



## Conditional Use Permit Application

Property Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Owner's Mailing Address, City, State & Zip: \_\_\_\_\_

Applicant (if different from owner): \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's Mailing Address, City, State & Zip: \_\_\_\_\_

Applicant's or Owner's Email Address: \_\_\_\_\_

Property Address or Tax Code: \_\_\_\_\_

Type of Use Proposed for the Property: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Discuss the proposed use and it's compatibility with the surrounding area: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

The applicant agrees to contact the [Regional Flood Control District](#) to discuss the proposal prior to application submittal.

The applicant agrees to contact United States Fish and Wildlife Service at [scott\\_richardson@fws.gov](mailto:scott_richardson@fws.gov) and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

**This application is for a (Select one):**

Type I Conditional Use    Type II Conditional Use    Type III Conditional Use

**Terms and Conditions**

I confirm the information provided is true and accurate 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. (By checking the box, I am electronically signing this application.)

Date: \_\_\_\_\_



201 N. Stone Avenue, 2<sup>nd</sup> Floor  
Tucson, AZ 85701-1207  
(520) 724-9000

## Biological Impact Report

*(Not Applicable for Rezoning that Require a Site Analysis)*

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

This report will include information provided by both Pima County Planning staff (Part I) as well as the applicant (Part II).

### **Part I. Information Provided by Pima County staff:**

Pima County Planning staff will provide the following information for the proposed project site, as applicable:

1. Is the project located in the Maeveen Marie Behan Conservation Lands System?    
Any Special Species Management Areas?
2. Is the project in the vicinity of any of the six Critical Landscape Linkages?
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property?
4. Is the project located within the Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl
  - b. Western burrowing owl
  - c. Pima pineapple cactus
  - d. Needle-spined pineapple cactus

### **Part II. Information Provided by the Applicant:**

1. Has the owner of the project site had any communications with Pima County about the County potentially acquiring the property?

If yes, provide a summary of those communications: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



2. Several species are of particular interest. Please fill out the following table to the best of your ability.

Species	Ever found on project site?	Date of last observation if found on project site?	Future surveys planned?
Cactus ferruginous pygmy owl	No <input type="checkbox"/>	N/A	(Select)
Western burrowing owl	No <input type="checkbox"/>	N/A	(Select)
Pima pineapple cactus	No <input type="checkbox"/>	N/A	(Select)
Needle-spined pineapple cactus	No <input type="checkbox"/>	N/A	(Select)

**Contact the Office of Sustainability and Conservation at 520-724-6940 if you have any questions about this report.**



**LETTER OF AUTHORIZATION**

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

16450 N. Lago Del Oro Parkway

Property Address

**Conditional Use Permit**

Type of Permit Applied for: (SFR/MH/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Adult Care/Secondary Dwelling/Assisted Living/Group Home)

Signature of Applicant

2-18-19

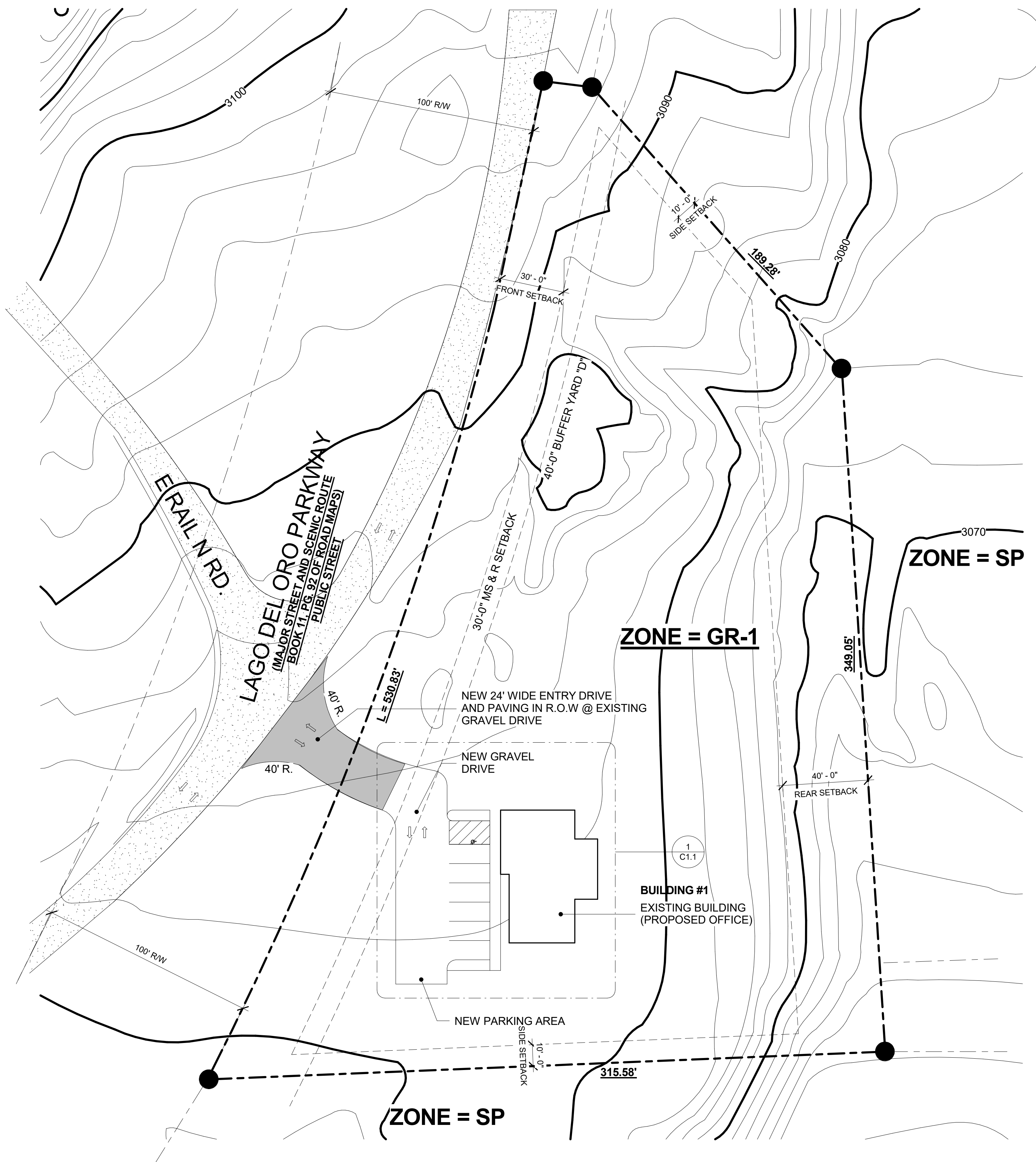
Date

**AUTHORIZED BY:**

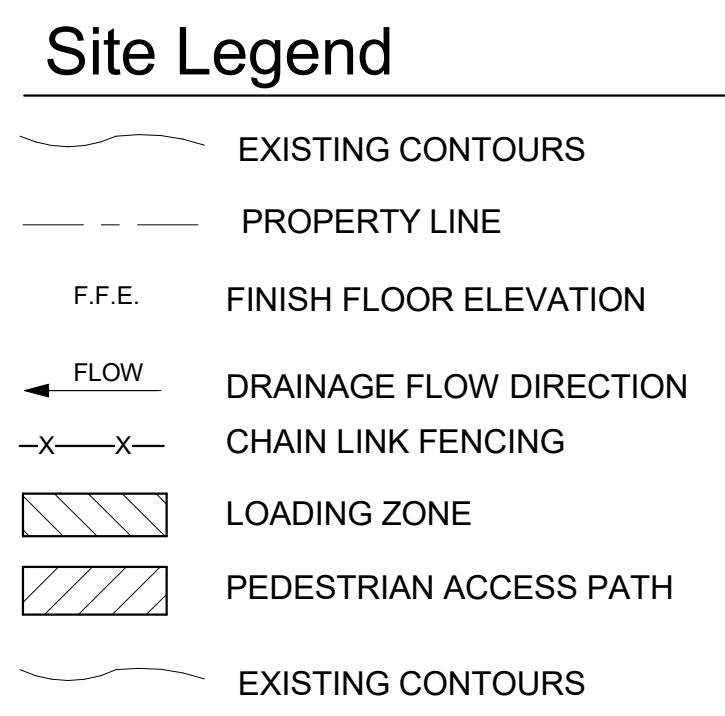
Signature of Property Owner

2-18-19

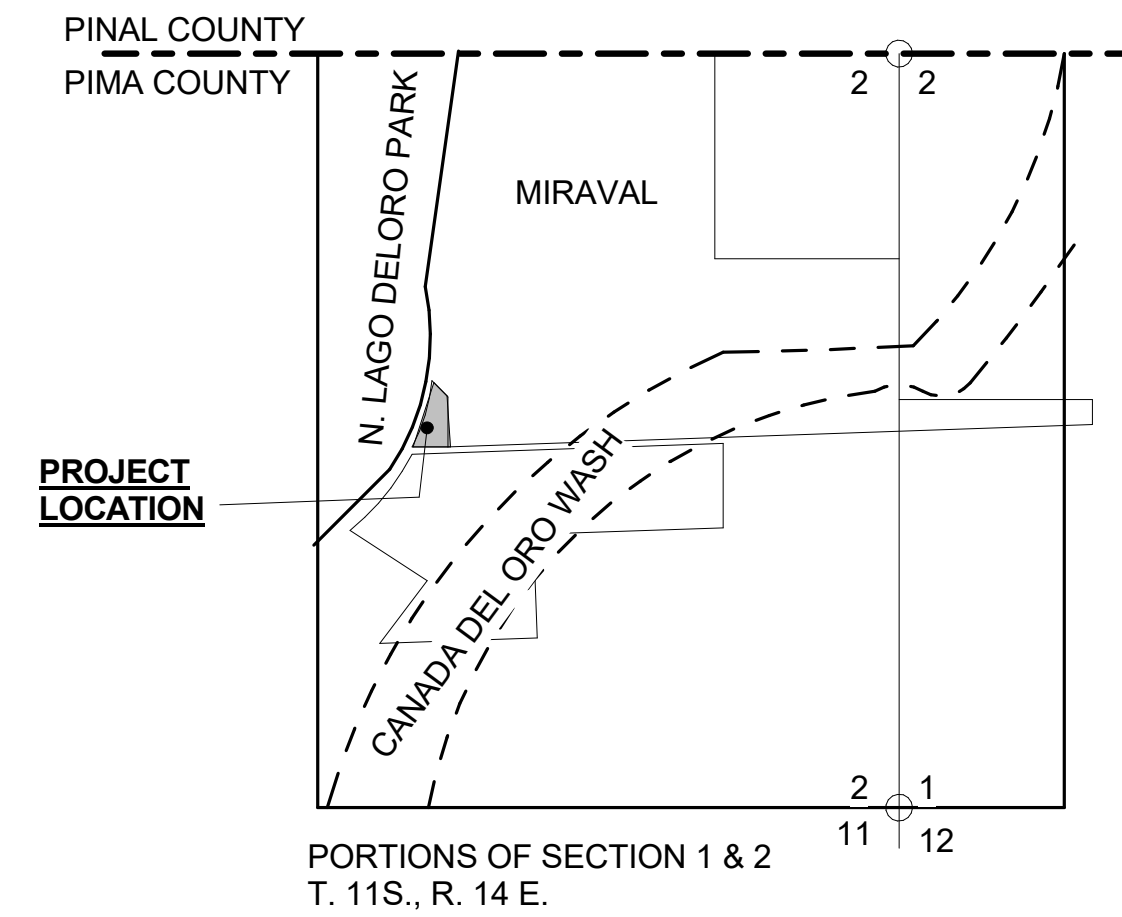
Date



1 Site Plan  
1" = 30'-0"



Sheet Scale  
1" = 30'-0"      CONTOURS = 1'-0"



Location Map  
3" = 1 MILE

**ZONING AND LAND USE NOTES:**

- EXISTING ZONING IS GR-1
- GROSS AREA OF THE SITE IS 91,911 S.F./2.11 ACRES
- EXISTING USE = RESIDENTIAL  
PROPOSED USE = OFFICE.
- FLOOR AREA OF EACH BUILDING:  
BUILDING #1      1,688 S.F.
- BUILDING LOT COVERAGE = 1,688 S.F./91,911 S.F. = 2%

**DRAINAGE NOTES:**

- THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD PIMA COUNTY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.

**STREET AND ROAD NOTES:**

NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES.

**UTILITIES NOTES:**

ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

**PARKING CALCULATIONS :**

**PARKING REQUIREMENTS:**  
OFFICE = 300 S.F./SPACE

**PARKING CALCULATION:**  
OFFICE S.F. = 1,688 S.F./300 = 6 SPACE

**LOADING ZONES (INDUSTRIAL USE GROUP):**  
LESS THAN 10,000 S.F. (LOW) = 0 SPACES

**BICYCLE PARKING:**

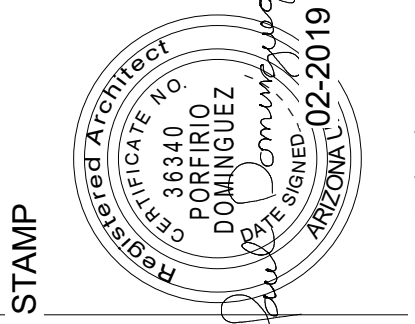
**REQUIREMENTS FOR GR-1 ZONE :**

MAXIMUM BUILDING HEIGHT	34'-0"
ACTUAL BUILDING HEIGHT	14'-0"
<b>PERIMETER YARDS:</b>	<b>REQUIRED</b>
NORTH	10'-0"
EAST	40'-0"
SOUTH	10'-0"
WEST	30'-0"

NOTE:  
ALL ACCESSIBLE ROUTE SLOPES SHALL COMPLY WITH ICC A117.1 SECTION 403.3 - 5% MAXIMUM RUNNING SLOPES AND 2" MAXIMUM CROSS SLOPE

**ARC West (PC)**  
1955 W Grant Rd. Suite 125R  
Tucson, AZ 85745      Phone: (520) 792-4613

Sierra Vista, AZ 85635      Phone: (520) 452-9845



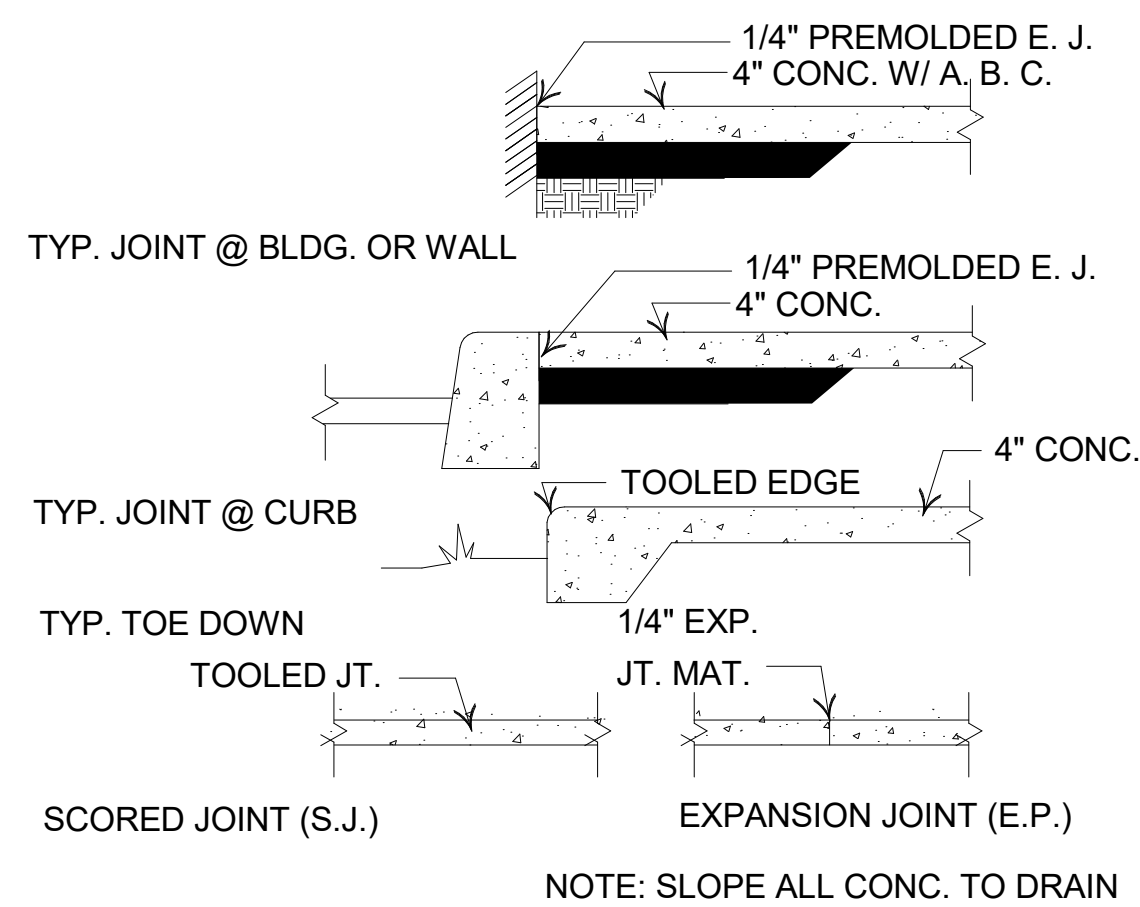
STAMP  
RESIDENTIAL TO OFFICE BUILDING  
CONVERSION  
16450 N Lago Del Oro Parkway  
Pima county, Arizona.  
Preliminary Development Plan  
EXP. 06/30/2019

CHECKED BY:	PD
DRAWN BY:	IDII
PROJECT NUMBER:	1862AWC

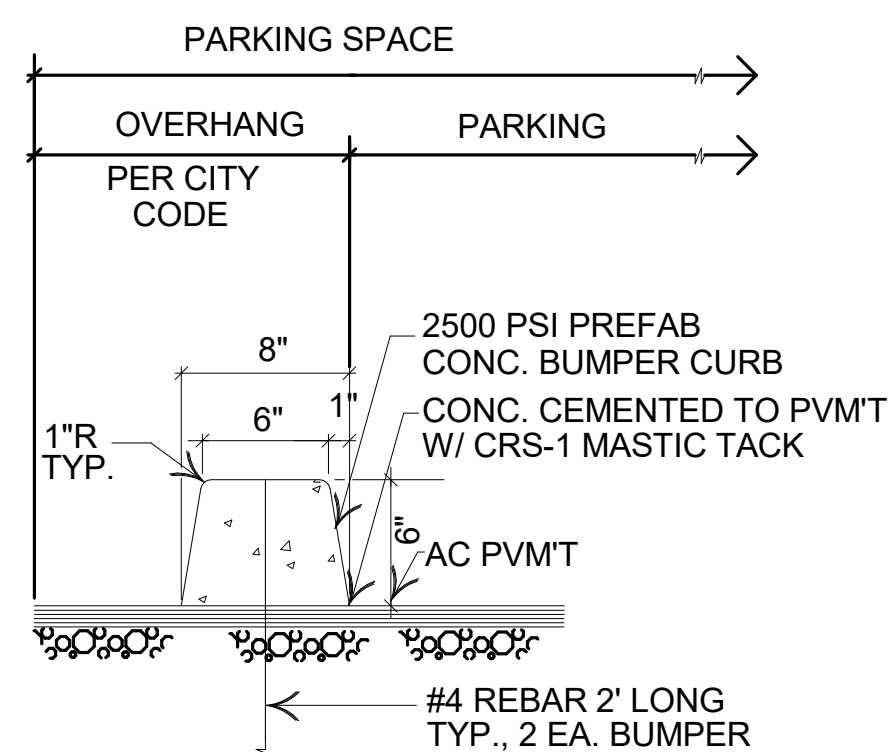
REVISION:	MARK:	DATE:	REMARK:

**C1.0**

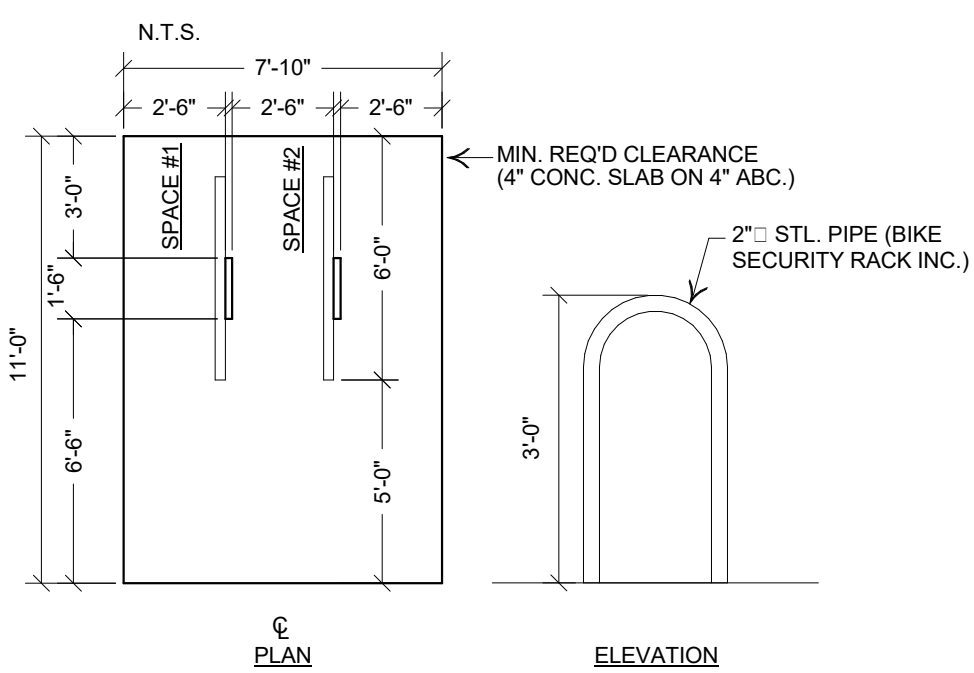
SHT OF



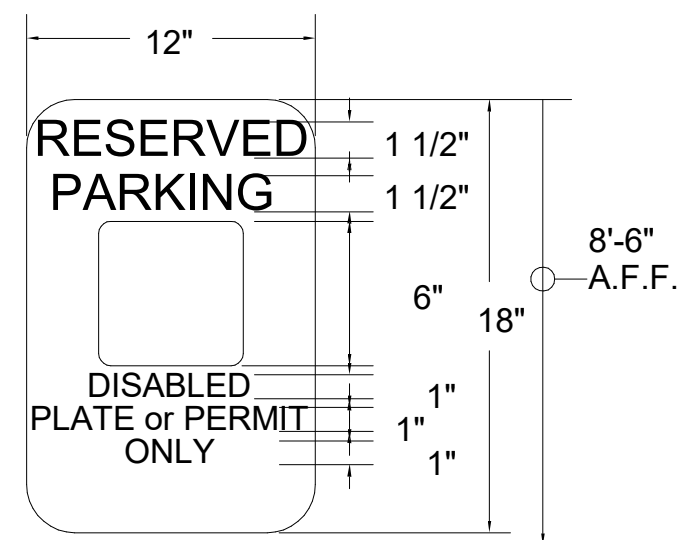
5 - Concrete Sidewalk Detail  
3/4" = 1'-0"



4 - Concrete Wheel Stop  
3/4" = 1'-0"



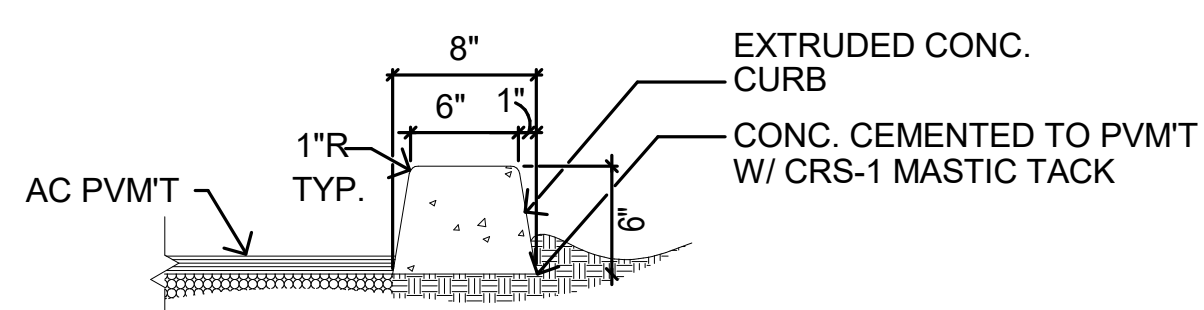
7 - Bike Rack Detail  
1/2" = 1'-0"



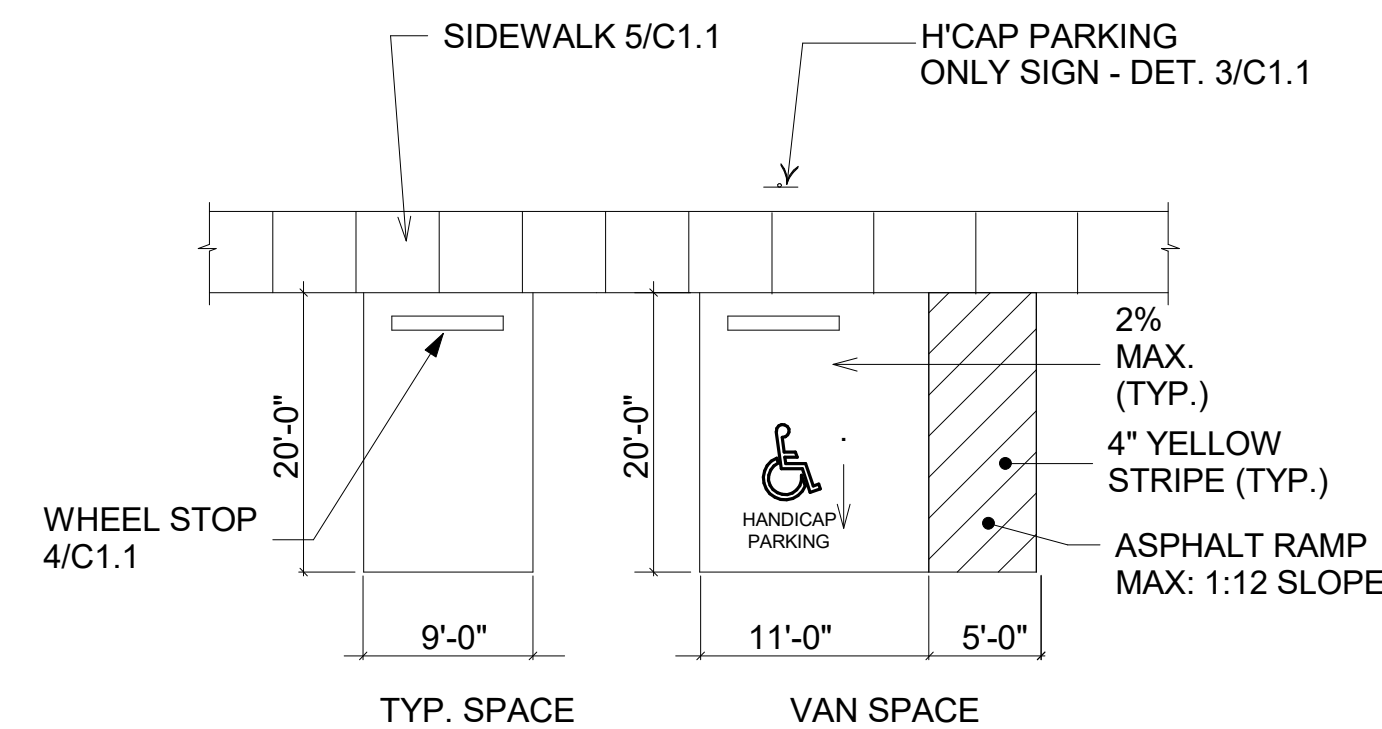
3 - Handicap Sign  
3/4" = 1'-0"

VAN ACCESSIBLE

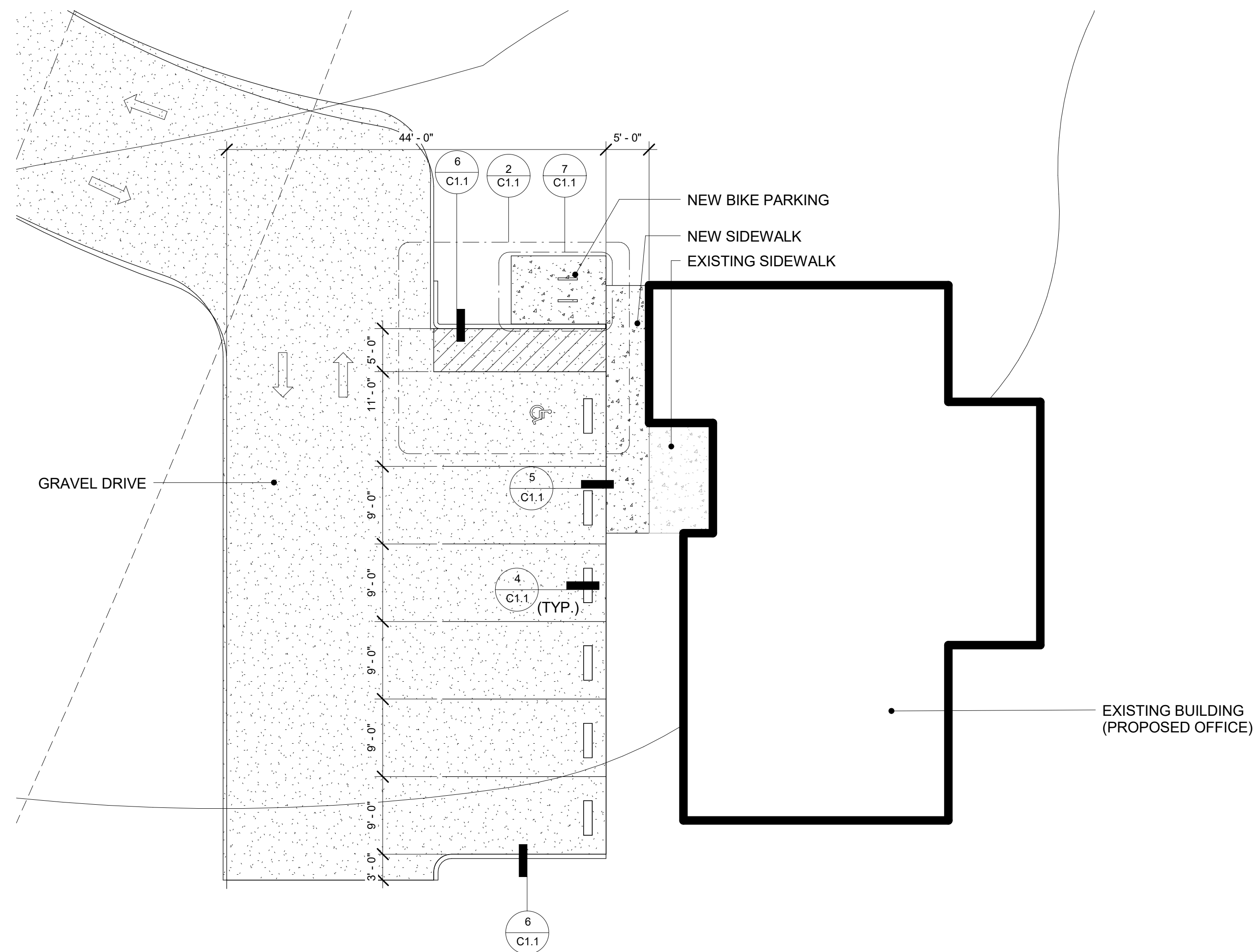
SIGNS SHOULD BE PROPERLY CENTERED WITHIN PARKING SPACE @ ADA REQ'D HT.



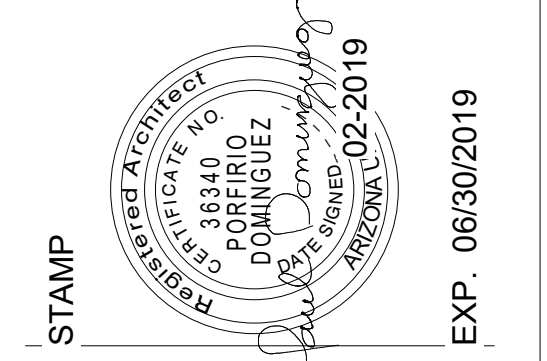
6 - Extruded Curb Detail  
3/4" = 1'-0"



2 - Parking Stall (Regular & H'cap.)  
3/4" = 1'-0"



1 - Parking Lot Plan  
1" = 10'-0"



Residential To Office Building Conversion  
16450 N Lago Del Oro Parkway  
Pima county, Arizona.  
Parking Lot And Details

CHECKED BY:	PD
DRAWN BY:	IDII
PROJECT NUMBER:	1862AWC

REVISION:	MARK:	DATE:	REMARK: