



The Planning Center
Attn: Brian Underwood
2 E Congress St #600
Tucson, AZ 85701

November 26, 2025

Subject: Prince 10 Planned Area Development (PAD-43) Minor Amendment to modify PAD boundary.

Dear Mr. Underwood,

I have reviewed your letter dated November 10, 2025 (see attached) requesting a minor amendment to the Prince 10 Planned Area Development (PAD-43) to modify the PAD boundary to include 1.3 acres of ADOT right-of-way along the Interstate 10 frontage road and one acre of Santa Cruz River right-of-way as a non-substantial amendment as allowed by the PAD.

The applicant requests that the PAD boundary be modified as a minor amendment to include parcel 107-03-161E, which consists of a portion of the Santa Cruz River right-of-way. The request also includes a portion of the Interstate 10 right-of-way which does not yet have a parcel number.

The minor amendment request is as follows:

1. Modification of PAD boundaries to include these two areas into the Prince 10 PAD. The acquired 1.3 acres of ADOT right-of-way will be used solely for right-of-way purposes, such as streets, utilities, and pedestrian amenities. The one-acre area acquired from the Santa Cruz River right-of-way will be used solely for infrastructure purposes, such as future right-of-way for streets within the PAD and access to the Chuck Huckelberry Loop, including parking, pedestrian amenities, and/or bathrooms.

The Prince 10 PAD allows for minor changes to the PAD boundary as a result of "Modification of tax code parcel boundaries, changes to interior boundaries, right-of-way acquisition, or combining parcels." Therefore, it is determined that this minor amendment request is not in conflict with the overall intent of the Prince 10 PAD and is approved and supported as follows:

- 1) The PAD allows for minor changes to the PAD boundary as a result of right-of-way acquisition.
- 2) ADOT right-of-way acquisition area will allow for improved pedestrian and vehicular circulation for the overall PAD.

- 3) The Santa Cruz River right-of-way parcel will support connection to the Huckelberry Loop multi-use path and is aligned with the intent of the PAD.

A copy of this letter and attachment materials must be attached to any development plans.

Sincerely,

Koren Manning, Director
Planning and Development Services Department

Attachments: Applicant's Request and Materials