

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

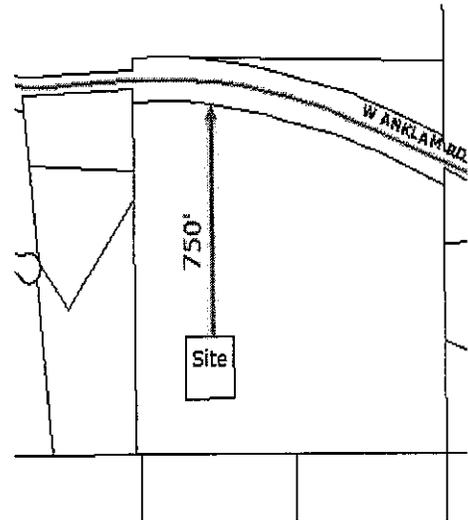
HEARING October 28, 2015

DISTRICT 5

CASE P15RZ00007 – ESTATE OF EMILY STOWELL STRATTON – W. Anklam Road Rezoning

REQUEST Rezone from SR (BZ) (Suburban Ranch - Buffer Overlay) zone to CR-1 (BZ) (Single Residence – Buffer Overlay) zone (1.0 acres)

OWNER ESTATE OF EMILY STOWELL STRATTON



APPLICANT David Stowell
17111 S Placita De Niquel
Sahuarita AZ 85629-9723

Gloria Stowell Hastie Stueland
1513 W. Devon Drive
Gilbert, AZ 85233

APPLICANT'S PROPOSED USE

"The property is to be used for one single family residence."

APPLICANT'S STATED REASON

"Parcel is unusable with current zoning."

COMPREHENSIVE PLAN DESIGNATION

The subject site is in the Tucson Mountains Planning Area of the Pima Prospers Comprehensive Plan. The site is within the Resource Sensitive (RS) land use designation which allows a maximum density of 0.3 RAC. The objective of RS is to designate key larger parcels and land holdings with environmentally sensitive characteristics in close proximity to public preserves or other environmentally sensitive areas. Development of such land shall emphasize design that blends with the surrounding natural desert and provides connectivity to environmentally sensitive linkages in developing areas.

The Board of Supervisors approved Resolution 2015-021, Rezoning Policy 145 (RP-145) that states, "Notwithstanding the objective and range of residential density allowed under the Resource Sensitive (RS) planned land use intensity category, a CR-1 (Single Residence) zone for a single family residence shall be deemed in conformance with the Comprehensive Plan."

SURROUNDING LAND USES/GENERAL CHARACTER

North:	SR (Suburban Ranch)	Vacant/Level 1 Restricted Peak & Ridge
South:	SR	Residential/Level 1 Restricted Peak & Ridge
East:	SR	Vacant
West:	SR	Residential Subdivision

PREVIOUS REZONING CASE ON PROPERTY

The site has been part of a prior rezoning request. Rezoning case Co9-76-43 requested SR to CR-1 zoning. The case was approved by the Board of Supervisors on November 15, 1976 for 72 acres of residential development. Five rezoning time extensions were subsequently approved. On March 7, 1989, the rezoning case was closed by the Board of Supervisors. The zoning on the property reverted to SR.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

None

Past activity:

Land to the east and west of rezoning case Co9-76-43 have had rezoning requests:

- Co9-72-69 requested a rezoning from SR to CR-1. This rezoning consisted of the property which is currently known as Twin Hills Estates (Bk 28 Pg 42). On May 14, 1973, this rezoning case was closed due to "No Action".
- Co9-73-142 requested a rezoning from SR to CR-1. The request for the 58 acres was "Denied" on March 18, 1974.

STAFF REPORT SUMMARY

Staff recommends **APPROVAL with conditions**. The applicant proposes a rezoning to CR-1 (BZ) (Single Residence – Buffer Overlay) zone on a 1.0-acre site located east of Camino De Oeste and south of Anklam Road. The lot is currently undersized for the SR (BZ) zone which requires a minimum site area of 144,000 square feet per dwelling. The site has the remains of an old homestead and is accessed by a 750-foot unpaved dominant tenement easement from Anklam Road. The site has Sonoran Desert flora, including saguaro cactus, palo verde, creosote bush and prickly pear cactus, and is surrounded by undeveloped desert to the north and east, and large-lot site-built homes to the south and west. The proposed development will consist of one detached single-family residence. This rezoning will be consistent with Rezoning Policy RP-145.

Compliance with Special Area Policy S-8 as follows:

- Maximum building height restriction of 24 feet will be achieved through a rezoning condition.
- Building color restrictions will be achieved through a more specific Buffer Overlay zone requirement.
- All other polices are non-applicable for this site.

The site is located mid-slope of a 3,300-foot-high peak. The site has an estimated average cross-slope of 19 percent and any proposed development would be subject to the Hillside

Development Overlay Zone (Chapter 18.61 of the Pima County Zoning Code). However, due to the date of recordation of the parcel, the property may be developed with a single dwelling unit (per 18.61.052.D) provided all applicable requirements of the Hillside Development ordinance are met, including the set-aside of natural area. The applicant's sketch plan shows approximately 29,000 square feet of the one-acre site preserved as natural area, to be surveyed and recorded, clearly delineated as "HDZ Natural Area."

The Maeveen Marie Behan Conservation Lands System (MMBCLS) Multiple Use Management Area is a designation that applies to the site. Based on the property's site-specific conservation values as noted by the Environmental Planning Report below, the applicants' proposal to set aside 29,000 square feet of natural open space is consistent with the Multiple Use Management Area Conservation Guideline (see Rezoning Condition #5).

Because of the property's proximity to the Tucson Mountain County Park, it is within the Buffer Overlay Zone (Chapter 18.67 of the Pima County Zoning Code). The ordinance will restrict the property in several ways. First, at least 50% natural open space shall be preserved on rezoned properties (18.67.050.N) – the applicant's HDZ Natural Area exceeds the open space requirement of this ordinance. Secondly, all exposed exterior walls and roofs of buildings shall be earth tone in color and shall not exceed a light reflective value of 60% (18.67.050.C). Additionally, fences or walls cannot be built to delineate property boundaries unless four feet or less in height. Fences or walls also should not impede wildlife movement through natural open space from and to off-site locations (see Rezoning Condition #6 for adherence to the Buffer Overlay Zone).

Due to this site's uniqueness, concurrency is not applicable.

TRANSPORTATION REPORT

The Pima County Department of Transportation (PCDOT) has reviewed this rezoning request and has no objection. The applicant is seeking a rezoning to allow a home site that has been in her family for generations to remain a home site despite the property being undersized. Through a legal agreement, the estate was allowed to retain the family homestead site along with the 1-acre of property and an easement. The lot is undersized and thus the property owners are unable to rebuild the home or pursue selling the property. Access to the site is via an established easement onto Anklam Road.

Anklam Road is a paved, two-lane, county maintained medium volume arterial. It is designated as a scenic major route on the Pima County Major Streets and Scenic Routes Plan and has a planned width of 150 feet. Although this site does not front Anklam directly, the right-of-way for Anklam along the adjacent property owned by the Dos Picos LLC has 150 feet of existing right-of-way. The current traffic count is 1,343 ADT and the capacity is 13,122 ADT. Due to the small nature of this proposal, this request will have a negligible impact on the roadway network.

FLOOD CONTROL REPORT

The Regional Flood Control District (District) has reviewed the subject request and has the following comment: While no mapped floodplains or regulatory habitat impact the parcel,

the driveway at Anklam Road may be impacted by flooding. Driveway drainage design shall be reviewed by the District and Pima County Department of Transportation prior to permitting.

WASTEWATER RECLAMATION REPORT

The Pima County Regional Wastewater Reclamation Department has reviewed the above referenced request for rezoning and has no objection to the proposed rezoning but offers the following comment: There is no public sewer system available to the property and the applicant proposes the utilization of private on-site disposal septic system. The owner / developer must secure approval from the Pima County Department of Environmental Quality (PDEQ) to use on-site sewage disposal systems within the rezoning area at the time a tentative plat, development plan or request for building permit is submitted for review.

ENVIRONMENTAL PLANNING REPORT

Staff evaluated this subject property and has provided the following comments pertaining to Site Conservation Values and Landscape Context:

- The entire 1-acre site lies within the CLS and is designated Multiple Use Management Area.
- The subject site does not lie within the Priority Conservation Areas for the western burrowing owl, needle-spined pineapple cactus, Pima pineapple cactus, or cactus ferruginous pygmy-owl.
- On-site resource conditions: save for the remnants of the old homestead and its access road, the site is undisturbed and resources conditions appear to be commensurate with protected natural open space properties in the area.
- The site is not within nor is it adjacent to any Pima County Preserve properties.
- Landscape context: the subject site lies within a ½-mile band of privately owned properties lying between Tucson Mountain Park and the County's Painted Hills Preserve. This band of privately owned property terminates at the boundary of Tucson Mountain Park approx. 1.5 miles west of the subject site. The area is characterized by protected natural open space properties and CR-1 and SR residential properties. No regulated riparian areas occur on or near the site.

Potential Impact to Biological Resources and CLS:

- The proposed rezoning is not expected to significantly alter the condition or integrity of biological resources in the area or the viability of the CLS.
- Approximately 14,500 sq. ft. will be impacted by home construction and driveway leaving nearly 29,000 sq. ft. as natural open space. This natural open space to development ratio is consistent with the Multiple Use Management Area Conservation Guideline of 2:1.

Recommendation:

Environmental Planning recommends a Special Condition that future development will substantively conform to the Site Plan – this has been addressed under Rezoning Condition #4.

CULTURAL RESOURCES REPORT

There are no known archaeological sites on the subject property; however, it has never been surveyed for cultural resources. The subject property is located less than a quarter-mile south of the recent Pima County Open Space Acquisition – Painted Hills, which was acquired for conservation purposes. Within a mile of the property, archaeological and historic sites have been identified. Pima County MapGuide shows a dirt access road and the remains of a foundation on the property. General Land Office maps dating to 3/21/1871 do not show any old roads or structures at that time.

Recommended condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County’s cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

NRPR finds the submittal to be complete.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

Staff has not received a response to a request for comments.

TUCSON ELECTRIC POWER

Tucson Electric Power (TEP) has no objections to this rezoning. This project is located within TEP service territory and will require a new service application from the owner/developer to extend service to the new development.

TUCSON WATER REPORT

Tucson Water has no comment regarding the proposed rezoning for the one (1) parcel (116-08-007D) other than to note that the owner of this property previously applied for water service and received a denial letter due to the fact that the parcel did not meet requirements of the Water Service Area Policy.

SCHOOL DISTRICT REPORT

Tucson Unified School District has no concerns pertaining to the rezoning.

FIRE DISTRICT REPORT

Staff has not received a response to a request for comments.

PUBLIC COMMENT

As of the writing of this staff report, staff has not received any comment letters.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. The owner shall:
 - A. Submit a sketch plan if determined necessary by the appropriate County agencies.
 - B. Record the necessary development related covenants as determined appropriate by the various County agencies.
 - C. Provide development related assurances as required by the appropriate agencies.
 - D. Submit a title report (current to within 60 days) evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.
2. There shall be no further lot splitting or subdividing without the written approval of the Board of Supervisors.
3. Maximum building height restriction of 24 feet as measured in accordance with the Pima County Zoning Code.
4. Adherence to the sketch plan as approved at public hearing.
5. Hillside Development Overlay Zone Natural Area shall coincide with the Conservation Land System Natural Open Space to be dedicated prior to permitting.
6. Adherence to color requirements of exposed walls, structures and roofs, and construction of fences and walls under the Buffer Overlay Zone.
7. Flood Control condition:
Driveway drainage design shall be reviewed by the Regional Flood Control District and Pima County Department of Transportation prior to permitting.
8. Wastewater Reclamation condition:
The owner/developer must secure approval from the Pima County Department of Environmental Quality (PDEQ) to use on-site sewage disposal systems within the rezoning area at the time a building permit is submitted for review.
9. Cultural Resources condition:
Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code
10. The property owner shall execute and record the following disclaimer regarding Prop 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or

conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l).”

11. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

Respectfully Submitted,



Donna Spicola
Planner

- c. David Stowell, 17111 S. Placita De Niquel, Sahuarita AZ 85629-9723
Gloria Stowell Stueland, 1513 W. Devon Drive, Gilbert, AZ 85233



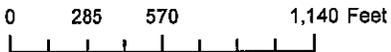
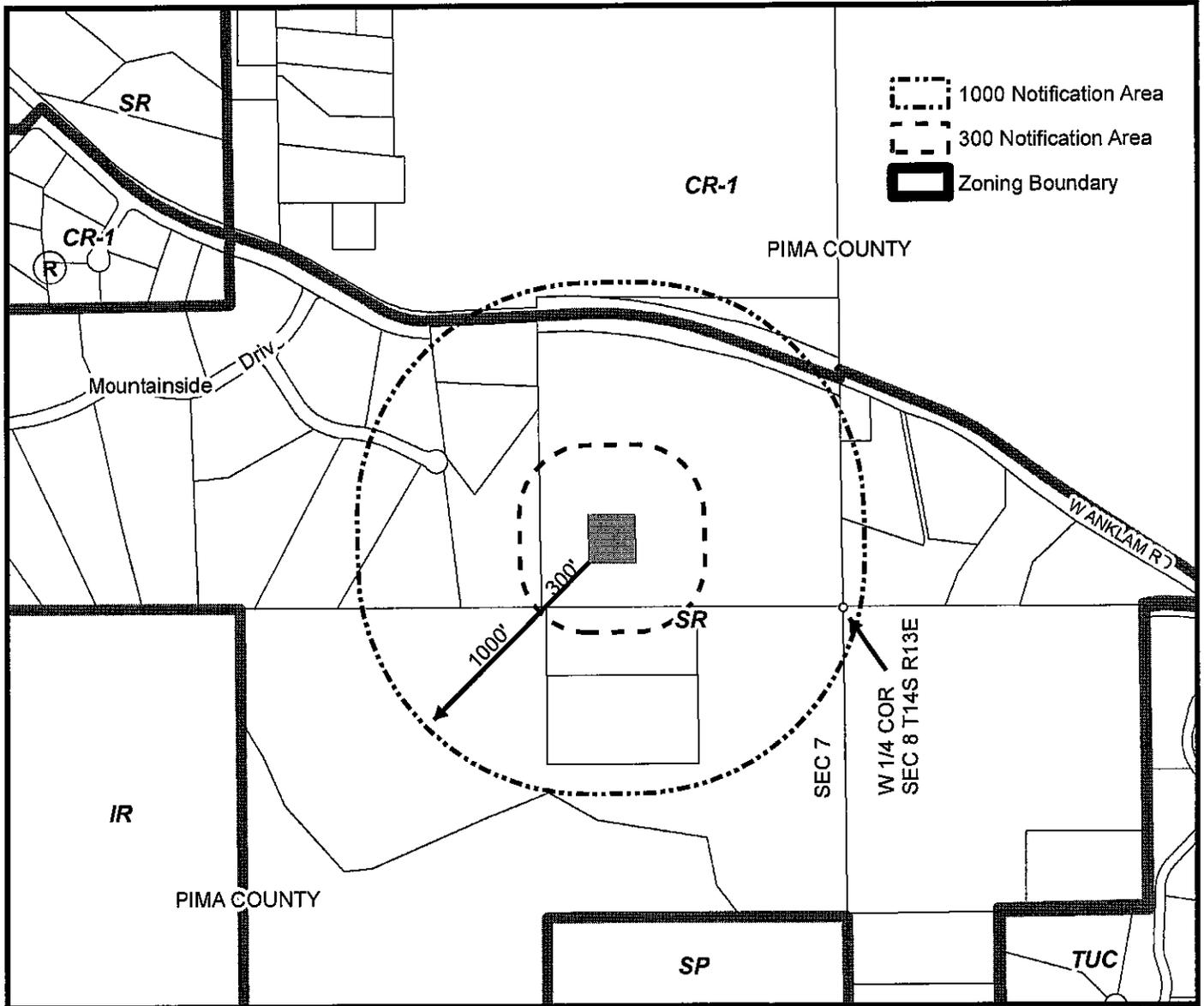
P15RZ00007 ESTATE OF EMILY STOWELL STRATTON — W ANKLAM ROAD REZONING

2014

Case #: P15RZ00007

Case Name: ESTATE OF EMILY STOWELL STRATTON - W. ANKLAM ROAD REZONING

Tax Code(s): 116-08-007D



Area of proposed rezoning from SR to CR-1



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 08/28/15 (scheduled)

Base Map(s): 19

Map Scale: 1:8,000

Map Date: 10/06/2015



RESOURCE SENSITIVE (RS)

- a. Objective: To designate key larger parcels and land holdings with environmentally sensitive characteristics in close proximity to public preserves or other environmentally sensitive areas. Development of such land shall emphasize design that blends with the surrounding natural desert and provides connectivity to environmentally sensitive linkages in developing areas.
- b. Residential Gross Density:
 1. Minimum – none
 2. Maximum – 0.3 RAC
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 1. Minimum – none
 2. Maximum – 0.3 RAC

SPECIAL AREA POLICIES

S-8 TUCSON MOUNTAINS NORTH (TM)

Within portions of Township 13South, Range 12East; Township 13South, Range 13East; Township 14South, Range 12East and Township 14South, Range 13East.

Description

The northern portion of the subregion is located between urbanizing areas in the City of Tucson and the public reserves of Tucson Mountain Park and Saguaro National Park, and is distinguished by rugged terrain, highly diverse vegetation, significant wildlife habitat and many riparian areas. The purpose of the Tucson Mountains North Special Area is to protect this special environment while planning for expected growth. To achieve this purpose, planning strategies include: 1) declining westward land use intensities; and 2) a low-density conservation area and buffer to Tucson Mountain Park and Saguaro National Park.

Policies

- A. Structures. All structures west of Silverbell Road shall be limited to a maximum height of 24 feet, and shall be sited and landscaped to minimize negative visual impacts. All structures shall be of a color which is in context with the surrounding environment.
- B. Open Space Dedication. Natural area designations not dedicated to and accepted by Pima County for restricted use as a perpetual open space at the

time of an exchange for an allowed density increase on a given portion shall, for those parcels, provide that the property owners within 660 feet and the Tucson Mountains Association are nominal beneficiaries of the natural open space created.

- C. Notwithstanding the zoning districts permitted under the Comprehensive Plan Land Use Plan Legend, SH (Suburban Homestead Zone) and RH (Rural Homestead Zone) shall not be permitted.
- D. Notwithstanding the zoning districts permitted in accordance with the Major Resort Community provisions, CPI (Campus Park Industrial Zone) or TR (Transitional Zone) shall not be permitted.

REZONING POLICIES

RP-145 W ANKLAM ROAD (TM)

General location – 750 feet south of W. Anklam Road, east of Anklam/Speedway intersection in Section 07, Township 14South, Range 13East. (ref. Co7-14-062015-21)

Policies

- A. Notwithstanding the objective and range of residential density allowed under the Resource Sensitive (RS) planned land use intensity category, a rezoning to CR-1 Single Residence Zone for a single family residence shall be deemed in conformance with the Comprehensive Plan.
- B. Concurrent with an application for rezoning, the property owner shall provide information evidencing compliance with the Hillside Development Overlay Slope Density requirements (Section 18.61.052) or shall submit a request for a Slope Density Exception.



SEQUENCE: 20151280525

NO. PAGES: 3

ORDIN 05/08/2015

11:34

PICK UP

AMOUNT PAID: \$0.00

RESOLUTION 2015- 21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY ONE (1) ACRE, LOCATED APPROXIMATELY THREE-QUARTERS OF A MILE SOUTHEAST OF W. SPEEDWAY BOULEVARD AND W. ANKLAM ROAD INTERSECTION AND APPROXIMATELY 750 FEET SOUTH OF W. ANKLAM ROAD IN SECTION 7 OF TOWNSHIP 14 SOUTH, RANGE 13 EAST, IN THE TUCSON MOUNTAINS/AVRA VALLEY SUBREGION.

IT IS RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map, Tucson Mountains/Avra Valley Subregion, is hereby amended to establish Rezoning Policies (RP) only, with the planned land use intensity to remain Resource Transition (RT), for approximately one (1) acre, as referenced in Co7-14-06 Estate of Emily Stowell Stratton — W. Anklam Road Plan Amendment, located approximately three-quarters of a mile southeast of W. Speedway Boulevard and W. Anklam Road intersection and approximately 750 feet south of W. Anklam Road, in Section 7, Township 14 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, as follows:

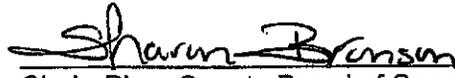
Section 2. The Pima County Comprehensive Plan Regional, Rezoning and Special Area Policies are hereby amended to include the subject site with the following Rezoning Policies:

- A. Notwithstanding the zoning districts and range of residential density allowed under the Resource Transition (RT) planned land use intensity category, a rezoning to CR-1 Single Residence Zone for a single family residence shall be deemed in conformance with the Comprehensive Plan.
- B. Concurrent with an application for rezoning, the property owner shall provide information evidencing compliance with the Hillside Development Overlay Zone Slope Density requirements (Section 18.61.052) or shall submit a request for a Slope Density Exception.

Section 3. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

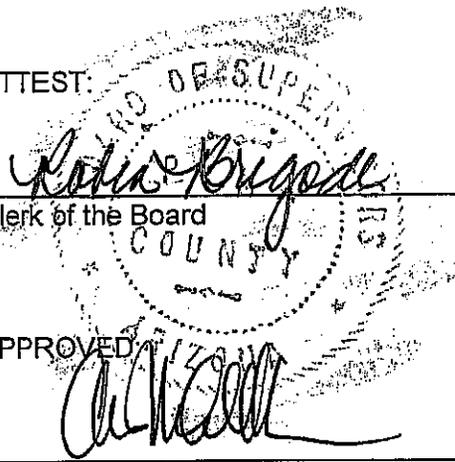
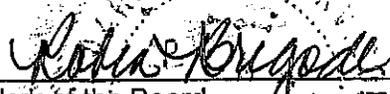
Section 4. This Resolution shall become effective on the date of adoption.

Passed and adopted, this 5th day of May, 2015.



Chair, Pima County Board of Supervisors

ATTEST:

Clerk of the Board
COUNTY

APPROVED:



Executive Secretary
Planning and Zoning Commission

APPROVED AS TO FORM:

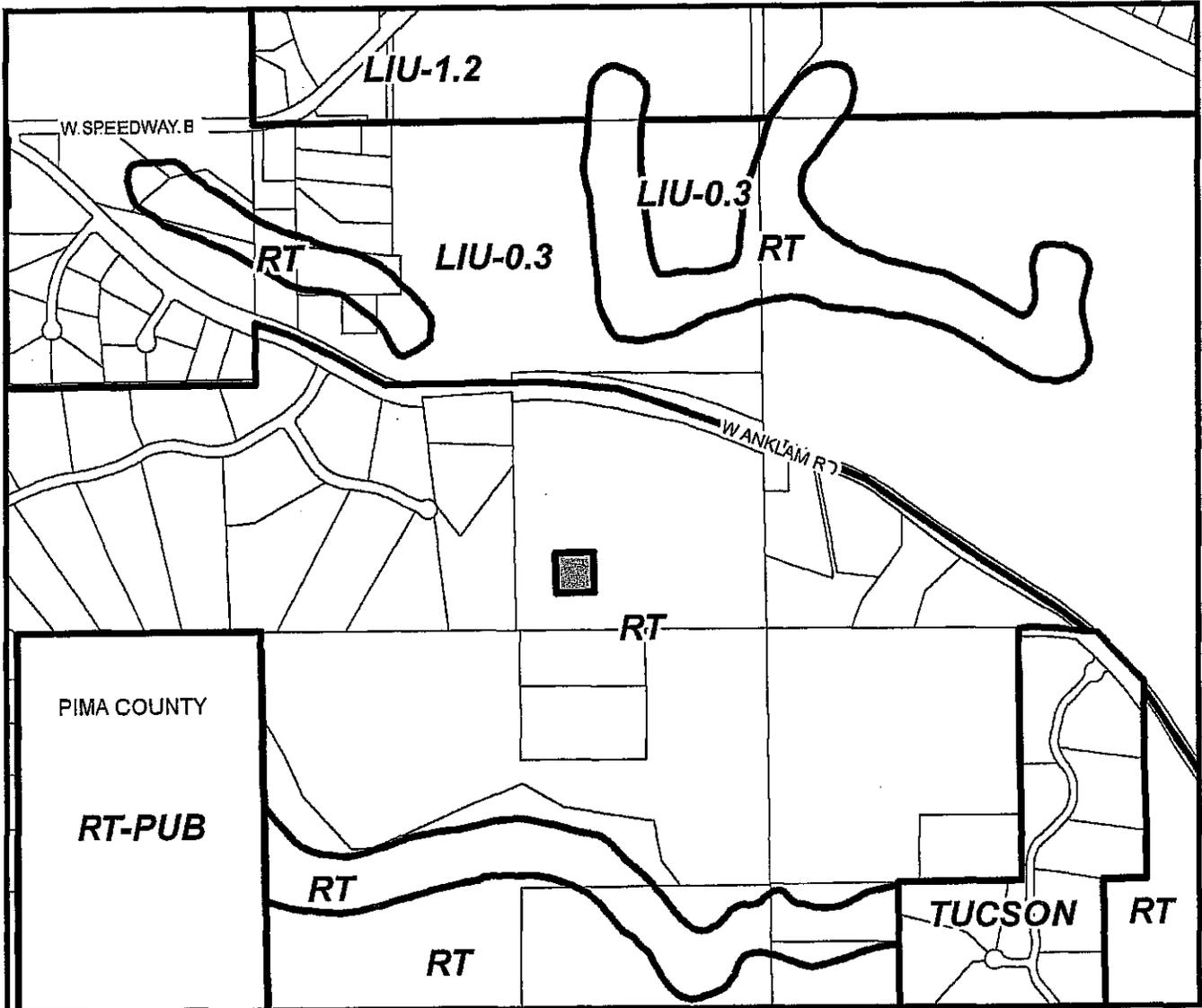


Deputy County Attorney

MICHAEL LEBLANC

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Exhibit A



0 355 710 1,420 Feet

 Amendment Area

Taxcode:
116-08-007D

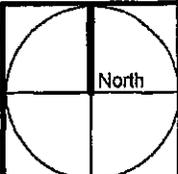
**Co7-14-06 ESTATE OF EMILY STOWELL STRATTON -
W. ANKLAM ROAD PLAN AMENDMENT**

Location:
Southeast of W Speedway
Boulevard and W Anklam
Road Intersection, 750 feet
south of W Anklam Road

Establish a Rezoning Policy area only - one (1) acre



Tucson Mountains/Avra Valley Subregion
Section 7, Township 14 South, Range 13 East



Planning and Zoning Commission Hearing: September 24, 2014

Map Scale: 1:10,000

Board of Supervisors Hearing: November 18, 2014

Map Date: March 18, 2015

**PIMA COUNTY PLANNING DIVISION
APPLICATION FOR REZONING
FOR PROJECTS NOT REQUIRING A SITE ANALYSIS**

Estate of Emily Stowell Stratton, David Stowell Executor (520)850-6428
 17711 Placita de Niquel, Sahuarita, AZ 85629 jsdvs@earthlink.net

Owner	Mailing Address	Email Address/Phone daytime / (FAX)
Gloria Stowell Hastie-Stueland	Gloria@desertlifere.com	
1513 W Devon Dr, Gilbert, AZ 85233	480-241-4335 / 480-406-6498	
Applicant (if other than owner)	Mailing Address	Email Address/Phone daytime / (FAX)
208.72' X 208.71' pcl in SWLY PTN SE4 NE4 1 AC SEC 7-14-13		
Long Legal Attached		116-08-007 D
Legal description / property address		Tax Parcel Number
1 acre	Resource Transitional (RT) to CR-1	Tucson Mountains/Avra Valley Special Area Policy #8
Acreage	Present Zone	Proposed Zone
		Comprehensive Plan Subregion / Category / Policies

The following documentation must be attached:

1. **Assessor's map** showing boundaries of subject parcel and **Assessor's Property Inquiry (APIQ) printout** showing **current ownership** of subject parcel. **DEEDS AND/OR TITLE REPORTS WILL NOT BE ACCEPTED.** If the applicant is not shown as the owner of the subject parcel a letter of authorization with a **signature** matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a **signature** of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a **signature** from an officer with his/her title is required along with a disclosure of the officers of the entity.
2. Submit a sketch plan in accordance with **Chapter 18.91.030.E.1.a. & b** of the Pima County Zoning Code. Submit a detailed description of the proposed project, including existing land uses, the uses proposed and to be retained, special features of the project and existing on the site (e.g., riparian areas, steep slopes) and a justification for the proposed project. Include any necessary supporting documentation, graphics and maps (all documentation should be legible and no larger than 8.5" X 11").
3. Submit three (3) copies of the Biological Impact Report.
4. Submit the **entire** rezoning fee.

This application is true and correct to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application.

Aug 17, 2015
Date


Signature of Applicant

FOR OFFICIAL USE ONLY

Co9-

Case name

Rezoning from	Rezoning to	Official Zoning Base Map Number	Fee	Supervisor District
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Conservation Land System category

Cross reference: Co9-, Co7-, other	Comprehensive Plan Subregion / Category /Policies
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Received by _____ Date _____ Checked by _____ Date _____

Book-Map-Parcel: **116-08-007D**

[Oblique Image](#)

Tax Year:

Tax Area: **0100**

Property Address:

Taxpayer Information:

STOWELL EMILY V (DECD) ESTATE OF
17711 S PLACITA DE NIQUEL
SAHUARITA AZ

Property Description:

208.71' X 208.71' PCL IN SWLY PTN SE4
NE4 1 AC SEC 7-14-13

88820-9723

Valuation Data:

	2015				2016			
	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE
LAND FCV	Vacant/Ag/Golf (2)	\$20,000	16.0	\$3,200	Vacant/Ag/Golf (2)	\$20,000	15.0	\$3,000
IMPR FCV		\$0				\$0		
TOTAL FCV	Vacant/Ag/Golf (2)	\$20,000	16.0	\$3,200	Vacant/Ag/Golf (2)	\$20,000	15.0	\$3,000
LIMITED VALUE	Vacant/Ag/Golf (2)	\$20,000	16.0	\$3,200	Vacant/Ag/Golf (2)	\$20,000	15.0	\$3,000

Property Information:

Section: 7
Town: 14.0
Range: 13.0E
Map & Plat: /
Block:
Tract:
Rule B District: 8
Land Measure: 1.00A
Group Code:
Census Tract: 4408
Use Code: 0012 (VACANT RESIDENTIAL URBAN NON-SUBDIVDED)
File Id: 1
Date of Last Change: 5/22/2014

Valuation Area:

Condo Market: 21
DOR Market: 21
MFR Neighborhood: SQ_TUCSON_MTNIS
SFR Neighborhood: 01001908
SFR District: 12

Supervisor District:

(5) RICHARD ELIAS

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20133110238	0	0	11/7/2013	CERTIFICATE DEATH
84221421	8933	610	12/6/1994	WARRANTY DEED

Petition Information:

Tax Year Owner's Estimate Petition
2015 \$10,000

Parcel Note: Click to see/expand 2 note(s)



PIMA COUNTY
DEVELOPMENT SERVICES DEPARTMENT
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85702-1207

CARMINE DEBONIS, JR.
Director

Phone: (520) 724-9000
FAX: (520) 623-5411

LETTER OF AUTHORIZATION

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and the party whose name is listed below is authorized to apply for a Rezoning/ Variance/ Minor Land Division – Lot Split/ Modification of Setback Requirement (circle one).

116-08-007 D

Property Address and/or Tax Code (Where permit is being applied for)

[Handwritten Signature]
Authorized Agent PRINT/SIGNATURE

August 17, 2015
Date

AUTHORIZED BY:

DAVID STOWELL - Executor
Property Owner(s) (Please Print)

8-17-2015
Date

David Stowell
Property Owner(s) (Signature)

8/17/2015
Date

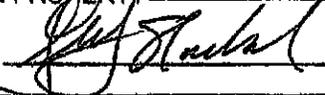
PIMA COUNTY
REZONING IMPACT STATEMENT

Please answer the following questions **completely**; required hearings may be delayed if an adequate description of the proposed development is not provided. Staff will use the information to evaluate the proposed rezoning. Additional information may be provided on a separate sheet.

NAME (print) Gloria Stowell Hastie-Stueland

NAME OF FIRM (if any) _____

INTEREST IN PROPERTY Part owner of the estate of Emily V Stowell-Stratton

SIGNATURE  DATE 8-17-15

A. PROPOSED LAND USE

1. Describe the proposed use of the property.
1 single family residence

2. State why this use is needed.
Parcel is unusable with current zoning

3. If the proposed use is residential, how many **total residential units** would there be on the property to be rezoned? Will these be detached site-built homes, manufactured homes, or another type?
Total units: 1 Type: Site Built

4. Will the subject property be split into additional lots? YES NO (circle one)

5. How many **total lots** are proposed to be on the property to be rezoned, and what size in acres will each lot be?
1 - One acre parcel

6. If more than **one** lot would be created by this rezoning, how will all-weather access be provided to these lots from a dedicated public road? (e.g. direct access, existing easement, new easement, etc.)
N/A

7. What is the maximum proposed building height? IN ACCORDANCE WITH CODE
_____ feet and _____ stories

8. Provide an estimate of when proposed development will be started and completed.
Starting date: _____
Completion date: Unknown

9. If the proposed development is commercial or industrial: N/A
a. How many employees are anticipated? _____
b. How many parking spaces will be provided? _____
c. What are the expected hours of operation? _____

- d. Will a separate loading area be provided? _____
 e. Approximate size of building (sq. feet)? _____
10. a. For commercial or industrial developments, or residential developments of three residences per acre or greater, state which bufferyards are required, according to Chapter 18.73 (Landscape Standards) of the Zoning Code.

N/A

- b. Describe the buffer choice that would be provided (e.g.: buffer width, use of walls, or type of plant material) to meet the Code requirement. Refer to Chapter 18.73 of the Zoning Code.

To be determined at time of Development

11. If the proposed development is an industrial project, state the industrial wastes that will be produced and how they will be disposed of. (Discuss the means of disposal with the Wastewater Management Department at 740-6500 or the Department of Environmental Quality at 740-3340.)

N/A

B. SITE CONDITIONS - EXISTING AND PROPOSED

1. Are there existing uses on the site? YES NO

- a. If yes, describe the use, stating the number and type of dwelling unit, business, etc.

- b. If no, is the property undisturbed, or are there areas that have been graded?

Existing old foundation and remains of my great aunt's homestead but otherwise property is undisturbed

2. If the proposed rezoning is approved, will the existing use be removed, altered, or remain as is?

If I build on the property, I would like to incorporate a portion of the old rock "sleeping porch" into the structure

3. Are there any existing utility easements on the subject property? YES NO

If yes, state their type and width, and show their location on the sketch plan.

INGRESS, EGRESS + UTILITIES ALONG ROAD 16' WIDE EASEMENT

4. Describe the overall topography of the subject property, and note whether any slopes of greater than 15% are present on the property. Note any rock outcropping or unusual landforms or features.

The existing homestead site is relatively flat with surrounding areas having varying slopes

No rock outcroppings or unusual landforms or features

5. Note any areas of heavy vegetation on the sketch plan and describe its type and general density.

General desert vegetation

6. Conservation Land System (CLS):

a. Is the subject property within the MMB Conservation Land System (see Attachment A)?

Yes No

b. If so, which of the following does the subject property fall within, and if more than one, provide the approximate percentage of the site within each?

Important Riparian area, Biological Core, Multiple Use, Special Species Management area, or Recovery Management area, or Existing Development within the CLS.

7. How has the plan for the rezoning met the conservation standard for the applicable category area?

66 2/3 of the property shall be conserved as undisturbed natural open space

8. Are there any natural drainageways (washes) on the subject property? YES NO

If yes, state whether these natural drainage patterns would be altered by the proposed development, and what type of alteration is proposed.

on the south side of the lot - should not have to alter

(NOTE: For information regarding flood control requirements, call the Regional Flood Control District, 243-1800.)

9. Approximately how much of the subject property is proposed to be graded, including areas where most vegetation will be cleared? 1/3 Acres, or _____ percent of the land area. How much of this area is currently graded? 0 - other than old horse shed foundation

10. Describe any revegetation proposal in areas where development would require removal of natural vegetation.

Any disturbed vegetation will be ^{RE-}seeded with a natural desert seed mix

11. For rezonings larger than 3.3 acres (144,000 square feet) or for more than one residential unit per 3.3 acres: N/A

a. Is the subject property elevation less than 4,000 feet?

NO YES

b. Are there any saguaros on the subject property that are eight feet or taller or that contain a woodpecker cavity? If yes, how many?

NO YES Number: Over 8 feet: 3 under 8 feet with cavity: 0

c. Are there any mesquite trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO YES Number: 8

d. Are there any Palo Verde trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO YES Number: 15

e. Are there any ironwood trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO YES Number: _____

f. Have any Cactus Ferruginous Pygmy Owls been found on the subject property or within 1,500 feet of the proposed development project as a result of an Owl Habitat Survey?

- X 1) No survey has been done.
- ___ 2) No owls were found as a result of a survey performed on _____ (date).
- ___ 3) ___ (Number of) owls were found as a result of a survey performed on _____ (date).

11. Will a septic system or public sewer be used for the proposed development?

SEPTIC SEWER

If septic is to be used, state whether one currently exists on the property and, if so, whether additions to that system will be needed for this development. (NOTE: For information on septic system requirements, call the Department of Environmental Quality at 740-3340.)

new septic system

12. How will water be supplied to the property? If a water company, state which one.

Well, haul water or Tucson Water

C. SURROUNDING LAND USE

Describe in detail adjacent and nearby existing land uses within approximately 500 feet of the subject property in all directions.

NORTH: Resource Transition (RT)

SOUTH: Resource Transition (RT)

EAST: Resource Transition (RT)

WEST: Resource Transition (RT)

Species-Specific Information (including Pertinent Federally-Threatened and Endangered Species)

Cactus Ferruginous Pygmy-owl:

1. Does the proposed project site occur within the Priority Conservation Area for the cactus ferruginous pygmy-owl? (This information is viewable on MapGuide.)
NO - OUTSIDE
2. Has the proposed project site been surveyed for pygmy-owls?
 - a. If yes, disclose the dates when surveys were done and provide a summary of the results.
 - b. If no, are surveys planned in the future?

Western Burrowing Owl:

1. Does the proposed project site occur within the Priority Conservation Area for the western burrowing owl? (This information is viewable on MapGuide.)
NO - OUTSIDE
2. Has the proposed project site been surveyed for burrowing owls?
 - a. If yes, disclose the dates when surveys were done and provide a summary of the results.
 - b. If no, are surveys planned in the future?

Pima Pineapple Cactus:

1. Does the proposed project site occur within the Priority Conservation Area for the Pima pineapple cactus? (This information is viewable on MapGuide.)
NO - OUTSIDE
2. Have Pima pineapple cactus been found on the proposed project site?
3. Has the proposed project site been surveyed for Pima pineapple cactus?
 - a. If yes, disclose the date when surveys were done and provide a summary of the results.
 - b. If no, are surveys planned in the future?

Needle-Spined Pineapple Cactus:

1. Does the proposed project site occur within the Priority Conservation Area for the needle-spined pineapple cactus? (This information is viewable on MapGuide.)
NO - OUTSIDE
2. Have needle-spined pineapple cactus been found on the proposed project site?
3. Has the proposed project site been surveyed for needle-spined pineapple cactus?
 - a. If yes, disclose the date when surveys were done and provide a summary of the results.
 - b. If no, are surveys planned in the future?

