



# Cochise County

Development Services  
Planning Division

Public Programs...Personal Service  
www.cochise.az.gov

## APPLICATION FOR A SPECIAL USE

Applicant's Name: Bisbee Ventures One, LLC

Name of All Property Owner(s): Sunny Tempe Investments, LLC - Joseph Lewis

Applicant Mailing Address:

PO Box 1797	Tempe	AZ	85280
Street #	Town	State	Zip code

Subject Property Address (if different than mailing address):

1794 W. Newell St.	Naco	AZ	85620
Street #	Town	State	Zip code

Email Address: joseph@bisbee.us

Phone Number: 602-740-3916

Tax Parcel Number: 102-55-005

Current Zoning Designation: R36 (commercial overlay for old clubhouse area)

Comprehensive Plan Land Use Category/Growth Area: Naco Growth Plan

Comprehensive Plan Land Use Designation: Business Retail Services

Area Plan Designation (if applicable): Business Retail Services

Size of Property (in acreage or square feet): 95 Acres

How many acres will be cleared and developed? 3.79

Describe your relationship to this application. (Select one)

I am the property owner.

I am an authorized agent for the property owner

**Bisbee Office**  
1415 Melody Lane, Building F  
Bisbee, Arizona 85603  
520-432-9300  
520-432-9278 fax  
planningandzoning@cochise.az.gov

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

## **The Purpose of a Special Use**

Special Uses include uses or activities with a greater potential for impacts on neighboring properties than the permitted uses in a Zoning District. Examples of Special Uses are manufacturing, RV Parks, guest ranches, hospitals and schools. These more intense uses must be carefully reviewed to decide if they could make good neighbors to the existing uses. For this reason, a Special Use Permit requires a public hearing and approval by the Planning and Zoning Commission before it is allowed.

## **What is the Process?**

1. Pre-application meeting with County planning staff.
2. Citizen Review Process – the applicant must send notice to all property owners within a radius of no less than 300 feet of the subject parcel(s), as shown on the most recent available records of the last property tax assessment. The County Zoning Inspector may expand the mailed notification area to greater than a 300-foot radius at time of application acceptance if there are compatibility concerns associated with the request.
3. Application Submittal
4. Technical review by relevant internal staff and external agencies
5. Public Hearing – Planning and Zoning Commission (Approval/Denial)

## **Appeals**

The Commission action can be appealed to the Board of Supervisors by anyone who disagrees with the outcome. Appeals must be filed within fifteen (15) calendar days of the Commission action. The applications are available online "Appeal: Board of Supervisors."

## **Required Submittals**

1. This application
2. Citizen Review Report
3. Site plan -drawn to scale showing the existing and proposed District boundaries and an accurate legal description of the area being petitioned for amendment. See "concept plan instructions for special uses" (included in this application). Please see our website for an example plan: <https://www.cochise.az.gov/development-services/special-uses>
4. Letter of Authorization (for authorized agents, if applicable)
5. Hazardous or polluting materials attachment (only if hazardous materials are proposed, if applicable)
6. Deed restrictions (if applicable)
7. Outdoor lighting, manufacturers specifications (if applicable)
8. Processing Fee

## **Concept Plan Instructions for Special Uses**

Sometimes, an applicant will seek approval for a particular special use or uses on a piece of property well ahead of actual construction or operation of that use. Often the exact dimensions of structures or configuration of uses on the property are not known yet until the uses have been approved and the applicant has invested resources into site planning. The Zoning Regulations allow for the submittal of a "Concept Plan" in lieu of a site plan in the case of phased special uses on one property or a special use where construction is not anticipated within one year. However, if the use(s) are approved by the Planning and Zoning Commission, then a detailed site plan meeting the requirements of the Zoning Regulations will be required for each use or phase and shall be in substantial conformance with the approved special use. If the site plan is not within substantial conformance with the approved use and concept plan, then the special use will need to be reviewed, in a public hearing, by the Commission once again to modify the original proposal. **Note: any**

**anticipated waivers of site development standards such as setbacks, screening, landscaping or parking spaces must be requested, justified, and approved by the Commission prior to the issuance of a building permit.**

In order to adequately review the proposed special use(s) on a piece of property, a Concept Plan must include at a minimum the following information:

- Parcel boundaries and adjacent roads;
- The general location, size and height of all structures and uses (existing and proposed), including minimum setbacks from parcel boundaries, washes and roads;
- The general location and minimum number of parking spaces to be provided, including proposed surface and width of driveways;
- Proposed screening and landscaping;
- Any significant topographical features (washes, hills, rock outcroppings, wetlands) and cultural features of the property and adjacent parcels;
- If applicable, project phasing (approximate schedule of uses and construction) and any other information deemed necessary to effectively review the Special Use.

Please state the reason for this request and why it should be supported.

We feel that the Naco community will benefit from the re-opening of the old TVG Course bar and restaurant. This will require extensive remodeling investment dollars. For this to be a successful operation we believe that a destination point needs to be created. The outside live music and event space gives us the opportunity to draw customers from Bisbee, Sierra Vista, Douglas and beyond. With the backdrop of the Mull Mountains our hope is that music lovers will come, bring their lawn chairs, blankets and enjoy sitting on the grass and enjoy some great live entertainment. In turn making Naco a more desirable place to visit. We also feel that a successful operation creates many job opportunities that don't currently exist in the community. Other community benefits include an increase in project sales tax monies and property taxes.

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	Hearthstone Water	
Sewer/Septic	TBD	
Electricity	APS	
Natural Gas	Southwest Gas	
Telephone	N/A	
Fire Protection	Naco Volunteer Fire Department	
Waste Disposal	Private Company	

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.



Yes



No

Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

9,352+- S.F. restaurant, bar, kitchen, bathrooms and ballroom facilities.

3,334+- S.F. Accessory Bldg.

Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

New Event Space 17,000+- S.F.

New D&G Parking 130,680+- S.F.

Is the proposed special use consistent with stated purpose of the current zoning district? Explain.

Yes, commercial facilities.

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

Food, drinks (including alcoholic beverages), merchandise and ballroom rental.

What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

Existing restaurant and bar to be remodeled. New event space to include lawn and concrete benches. Stage roof system to be an engineered pavilion structure constructed out of pine and metal roofing + supports

Will the project be constructed/completed within one year or phased? **One Year**

If this is a phased project, describe the phases here and physically depict them on the site plan.

What are the days and hours of operation (if applicable)?

**Days of the week: Outside Event Space operating hours to be 11:00 am to 12:00 pm on Friday and Saturday nights and 11:00 am to 11:00 PM on Sunday nights. Eventually the outside event space might be used on weekday nights with a 10:00 PM music cutoff.**

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\_\_\_\_ AM to \_\_\_\_ PM

Number of employees (if applicable):

**Initially 10 Future: 25**

Total average daily traffic generated (non-residential uses):

How many vehicles will be entering and leaving the site (per day)? **Variable based on event.**

Total trucks (e.g., by type, number of wheels, or weight)? **N/A**

Estimate which direction(s) and on which road(s) the traffic will travel from the site.

**E. on Newell St.**

If more than one direction, estimate the percentage that travel in each direction.

**90% to the East.**

At what time of day, day of week and season (if applicable) is traffic the heaviest?

**Saturday and Sunday afternoons.**

Water Use:

Estimate the total gallons of water needed for the proposed use: per day T B D \_\_\_per year TBD \_\_\_

Please indicate your water source **Hearthstone Water (Potable). Well (Non Potable)**

If your property is served by a private well, show the existing or proposed location on the site plan.

List any strategies you will employ, on site, to minimize water use, recycle water, and/or enhance onsite natural recharge.

We will use plant materials per Cochise County list of recommended trees and shrubs.

Will your property be served by a septic system?  Yes  No

If yes, show the septic tank, leach field and 100% expansion area on the site plan, and indicate whether the system is existing or proposed.

Does your parcel have permanent legal access\*? If no, what steps are you taking to obtain such access? (\*Our Zoning Regulations state that no building permit for a nonresidential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.)

Yes

Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

Newell St.

What impact will this have on the traffic volume of roads serving this subject property?

Minimal (traffic study available on request)

How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

Two planned – one existing.

Does the subject parcel have site access onto a major road? Yes

Are you requesting any modifications or waivers from site development standards? If yes, explain.

No

Is the subject property within Sierra Vista Sub-Watershed Overlay Zone? If so, please indicate this, and that you understand that it may be subject to additional plan reviews and inspections whenever a building permit is required.



Yes, and I understand the permitting requirements



No, it's outside the boundaries.

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received.

Sent out project letter, site plan and rendering to all owners within 500' of subject properties. Received positive project feedback. We were asked to list our outside event space operating hours. See hours above.

Describe any outdoor activity associated with your special use proposal, if applicable.

Live and recorded music.

Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

N/A

Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

We believe we can mitigate sound transmission to adjoining parcels by incorporating a variety of technics.

- Line array speakers which direct sound to the audience members in a linear curve.
- Forming a landscape bowl which helps contain sound.
- Stage and speaker direction towards existing and future buildings to help block sound.
- Stage and speaker direction towards S.E. to minimize any neighborhood impact.
- Decibel meters to control level of sound.

Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

N/A

Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to prevent a nuisance on neighboring properties?

N/A

Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

N/A

Is outdoor lighting proposed? If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please submit manufacturer's specifications for all light fixtures.

Yes, stage lighting and ambience lighting (string lights). Lighting should not affect neighboring properties or roadways

Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)? If yes, show details on the site plan. Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.

Yes, driveway access apron for second entry.

Show on-site drainage flow on the site plan. Will drainage patterns on site be changed? If so, please indicate on the site plan and describe below.

No

If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used and show on site plan, if appropriate.

No clearing required.

Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

No.

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit. In addition, I hereby request all inspections necessary to process this application, and if the permit is issued, I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit. Failure to obtain permits may result in fines or other penalties.

*Joseph Lewis*  
Applicant Signature

09/25/2023  
Date

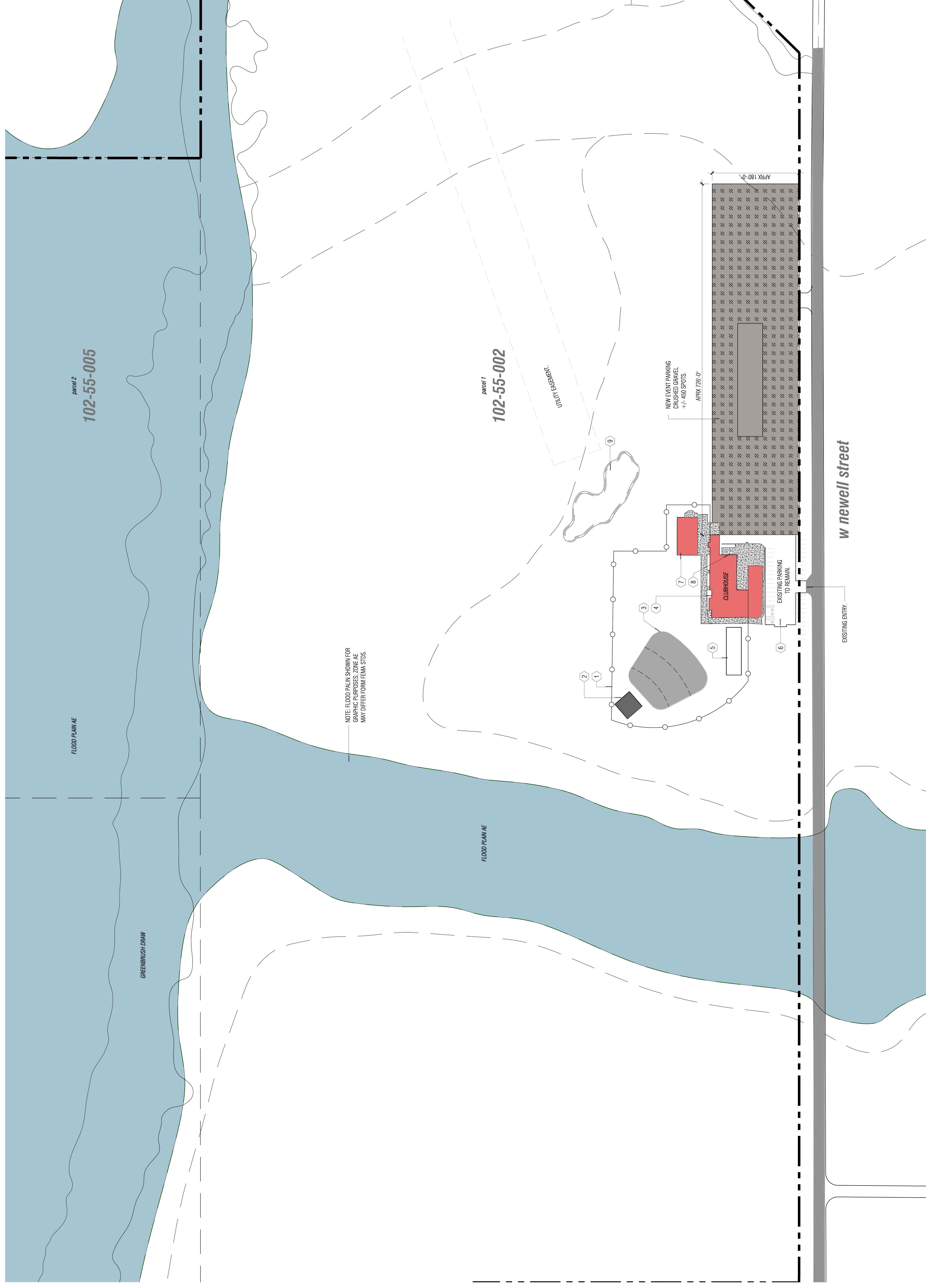
GENERAL NOTES:

- DO NOT SCALE DIMENSIONS. IF A DIMENSION IS NOT SHOWN, VERIFY WITH CLIENT.
- DRAWINGS ARE NOT FOR PERMIT AND NOT FOR CONSTRUCTION.
- SITE PLAN INFORMATION IS CONCEPTUAL ONLY. ADDITIONAL CIVIL DOCUMENTATION AND DESIGN IS REQUIRED FOR PERMIT. ALL WORK PRESENTED IS FOR ARTISTIC PURPOSES ONLY.
- SITE LIGHTING E.I.D. & COORDINATED WITH COUNTY REQUIREMENTS.



KEYNOTES:

- PROPOSED FENCING.
- PERFORMANCE STAGE WITH LIGHTING & AUDIO. RAISED PLATFORM.
- CANOPY WITH AMPHITHEATER DESIGN WITH TIRED SEATING.
- EXISTING CLUBHOUSE WITH BAR & RESTAURANT. NO EXPANSION. (177,932 SF)
- OPTIONAL AMENITY SPACE. T.B.D.
- EXISTING PARKING LOT TO REMAIN.
- EXISTING DRIVEWAY COLLAPSING TO REMAIN. (17,344 SF)
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- EXISTING DRIVEWAY COLLAPSING TO REMAIN. (17,344 SF)
- EXISTING POND TO REMAIN.



PROJECT OWNER:  
 BUSINESS VENTURES ONE, LLC  
 PO BOX 1797 - TEMPE, AZ 85289-1797

PROJECT NAME:  
**RESTAURANT AND BAR REMODEL**  
 1794 W NEWELL ST, IMC02, AZ 85260

PROJECT INFO:  
 PARCEL INFO:  
 1. APN: 102-55-002  
 LOT SIZE: +/- 4,129,202 SF (+/- 94.79 AC)  
 2. APN: 102-55-005  
 LOT SIZE: +/- 3,484,120 SF (+/- 79.88 AC)

TOTAL SF: 7,613,322 SF (174.7 AC)

ZONING: - MIXED R-9, R-36 & RIL-4  
 \* R-9 & R-36 = +/- 124 AC  
 \* RIL-4 = +/- 50 AC

PROJECT TITLE	<b>naco concept site</b>
PROJECT TYPE	COMMERCIAL
PROJECT ADDRESS	1794 W NEWELL ST MCCO, AZ 85220
PROJECT #	2023 - 043
DATE	10/25/2023
SCALE	AS INDICATED
CONTENT	PRELIMINARY

concept site

SHEET:

**as1.0**  
 conceptual site plan

2415 east avenida de posada  
 TUCSON, arizona 85718  
**www.rahwork.com**  
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**RAH** architects



**TYPE-X DESIGN STUDIO**  
 1641 W. MOUNTAIN VIEW DR.  
 MESA, AZ 85201  
 520-891-4201  
 520-891-4201

**PROJECT INFORMATION**  
 PROJECT NAME: BBS&E VENTURES ONE, LLC. OWNER  
 TWISTED SPOKE BAR & GRILL, LLC. OPERATOR  
 1794 WEST NEWELL STREET, MESA, AZ 85620  
 CONTACT: JOSEPH LEWIS  
 PHONE: 602-748-2916  
 EMAIL: JOSEPHLEWIS@BBS&EPROPERTIES.COM

ARCHITECTURAL DESIGNER:  
 TYPE-X DESIGN STUDIO  
 1641 WEST MOUNTAIN VIEW DR.  
 MESA, AZ 85201  
 PHONE: 520-891-4207  
 EMAIL: DANING@STUDIOTYPEX.COM

**PROJECT DESCRIPTION:**  
 THIS PROJECT IS BEING SUBMITTED FOR A CONCEPTUAL SITE PLAN AND ARCHITECTURAL IMPROVEMENTS AND RE-DEVELOPMENT OF A DISTRESSED GOLF COURSE PROPERTY.

**THE NEW PROPOSED USE WILL TAKE ADVANTAGE OF THE EXISTING UTILITIES AND CREATE OPEN SPACE OPPORTUNITIES PROVIDING AN ENTERTAINMENT VENUE FOR RECREATION. THE RESTAURANT WILL BE RENOVATED TO EXPAND THE RESTAURANT AND BAR.**

**SITE INFORMATION**  
 TOTAL LOT AREA: 102,652.00 SQ. FT.  
 LOT SIZE: 4,129,202 S.F. (4+ 84.79 ACRES)  
 LOT SIZE: 4,129,202 S.F. (4+ 84.79 ACRES)  
 TOTAL SQUARE FEET: 7,603,392 S.F. (174.7 ACRES)

**ZONING:** UNDEVELOPED ZONING (R2, R3, R4 & R1-J)  
 R2 & R3 = 4+ 124 ACRES  
 R4 = 4+ 50 ACRES  
 R1-J = 4+ 78 ACRES  
 EXISTING BUILDING - 100FT (UNCHANGED)  
 PD ALLOWED USES: RECREATIONAL FACILITIES, RECREATIONAL VEHICLES PARKS, GUEST LODGING, RESTAURANT, BAR, RETAIL, AMUSEMENT PARK AND PARKING LOT

**BUILDING GROSS AREA:** 12,110 S.F.  
 (OPTIC SUPPORT FACILITIES)  
 EXIST. BUILDING AREA: 4+ 1,344 S.F.  
 NEW RESTROOM BLDG.: 4+ 6,000 S.F.  
 NEW BAR/BREAKFAST: 4+ 1,000 S.F.  
 NEW GAS PARKING: 4+ 131,980 S.F.  
 TOTAL S.F. = 166,276 S.F. (3.80 ACRES)

**KEY NOTES**

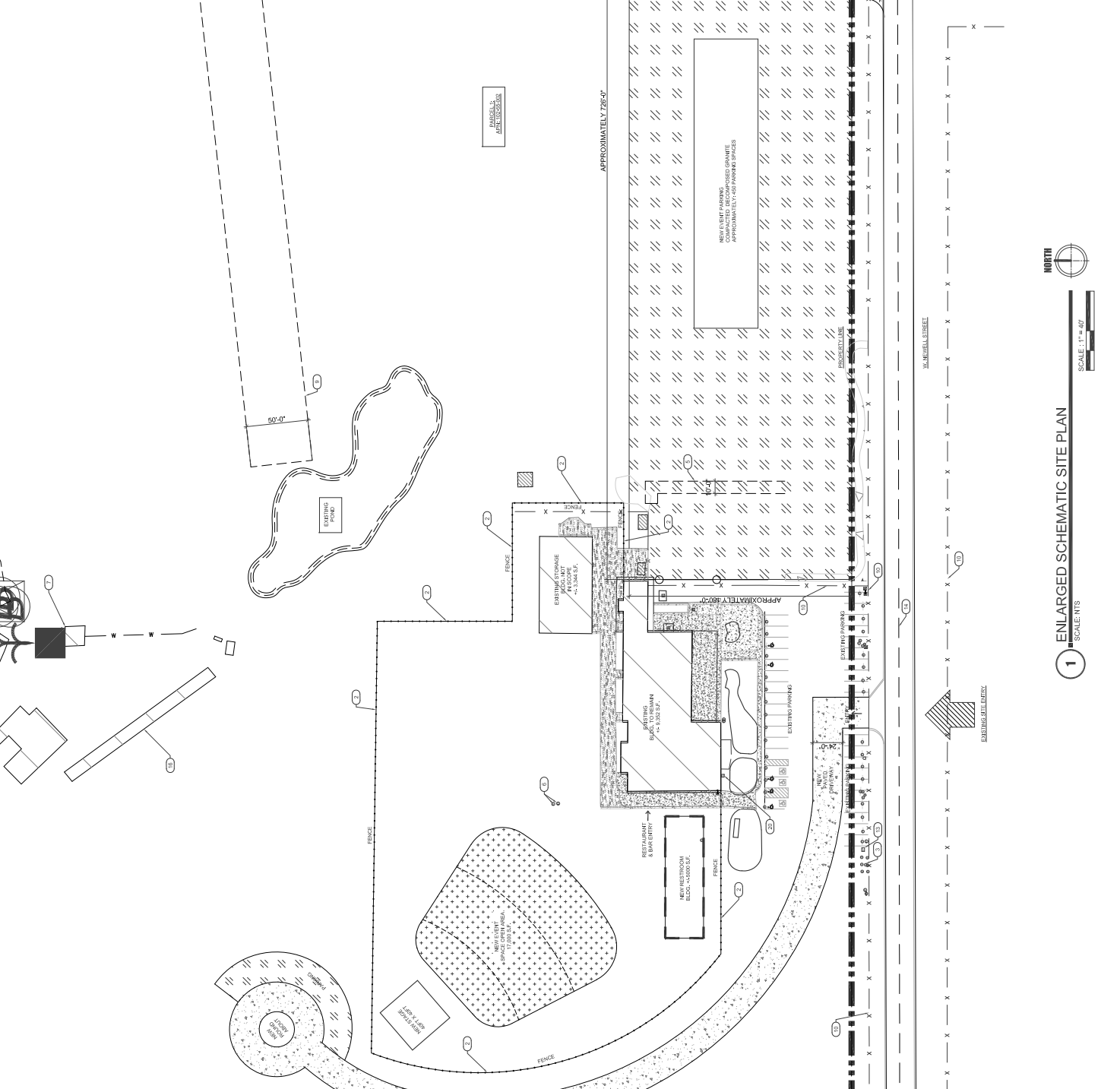
- EXISTING OVERHEAD UTILITY LINE
- EXISTING GROUND SURFACE
- GAS RISER
- MONITORING WELL
- EXISTING FENCE
- IRRIGATION VALVE
- WELLER BLUE STAKE
- UTILITY EASEMENT
- EXISTING ROAD
- SEWER MANHOLE
- ELECTRIC METER
- EXISTING CONTOURS
- NEW RESTROOM BUILDING
- EXISTING WATER METER
- GAS METER

**SYMBOLS**

- BACK FLOW PREVENTOR
- WATER VALVE
- WELL
- GAS RISER
- HANDICAP PARKING
- MONITORING WELL
- MONITORING VALVE
- LIGHT POLE
- MONITORING WELL
- PARKING STALL BUMP STOP
- POWER POLE
- SEWER MANHOLE
- FIRE HYDRANT

**LEGEND**

- NEW DECOMPOSED GRANITE EVENT PARKING
- NEW EVENT SPACE-OPEN AREA
- CONCRETE PAVING



**PROJECT INFORMATION**

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