Name: Kip Mistral on 2014-04-04 02:44:21  
Comments: Has common sense become a dirty word? A handful of years ago the City of Tucson put up "speed-trap" detector mechanisms all over the city. How much did that cost and what were the important results? Could it have been income from speeding violation tickets? Now these mechanisms are being taken down, I understand because they are unlawful. Who paid the price for the City not knowing the law and having common sense? In the case of this veterinary facility, can it be possible that the driving force for this requirement of paving is income for the City? Just trying to "make sense" of it.

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170. Name: Crystal Cardoza on 2014-04-04 02:48:24  
Comments:

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171. Name: Megan Reed on 2014-04-04 02:50:13  
Comments:

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172. Name: Tyler McGaugh on 2014-04-04 02:52:02  
Comments:

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173. Name: Neal Hanna on 2014-04-04 02:53:05  
Comments: Off loading and Loading must be done on natural ground and definitely Not asphalt or cement. It's simply about the safety of Our Vet, his Staff, equine owner and the already injured horse. Being a Large animal Vet is already Hazardous enough , thats why Vets avoid asphalt and cement, for loading and off loading equine.

- 
174. Name: Alaine Shrewsbury on 2014-04-04 02:59:23  
Comments: Very bad idea to pavbe the parking lot. I live in Tanque Verde and have 4 horses. I would be loathe to bring my horses to a paved parking lot. We have no pavement at our house - we're "horse-friendly".
- 
175. Name: Rebecca Davoudikia on 2014-04-04 03:14:59  
Comments:
- 
176. Name: Nancy Chapman on 2014-04-04 03:49:44  
Comments: Fobthecright thing and what is best to keep
- 
177. Name: Mo Grace on 2014-04-04 03:59:34  
Comments: Please, for the safety of the horses and people at Pegasus Equine Veterinary Hospital do not pave their parking lot.
- 
178. Name: Crystal Reedy on 2014-04-04 04:07:23  
Comments: protect the horses from further injury.
- 
179. Name: Liane Ehrich on 2014-04-04 04:08:57  
Comments: Pavement creates an unsafe environment for horses. Especially horses backing out of a horse trailer. Paving this lot will create a hazard for the very animals the clinic is designed to assist. Additionally pavement is impermeable and will lead to run off problems for other property owners in the area.
- 
180. Name: Traci Castleberry on 2014-04-04 04:21:18  
Comments: Pavement is bad for horses!
- 
181. Name: Megan Flick on 2014-04-04 04:25:20  
Comments:
- 
182. Name: Holly Small - Royal Star Equestrian on 2014-04-04 04:30:03  
Comments: The pavement is very unsafe for horses.
- 
183. Name: Shauna on 2014-04-04 04:34:04  
Comments:
- 
184. Name: alison gabriel-reilly on 2014-04-04 04:53:33  
Comments: Safety for the horses needs to take priority over the generalized rules.
- 
185. Name: Breanne on 2014-04-04 05:17:43  
Comments:
-

186. Name: Joyce Hetter on 2014-04-04 05:33:22  
Comments: There are always exceptions and this is a very special one. We need this vet, Dr. Hutchison, and his vet hospital, Pegasus. Paving does not make sense in this setting. In fact safety is the issue here and it is imperative that the zoning gives a special consideration in this case. Being sensible is needed of the Pima County zoning & Adjustment Board.
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187. Name: Nancy Skocy on 2014-04-04 06:01:54  
Comments:
- 
188. Name: Carol Mitchell on 2014-04-04 06:46:08  
Comments:
- 
189. Name: Helen Garrett on 2014-04-04 07:16:37  
Comments: don't do it.
- 
190. Name: Heather Kinder on 2014-04-04 12:21:21  
Comments:
- 
191. Name: jackie pyrdeck on 2014-04-04 12:44:27  
Comments:
- 
192. Name: Diana Hillman on 2014-04-04 13:16:21  
Comments:
- 
193. Name: Kathleen McGuire on 2014-04-04 13:27:31  
Comments:
- 
194. Name: L Puckett on 2014-04-04 13:41:35  
Comments:
- 
195. Name: Pamela Dak on 2014-04-04 14:18:04  
Comments: keep it dirt it is so much easier on the horses legs especially when walking & trotting them fore soundness checks.
- 
196. Name: Jean Payne on 2014-04-04 14:37:30  
Comments:
- 
197. Name: Diana Hansen on 2014-04-04 15:06:23  
Comments: Consider the use of the parking lot. It is to a vet's office specializing in horses. It is not the parking lot of a food store.
- 
198. Name: Kristy Hopper on 2014-04-04 15:22:44

Comments:

- 
199. Name: Karen Pomroy on 2014-04-04 15:31:52  
Comments: Please consider not forcing Dr. Hutchison to pave the clinics driveway. Pavement is unsafe for horses.
- 
200. Name: Cheryl Wilson on 2014-04-04 15:33:35  
Comments: Very dangerous to unload horses on to pavement--this is a burdensome and unnecessary requirement for this rural area!
- 
201. Name: Deborah Wildfang on 2014-04-04 15:38:33  
Comments:
- 
202. Name: E. Susan Martin on 2014-04-04 16:08:19  
Comments: I agree, no pavement for loading and unloading horses. Particularly at clinics where horses are being treated.
- 
203. Name: Matthew James on 2014-04-04 16:14:36  
Comments:
- 
204. Name: Angie Wilson on 2014-04-04 16:18:32  
Comments: Asphalt is not safe for horses therefore it should not be placed in a place where horses go for healing.
- 
205. Name: Justine Rice on 2014-04-04 16:29:32  
Comments:
- 
206. Name: Emma-Jean Adams on 2014-04-04 20:54:04  
Comments:
- 
207. Name: Dana Lee on 2014-04-04 21:53:45  
Comments:
- 
208. Name: Lisa Rochon on 2014-04-04 22:30:00  
Comments:
- 
209. Name: Lauren N on 2014-04-04 22:56:50  
Comments:
- 
210. Name: Joann Rodda on 2014-04-04 23:03:01  
Comments:
-

211. Name: Jennifer Lerner on 2014-04-04 23:13:05  
Comments:

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212. Name: William Roberts on 2014-04-05 00:00:42  
Comments:

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213. Name: Jackie Pydeck on 2014-04-05 00:22:20  
Comments:

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214. Name: Ramona Hensley on 2014-04-05 02:31:29  
Comments:

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215. Name: Virginia Berry on 2014-04-05 07:31:25  
Comments: Forcing paved parking at an equine veterinarian is an ignorant, jackbooted move.

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216. Name: Paige H on 2014-04-05 08:47:22  
Comments:

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217. Name: Carol Addison on 2014-04-05 13:27:52  
Comments:

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218. Name: Janet Larry on 2014-04-05 14:28:55  
Comments:

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219. Name: Leanne Ragel on 2014-04-05 16:01:39  
Comments:

---

220. Name: Teresa Williams on 2014-04-05 16:34:48  
Comments:

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221. Name: Pam Riehm on 2014-04-05 16:41:50  
Comments:

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222. Name: Alan Little on 2014-04-05 16:47:59  
Comments:

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223. Name: Michele Lacroix on 2014-04-05 18:24:17  
Comments:

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224. Name: Bobbi Houston on 2014-04-05 18:24:29  
Comments:

- 
225. Name: Craig Harting on 2014-04-05 19:22:19  
Comments:
- 
226. Name: A Dormer Turnbull on 2014-04-05 19:59:44  
Comments:
- 
227. Name: Taryn Jewell on 2014-04-05 20:39:37  
Comments: Horses a cement do not mix. Very stupid if zoning tries to make them pave the lot and you are just asking for injury.
- 
228. Name: Julie Laird on 2014-04-05 21:00:33  
Comments:
- 
229. Name: LaFon Phillips on 2014-04-05 21:53:31  
Comments:
- 
230. Name: Rick Murray on 2014-04-05 22:51:27  
Comments: it seems common sense should work here. Steel shoes on pavement?
- 
231. Name: Eth Henze on 2014-04-06 01:02:21  
Comments: Do what is right for the business. No paving, please!
- 
232. Name: Leslie Lee on 2014-04-06 02:00:10  
Comments:
- 
233. Name: DEBRA MARTIN on 2014-04-06 02:14:24  
Comments:
- 
234. Name: Nancy Roth on 2014-04-06 07:44:29  
Comments: Pegasus Equine should be exempt from paving requirements. CPA
- 
235. Name: Caitlin Conery on 2014-04-06 15:23:50  
Comments:
- 
236. Name: mike summer on 2014-04-06 15:42:06  
Comments:
- 
237. Name: Diane Russell on 2014-04-06 15:50:52  
Comments:
- 
238. Name: Nancy Chapman on 2014-04-06 15:52:36

Comments:

- 
239. Name: Karen Wilke Summer on 2014-04-06 16:03:30  
Comments:
- 
240. Name: Dusty Friedman on 2014-04-06 16:04:08  
Comments: PLEASE! This is a a safety issue for horses and the humans that attend them. Do not require this area to be paved.
- 
241. Name: mike summer on 2014-04-06 16:04:42  
Comments:
- 
242. Name: Joie Giunta on 2014-04-06 16:04:46  
Comments:
- 
243. Name: Marcia Bryant on 2014-04-06 16:11:22  
Comments: Absurd. I feel confident that this petition and perhaps a statement from the American Veterinary Medical Assoc will open their eyes. Sometimes it's just a matter of poor application of regulations. There are reasonable exceptions- this is one!
- 
244. Name: Alice Turnipseed on 2014-04-06 16:15:44  
Comments: Keep the horses safe! Sometimes there should be exceptions to the rules.
- 
245. Name: Erika Limmer on 2014-04-06 16:25:21  
Comments: I hope the Adjustment Board considers the request of concerned public. We love our native vegetation and do not wish it turned into another tarred parking lot.
- 
246. Name: Julianne French on 2014-04-06 16:26:16  
Comments: The danger of asphalt for the loading of horses and trailers was is a issue for the Saguaro National Park years ago when they proposed an area for people to park and load and unload horses at a paved entranced. They got so many complaints for the horse people that it never was approved. Pima County needs to grant Dr. Hutchinson an exception to paving the driveway.
- 
247. Name: Cheryl Vana on 2014-04-06 16:36:51  
Comments:
- 
248. Name: Doug Dorsey on 2014-04-06 16:50:27  
Comments: I think the Pima County Adjustment Board needs to listen to the experts on this and issue the necessary exemption from paving the parking lot.
- 
249. Name: josephine Di Gennaro on 2014-04-06 17:14:31  
Comments: use common sense

- 
250. Name: Deborah Shaw on 2014-04-06 17:25:52  
Comments:
- 
251. Name: Dorothy stoops on 2014-04-06 17:32:18  
Comments: It is time to listen to those aware of the dangers in regards to this project .
- 
252. Name: Barbara A Spiers on 2014-04-06 18:11:29  
Comments:
- 
253. Name: Anita Rasnake on 2014-04-06 18:48:15  
Comments:
- 
254. Name: Judith Mordock on 2014-04-06 19:10:46  
Comments:
- 
255. Name: Robert A Gatz on 2014-04-06 19:38:04  
Comments: PLease protect the horses, don't require Dr Hutchinson to pave the drive a the clinic
- 
256. Name: Angela Meixell on 2014-04-06 20:47:06  
Comments:
- 
257. Name: sandy on 2014-04-06 21:36:07  
Comments:
- 
258. Name: Laraine Pritts on 2014-04-06 22:04:09  
Comments:
- 
259. Name: Elizabeth Holaday on 2014-04-06 22:08:56  
Comments:
- 
260. Name: MARILYN NIEBEL on 2014-04-06 23:31:01  
Comments:
- 
261. Name: Janet A. Gallup on 2014-04-07 00:04:24  
Comments:
- 
262. Name: Michelle Mosley on 2014-04-07 01:15:24  
Comments: The safety for the people and horses involved in obtaining and recieving treatment will be greatly compromised if the parking lot is paved. Unfortunately it would result in loss of business and one has to wonder if that is the unspoken motive here. Be

reasonable. Special circumstances occur everywhere especially where safety is a concern.

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263. Name: Sheryal Atkins on 2014-04-07 03:35:10  
Comments: I live in Green Valley and volunteer at Equine Voices
- 
264. Name: Stephen Neff on 2014-04-07 04:29:57  
Comments:
- 
265. Name: Garrett L. Bishop on 2014-04-07 04:55:45  
Comments:
- 
266. Name: Sharon Ryan on 2014-04-07 05:34:33  
Comments:
- 
267. Name: Ted D. Wikson on 2014-04-07 12:35:15  
Comments:
- 
268. Name: Joan C Moreaux on 2014-04-07 14:33:38  
Comments: Paving is very dangerous for the horses. They can slip and fall when unloading a trailer and have severe injuries.
- 
269. Name: cheryl jackson on 2014-04-07 16:03:07  
Comments:
- 
270. Name: Arline Sisson on 2014-04-07 16:06:32  
Comments:
- 
271. Name: Michael W. Duffey on 2014-04-07 16:17:54  
Comments: paving this area will be dangerous to the Animal "Clients".and the persons attending them, a monumental Vicarious Liability issue looms , for the County ,please reconsider this demandfor paving at a livestock animal clinic
- 
272. Name: April Bush on 2014-04-07 16:43:58  
Comments:
- 
273. Name: Lynne Mascarella on 2014-04-07 16:47:03  
Comments:
- 
274. Name: Constance Thomson on 2014-04-07 16:49:22  
Comments:
-

275. Name: Betty J. ... on 2014-04-07 17:58:26  
Comments:
- 
276. Name: Liese Versluis on 2014-04-07 18:08:15  
Comments:
- 
277. Name: Jerry Tucker on 2014-04-07 20:18:05  
Comments: This is crazy. An exemption should be granted immediately. The Adjustment Board should not be mandating things they know little or nothing about.
- 
278. Name: Lisa Erickson on 2014-04-07 20:57:06  
Comments:
- 
279. Name: Jessica Miceli on 2014-04-07 22:05:52  
Comments: I agree having pavement where horses are loading and unloading is slippery especially during monsoon season and bad weather.
- 
280. Name: Janelle Larsen on 2014-04-07 22:23:43  
Comments:
- 
281. Name: Carrie Long on 2014-04-07 22:41:00  
Comments:
- 
282. Name: Maarylee Pauli on 2014-04-08 01:57:49  
Comments:
- 
283. Name: John Rosenburg on 2014-04-08 03:33:27  
Comments:
- 
284. Name: Chris Loftis on 2014-04-08 13:02:25  
Comments:
- 
285. Name: Sherryl W Huff on 2014-04-09 14:00:59  
Comments: This blanket rule by the county government killed some businesses at Vail.. Each case needs to be considered individually. The safety of the horses must be considered first.
- 
286. Name: Cindy Taylor on 2014-04-09 15:27:44  
Comments:
- 
287. Name: Carol Musselman on 2014-04-09 22:35:30  
Comments: Are they thinking of the patients safety or the safety of the animals? Yes, they must make a decision on the laws by looking at the business, not generalizing.

There are lots of businesses with dirt drives. Please use your common sense Pima County!

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288. Name: Barb Schild on 2014-04-09 22:55:05  
Comments:

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289. Name: Stephanie Gent on 2014-04-10 15:26:56  
Comments:

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290. Name: Cheryl Cahill on 2014-04-10 18:50:47  
Comments: Pavement is unsafe for horses, and this is a rural setting where paving the parking lot makes no sense. Please waive the paving requirement!

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291. Name: Cindy Rodd on 2014-04-10 19:08:00  
Comments:

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292. Name: Maxine Joplin on 2014-04-11 03:10:17  
Comments: The idea of a paving the parking lot is horrible. This just goes to show the County has no idea of animals and their needs.

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293. Name: Carol A. Pineda on 2014-04-11 23:32:50  
Comments: Please reconsider your stance and allow this parking lot to remain unpaved for the benefit of the horse patients. Thank you.

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294. Name: Sharon Oh on 2014-04-14 19:56:33  
Comments: we have changed the natural flow enough

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295. Name: Connie Engard on 2014-04-15 16:03:15  
Comments: Pavement is very precarious footing for a horse and jeopardizes not only the horse's safety, but also the safety of the horse's handlers. Please do not impose an unnecessary and inappropriate paving requirement on already complicated medical services.

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296. Name: Nancy Hosmer on 2014-04-15 16:07:57  
Comments: It is difficult to comprehend why common sense does not prevail in this specific instance. I hope that this petition offers an opportunity to teach those who can affect change what we as horse owners know through experience. I hope our comments and sharing will reach to that special person who can be the voice to activate an exemption swiftly. Many thanks in advance to the Pima County Adjustment Board for making the time listen, review and exempt the paving requirement.

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297. Name: Leslie M. Watson on 2014-04-16 02:54:04  
Comments: In keeping with the goals Pima County's 2006 Extending the Sonoran Desert Conservation Philosophy: Green Building in Pima County, considering site specific uses

should be part of moving towards sustainable construction." As part of green construction that is consistent with the Sonoran Desert Conservation Plan minimizing surface disturbance and soil compaction, and minimizing impervious areas on site help reduce total impacts. Alternatives to paving such as the gravel would reduce fugitive dust emissions as does the slow speed of vehicles in the parking lot.

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298. Name: Steve Hosmer on 2014-04-16 10:51:05  
Comments: The pavement requirement is ridiculous and we should keep things natural

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299. Name: Chelsea Hosmer on 2014-04-16 11:53:39  
Comments:

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300. Name: marjorie miller on 2014-04-16 20:37:24  
Comments:

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301. Name: Georgia Keefer on 2014-04-17 03:00:52  
Comments: This paving of the parking lot is crazy and not safe for horses at all.

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302. Name: Julie Nellis on 2014-04-19 04:36:40  
Comments:

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303. Name: Pat Procaccio on 2014-04-21 02:37:07  
Comments: It is in the best interest of all concerned not to pave the parking that will be used for the new Pegasus Equine Veterinary Hospital will be located. I own two horses and it would be extremely dangerous for an already sick animal. Please look into this matter and save our horses, our environment and our rural community.

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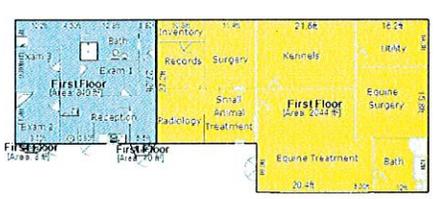
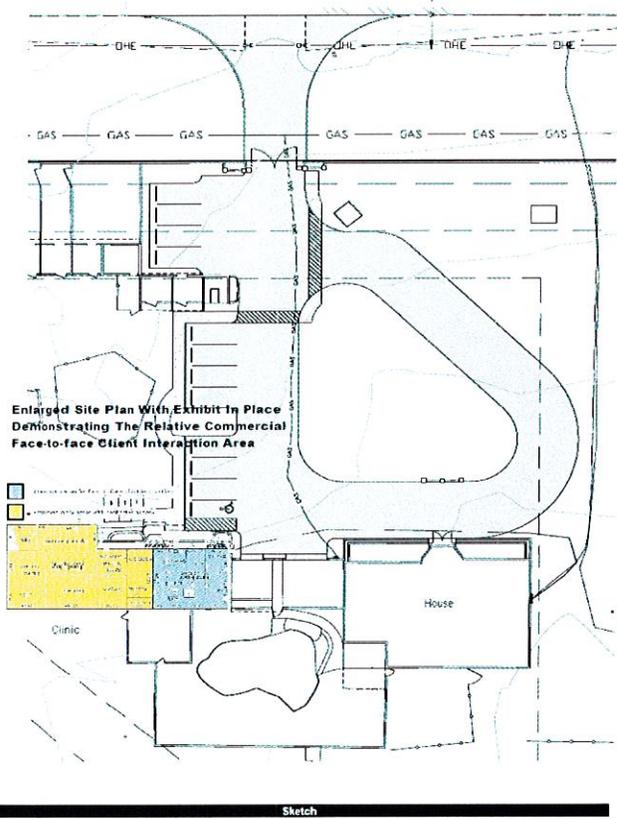
304. Name: Lisa Buck on 2014-04-21 15:32:27  
Comments:

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305. Name: Catherine Gale on 2014-05-11 17:34:49  
Comments: Safety for horses is paramount concern. Unloading horses from a trailer onto pavement is not safe.

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# Attachment 2



- Common areas for face to face client interaction
- Employee only, areas with restricted access

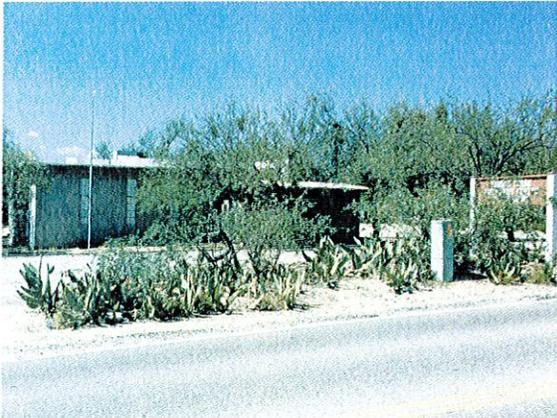
Living Area		Area Calculation			
First Floor	840.45 sq ft	First Floor	27.2ft x 30.9ft x 1.00 =	840.48 sq ft	
First Floor	2043.90 sq ft	First Floor	27.2ft x 27.2ft x 1.00 =	741.84 sq ft	
First Floor Bay door area	10.40 sq ft	First Floor	22.3ft x 27.2ft x 1.00 =	606.56 sq ft	
First Floor Bay window area	7.73 sq ft	Δ	29.4ft x 3.3ft x 0.01 =	0.96 sq ft	
		Δ	37.7ft x 38.1ft x 1.00 =	1436.37 sq ft	
		First Floor	1.29ft x 2.86ft x 0.45 =	1.56 sq ft	
		Δ	3.16ft x 1.90ft x 0.41 =	2.34 sq ft	
		Δ	2.5ft x 2.60ft x 1.00 =	6.50 sq ft	
		First Floor	2.46ft x 1.65ft x 0.37 =	1.50 sq ft	
		Δ	2.50ft x 1.92ft x 1.00 =	5.27 sq ft	
<b>Total Living Area (rounded):</b>	<b>2903 sq ft</b>	Δ	1.65ft x 2.10ft x 0.43 =	0.95 sq ft	

16 ft

# Attachment 3

Pavement is not only uncommon it is also not in the character of the community

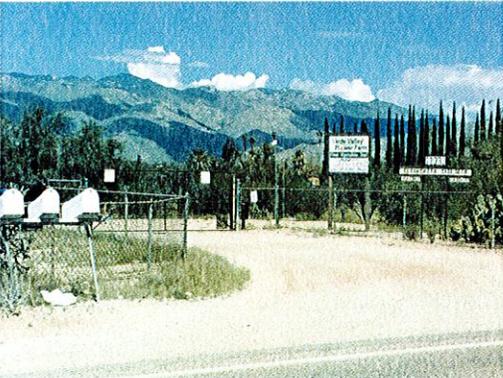
Tanque Verde Community Center



B&B Cactus Farm

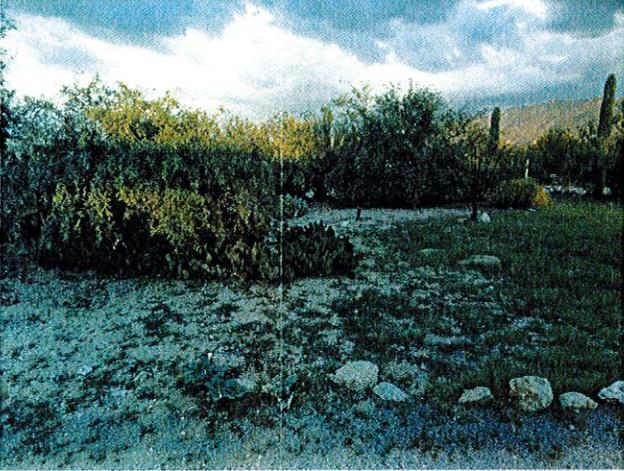


Verde Valley Flower Farm



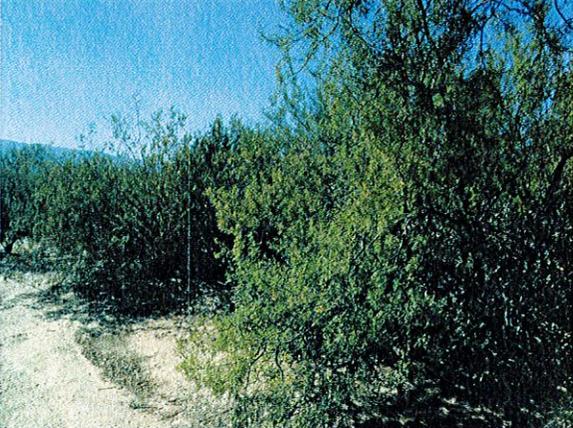
# Attachment 4

Extensive native vegetation, including saguaros:

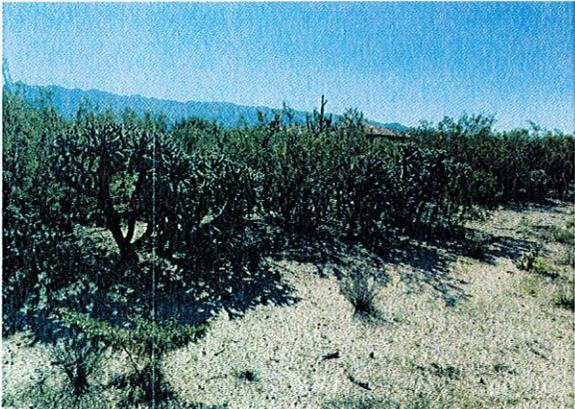


**Attachment 5**

1) Property boundary to the South, within a 50 year flood plain:



2) Property boundary to the East:



**Attachment 6**

Single, very large mesquite tree providing shade to the entire parking area:



Ken Keller  
850 N Camino Cordon  
Tucson, Arizona 85748  
520 241 3560

Pima County Board of Adjustment  
District 4  
201 N Stone Avenue  
Tucson, Arizona 85701

Re: Co10(4)14-13 Hutchison-East Speedway Blvd

Dear Board,

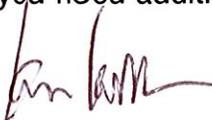
This letter is written on behalf of the zoning variance request by Michael and Claudia Hutchison. I am a close neighbor, living 3 houses away from the Hutchison property.

As you may know this area is essentially rural and residential. Excepting for the nearby Cactus Farm there are no commercial establishments here. Also, as you may know, the Cactus Farm does not have any of the parking/bike/tree accoutrements that are being asked for for the Hutchison property.

The Hutchison property was previously and is to be used for veterinary purposes. Not only do I see requirements 1 and 2 as unnecessary, I see requirement 1 as even possibly counter productive to the vet purpose. I also see the first requirement as an unnecessary intrusion to the rural character and, may I say "charm", of this area.

Regarding requirement 3 (trees), I personally am in favor of more plant life out here but would suggest that the Hutchison's utilize the free tree offer that TEP annually offers as a way to cut costs.

If you need additional input or clarification, feel free to contact me.



RECEIVED  
NOV 03 2014

Board of Adjustment  
County-City Public Works Center  
Second Floor  
201 N. Stone Avenue,  
Tucson, AZ 85701

NOV 03 2014

October 30, 2014

RE: Co10(4)14-13 HUTCHISON

This letter is written in support of variances requested by Michael & Claudia Hutchison on the property located at **11650 E. Speedway Blvd**, in the **SR zone**. The use of this property is for an equine veterinary clinic, and for that reason:

1. All parking areas should **not** require pavement. That type of footing is dangerous to the welfare of horses, as they can easily slip and fall down (most especially horses who are ill and unable to maintain proper balance).
2. A bicycle requirement should be eliminated. Horses are brought to a veterinary clinic in horse trailers. There is absolutely no use for bicycles at a clinic such as this.
3. A tree planting requirement should be eliminated. Trees can not only prevent negotiation of parking spaces, but also provide distraction for horses and, in some cases, can be unhealthy for them (chewing bark, mesquite beans, etc.).

Sincerely,



Sherry Simon-Heldt & Tim Heldt  
4510 N. Tierra Alta Drive  
Tucson, AZ 85749  
(520) 990-4257

