


DATE: May 16, 2014

TO: Thomas Drzazgowski, DSD
Deputy Chief Zoning Inspector

FROM: 
Greg Saxe, Ph.D.
Env. Plg. Mgr

SUBJECT: Bike Ranch Conditional Use Permit

I have reviewed the subject request and have the following comments:

1. One mapped regulatory wash impacts the parcel along Escalante Road with a regulatory 100-year peak discharge just downstream of over 500 cfs.
2. In addition to floodplains and erosion hazard setbacks, this wash has Pima County Regulated Riparian Habitat designated as Important Riparian Area associated with it. While the floodplains and setbacks have not been shown the habitat and topography have. The site has been designed to avoid encroachment of these and other non-regulatory washes on the site.
3. A Development Plan is required and these resources will be further identified. Requirements including floodplain delineation, setbacks, habitat avoidance and retention detention will be determined at that time.

Therefore, the District has no objection or special conditions to recommend.

If you have any questions or need additional information, please contact me at 724-4600.

GS/sm

cc: File