

PIMA COUNTY BOARD OF ADJUSTMENT
DISTRICT 1
PIMA COUNTY GOVERNMENT CENTER

MEMORANDUM OF DECISION

TO: Tom Drzazgowski, Deputy Chief Zoning Inspector
FROM: Elva Pedregó, Asst. Executive Secretary
DATE: March 14, 2017 - **REVISED**

The Pima County Board of Adjustment, District 1, at a regular hearing held on **Monday, March 6, 2017**, heard the following appeals and decided as noted:

CONTINUED HEARINGS:

P16VA00035 HRA PALOMA VILLA LP – NORTH CAMPBELL AVENUE. HRA Paloma Village L.P. on property located at **6326 North Campbell Avenue**, in the **CB-1** zone request the following **variances**:

- 1. To allow a third development complex freestanding identification sign at the corner of the property;**
- 2. To increase the sign area to 92 square feet;**
- 3. To increase the height of the sign to 18 ½ feet;**
- 4. To allow 9 tenants panels**

Section 18.79.110E8f1 of the Pima County Zoning Code allows a development complex having a street frontage of at least 500 feet to place at each vehicular access point to the complex an illuminated sign with a maximum sign area of 50 square feet and a maximum height of 8 feet and a maximum of 3 tenant panels.

The board APPROVED the requested variances subject to the following conditions:

1. The new freestanding development complex identification sign will comply with all other freestanding development complex identification sign requirements in Pima County Zoning Code Sections 18.79.110.E.8.f.1.c thru f and subject to the conceptual sign design dated February 17, 2017 including a maximum height of 11 feet 1 and 5/8th inches.
2. No additional freestanding development complex identification sign shall be allowed on the property by variance or otherwise.
3. Measurement of the height of the new sign approved by this variance shall be from average grade at the base of the sign.

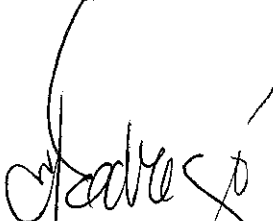
4. Subject to the conceptual sign design dated February 17, 2017 which shows the base of the sign constructed of masonry and the color of the existing adjacent screen walls.
5. Should the applicants/owners opt for an arch design, the arch shall have no bearing on the height or square footage allowed by this variance and as shown on the conceptual design dated February 17, 2017.

NEW HEARINGS:

P16ZE00133 ROBERDS/LIRA – WEST CAMINO ALTO. Christopher C. Roberds and Morgan A. Lira on property located at **3550 West Camino Alto** in the **CR-1** zone, **have made an appeal for a Temporary Mobile Home 180-day Extension.** Sections 18.21.010A2 and 18.17.020A2 of the Pima County Zoning Code state that in the CR-1 zone, a property owner may apply to the zoning inspector for a permit to allow a one-year temporary mobile home to be placed on the property during the construction of a residence on the same property. The property owner may request a 180-day time extension to the one-year temporary mobile home permit from the zoning inspector. Property owners within 100 feet of the subject property shall be notified by mail and given 15 days from the date of the mailing to file a written protest. If a written protest is received, the board of adjustment shall hear the case in accordance with Section 18.93.040 of the Pima County Zoning Code.

The board APPROVED the extension for no more than 60 days.

An application for necessary permits for use of the property and construction shall be made within nine months of the granting of a variance and within thirty days of the issuance of a temporary use permit. Failure to apply for necessary permits within the time limit shall render the variance or temporary use permit null and void.



Elva Pedregó, Asst. Executive Secretary

cc: Members, Pima County Board of Supervisors
Pima County Administrator
Lesley Luckach, Deputy Pima County Attorney