



Development and Infrastructure Services Department

January 13, 2015

Frank Bangs
Lazarus, Silvyn and Bangs, P.C.
4733 E. Camp Lowell Drive
Tucson, AZ 85712-1256
Sent via email: fbangs@lsblandlaw.com

RE: Lot 167, Stone Canyon II
Rancho Vistoso, Neighborhood 11
Zoning Interpretation (OV415-001)

Dear Mr. Bangs,

Thank you for submitting a Zoning Interpretation request relating to a property located at 1063 W. Tortolita Mountain Circle. The purpose of this interpretation is to provide guidance relative to the applicability of Section 1.3.J, Hillside District and Grading, of the Rancho Vistoso Planned Area Development.

INTERPRETATION:

In response to your letter dated January 2, 2015, the following interpretation is hereby rendered:

1. Does Section 1.3.J contain the only process for which steep slopes of 25% or greater can be disturbed, graded or developed within the Rancho Vistoso Planned Area Development?

Response: Yes

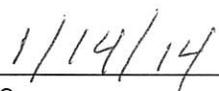
2. Does the Rancho Vistoso Planned Area Development permit the wholesale elimination of the protection afforded to slopes of 25% or greater?

Response: The Rancho Vistoso Planned Area Development permits minor encroachments through the process specified in Section 1.3.J of the Rancho Vistoso Planned Area Development.

Persons aggrieved by a Zoning Interpretation may file an appeal to the Board of Adjustment pursuant to Section 21.6.G, Appeals from Zoning Interpretations, of the Zoning Code.



Bayer Vella, LEED-AP, AICP
Planning and Zoning Administrator



Date

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