

273 (140)

From: Larry Cummings
To: Walter Tellez
Date: 5/29/03 2:24PM
Subject: Re: Ethanol Production facility

Thank you sir.

>>> Walter Tellez 05/29/03 02:20PM >>>

Larry:

I think ethanol is combustibile and would be considered a "Hazardous Material". Thus the manufacturing of ethanol would be "Hazardous Material Manufacturing" which requires I-2 zoning and Type III special Exception (Mayor and Council approval).

>>> Larry Cummings 05/29/03 02:04PM >>>

Walter:

I'm working with GTEC who has a client that is an ethanol producer. Questions have arisen regarding placement issues. Sites currently under review are in Centeury Park(Kolb so. of Valencia) and land south of Slimfast's site. I spoke to Sara regarding the PADDLE and the issue of hazardous materials came up. This plant would cook corn then producing ethanol, CO2 and animal feed. Is ethanol considered petroleum refining or is it considered explosive or highly combustibile? I need to get back to them today so they can contact the client first thing tomorrow.

Thanks,Larry

I-2 Zoned 2.11.03
L. Cummings 6/8

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From: Sarah More
To: Walter Tellez
Date: 05/24/2004 3:09:35 PM
Subject: Re: Helicopter question

Walter, I also talked to the guy from GTEC and I spoke to Mike Toriello at DM, he in turn referred them to the OPs guy (Lt. Sims).

That's rough - I-2 and Type III. I could see the air carrier listing, but didn't know how you would call it on the school. Thanks.

>>> Walter Tellez 5/24/2004 3:01:01 PM >>>

I met with Kendall and the Heli. folks last month. Told them needed I-2, Type III for school and travel service. GTEC is trying to find them a site. I have also talked to GTEC.

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CITY OF
TUCSON

PLANNING
DEPARTMENT

REVISED

January 30, 2002

Robert Page, RA
345 East Toole Ave., # 202
Tucson, AZ 85701

Subject: 7601 South Houghton Road, I-2: New Bar-Restaurant-Athletic Club
Use Land Use Code (LUC) Information

Dear Mr. Page:

Thank you for your letter dated January 17, 2002 and concept site plan requesting zoning information. The property is addressed 7601 South Houghton Road and zoned "I-2" Heavy Industrial. The 3.1 acre property is proposed for mixed use development including; Bar, Restaurant, Retail and Recreation land uses. Total building area for the project is 21,731 square feet. You are requesting verification of the appropriate zoning classifications for the proposed uses.

The Planning Department has concluded its review of the information you have provided. The mix of land uses proposed for this property are not permitted uses of land in the I-2 zone, the exceptions being that of the Restaurant use and Retail. Regarding your reference to LUC Section 2.7.3.2.G "I-2 Zone, Any land use...". This zoning regulation is applicable to those land uses not specifically listed in other zoning classifications. Because your mix of uses are listed in other zoning classifications as permitted use (e.g. LUC Section 2.5.4.2.A.2 "C-2 Zone, Alcoholic Beverages", etc.), this zoning regulation does not apply. The mix of Bar, Restaurant, and Recreation, as proposed, requires the property be rezoned to a general commercial zone (C-1 excluded) or "I-1" Light Industrial. Also, staff reviewed and agrees with your parking calculations for the proposed mix with the exception of the pizza delivery use which is considered to be a "Retail" land use (i.e. provided delivery only and no sit down seating) calculated at the ratio of 1/200.

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Robert Page
REVISED January 30, 2002
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Please note that a copy of this letter must be attached to the project's development plan when submitted to the Development Services Department, 201 North Stone Avenue for the zoning compliance review process. Rezoning information can be obtained by contacting either Aline Torres or Glenn Moyer of the Planning Department at 791-4571. Should you require further zoning information from the Planning Department, please contact Bill Balak, Wayne Bogdan or myself at 791-4541.

Sincerely,



Walter Tellez
Zoning Administrator

s:zoning/2002/7601hough.doc

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The Sunshine City

CITY OF TUCSON

CITY HALL
P.O. BOX 27210
TUCSON, ARIZONA 85726-7210

DEPARTMENT OF PLANNING
791-4505 • 791-4571 • 791-4541
FAX (520) 791-4130 OR 791-2663

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August 17, 2001

Bob Bates
Bates Paving & Sealing, Inc.
3262 East Columbia
Tucson, AZ 85714-2003

Subject: 3225 East 44th Street - Bates Paving & Sealing Company
Land Use Code (LUC) Information

Dear Mr. Bates:

Thank you for your letter dated August 9, 2001. The subject property is addressed 3225 East 44th Street and zoned "I-2" Industrial. Bates Paving & Sealing is an asphalt maintenance company requiring both office and indoor and outdoor storage space at the location. The company services existing parking lots, private roads and tennis courts. Services provided include patching, asphalt overlays, crack sealing, seal coating, installing bumper blocks and striping parking lanes. Most materials used in the service are stored on the job site or at the material suppliers location. A limited amount of materials will be stored on the subject property. The materials used are non-hazardous and are packaged in five gallon containers and thirty pound boxers except for the asphalt sealer, which is stored in tanks. You are requesting the zoning classification of this business.

I have discussed your proposal with the City Attorney's Office. Based on your information, the Planning Department notes that the components of the asphalt service (e.g. office, indoor/outdoor storage, etc.), as described, are commercial uses that are individually permitted in the I-2 zone. Since the I-2 zone is the least restrictive zone in the City, I have determined that allowing two individual uses to be combined into one use classified as construction service would be permitted. The Development Designator deemed applicable to this use is "35" and the parking ratio to be used in calculating its off street parking requirements is one space per 250 square feet of building gross floor area. Also note that a copy of this letter must be attached to any site plan submitted to the Development Services Department (DSD), 201 North Stone Avenue for the zoning compliance review process. Information on this review process can be obtained by contacting Patricia Gehlen or Craig Gross of DSD by calling 791-5608. Should you require further zoning information from the Planning Department, please contact Bill Balak, Wayne Bogdan or myself at 791-4541.

Sincerely,


Walter Tellez
Zoning Administrator

s:zoning/2001/3225e44.doc
cc: Michael McCrory, City Attorney's Office