



APPLICATION

Case Number MGD-15-02 / T

Date Accepted: 6.23.15

**PROPERTY LOCATION INFORMATION**

Property Development (Project) Name (IF APPLICABLE): Main Gate Hotel

Property Address: SE Corner of Tyndall Ave. + East 2nd St.

Applicable Area/Neighborhood/Overlay: Main Gate Overlay District

- Zoning: Main Gate District Development Document

Legal Description: See attached

Pima County Tax Parcel Number/s: 124-04-102A, 124-04-102B, 124-04-100A, 124-04-101B

Site and Building Area (sq ft): SITE: 37,225 S.F. BLDG: 286,325 S.F.

**APPLICANT INFORMATION** (The person processing the application and designated to receive notices):

APPLICANT NAME: GEORGE MELARA

ADDRESS: 15210 N SCOTTSDALE ROAD

PHONE: (480) 949-6800 FAX: (480) 949-6801

EMAIL: GMELARA@NELSENPARTNERS.COM

PROPERTY OWNER NAME (If ownership in escrow, please note): Under land lease with Marshall Foundation

PHONE: (520) 884-8843 FAX: (520) 882-2640

PROJECT TYPE (check all that apply):	( ) Change of use to existing building
<input checked="" type="checkbox"/> New building on vacant land	( ) New building on developed land
( ) New addition to existing building	( ) Other

Related Permitted Activity Number(s): N/A

DESCRIPTION OF USE: Hotel, retail, UA-University Club

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

George Melara  
SIGNATURE OF OWNER/APPLICANT

6-22-15  
Date

# HOTEL-RETAIL LEASE AREA DESCRIPTION

Prepared by  
PUTT LAND SURVEYING, INC.  
4817 E. 5<sup>th</sup> Street  
Tucson, Arizona 85711  
Job No. 13-117

August 27, 2013 Page 1 of 2 (Sketch is Page 2)

A portion of Lot 3 and Lot 4 of the Nelson Block, per Book 6, Page 88 of Maps and Plats, in the Office of the Pima County Recorder, Pima County, Arizona, together with that portion of abandoned Tyndall Avenue, and the abandoned Alley between Lot 3 and Lot 4, located within a portion of the Northwest Quarter of Section 7, Township 14 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, more particularly described as follows:

**COMMENCING** at a brass cap survey monument at the intersection of the monument line of Second Street with the monument line of Tyndall Avenue; **THENCE** South 89° 58' 54" East (Basis of Bearings), along said monument line of Second Street, a distance of 24.16 feet; **THENCE** South 00° 01' 04" East, a distance of 50.32 feet to the **TRUE POINT OF BEGINNING**;

**THENCE** East, a distance of 156.85 feet;

**THENCE** South, a distance of 166.11 feet to the beginning of a non-tangent curve to the left;

**THENCE** Southwesterly a distance of 20.26 feet along the arc of said non-tangent curve to the left, with a radius of 93.67 feet which bears South 32° 07' 26" East, a central angle of 12° 23' 31", a chord which bears South 51° 40' 48" West, a distance of 20.22 feet to a point of non-tangency;

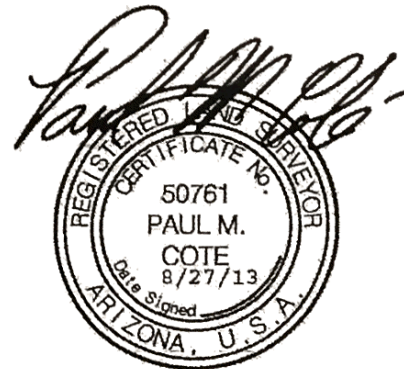
**THENCE** South 44° 30' 57" East, a distance of 10.25 feet to the beginning of a non-tangent curve to the left;

**THENCE** Southwesterly a distance of 64.12 feet along the arc of said non-tangent curve to the left, with a radius of 89.76 feet which bears South 44° 37' 03" East, a central angle of 40° 55' 53", a chord which bears South 24° 55' 01" West, a distance of 62.77 feet to a point of non-tangency;

**THENCE** West, a distance of 121.73 feet;

**THENCE** North, a distance of 242.89 feet to the **TRUE POINT OF BEGINNING**.

**SAID HOTEL-RETAIL LEASE AREA** contains **36,415 square feet**, more or less

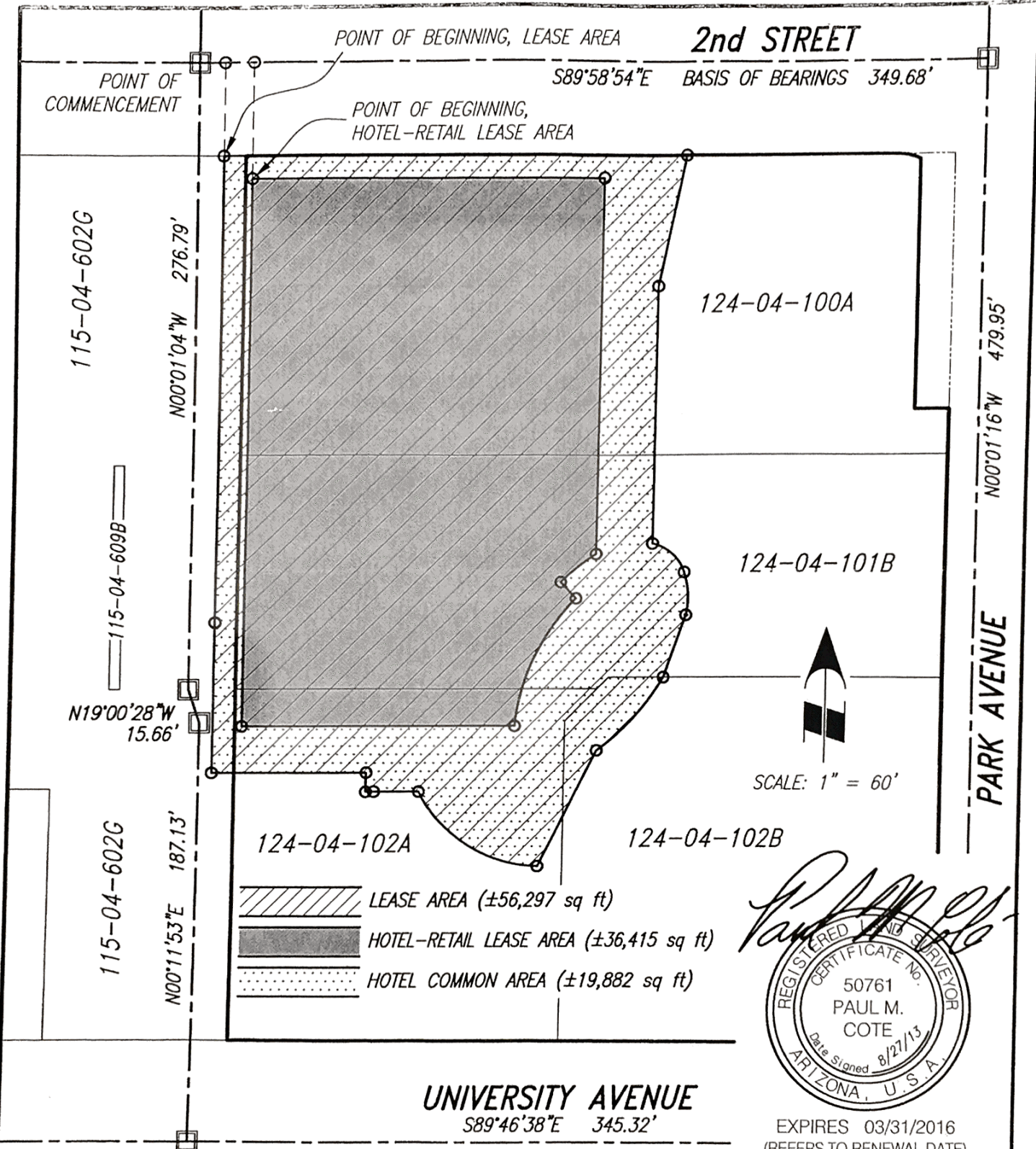


EXPIRES 03/31/2016  
(REFERS TO RENEWAL DATE)

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UNIVERSITY AVENUE  
S89°46'38"E 345.32'

2nd STREET

S89°58'54"E BASIS OF BEARINGS 349.68'

115-04-602G

N00°01'04"W 276.79'

N19°00'28"W 15.66'

115-04-602G

N00°11'53"E 187.13'

124-04-100A

124-04-101B

124-04-102A

124-04-102B

N00°01'16"W 479.95'

PARK AVENUE

- LEASE AREA (±56,297 sq ft)
- HOTEL-RETAIL LEASE AREA (±36,415 sq ft)
- HOTEL COMMON AREA (±19,882 sq ft)

SCALE: 1" = 60'

*Paul M. Cote*  
 REGISTERED LAND SURVEYOR  
 CERTIFICATE No. 50761  
 PAUL M. COTE  
 Date Signed 8/27/13  
 ARIZONA, U.S.A.

EXPIRES 03/31/2016  
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**HOTEL-RETAIL LEASE AREA DESCRIPTION SKETCH**

DRAWN:	PMC
CHECKED:	DLP
DATE:	8/27/13
JOB No.:	13-117
SHEET	2 of 2

PORTION OF LOT 3 AND LOT 4 OF THE NELSON BLOCK, PER BOOK 6, PAGE 88 OF MAPS AND PLATS, IN THE OFFICE OF THE PIMA COUNTY RECORDER, PIMA COUNTY, ARIZONA, TOGETHER WITH THAT PORTION OF ABANDONED TYNDALL AVENUE, AND THE ABANDONED ALLEY BETWEEN LOT 3 AND LOT 4, LOCATED WITHIN A PORTION OF THE NW 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

**PLUS** PUTT LAND SURVEYING, INC.  
 4817 EAST FIFTH STREET, TUCSON, ARIZONA 85711  
 TELEPHONE: (520) 790-8373 FAX: (520) 512-8373

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## LEASE AREA DESCRIPTION

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August 27, 2013  
Page 1 of 3  
(Sketch is Page 3)

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**COMMENCING** at a brass cap survey monument at the intersection of the monument line of Second Street with the monument line of Tyndall Avenue; **THENCE** South 89° 58' 54" East (Basis of Bearings), along said monument line of Second Street, a distance of 11.26 feet; **THENCE** South 00° 01' 04" East, a distance of 40.40 feet a point on the South right of way of said Second Street and the **TRUE POINT OF BEGINNING**;

**THENCE** South 89° 58' 54" East, along said South right of way, a distance of 206.17 feet;

**THENCE** South 11° 08' 11" West, a distance of 58.15 feet;

**THENCE** South 00° 00' 49" East, a distance of 114.26 feet to the beginning of a non-tangent curve to the right;

**THENCE** Southeasterly a distance of 19.93 feet along the arc of said non-tangent curve to the right, with a radius of 19.82 feet which bears South 13° 13' 47" West, a central angle of 57° 36' 54", a chord which bears South 47° 57' 46" East, a distance of 19.10 feet to the beginning of a non-tangent compound curve to the right;

**THENCE** Southerly a distance of 19.47 feet along the arc of said non-tangent compound curve to the right, with a radius of 36.58 feet which bears South 71° 07' 42" West, a central angle of 30° 29' 39", a chord which bears South 03° 37' 29" East, a distance of 19.24 feet to a point of non-tangency;

**THENCE** South 18° 47' 11" West, a distance of 29.27 feet to the beginning of a non-tangent curve to the right;

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Page 2 of 3  
Lease Area Description  
Job No. 13-117  
August 27, 2013

**THENCE** Southwesterly a distance of 44.23 feet along the arc of said non-tangent curve to the right, with a radius of 102.67 feet which bears North 60° 43' 36" West, a central angle of 24° 40' 57", a chord which bears South 41° 36' 53" West, a distance of 43.89 feet to a point of non-tangency;

**THENCE** South 26° 23' 45" West, a distance of 57.74 feet to the beginning of a non-tangent curve to the right;

**THENCE** Northwesterly a distance of 66.59 feet along the arc of said non-tangent curve to the right, with a radius of 62.08 feet which bears North 01° 04' 57" East, a central angle of 61° 27' 34", a chord which bears North 58° 11' 16" West, a distance of 63.44 feet to a point of non-tangency;

**THENCE** West, a distance of 20.04 feet;

**THENCE** South 89° 24' 27" West, a distance of 3.46 feet;

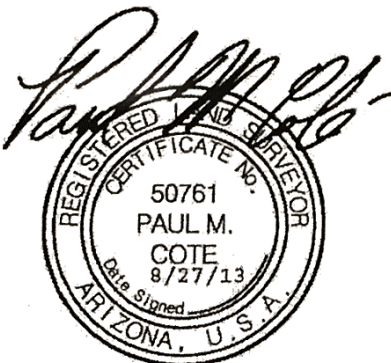
**THENCE** North 00° 05' 09" East, a distance of 8.53 feet;

**THENCE** North 89° 54' 51" West, a distance of 68.98 feet;

**THENCE** North 00° 14' 30" East, a distance of 67.00 feet;

**THENCE** North 00° 00' 19" West, a distance of 206.57 feet to the **TRUE POINT OF BEGINNING**.

**SAID LEASE AREA** contains **56,297 square feet**, more or less

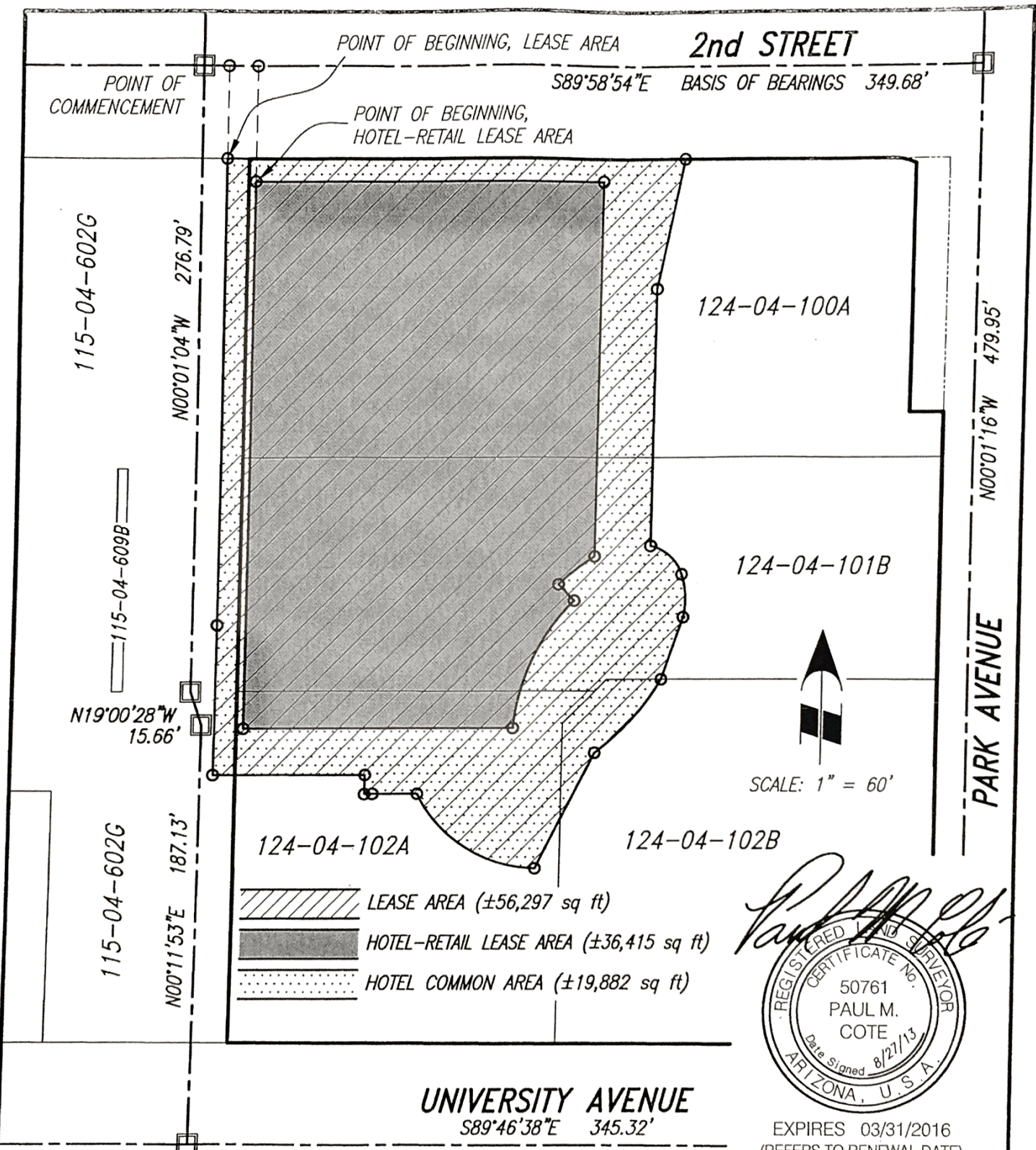


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- LEASE AREA (±56,297 sq ft)
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- HOTEL COMMON AREA (±19,882 sq ft)

*Paul M. Cote*

REGISTERED LAND SURVEYOR  
 CERTIFICATE No. 50761  
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 TELEPHONE: (520) 790-8373 FAX: (520) 512-8373

*Handwritten initials and scribbles at the bottom of the page.*

# HOTEL COMMON AREA DESCRIPTION

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Job No. 13-117

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Page 1 of 4  
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**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

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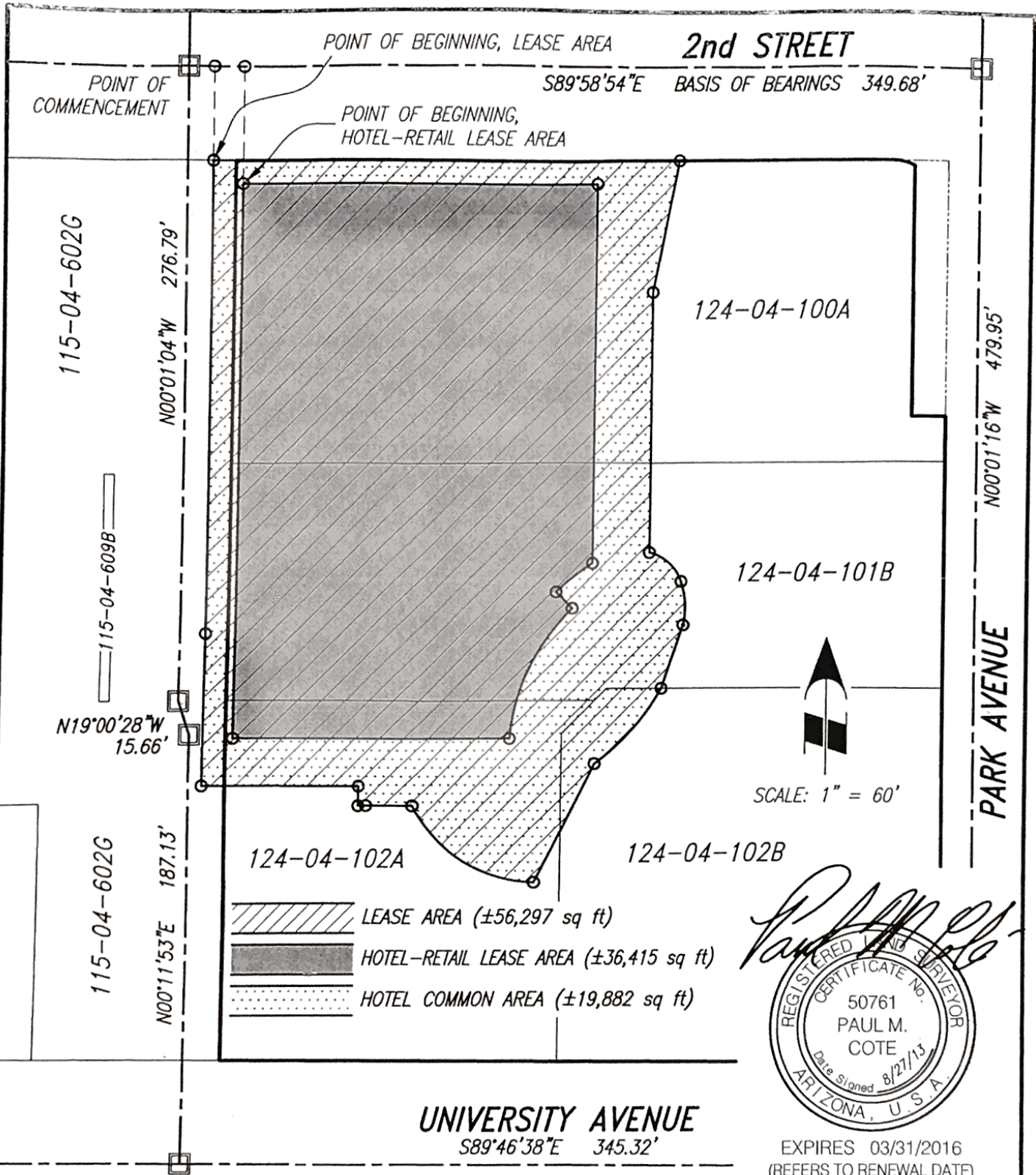
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 CERTIFICATE No. 50761  
 PAUL M. COTE  
 Date Signed 8/27/13  
 ARIZONA, U.S.A.

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### SUBMITTAL REQUIREMENTS

**PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:**

1.	<b>Application</b> form (signed by the Property Owner or Authorized Agent – include letter of authorization).
2.	Written <b>summary</b> of neighborhood meeting with sign in sheet and agenda (if applicable).
3.	Project <b>statement</b> outlining scope of work.
4.	UDC compliance review <b>comments</b> (obtained at the 1 <sup>st</sup> floor).
5.	Pima county assessor's record parcel <b>detail</b> and record map.
6.	Color aerial <b>photograph</b> of subject property (if applicable).
7.	Color, labeled <b>photographs</b> of project site existing conditions (north, south, east and west elevations of all structures on the property) and surrounding area (if applicable).
8.	Color <b>photographs</b> of precedent examples in surrounding area, labeled with property addresses and keyed on the aerial photograph (if applicable).
9.	<b>Site Plan</b> (and landscape plan and floor plans if applicable) drawn to scale at 11"x17", folded*, prepared in accordance to Section 2-06.0.0, in the Administrative Manual.
10.	<b>Elevations</b> (and contextual elevations if applicable) drawn to scale at 11"x17", folded*, dimensions, proposed materials (if applicable) prepared in accordance to Section 2-06.0.0.
11.	<b>Samples</b> , cut sheets and/or photographs of the type, color and texture of the proposed materials (if applicable).
12.	<b>PDF</b> of all above listed items (number of hard copies may be required).
13.	Applicable <b>fees</b> (payable to City of Tucson).
14.	(Other)

\*For 11" X 17" format "z" fold as follows: With plan face up bring right side to left side (text to text), align edges and crease right edge. Bring top corner of open edge (top panel only) down to center of right folded edge (creates a diagonal edge on left), align and crease.

Additional application materials may be required at the time of your meeting with staff.

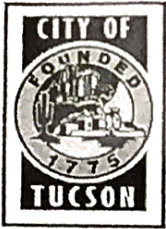
Refer to Supplemental Information per review process for material instructions, etc.

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*For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. If you feel the Land Use Code (LUC) should apply, please consult with Zoning review staff. Applicable timeframes can be provided at your request or found in Administrative Manual Sec. 3-02 or found on our website at <http://cms3.tucsonaz.gov/pdsd>. For information about applications or applicable policies and ordinance, please contact us at (520) 791-5550.*

*By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.*





**CASE INFORMATION**

*(To be completed by PDSD staff at pre-application meeting)*

**CASE INFORMATION**

Case Number (E.g. HPZ-14-11, IID-15-01): MGD-15-02 - Main Gate Hotel

Related Permitted Activity Number(s): T

Review Process (E.g. HPZ, DDO, IID – Major/Minor): MGD

Applicable Fees:

Pre-Application Accepted by: FD

Date

Pre-Application Meeting scheduled for:

Date

Additional Notes:

Multiple horizontal lines for writing additional notes.

Next Steps (E.g neighborhood meeting, recommendation from T-PCHC PRS, Design Professional, etc.):

Multiple horizontal lines for writing next steps.