



PLANNING & DEVELOPMENT SERVICES DEPARTMENT
IID - LABELS AND MAP REQUEST

Case Number: IID-19-08 T19SA00166
 Case Name: The Baffert at 5 Points Applicant's Name: Jessica McQuillen & David Shambach
 Property Address: 747 S. 6th Avenue, Tucson, AZ 85701 Applicant's Phone: (520)505-3910
 Parcel Number: 117-07-226A & 117-07-225A Applicant's Email: jmcquillen@shambach.com,
 Applicant's Signature: architect@shambach.com

_____ 

APPLICANT TO ATTACH THE FOLLOWING WITH THIS REQUEST:

- Check for \$220.00 addressed to the City of Tucson
- Assessor's Property or Properties Inquiry Printout
- Assessor's Block & Lot Map

REQUESTED LABELS ARE FOR THE FOLLOWING PROCESS:

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> B/A | <input type="checkbox"/> FLD <u>Both</u> | <input checked="" type="checkbox"/> IPP | <input type="checkbox"/> Plan Amendment |
| <input type="checkbox"/> DDO | <input checked="" type="checkbox"/> IID Major | <input type="checkbox"/> NPZ | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Differential Grading | <input type="checkbox"/> IID Minor | <input type="checkbox"/> Original City Zoning | <input type="checkbox"/> Special Exception |

FOR STAFF USE

LABELS NEED TO INCLUDE THE FOLLOWING:

- | | |
|--|--|
| <input type="checkbox"/> Aerial Map | <input type="checkbox"/> Property Owners adjacent to fill site |
| <input checked="" type="checkbox"/> Location Map | <input checked="" type="checkbox"/> Council Office for the site |
| <input type="checkbox"/> Newspaper Map | <input checked="" type="checkbox"/> Mayor's Office |
| <input type="checkbox"/> Sign Map | <input type="checkbox"/> Rezoning Map |
| <input type="checkbox"/> Neighborhood Association Map | <input type="checkbox"/> Original City Zoning Map |
| <input checked="" type="checkbox"/> 300' Radius Mailing Labels (Property Owners) | <input type="checkbox"/> Special Exception Map |
| <input type="checkbox"/> 50' Radius Mailing Labels (Property Owners) | <input type="checkbox"/> Ordinance Map |
| <input checked="" type="checkbox"/> Neighborhood Associations within 1 Mile | <input type="checkbox"/> Approval/Protest Map |
| <input type="checkbox"/> Neighborhood Association Where Project is Located | <input type="checkbox"/> Case Maps |
| | <input type="checkbox"/> PDF & Photocopies of labels and notification maps |

Date received: 5/6/19 Date labels are due: 5/14/19

ACTIVITY #: _____

Labels and map(s) to be returned and PDF e-mailed to: _____

AZ Jet Mail (if applicable)

- Excel spreadsheet for 300'
- Excel spreadsheet for neighborhood Labels

Parcel Number: 117-07-225A

Property Address

Street Number	Street Direction	Street Name	Location
735	S	6TH AV	Tucson

Contact Information

Property Owner Information:

340 E YAVAPAI LLC
 PO BOX 64669
 TUCSON AZ
 85728-4669

Property Description:

TUCSON LOT 10 BLK 122 EXC S10'

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2019	COMMERCIAL (1)	18.0	\$88,070	\$35,166	\$123,236	\$123,236	\$22,182
2020	COMMERCIAL (1)	18.0	\$88,070	\$35,166	\$123,236	\$123,236	\$22,182

Property Information

Township:	14.0	Section:	13	Range:	13.0E
Map:	2	Plat:	4	Block:	122
Tract:		Land Measure:	10,349.00F	Lot:	10
Census Tract:	900	File Id:	1	Group Code:	000
Use Code:	1830 (AUTO/LIGHT TRUCK LOT LEASE OR SALE)			Date of Last Change:	11/15/2018

Valuation Area

District Supervisor: RAMON VALADEZ District No: 2

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
31	1111044 DEL	01020201	02004 DEL	30

Recording Information (4)

Sequence No.	Docket	Page	Date Recorded	Type
20182850294	0	0	10/12/2018	WTDEED
20143510754	0	0	12/17/2014	BTDEED
20051220711	12581	3087	6/24/2005	JTDEED
94127066	9822	1973	6/27/1994	JTDEED

Commercial Characteristics

Property Appraiser: Bill Boren Phone: (520) 724-3096

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	0	\$15,704	\$0	\$35,166

Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1996	290/3	0000000	0	\$34,514	\$15,704	PARKING LOT

Notes (6)

Created: 12/29/2016 2017 split/combo batch 23094 back from section
 Modified: 12/29/2016

Created: 8/2/2016 2017S No change to use code 1830. No change to Land/IMP class 1/0. Parcel 117-07-2250 becomes 225A and 226A. Transferred all CCS improvements. Updated CCS IMP 001, paving. Updated Photos in Book-Map
 Modified: 8/2/2016

Created: 8/2/2016 2017S No change to use code 1830. No change to Land/IMP class 1/0. Parcel 117-07-2250 becomes 225A and 226A. Transferred all CCS improvements. Updated CCS IMP 001, paving. Updated Photos in Book-Map
 Modified: 8/2/2016

Created: 7/27/2016 2017 reparcel releases batch 23094 to section⊄
 Modified: 7/27/2016

Created: 7/22/2016 2017 reparcel 117-07-2250 combined with 117-07-2260 batch 23094 area calc w\travcad\sq20161460324.dwg residue (12,197-1,848=10,349sf) per after Sq20161460324
 Modified: 7/22/2016

Created: 1/5/2015 SQ20143510754 BENEFICIARY DEED FROM THOMAS WALTER JR & DOROTHY ANN EPPERSON
 Modified: 1/5/2015

Parcel Number: 117-07-226A

Property Address

Street Number	Street Direction	Street Name	Location
741	S	6TH AV	Tucson
747	S	6TH AV	Tucson
749	S	6TH AV	Tucson

Contact Information

Property Owner Information:

KBL 747 LLC
PO BOX 64669
TUCSON AZ
85728-4669

Property Description:

TUCSON LOT 11 & S10' LOT 10 BLK 122

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2019	RES OTHER (4)	10.0	\$143,814	\$122,961	\$12,296
2020	RES OTHER (4)	10.0	\$194,904	\$129,109	\$12,911

Property Information

Township:	14.0	Section:	13	Range:	13.0E
Map:	2	Plat:	4	Block:	122
Tract:		Land Measure:	14,045.00F	Lot:	11
Census Tract:	900	File Id:	1	Group Code:	000
Use Code:	0141 (SFR GRADE 010-4 URBAN SUBDIVIDED)			Date of Last Change:	10/3/2018

Sales Information (1)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20151410399	1	4/2015	Commercial/Industrial	\$182,955	\$271,380	Y	X RJM

Valuation Area

District Supervisor: RAMON VALADEZ District No: 2

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
31	1111044 DEL	01020201	02004 DEL	30

Recording Information (7)

Sequence No.	Docket	Page	Date Recorded	Type
20161460324	0	0	5/25/2016	WTDEED
20151410399	0	0	5/21/2015	WTDEED
20143510754	0	0	12/17/2014	BTDEED
20061941328	12905	6333	10/6/2006	WTDEED
20051220711	12581	3087	6/24/2005	JTDEED
94127066	9822	1973	6/27/1994	JTDEED
0	2317	155	8/27/1964	

Residential Characteristics

Property Appraiser: Rachel Valenzuela Phone: (520) 724-7427

Main Structure:

Appraisal Date:	6/23/2017	Property Type:	Single Family Residence	Area ID:	Ed 30-010202-01-4
Processed:	12/31/1969	Building Class:	4	Physical Condition:	Good
Total Living Area:	720	Garage Type:	None	Effective Construction Year:	1972
Garage Capacity:	0	Stories:	1	Patio Type:	Covered
Rooms:	3	Patio Number:	1	Quality:	Fair
Pool Area:	0	Exterior Walls:	Brick	Valuation Type:	00
Roof Type:	Built Up	Total Main:	\$205,162	Heating:	Forced
Total Control:	\$205,162	Cooling:	Refrigeration	Total Actual:	\$194,904
Bath Fixtures:	3	FCV Adjustment Factor:	1.000	Enhancement:	\$0
Last Calc:	0125				

Permits (5)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T16CM04096	SNEW ~ FINAL	08/19/2016	01/10/2017	TUC	\$28,524	715		09/29/2016	09/29/2016		297528
	Description:										
T16CM04096	SNEW ~ FINAL	08/19/2016	01/10/2017	TUC	\$28,524	715		09/29/2016	12/21/2016		297528
	Description:										
T16CM04096	SNEW ~ FINAL	08/19/2016	01/10/2017	TUC	\$28,524	715		09/29/2016	02/16/2017		297528
	Description:										
T16CM04096	SNEW ~ FINAL	08/19/2016	01/10/2017	TUC	\$28,524	715		09/29/2016	03/20/2017		297528
	Description:										
T16CM04096	SNEW ~ FINAL	08/19/2016	01/10/2017	TUC	\$28,524	715		09/29/2016	03/20/2017	06/23/2017	297528
	Description:										

Notes (10)

Created: 7/12/2018 Modified: 7/12/2018	Rezoning approved from HC-3 to C-3. Plans for multi use commercial/residential structure and renovation of the small carriage house on site.
Created: 10/30/2017 Modified: 10/30/2017	2019N - per lib note by #240 1040 > 0141
Created: 6/26/2017 Modified: 6/26/2017	2019N Deleted CCS IMP 001, Deleted IMP 002. Parcel sent to MASS
Created: 6/23/2017 Modified: 6/23/2017	former commercial building converted to living area. create as sfr on mass model for 2019n. rule b. update use code to 0141
Created: 12/29/2016 Modified: 12/29/2016	2017 split/combo batch 23094 back from section
Created: 8/10/2016 Modified: 8/10/2016	2017S-Update use code from 1770 to 1040. Update land class from 1/0 to 2/1 (class 2 at 66% class 1 at 34%). No change to IMP class at 1/0.
Created: 8/2/2016 Modified: 8/2/2016	2017S No change to use code 1770. No change to Land/IMP class 1/0. Parcel 117-07-2260 becomes 226A. Transferred all CCS improvements. Updated CCS IMP 001, from 828 sf to 720 sf. Created IMP 002, paving. Updated APEX/Photos in Book-Map.
Created: 7/27/2016 Modified: 7/27/2016	2017 reparcel releases batch 23094 to section#8836;
Created: 7/22/2016 Modified: 7/22/2016	2017 reparcel 117-07-2260 combined with ptn 117-07-2250 batch 23094 area calc w:\travcad\sq20161460324.dwg (14,045sf) after Sq20161460324 & per req from Lawrence Kappler managing member of KBL 747, LLC
Created: 1/5/2015 Modified: 1/5/2015	SQ20143510754 BENEFICIARY DEED FROM THOMAS WALTER JR & DOROTHY ANN EPPERSON

