

Area of Rezoning.....	2.8± Ac.
Existing Zoning.....	El Conquistador Planned Area Development's "Village Center"
Proposed Land Uses.....	Professional Offices and Drive-Thru Restaurant
Proposed Building Height(s).....	One Story (Existing Zoning Allows Three Stories)



In addition to the proposed Development Plan, the following approvals are sought: (1) Building architecture relating to nearby non-residential buildings, (2) Conditional Use Permit for the drive-thru use, which through visual and acoustical controls has been shown to have no impact to nearby residences, (3) Grading Waiver modification to delete a 2006 requirement for additional landscaping along the drainage channel's southern and eastern banks because existing and proposed landscaping will meet or exceed Town bufferyard requirements. In addition to site improvements, turn lanes on La Canada and Naranja will be installed and/or extended as necessary to improve the existing and proposed traffic flows.

**QUESTIONS & COMMENTS?  
PLEASE CONTACT:**



**CONTACT: PAUL OLAND  
GPO@PARADIGMLAND.US  
(520) 664-4304**

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