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FROM: Mike Stults – mike@crossdevelopment.net

RE.: Project Narrative – Conditional Use Permit
Caliber Collision 625 East Vuelta Caminata del Rio, Oro Valley, AZ 85737

DATE: October 27, 2014

Please allow this Project Narrative to address the specific 2.0 Plan Content directives in the Oro Valley Zoning Conditional Use Permit application.

I. PROJECT NARRATIVE:

a. Details about the type of proposed operation (including hours of operation)

The existing site/facility consist of an existing stucco building (with drive-through canopies), landscaping, site-lighting and paving improvements. This facility was previously operated as a Full-Service Car Wash facility and now sits vacant. The intent of this project shall be to remove the Car-Wash equipment and perform interior remodel so that the space may be used for Automotive Repairs. Under this scope of work, the shop will utilized as an auxiliary facility to the existing Caliber Collision full service Automotive Body and Paint Shop that sits immediately to the South of the subject property. Whereas, Caliber Collision will conduct vehicle repairs that do not require utilization of Paint-Booth. The Paint-Booth in their existing/adjacent facility will remain as their sole facility for those purposes.

For future consideration, Caliber would like to reserve the right to wash vehicles within the interior of the facility under review. So that the City may confirm that code compliance will be met, a Future Car Wash Bay/Bid-Alternate design detail will be provided in the Permit Submittal Drawings. The design will show that use of the existing drive-through Automatic Car-Wash plumbing (i.e., oil-water separator) and floor drains can be easily converted into an interior hand-wash stall. The design will confirm that

water-flow/drainage calculations, proper construction techniques and materials more than satisfy all associated local, state and federal design guidelines. Further comments on property and personal safeguards are included within the **Section 2.1.D of Conditional Use Permit Application** section of this narrative.

This shop will be operated/managed by Caliber Collision. This will be an auxiliary facility to their existing/neighbor building. The hours of operation shall coincide with the existing facility: Monday – Friday 9:00 a.m. – 5:00 p.m.



b. Square Footage

New Tenant Improvements to the existing 8,345 SF building on a 1.27 Acre (55,151 SF) site located at 625 East Vuelta Caminata del Rio, Oro Valley, CA 85737.

A breakout of existing vs. proposed facility square footages include the following:

Existing Facility Layout	SF	Proposed Layout	SF
Retail Area/Restrooms	2,231	Technician Bays x 18	3876
Wash Tunnel	1,867	New Break room	510
Equipment Area	780	Restroom and Storage	3960
Detail Area	1,832		8345
Offices (2nd Floor)	1,635		
Total Bldg SF	8,345		

Canopies	SF	Canopies	SF
Vacuum Canopy	1,470	Vacuum Canopy	1,470
Finishing Canopy	2,080	Finishing Canopy	2,080
Total Canopy SF	3,550	Total Canopy SF	3,550

c. The Type of Site Improvements Required.

This intent of this project is primarily an interior remodel. The amount of Site Improvements required is proposed to be maintenance of the existing facilities. The following notes provide the full **Scope of Work** intended:

This site was constructed and equipped as a full-service commercial automatic car wash facility. It includes interior wash tunnels and exterior vacuum stations (under drive through canopies). The site includes full landscaping, solid masonry perimeter screen wall, screened dumpster pad, drive lanes, parking, site lighting and handicapped accessibility into the building. The building is a 28'8" tall two story stucco building with clay tile roof and has multiple sectional coiling doors for vehicle entry, lounges, equipment storage and h/c accessible lounges. Note: An asbestos survey was received 9/16/14 which confirmed that the building does not possess asbestos containing material.

a. The first floor (6,710 SF) work shall consist of:

- Remove and disposal of existing car-wash equipment (see photo below).



- Demo – Interior office/lounge walls doors, door frames, millwork and floor finishes. Reference photo below shows lobby-space millwork to be removed.



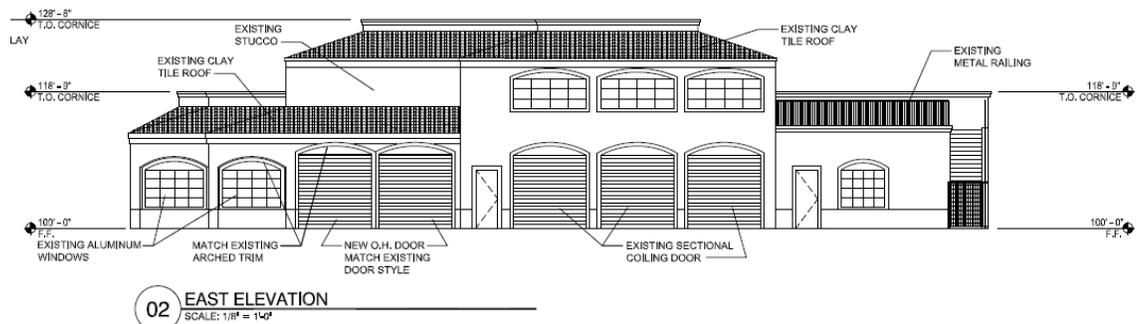
- Install plywood wainscot to interior walls.
- Repair / Build-back – Floor (incl. fill of wash tunnel trench), interior walls, ceilings, etc.). Photo of Trench to be covered.



- Weather-Tight Roof (Panels/Insulation) over existing Wash Tunnel. Photo below shows metal deck. This roof area shall receive insulation and cover (i.e., TPO or EPDM).



- New lighting layout and re-circuiting of electrical switch gear: minor change in existing interior lighting.
- HVAC mods to include one (1) new five (5) ton unit (over current wash tunnel), testing/servicing existing units and new duct layout for new space plan.
- Five (5) existing sectional roll-up/coiling doors to remain. Two new (10'W x 10'H) sectional coiling doors to be installed within exterior stucco/storefront wall. This will require demo and re-framing area of existing exterior wall. Reference elevations.



- Power-wash all concrete floor surfaces.
- New Paint on all interior walls.
- Misc. Minor Repairs/Repaint Exterior Walls as needed (total repaint not anticipated).
- Blocking and electrical run for new wall sign (as directed by Client).
- Re-Configuration (head placement) of existing wet-pipe Fire Sprinkler System.
 - Pipe Sizing/Spacing will be modified to be in compliance with any layout changes and new Code amendments since original install.
- Remove Storefront Window Assembly on South end of East Wall. Replace with two (2) new overhead coiling doors (match other existing OHDs). New shoring/bracing of wall required.

b. Canopy modifications shall include:

- Removal of existing overhead pneumatic vacuum equipment, pedestals, wiring, etc. Cap and patch wall, ceiling, floor/drive area after removal.
- Replace existing 'weathered' canvas roof-screens at both canopies.



c. Site improvements shall include:

- Re-configuration/relocation of handicapped parking stalls to accommodate access to the new overhead doors (South end of the East Bldg Wall).
- General clean-up of landscape beds and replacement of all dead material.
- Touch-up repairs in perimeter stucco wall (as needed).

d. Exclusions:

- Paint booths, equipment, or furniture.
- Site Signage.
- Pavement Repairs (other than repairs/restriping required to relocate H/C Stalls).
- Exterior/Site Lighting.
- Restroom Modifications (other than re-paint walls).
- 2nd Story modifications (leave as-is).
- Window treatment.
- Low-Voltage.
- New Fencing/Walls/Gates

II. Section 2.1.D of Conditional Use Permit Application.

The granting of such CUP will not be materially detrimental to the public health, safety, or welfare. In arriving at this determination, the factors which shall be considered shall include the following:

i. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

- **Noise** – The type of facility proposed shall be limited to vehicle body “prep” work and an employee break room. The proposed vehicle repairs in this facility shall be limited items such as BONDO, hood replacement, fender repair, hail damage, light interior, molding and windshield replacement. Inherently, these types of repairs are not loud enough to project recognizable sound beyond the proposed property lines. Furthermore, this facility shall operate with all exterior doors closed. The shop contains a full HVAC System that shall provide climate control year-round. With all doors closed, there should be no nuisance to neighboring properties in the way of noise.

- **Smoke** – There shall be no operations on the premises that would generate smoke. All vehicle repairs performed on-site shall be limited to “Body” work. No mechanical work shall be performed (i.e., muffler, drive-shaft, engine seal replacement, etc.). The tools used for the services in this environment do not generate smoke. In the event of a fire, the facility has a fully equipment fire alarm and wet-pipe fire-sprinkler system. In addition, fire extinguishers are placed throughout the facility with placard notification and easy access (in accordance with local Fire Code).
- **Dust** –
 - Within the facility, light dust from BONDO application/sanding is to be expected. The amount of dust is akin to a classroom chalkboard. At the end of each shift, any floor space that has generated BONDO dust is broom and vacuum cleaned. This would be the primary cause for any ‘interior dust’. With the exterior doors being shut during working hours, none of this dust would depart the building.
 - Exterior – the only dust that would be on this facility would be that which blew in from adjacent properties. This facility has adequate paving, perimeter landscaping and solid block walls. Nothing that occurs on this site generates dust. Any dust that enters the site would likely attach to perimeter landscaping and not pass through to the adjacent properties.
- **Vibration** – No service that are performed on this site are known to generate vibration that would be detectible. Nonetheless, if any vehicle or machine were to enter the site that created a vibration, it would be removed and taken to a remote facility which could perform the necessary repairs.
- **Illumination** – The existing Site Lighting Poles generate subtle down-lighting. There is no requirement for the Operator to request additional exterior lighting. All interior lighting shall remain virtually undetected to adjacent properties. Furthermore, the hours of operation: 9:00 am – 5:00 p.m. should deter any requirement to illuminate the premises during dark-sky timeframes. In the event that lights were inadvertently left on over-night, the employment of perimeter screening walls, mature vegetation and down-lighting would prevent any spillover onto adjacent land.

ii. Hazard to persons and property from possible explosion, contamination, fire or flood.

- **General** – This facility will operate with a low-volume containers of automotive cleaning agents, shop towels, tools, electronic devices and an air compressor. All material shall be stowed away in accordance with business licensing/regulations, manufacturer’s recommendations, OSHA, Building/Electrical/Fire/Life-Safety Codes.
- **Explosion/Fire** – In the event of an explosion or fire, this facility’s Automatic Fire Alarm/Fire-Sprinkler system shall be deployed. The Wet-Pipe sprinkler system will be active and the local Fire Department will be notified via a monitored Fire Alarm system.

- **Contamination** – No services are performed outside of the facility. Therefore, no contamination should be anticipated outside the facility that would not occur in any other parking spot (i.e., at an Elementary School or City Hall). Nonetheless, if any unforeseen spill were to occur, it would be properly contained and cleaned all within a paved surface. No vehicles or other activities would occur elsewhere.
 - Any run-off from interior vehicle washing shall process through three (3) – 2,000 gallon oil-water separators before entering public sanitary sewer lines. This system remains in-place from previous car wash drive-through service. The amount of water/collection by the oil-separators that would be used in the proposed use would be far less than 50% of that used by a full-service car wash facility.
 - No vehicle washing (or other services) shall be performed outside of the building.
 - Except for the designated wash-bay stall, no vehicle washing shall be performed within any other location within the building.
 - All ventilation, plumbing, lighting and equipment shall be maintained and operational during any vehicle repairs.
 - All repairs shall be performed by personnel who have received proper training equipment and facility training.

iii. That the characteristics of the use proposed in such use permit are reasonably compatible with the types of use permitted in the surrounding area.

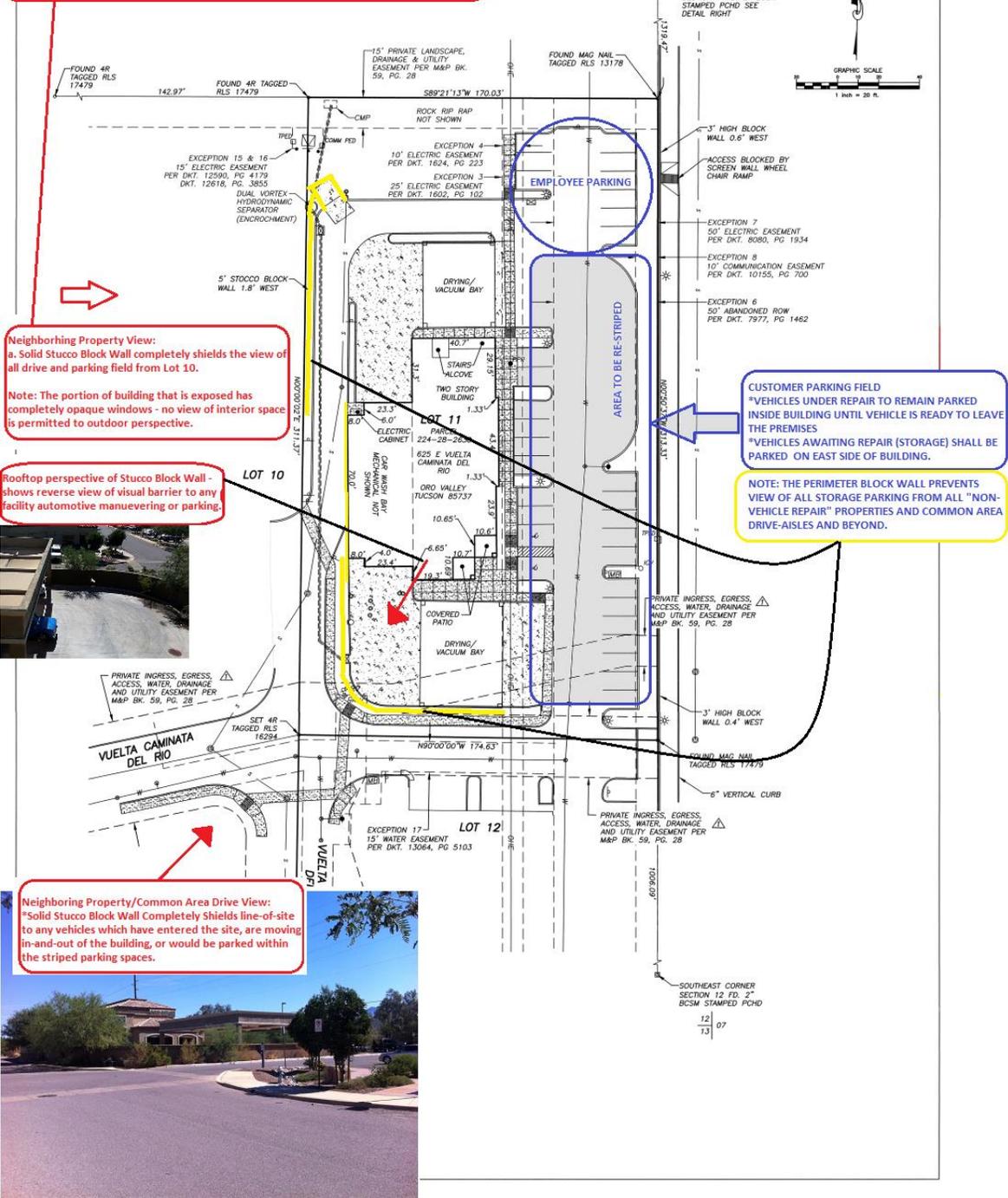
- In accordance with the active CCR's that rule Mercado Del Rio, this Lot (Lot 11) falls within the Development Plan's permitted use for Automotive Services. As the facility was previously constructed, no site or building activities are visible to Pusch View Lane, nor to any other premises within the development. All vehicles entering the site are immediately screened from ancillary view via 6' high solid masonry wall.

NOTE: For specific screening of all customer/employee traffic, parking and vehicles storage, please reference exhibit enclosed (next page). The photographs show actual line-of-site from nearby lot perspectives. The ONLY development's view of this facility's parking field will be from Lot 12 (located just to the South). As prescribed in the Mercado Del Rio Covenants and Restrictions (excerpt below), Lot 12 is another designated/approved Automotive Service Use Lot. Lot 12 is also managed by the same entity that plans to run this proposed project. Upon completion of remodel, Lot 12 (Caliber Collision) will run both facilities simultaneously.



View (Facing East) from Adjacent Lot 10

CALIBER COLLISION - PARKING EXHIBIT
 EXISTING STUCCO-CMU BLOCK WALL SCREENS ALL ON-SITE PARKING FROM ALL COMMON AREA LOTS AND DRIVES NOT SPECIFICALLY DESIGNATED AS 'VEHICLE SERVICE LOTS'



Neighboring Property View:
 a. Solid Stucco Block Wall completely shields the view of all drive and parking field from Lot 10.
 Note: The portion of building that is exposed has completely opaque windows - no view of interior space is permitted to outdoor perspective.

Rooftop perspective of Stucco Block Wall - shows reverse view of visual barrier to any facility automotive maneuvering or parking.

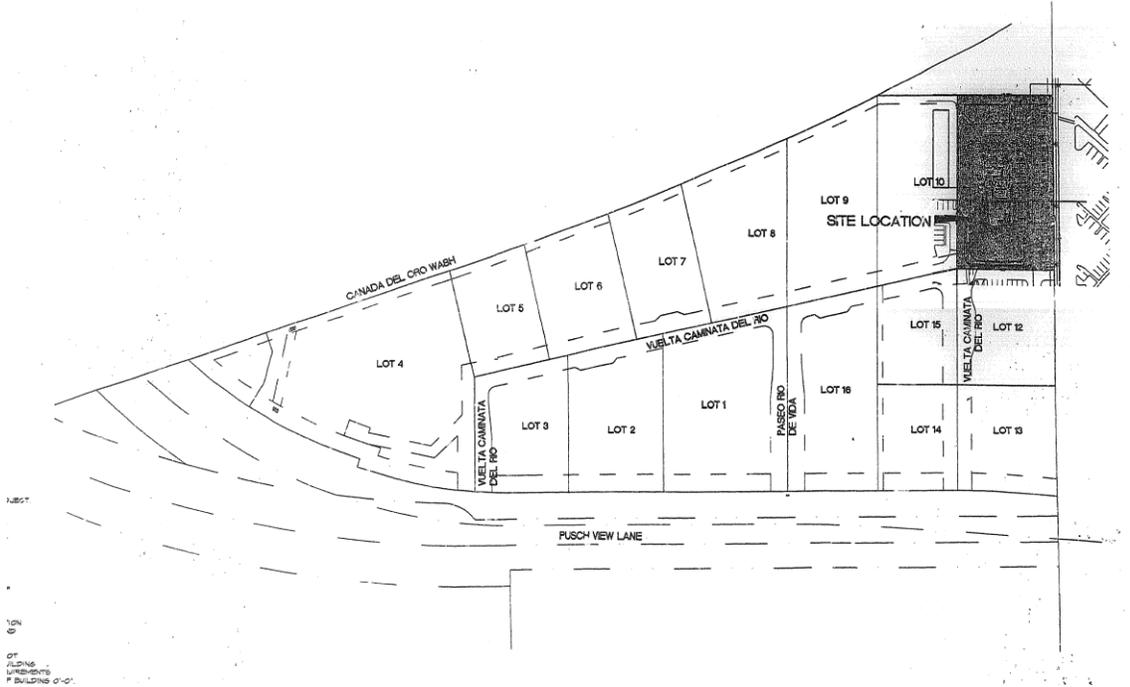


Neighboring Property/Common Area Drive View:
 *Solid Stucco Block Wall Completely Shields line-of-site to any vehicles which have entered the site, are moving in-and-out of the building, or would be parked within the striped parking spaces.

CUSTOMER PARKING FIELD
 *VEHICLES UNDER REPAIR TO REMAIN PARKED INSIDE BUILDING UNTIL VEHICLE IS READY TO LEAVE THE PREMISES
 *VEHICLES AWAITING REPAIR (STORAGE) SHALL BE PARKED ON EAST SIDE OF BUILDING.

NOTE: THE PERIMETER BLOCK WALL PREVENTS VIEW OF ALL STORAGE PARKING FROM ALL "NON-VEHICLE REPAIR" PROPERTIES AND COMMON AREA DRIVE-AISES AND BEYOND.

**DEVELOPMENT PLAN FOR:
MERCADO DEL RIO
LOT 11**



**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
MERCADO DEL RIO**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MERCADO DEL RIO (this "Declaration") is made and executed as of December 29th, 2004, by Lawyers Title Agency of Arizona, Trust No. 18080-T, which is Declarant.

ARTICLE 5

PERMITTED USES AND RESTRICTIONS

5.2 Automobile Services Uses. Automobile services uses shall be limited to Lots 11 through 15. All automobile service and repair activities on those Lots shall be screened from view such that the automobile service and repair activities are visible neither from Pusch View Lane nor from any other non-automobile service use Lots within the Mercado del Rio development.

- This shop will be operated/maintained by the same Caliber Collision shop that is currently in operation next door.
- Notwithstanding the above, the following "Mercado Del Rio CCR's" regulations shall be upheld:

5.7 Mineral Exploration. No Lot nor Block A shall be used in any manner to explore for or to remove any water, oil or other hydrocarbons, minerals of any kind, gravel, earth or any earth substance of any kind.

5.8 Trash Containers and Collection. No garbage or trash shall be placed or kept on any Lot or Block A, except in bins designated by the Board. All trash receptacle enclosure areas shall have gates with self-closing latches. The Board may adopt such reasonable Rules as it deems necessary regarding bins and collection of trash, including Rules to be in force on a temporary basis during any period of construction of Improvements on any Lot or Block A. All rubbish, trash or garbage shall be promptly removed from all Lots and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Lot or Block A.

5.13 Vehicles. No vehicles may be stored on the Property overnight other than vehicles directly used in the active conduct of uses or businesses being conducted on the Property, and such vehicles may only be stored on the Lot on which such use or business is being conducted. All vehicles parked on the Property must fit into a single designated parking space. The Board shall have the authority to enact reasonable Rules relating to vehicles and traffic on the Property.

5.14 Lighting. The Board may enact Rules relating to internal and external lighting on all portions of the Property. The rules may be all encompassing, including regulating wattage, direction, times when lighting is permitted and any other rule relating to lighting.

5.15 Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any portion of the Property for any unreasonable time, and no odors shall be permitted to arise therefrom, so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other portion of the Property in the vicinity thereof or to its Owners or Occupants. No loud, noxious or offensive activity shall be carried on or permitted on any Lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to Persons or property in the vicinity of such Lot, or which shall interfere with the quiet enjoyment of each of the Owners and Occupants provided, however, that the activities of, and consequences stemming from, uses and business conducted on the Property in accordance with Applicable Law and, if required, approved by Declarant, shall be deemed to be not in violation of this provision. The Board shall have the right to determine, in its sole discretion, whether the provisions of this Section 5.15 have been violated. Any decision rendered by the Board shall be enforceable and be binding in the same manner as other restrictions in this Declaration.

5.16 Drainage. No Owner or Occupant or other Person shall interfere with the drainage established for any portion of the Property by Declarant. No Owner or Occupant or other Person shall obstruct, divert, alter or interfere in any way with the drainage of ground and surface water upon, across or over any portion of the Lots, Common Use Areas or other portions of the Property, including, but not limited to, construction or installation of any type of structure or vegetation.

5.11 Heating, Ventilating and Air Conditioning Units. No heating, air conditioning or evaporative cooling units or equipment shall be placed, constructed or maintained upon the Property in any places other than as permitted under the Design Guidelines.

5.18 Environmental Protections. No Lot nor Block A, nor any Improvements on any Lot or Block A, shall be used to generate, manufacture, refine, transport, treat, store, handle, dispose of, transfer, produce or process Hazardous Substances or solid waste, except in compliance with all applicable federal, state, and local laws or regulations. For purposes of this Section, "Hazardous Substances" shall be deemed to include pollutants or substances defined as "hazardous waste," "hazardous substances," "hazardous materials" or "toxic substances" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA") as amended by the Superfund Amendments and Reauthorization Act of 1986 (PL 99-499); the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq.; the Toxic Substance Control Act, 15 U.S.C. Section 2601, et seq.; the Resource Conservation and Recovery Act, as amended, 42 U.S.C. Section 6901 et seq.; the Arizona Environmental Quality Act, Laws 1986, Chap. 368; and in the rules or regulations adopted and guidelines promulgated pursuant to said laws.

General Notes about the Operator:

As a multi-state/multi-operator of Body Shops, Caliber Collision is well versed in the procedures and requirements to divert any operational hazards. Prior to opening for business, Caliber Collision will secure a Business License to operate said facility. Any hazardous material shall be documented, handled and/or stored per local, state and federal requirements. Furthermore, the existing facility contains a code-compliant fully monitored fire alarm system, a complete automatic sprinkler system, and exterior fire department connection.

The existing facility (site and building) has been inspected by licensed Architects/Engineers who are thoroughly versed in Body Shop Designs. Final interior improvement designs shall be designed by same Architects/Engineers. Interior Lighting, HVAC Ventilation, and Storm Sewer oil/sand interceptors shall be properly placed to facility safe conditions within and outside the entire property. These designs shall receive City of Oro Valley Plans Review/Permit Approval to ensure structural, life safety, ADA and Building Code compliance for the proposed operations.

Furthermore, the operator implements specific operational and safety guidelines that secure on-going daily assurance of employee, customer, property and surrounding area safety. These include:

1. **Drug Testing** – Applicants are required to pass drug screening. Once employed, Caliber reserves the right to perform both random and/or employee-specific testing. Any failure results in immediate loss of employment.
2. **Authorized Employment** – Applicants are required to provide proof of citizenship and/or verification that they are authorized to be lawfully employment in the US.
3. **Background Checks** – Applicants are required to pass a background check. This includes but is not limited to any incidents involving sexual crime, child endangerment, and other acts of violent nature.

4. **Facility Management** – Each facility is managed with adequate and competent staff to oversee and monitor the repair services and customer interface.
5. **Safety Training** – Given the nature of using automated machinery and restoration supplies, each employee is required to complete and continue ongoing safety training. All equipment used is state of the art and properly maintained. This instruction safeguards the employees, the environment, the clients, their vehicles and all neighboring facilities.
 - a. All training guidelines ensure prevention of the following:
 - i. Loud noise, fumes, odors, dust, vibration, illumination
 - ii. Fire, explosions, flooding,
 - iii. Contamination of persons, property or nearby equipment
6. **Environmental Protection Agency and other Governmental Regulations** – All products used, services rendered, and disposals of waste are highly regulated to prevent unwanted affects. All products and equipment are designed to ensure compliance. Laws and limitations are monitored and enforced so that any employee, clientele and passerby may be assured of a safe environment

E. Compatibility of the Proposed Facility with Surrounding:

Applicant suggests that this facility will serve as the single-most compatible site with the types of uses permitted in the surrounding area. This facility will act as an extension of the existing Caliber Collision. As such, it will promote further success of an existing business, re-occupancy of an existing vacant facility, provide expanded job growth and assurance of good custodial care.

Finally, please note the contributions that Caliber Collision brings surrounding communities for all of their locations. Among their traditions of charity and community enrichment programs (<http://calibercollision.com/about-us/community-involvement/>), Caliber Collision actively supports:

- American Heart Association Heart Walk, American Heart Association Cotes Du Coeur, and Children’s Advocacy Center of Collin County
- Military personnel through Carry The Load, Wounded Warriors and 3M’s Hire Our Heroes program
- Supplied local food banks with more than 275,000 meals for needy families in 2013
- Gifted 13 fully-refurbished vehicles to needy families through the Caliber Collision Recycled Rides program in 2012. Plan on gifting 25 in 2013

To further endorse their commitment to excellence, USAA has identified Caliber Collision as having “an exceptionally high standard when it comes to service delivery (ref. attached 7/15/14 News Release).”

MISCELLANOUS REFERENCE PHOTOS



From SE of Site
Canopy



Looking West at South



Drive/Parking East side of Bldg



North end of East Wall



Looking West at North end of Bldg



Looking West at North Canopy



Looking West – North end of Property
vacuum/replace canvas screens)



Under N Canopy (remove



Facing South – NW end of Bldg
Bldg



Facing South – West side of



From Adjacent Property to West



From SW of Site

Respectfully Submitted,
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