

PERMITTING NOTES

- EXISTING ZONING FOR THIS SITE IS RH RURAL HOMESTEAD ZONE HOME - 1 ZONE RV PARK AND STORE BY CONDITIONAL USE PERMIT.
- THIS PROJECT, (APPROXIMATELY 25' X 40' EXISTING ONE STORY SPACE) HAS BEEN STRUCTURALLY APPROVED BY PIMA COUNTY UNDER PERMIT # P05CP02738. IN ADDITION THE BALANCE OF THE BUILDING HAS BEEN APPROVED UNDER OTHER PERMITS INCLUDING P04CP05933, P05CP01787 AND P05CP02739. THE BALANCE OF REVIEW DEVISION, THE BUILDING IS NOW OPEN AND OPERATIONAL UNDER AN APPROVED CERTIFICATE OF OCCUPANCY AND HANDSHIP GUIDELINES WITHIN SECTION 18.93.020.B OF PIMA COUNTY ZONING CODE.
- THE USE OF THIS PROJECT (EXISTING 25' X 40' ONE STORY SPACE) IS FOR 2 (TWO) REST ROOMS AND ADDITIONAL RETAIL/ RESTAURANT SPACE THAT HAS BEEN APPROVED BY PIMA COUNTY FOR THE BALANCE OF THIS EXISTING STRUCTURE THROUGH A CONDITIONAL USE PERMIT.
- THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
- THIS PLAN IS NOT SUBJECT TO SECTION 18.77.040 SCENIC ROUTES.
- AREAS AND SPACES DESIGNATED FOR REQUIRED PARKING SHALL NOT BE CONVERTED TO OTHER USES UNLESS IT CAN BE DEMONSTRATED THAT SUFFICIENT ON SITE PARKING EXISTS.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY AN EXISTING ON-SITE SEWAGE DISPOSAL SYSTEM.
- THE MAJORITY OF THE PROPERTY IS DEVELOPED AS AN RV PARK WHICH HAS BEEN APPROVED BY PIMA COUNTY.

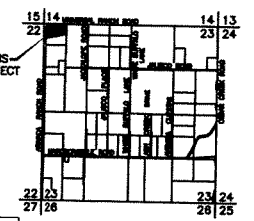
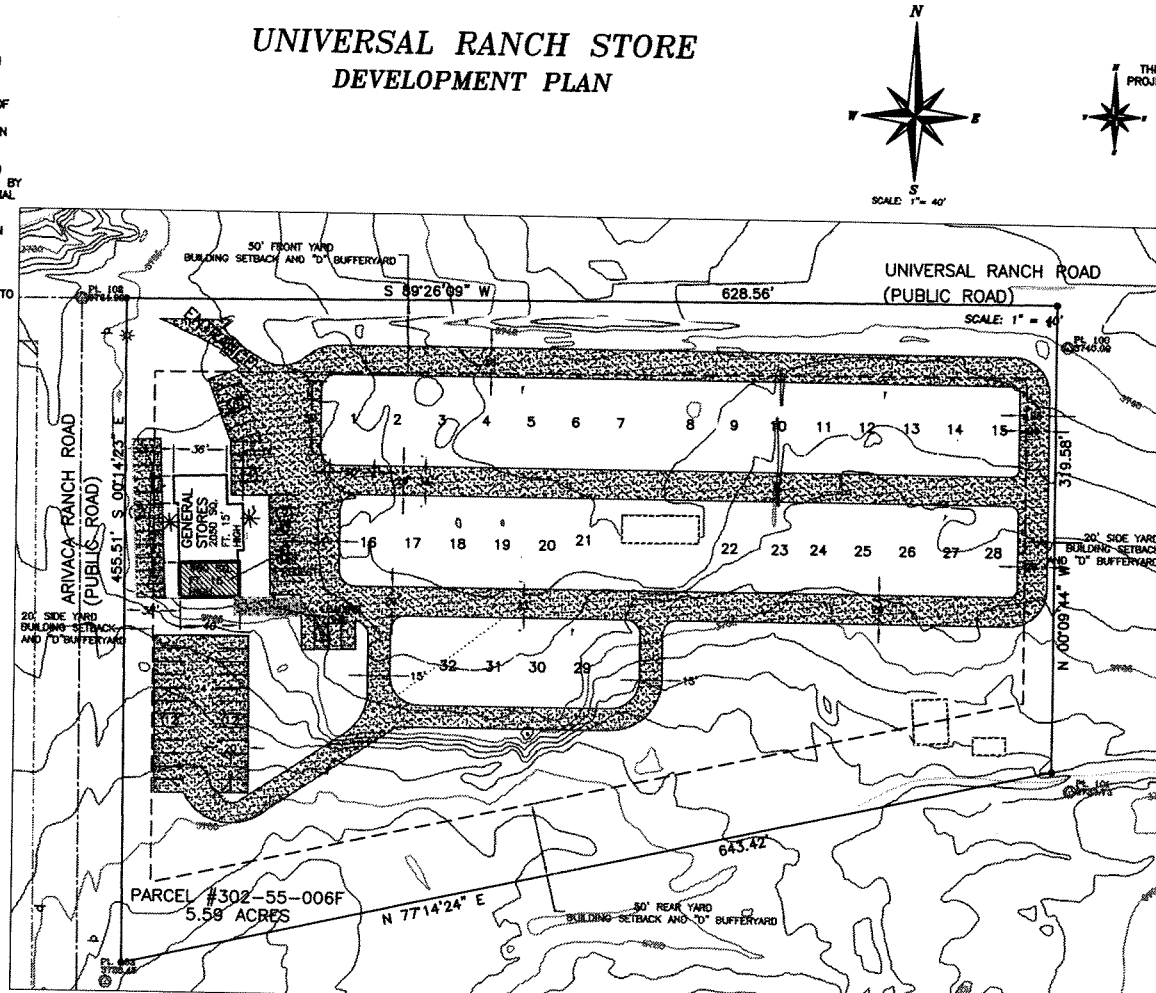
PARKING CALCULATIONS

GENERAL STORE (1,500 SQ. FT.) EMPLOYES 1 SPACE/2 EMPLOYES 2 EMPLOYES/ 2 =	1 SPACE
FLOOR AREA 1 SPACE/150 SQ. FT. FLOOR AREA 1,500 SQ.FT. FLOOR AREA/150 SQ.FT. FLOOR AREA=10 SPACES	10 SPACES
RESTAURANT (1,510 SQ. FT.) EMPLOYES 1 SPACE/2 EMPLOYES 4 EMPLOYES/ 2 =	2 SPACES
TABLES 1 SPACE/TABLE = 8 BOOTHS + 5 TABLES= 11 11 BOOTHS & TABLES X1 SPACE =	11 SPACES
SUB TOTAL	24 SPACES
DISABLED PARKING 1 DISABLED SPACE/ 50 STANDARD SPACES 24 STANDARD SPACES/ 50 =	0.48 SPACES
GRAND TOTAL	25 SPACES
SPACES PROVIDED	56 SPACES

GENERAL NOTES

- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- THE GROSS AREA OF DEVELOPMENT IS 243501.37 S.F., 5.59 ACRES.
- THE ASSESSOR'S TAX PARCEL NUMBER IS 302-55-006F.
- THE WATER COMPANY THAT WILL SERVE THIS DEVELOPMENT IS A PRIVATE WATER SYSTEM.
- THIS PROJECT HAS 8 EXISTING WASTEWATER FIXTURE UNIT EQUIVALENTS, PER TABLE 13.20.045(E)(1) IN PIMA COUNTY CODE 13.20.045(E).
- THE ON-SITE SEWERS ARE EXISTING AND PRIVATE. NO NEW SEWERS ARE PROPOSED.

**UNIVERSAL RANCH STORE
DEVELOPMENT PLAN**



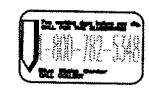
LOCATION PLAN
SECTION 23, T21S, R10E G&SRB&M,
PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

LEGEND

- PROJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- - - SETBACK LINE
- EXISTING ELECTRICAL LINE
- OVERHEAD & POWER POLE
- EXISTING TELEPHONE LINE
- EXISTING GAS
- EASEMENT LINE & BUFFER YARD
- ♿ VAN ACCESSIBLE HANDICAPPED PARKING
- ⊙ PARKING SPACES
- FND. 1/2" REBAR AS NOTED
- FND. 1/2" REBAR - RESET
- FND. CONCRETE NAIL
- ⊞ EXISTING TELEPHONE PED
- ▲ EXISTING SIGN
- ROW/PAVEMENT
- * ENTRANCE TO BUILDING
- ▨ EXISTING PAVED DRIVEWAYS AND PARKING

P12

APPROVED BY THE SUBDIVISION AND DEVELOPMENT REVIEW COMMITTEE
SUBDIVISION COORDINATOR _____ DATE _____



ROGERS
CIVIL ENGINEERING
• SURVEYING • HYDROLOGY • PLANNING • INSPECTION
1765 W. ILWACO DRIVE TULSA, OKLAHOMA 74114
(918) 438-0555 FAX 438-0571

SCALE: 1" = 40'
JOB # UR 07
DATE 9-04-07
DESIGNED: LMR
FOR NAME: JMC

OWNER/DEVELOPER
JOHN KNOX
P.O. BOX 700
ARIVACA, AZ 85601

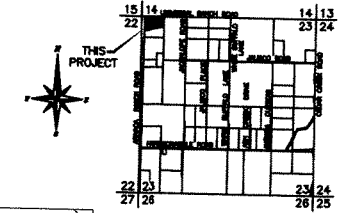
DEVELOPMENT PLAN
15785 W. UNIVERSAL RANCH RD.
PARCEL #302-55-006F

A PORTION OF SECTION 23, T21S, R10E

PERMITTING NOTES

- EXISTING ZONING FOR THIS SITE IS CMH-1 COUNTY MANUFACTURED AND MOBILE HOME-1 ZONE RV PARK AND STORE BY CONDITIONAL USE PERMIT.
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- AREAS AND SPACES DESIGNATED FOR REQUIRED PARKING SHALL NOT BE CONVERTED TO OTHER USES UNLESS IT CAN BE DEMONSTRATED THAT SUFFICIENT ON SITE PARKING EXISTS.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY AN EXISTING ON-SITE SEWAGE DISPOSAL SYSTEM.

**UNIVERSAL RANCH STORE
DEVELOPMENT PLAN**



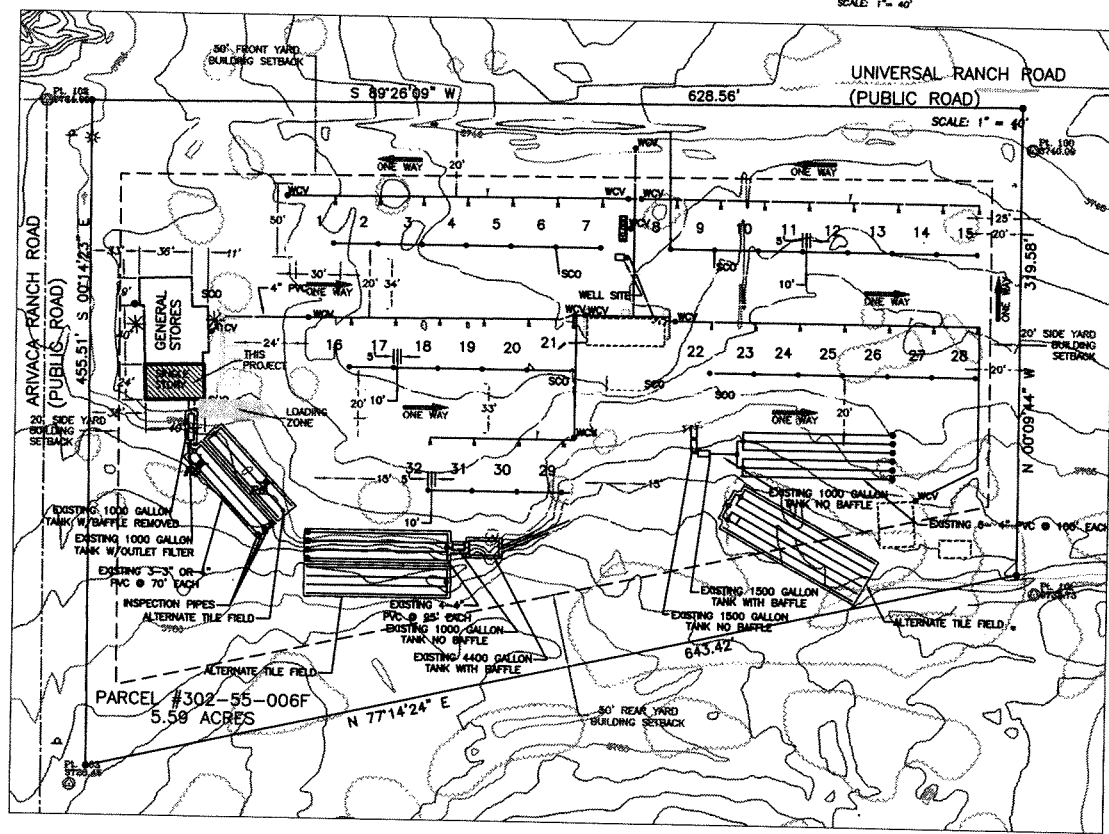
LOCATION PLAN
SECTION 23, T21S, R10E G&SRB&M,
PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

LEGEND

- PROJECT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- SETBACK LINE
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING SEWER LINE & M.H.
- EXISTING ELECTRICAL LINE OVERHEAD & POWER POLE
- EXISTING TELEPHONE LINE
- EXISTING GAS
- EASEMENT LINE & BUFFER YARD
- EXISTING PAVEMENT AND WALKWAY
- EDGE OF EXST. PAVEMENT
- VAN ACCESSIBLE HANDICAPPED PARKING
- PARKING SPACES
- SVT SIGHT VISIBILITY TRIANGLES
- NEW ELECTRIC TRANSFORMER
- EXISTING SEWER CLEANOUT
- FND. 1/2" REBAR AS NOTED
- FND. 1/2" REBAR - RESET
- FND. CONCRETE NAIL
- EXISTING MONITORING WELLS
- EXISTING TELEPHONE PED
- EXISTING SIGN
- ROW/PAVEMENT
- EXISTING SPOT GRADE
- PROPOSED GRADE
- EXISTING WATER METER
- ENTRANCE TO BUILDING

GENERAL NOTES

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- THE ASSESSOR'S TAX PARCEL NUMBER IS 302-55-006F.
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ROGERS
CIVIL ENGINEERING
155 W. UNIVERSITY
(520) 885-0555

APPROVED BY THE SUBCOMMISSION AND DEVELOPMENT REVIEW COMMITTEE

SUBCOMMISSION COORDINATOR _____ DATE _____

SCALE: 1" = 40'
JOB # UR 07
DATE: 6-24-07
DESIGNED: LHM
DRAWS: JAC
APPROVED: LHM

OWNER/DEVELOPER
JOHN KNOX
P.O. BOX 700
ARIVACA, AZ 85601
PHONE: 888-8533

DEVELOPMENT PLAN
15785 W. UNIVERSAL RANCH RD.
PARCEL #302-55-006F

A PORTION OF SECTION 23, T21S, R10E
G&SRB&M, PIMA COUNTY, ARIZONA

SHEET 1 OF 1