

PIMA COUNTY BOARD OF ADJUSTMENT  
DISTRICT 3  
PIMA COUNTY GOVERNMENT CENTER  
MEMORANDUM OF DECISION

TO: Carmine DeBonis jr., Chief Zoning Inspector  
FROM: Elva Pedregó, Asst. Executive Secretary  
DATE: September 20, 2016

The Pima County Board of Adjustment, District 3, at a regular hearing held on **Monday, September 19, 2016**, heard the following appeals and decided as noted:

NEW HEARINGS:

**P16VA00027 RIO HOSPITALITY LLC – NORTH ORACLE ROAD.** Rio Hospitality LLC represented by Michael Marks of MJM Consulting, on property located at **5245 North Oracle Road**, in the **CR-1 and TR zones**, requests the following **variances**:

1. **To increase the maximum height for a non-residential structure to 55 feet.** Sections 18.21.030E1 and 18.31.040D1 of the Pima County Zoning Code restrict the maximum height to 34 feet;
2. **To increase the maximum number of stories to 4.** Sections 18.21.030E2, 18.31.040D2 and 18.31.040D4 of the Pima County Zoning Code restrict the maximum number of stories to 2;

The board DENIED the requested variances.

**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.**

  
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Elva Pedregó, Asst. Executive Secretary

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