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**From:** Walter Tellez  
**To:** Katz, Aaron  
**Date:** 04/21/2006 11:16:43 AM  
**Subject:** Re: Rock Climbing Demonstration Center T.I.

Aaron,

I think the best I can do is to say this would be similar to a skating rink or pool hall. The requirement would be 1 space per 200 square feet of GFA. This would also cover retail sales. Hope this helps.

Walter

>>> "Aaron Katz" <akatz@swaimaia.com> 04/19/06 9:21 AM >>>  
Walter,

We currently have a rock climbing demonstration center tenant improvement going through the City for review and Patricia Gehlen has recommended that I contact you regarding how to classify such a center in terms of quantifying its parking requirements. The center will occupy 15,000 s.f., but only about 5,000 s.f. of that will be for the rock climbing demonstration area - the remainder of the space is for warehouse and equipment storage uses along with front-end offices and restrooms. The tenants also will be limiting the occupancy of the center to (50) persons at any one time, for safety reasons and to maintain manageable instructor-to-student ratios. The building that the T.I. is going into is an industrial building that is parked at 1/500. Could you please clarify how to classify this use to determine parking requirements?

Thank you, Walter.

Aaron S. Katz, AIA

LEED® AP

Associate Principal

**CC:** Balak, William; Rivera, David

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3.4.4.1  
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**From:** Ernie Duarte  
**To:** Bogdan, Wayne; St. Paul, Michael; Tellez, Walter  
**Date:** 04/05/2006 3:07:24 PM  
**Subject:** Re: Follow up Boys & Girls Clubs

agreed.

>>> Walter Tellez 04/05/06 9:50 AM >>>

I think we can trust TUSD and the Boys and Girls Club. No more letters.

>>> Michael St. Paul 04/05/06 9:45 AM >>>

Bill gave me a copy of the letter. The conditions are rather specific (I'm sorry, this sounds like a silly bureaucratic question, because it is; but...) Shall we just have them refer to that letter or should we tell to just submit and we'll refer to the letter?

I think that we need a letter from them stating that this club is part of the school or that all the Boys & Girls Clubs on TUSD grounds are part of the school system. (See previous apology.)

michael

>>> Walter Tellez 04/05/06 7:31 AM >>>

We have approved before. Don't think we need info from TUSD each time.

>>> Wayne Bogdan 04/04/06 2:46 PM >>>

Good Memory,  
See Attached 2003 letter...but we should still have them submit info on this new site to be prudent.  
bogz

>>> Ernie Duarte 04/04/06 2:30 PM >>>

what was the zoning at Doolen Mid School at Grant, Country Club. They went in there also.

>>> Wayne Bogdan 04/04/06 2:27 PM >>>

Hi Michael,  
Please call and tell them to send us a letter detailing the project as best they can. Specifically, they need to document (in detail) for us their relationship with TUSD (i.e. whether its just a rental agreement, or a joint use of facilities or programs or both, does TUSD provide any funding, any teachers, etc. etc.). A letter from TUSD verifying the relationship would be most helpful as well.  
bogdan

>>> Michael St. Paul 04/03/06 12:04 PM >>>

Walter:

I had people for Tuesday's pre-sub who wanted to put a Boys & Girls Club on school grounds that belong to TUSD. There is a school there at 1945 S Couumbus Bl &/or 4335 E Calle Aurora. I said that I think that it all comes under TUSD.

David said that I was wrong and that they cannot put a membership organization in the R-1 zone. Craig said that he believes that they can.

This has that none of the above feel to it. I need to call these people back. What shall I tell them?

michael

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**From:** Wayne Bogdan  
**To:** James R. Watson Architects  
**Date:** 01/13/2006 1:36:55 PM  
**Subject:** Re: 3248 N Freeway Ind Loop: Pump It Up

January 13, 2006

James R. Watson  
Architect  
3026 N Country Club Rd  
Tucson, AZ 85716

Subject: 3248 North Freeway Industrial Loop, I-1: Pump It Up: New Use  
Land Use Code (LUC) Information

Dear Mr. Watson:

Thank you for your email today and previous email relating to the Pump It Up business. Per your previous emails a description of the business follows. The Pump It Up facility will serve as a youth special occasion area for such uses as birthday parties, holiday parties, and other special events. The facility will offer amenities such as inflatable jumping castles and such not but will not prepare or serve food. Food will be catered or brought to the facility by the customers. The typical hours of operation for this facility in other cities: Monday - Friday 3 pm to 10 pm, and Saturday - Sunday 9 am to 10 pm. The approximate number of employees is 10 maximum at these locations. The existing building is 12,500 square feet of gross floor area now used for wholesale warehouse. The project proposes the following additions: wholesale warehouse gfa of 12,500 sq.ft. existing + 8000 sq.ft. proposed = 20,500 sq.ft. of total warehouse space. The Pump It Up will add 12,000 sq.ft. of new area bringing the building's total square footage to a total of 32,500 square feet. The existing parking area for the building now has 65 spaces. The project will add 35 new spaces bringing the total off-street parking area to 90 spaces. Based on this information you are requesting staff confirm the Pump It Up parking requirements.

The Zoning Administration Division has review your information and the LUC regulations applicable to new uses of land. For parking purposes, the Pump It Up facility is considered to be similar in function to a skating rink thus a "Recreation" land use (LUC Sec. 6.3.7.4). The parking for this land use is calculated using the ratio of one off-street parking space be provided for each 200 square feet of gross floor area (1/200). Please note, a copy of this letter must be attached to the project site plan when submitted to the Development Services Department (DSD), 1st Floor, 201 North Stone Avenue for the zoning compliance review process. Should you require further information from the Zoning Administration Division, please let me know.

Sincerely;

Wayne F. Bogdan  
Principal Planner  
Zoning Administration Division  
Development Services Department  
City of Tucson

Ph: (520) 791-4541 ext. 1116  
Fx: (520) 791-5852  
Em: wayne.bogdan@tucsonaz.gov

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**From:** Walter Tellez  
**To:** Gross, Craig  
**Date:** 09/29/2005 7:15:05 AM  
**Subject:** Re: height restrictions in city park zoned R-1

It's part of the principal use in a park.

>>> Craig Gross 09/28/2005 4:22:33 PM >>>

Walter, would we use the standard R-1 height restriction (25 foot) for structures in the park such as a large picnic canopy? or are they all accessory structures (12 foot)?

09/29/2005 9:51  
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**From:** Walter Tellez  
**To:** Gehlen, Patricia; Gross, Craig  
**Date:** 5/16/03 11:26AM  
**Subject:** Additional Utility Meters

Me and Michael Mc. have discussed the issue of multiple utility meters being requested for single family dwellings. I have determined that requests for more than one meter (per utility) for a single family dwelling must be approved by me. The applicant can submit a letter to me explaining the need for the additional meter.

**CC:** Balak, William; Bogdan, Wayne; Ernie Duarte; McCrory, Michael

Walter Tellez

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**From:** Fiore Iannacone  
**To:** Walter Tellez  
**Date:** 12/2/02 10:14AM  
**Subject:** 4th Ave Firehouse/1030 N 4th Ave.

To recap our discussion this morning; based on your review of the uses as proposed by WUNA for the subject property, [letter dated 8-26-02], legally this use would fall under the "Neighborhood Recreation" land use provision. As such, this land use is permitted in the HR-2 zone. Would restrictions apply relating to hours of operation and outdoor lighting similar to the 1029 N Euclid HPZ -01-39 case? The property include two lots, so I think parking shouldn't be a problem. Absent any need on the part of the City, we will proceed to formulate a lease agreement with WUNA for City Manager consideration. Thank you.

**CC:** George Parker; Jesus Manuel

R-2 = 2.3.5  
Neighborhood Recreation = 6.3.7.3  
Historic Preservation = 2.8.8  
m