



### PROJECT DATA

Project: Lot Split  
 Project Owner: UR Investments, LLC  
 Angel Ureta Ramos  
 6425 E Grant Rd  
 Tucson AZ 85715

Project Applicant & Architect: Paul O'Connor  
 POCA Architecture + Design, LLC  
 8686 North Central Avenue, Suite 212  
 Phoenix, AZ 85020

Project Address: 6521 East Shea Blvd  
 Assessor's Parcel Number: 175-52-021F & 175-52-019  
 Zoning: R1-35  
 Site Area:

Lot 1:	64,397 Sq./Ft. (1.478 acres)
Lot 1:	35,014 Sq./Ft. (0.804 acres)
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Building Square Footage:

Lot 1:	Livable: 6,447 sq./ft.	Guest House: 671 sq./ft.	Garage: 1,074 sq./ft.	Total: 8,192 sq./ft.
Lot 2:	Livable: 6,703 sq./ft.	Guest House: 687 sq./ft.	Garage: 1,168 sq./ft.	Livable: 8,558 sq./ft.
Lot 3:	Livable: 6,847 sq./ft.	Garage: 1,182 sq./ft.	Livable: 8,029 sq./ft.	

Narrative:  
 The proposed project will be for the splitting of two existing residential lot into three individual lots. The current two properties have a combined square footage 153,351 or 3.52 acres. Two of the lots will be approximately 35,000 square feet with the third lot being about 64,000 square feet. The current lots are zoned R1-35 and there will not be a need for rezoning. The attached lot split designs meet the requirements for this zoning district.

### VICINITY MAP

**POCA Architecture + Design, LLC**  
 8686 North Central Avenue  
 Suite 212  
 Phoenix, Arizona 85020  
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 602-790-9935

**Lot Split at NWC Gold Dust Ave/66th St**  
**APN: 175-52-021F 175-52-019**  
**Paradise Valley, AZ 85253**

### CITY APPROVAL

Revision:

Project # - 20000  
 Date - 09-29-2020

Sheet Name:  
**SITE PLAN**

**SP1**