

# COB - BOSAIR FORM

09/10/2025 9:01 AM (MST)

Submitted by Donna.Spicola@pima.gov



Welcome to the [Board of Supervisors Agenda Item Report \(BOSAIR\)](#) Form.

This form is used to submit agenda items for Board of Supervisors consideration, including contracts, awards, grants, amendments, and other official actions.

**\*All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.\***

Record Number:

Award Type: Agenda Item

Requested Board Meeting Date: 10/14/2025

## Agenda Item Report

**\*All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.\***

Record Number:

Title: Co9-76-46 GIESKE - LIMBERLOST ROAD REZONING

**Introduction / Background:** The applicant requests a modification (substantial change) of rezoning condition #1 to allow an additional residence. The 1976 rezoning was completed through a Waiver of the Platting Requirement of the Agua Caliente Zoning Plan for the 1.68-acre parcel from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone, located on the north side of E. Limberlost Road, approximately one-quarter mile east of N. Melpomene Way, addressed as 11301 E. Limberlost Road.

**Discussion:** The applicant sites the need for an additional residence for family members.

**Conclusion:** The waiving of rezoning condition #1 will allow an additional residence for a total of two residences.

**Recommendation:** Staff and the Planning and Zoning Commission recommend APPROVAL of a modification (substantial change) of original rezoning condition #1 subject to modified standard and special conditions.

**Fiscal Impact:** 0

**Support of Prosperity Initiative:** 1. Increase Housing Mobility and Opportunity

**Provide information that explains how this activity supports the selected Prosperity Initiative** An approval could provide additional housing.

**Board of Supervisor District:** • 4

**Department:** Development Services - Planning

**Name:**  
Donna Spicola

**Telephone:** 5207248800

Department Director Signature: \_\_\_\_\_

 For \_\_\_\_\_

Date: \_\_\_\_\_

9/25/25

Deputy County Administrator Signature: \_\_\_\_\_



Date: \_\_\_\_\_

9/25/2025

County Administrator Signature: \_\_\_\_\_



Date: \_\_\_\_\_

9-26-25



**TO:** Honorable Steve Christy, Supervisor, District 4

**FROM:** Thomas Drzazgowski, Deputy Director  
Public Works-Development Services Department-Planning Division

**DATE:** September 23, 2025

**SUBJECT:** Co9-76-46 GIESKE – LIMBERLOST ROAD REZONING

The above referenced Modification (Substantial Change) of Rezoning Condition is within your district and is scheduled for the Board of Supervisors' **TUESDAY, October 14, 2025** hearing.

**REQUEST:** For a **modification (substantial change) of rezoning condition #1** to allow an additional residential unit. Condition #1 requires recording a covenant to restrict the property to a maximum of one residential unit. The 1.68-acre parcel is zoned CR-1® (Single Residence - Restricted), located on the north side of E. Limberlost Road, approximately one-quarter mile east of N. Melpomene Way, addressed as **11301 E. Limberlost Road.**

**OWNER/** George & Kristine Valdez Revoc TR  
**APPLICANT:** 11301 E. Limberlost Road  
Tucson AZ 85749

**DISTRICT:** 4

**STAFF CONTACT:** Donna Spicola, Planner II

**PUBLIC COMMENT TO DATE:** As of September 23, 2025, two written public comments have been received. One comment is in objection to the request citing effects on quality of life, wildlife, traffic and noise. The other letter has no objection to the request.

**PLANNING & ZONING COMMISSION RECOMMENDATION FOR MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS: APPROVAL SUBJECT TO MODIFIED STANDARD AND SPECIAL CONDITIONS 8 – 0** (Commissioners Lane and Tronsdal were absent).

**STAFF RECOMMENDATION FOR MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS: APPROVAL SUBJECT TO MODIFIED STANDARD AND SPECIAL CONDITIONS.**

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS:** The subject site is located outside of the Maeveen Marie Behan Conservation Lands System (CLS).

TD  
Attachments



## BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: Co9-76-46

Page 1 of 3

### FOR OCTOBER 14, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Thomas Drazagowski, Deputy Director  
Public Works-Development Services Department-Planning Division

DATE: September 23, 2025

### ADVERTISED ITEM FOR PUBLIC HEARING

### MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITION

#### Co9-76-46 GIESKE – LIMBERLOST ROAD REZONING

Kristine and George Valdez Revoc TR request a **modification (substantial change) of rezoning condition #1** to allow an additional residential unit. Condition #1 requires recording a covenant to restrict the property to a maximum of one residential unit. The 1.68-acre parcel is zoned CR-1® (Single Residence - Restricted), located on the north side of E. Limberlost Road, approximately one-quarter mile east of N. Melpomene Way, addressed as **11301 E. Limberlost Road**. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO MODIFIED STANDARD AND SPECIAL CONDITIONS 8 – 0** (Commissioners Lane and Tronsdal were absent). Staff recommends **APPROVAL SUBJECT TO MODIFIED STANDARD AND SPECIAL CONDITIONS**.  
(District 4)

#### Planning and Zoning Commission Public Hearing Summary (August 27, 2025)

The public hearing was held in person and virtually. Some commissioners were present while others attended virtually or through the telephonic option. The applicant attended virtually and staff attended in person and virtually.

Staff presented information from the staff report to the Commission with a recommendation of approval subject to modified standard and special conditions.

A commissioner asked if the properties west of the subject parcel had to go through this process since they appear to be developed the same as this request. Staff stated that the parcels to the west are one-acre parcels that were developed under a subdivision plat. The subject property is a 1.68-acre parcel and under CR-1 zoning, the minimum lot size is 36,000 square feet. This request would produce two parcels slightly less than one acre each.

A commissioner stated that this request would provide a density that will be substantially the same as the surrounding neighborhood.

The applicant presented their case.

The hearing was open to the public and there were no speakers.

The public hearing was closed.

Commissioner Matter made a motion to recommend **APPROVAL SUBJECT TO MODIFIED STANDARD AND SPECIAL CONDITIONS**, Commissioner Maese gave second.

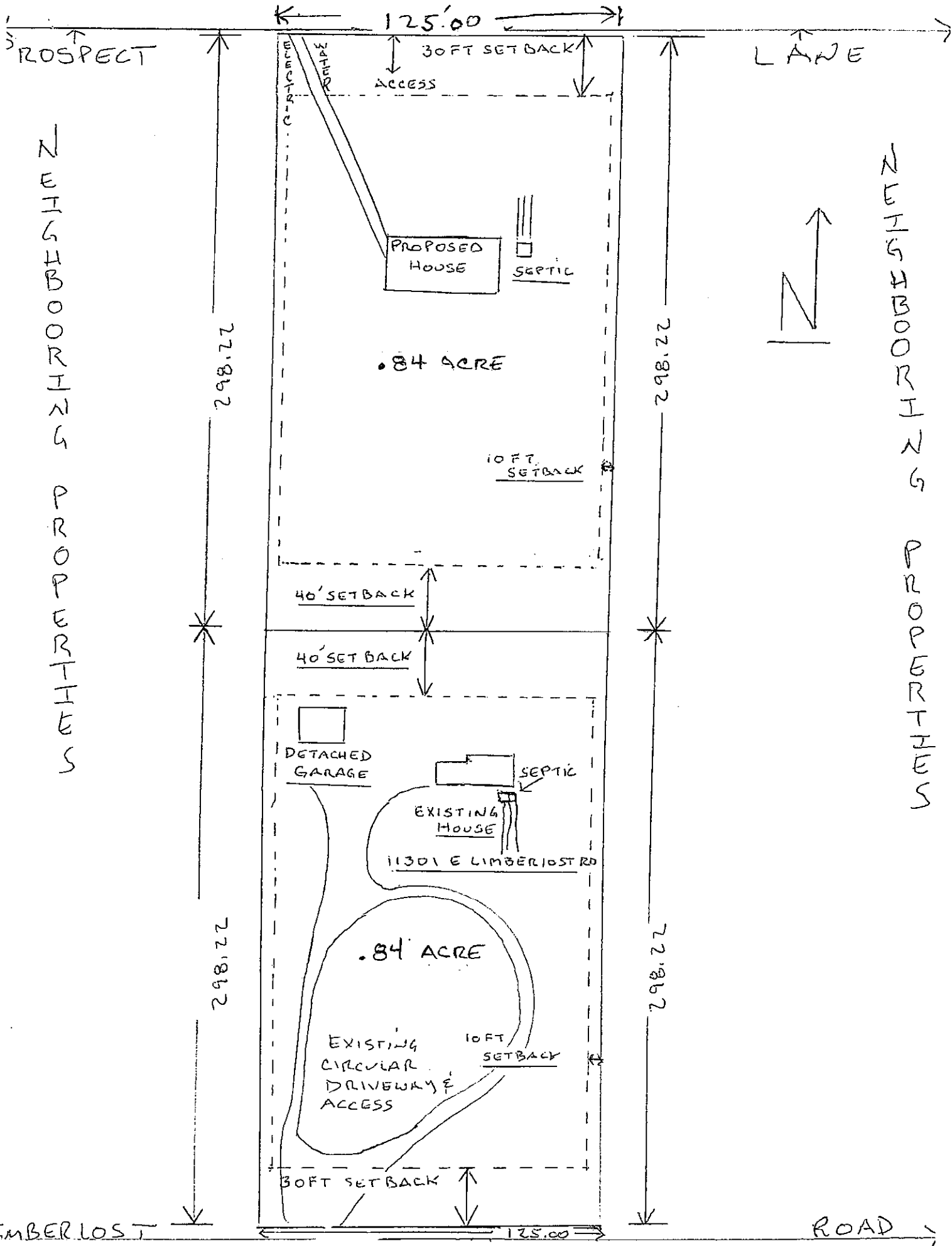
The commission voted to recommend **APPROVAL 8 – 0** (Commissioners Lane and Tronsdal were absent) subject to the following modified standard and special conditions:

Completion of the following requirement within five years from the date the rezoning request is approved by the Board of Supervisors:

- ~~1. Recording a covenant to restrict the property to a maximum of one residential unit;~~
- ~~2. Completion of a satisfactory arrangement with the Pima County Department of Sanitation;~~
- ~~3. Recording a covenant to hold Pima County harmless in the event of flooding;~~
- ~~4. Dedication of necessary rights of way for roads, drainage, and sanitary facilities by separate instrument;~~
- ~~5. Submittal of a complete drainage study, if determined necessary by the County Highway Department; and;~~
- ~~6. Conformance with Pima County paving requirements as determined necessary by the County Highway Department.~~
1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Cultural Resources condition: A caution must be noted concerning human burials. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
3. Adherence to the sketch plan as approved at public hearing.
4. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
5. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

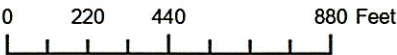
Attachments

C: George & Kristine Valdez Revoc TR





Case #: Co9-76-46  
Case Name: GIESKE - LIMBERLOST DRIVE REZONING  
Tax Code(s): 205-33-012C

Aerial Exhibit



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

 <b>PIMA COUNTY</b> DEVELOPMENT SERVICES	Notes: <b>Modification (Substantial Change) Rezoning Condition</b>			
	Ref Case #: P25SA00003	Map Scale: 1:6,000	Map Date: 8/1/2025 - ds	

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION  
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

**HEARING** August 27, 2025

**DISTRICT** 4

**CASE** Co9-76-46 Gieske – Limberlost Road Rezoning

**REQUEST** Modification (Substantial Change) of Rezoning Condition #1

**OWNER/  
APPLICANT** George & Kristine Valdez Revoc TR  
11301 E. Limberlost Road  
Tucson AZ 85749



**APPLICANT'S PROPOSED USE**

A modification (substantial change) of rezoning condition #1, which required recording a covenant to restrict the property to a maximum of one residential unit. The applicant proposes to divide the 1.68-acre property into two parcels and allow one residence per parcel.

**APPLICANT'S STATED REASON**

The applicants request for an additional single-family residence is based on the shortage of housing and the cost of housing for their children.

**STAFF REPORT SUMMARY**

Staff recommends **APPROVAL of a modification (substantial change) of rezoning condition #1** to waive the required condition and allow an additional single-family residence. The modification conforms to the parcels' Low Intensity Urban 1.2 comprehensive plan land use designation and is a reasonable and compatible use of the land.

**PUBLIC COMMENT**

As of the writing of this staff report, no public comments have been received.

Mailed notice of the proposal along with the website posting of the staff's report will occur a minimum of fifteen days prior to public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

**COMPREHENSIVE PLAN**

The land use designation of the subject property is Low Intensity Urban 1.2 (LIU-1.2) which plans for low-density residential and other compatible uses and provides density incentives for residential conservation subdivisions to provide more natural open space. The maximum density is 1.2 residences per acre (RAC) with no required minimum density and may be increased to

maximums of 2.5 RAC and 4.0 RAC with provision of 45 percent and 60 percent open space, respectively. The proposed density for the subject property is approximately 1.19 RAC. There are no special area or rezoning policies applicable to the subject property.

#### **SURROUNDING LAND USES/GENERAL CHARACTER**

North:	CR-1/SR	Subdivided/Unsubdivided Developed Low Density Residential
South:	CR-1/SR	Subdivided/Unsubdivided Developed Low Density Residential/ Agua Caliente Elementary School
East:	CR-1/SR-2/SR	Unsubdivided Developed Low Density Residential/vacant
West:	CR-1/SR	Subdivided Developed Low Density Residential/Tanque Verde High School

There is low-density residential development in the vicinity of the subject site. The closest public elementary school is located approximately 530 feet to the southeast, a middle school is located approximately three and one-quarters of a mile to the south and the nearest public high school, Tanque Verde High, is approximately one-quarter mile west of the subject parcel. A fire station is located approximately three miles southwest of the subject parcel and Agua Caliente Park is nearby which provides walking trails and picnic areas.

#### **MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)**

The subject site is located outside of the Maeveen Marie Behan Conservation Lands System (CLS).

#### **PLANNING REPORT**

The 1.68-acre parcel zoned CR-1 ® (Single Residence – Restricted) is located on the north side of E. Limberlost Road, approximately one-quarter mile east of N. Melpomene Way and is developed with one single-family residence. Allowing a modification (substantial change) to waive rezoning condition #1 would allow an additional single-family residence on the 1.68 parcel. With the creation of a second lot, the southern lot is planned for .84-acres and will contain the existing single-family residence, and the planned northern .84-acre lot will allow for a new single-family residence. The increase in density should minimally impact the surrounding properties and contain equivalent density as proposed. The modification request allows a use which is compatible with the adjacent and nearby developed properties. The parcel conforms to the Comprehensive Plan designation of LIU-1.2 with a 1.19 RAC.

At the time of the 1976 rezoning, the request conformed to the Agua Caliente Zoning Plan. The Agua Caliente Zoning Plan granted conditional zoning subject to approval of a subdivision plat. A waiver of the platting requirement would allow the rezoning without the subdivision plat. The original request was for a single lot and intended for one single-family residence. The waiver of the platting requirement was approved November 1, 1976, by the Board of Supervisors to allow the zoning change from SR (Suburban Ranch) to the CR-1 (Single Residence) zone. The Agua Caliente Zoning Plan has since been closed.

Staff supports the request to modify original rezoning condition #1 which states "Recording a covenant to restrict the property to a maximum of one residential unit" to allow one additional single-family residence. The request to add an additional single-family residence requires a substantial change to the original rezoning conditions due to an increase in residential density greater than ten percent which requires public hearings before the Planning and Zoning Commission and Board of Supervisors.

The property is bounded by E. Prospect Lane and E. Limberlost Road. Access to the northern lot will be from E. Prospect Lane while access to the southern lot will be from E. Limberlost Road.

The parcel is located within the Tucson Water obligated service area which currently serves the existing residence. The property is currently served by septic. The proposed lot split does not meet the minimum one-acre requirement for the Department of Environmental Quality (DEQ) for an additional on-site disposal system, but if a parcel is slightly less than one-acre and sanitary sewer is more than 200 feet away, which in this instance it is more than 600 northwest of the subject parcel, DEQ will allow installation of a septic system if the resulting parcel is .90 acres or greater when including half of the existing right-of-way or easements. The proposed northern lot, including half of the right-of-way is approximately .93 acres.

#### **TRANSPORTATION**

The property is bounded by E. Prospect Lane to the north and by E. Limberlost Road to the south, and there are no required right-of-way dedications nor paving requirements.

The Department of Transportation has no objection to this request and recommends approval.

#### **FLOOD CONTROL**

The subject parcel does not have a federal or locally mapped floodplain, nor does it have mapped Regulated Riparian Habitat.

The Regional Flood Control District has no objection to this request and recommends approval.

#### **WASTEWATER RECLAMATION**

The nearest public sewer is located more than 600 feet from the property. The existing building is served by a septic system. The Department of Environmental Quality will allow the use of a septic system for the new parcel.

The Regional Wastewater Reclamation Department has no objection to this request.

#### **ENVIRONMENTAL QUALITY**

Environmental Quality has no objection to this request.

#### **CULTURAL RESOURCES**

Cultural Resources has no objection subject to the addition of Condition #2.

#### **UNITED STATES FISH AND WILDLIFE SERVICE**

The US Fish and Wildlife Service has no comment.

#### **WATER DISTRICT**

Tucson City Water has no comment.

#### **FIRE DISTRICT**

Rural Metro Fire Department has no objection to the request.

#### **TUCSON ELECTRIC POWER**

Tucson Electric Power (TEP) has no comment.

Staff finds concurrency of infrastructure per reporting agencies exist with the recommended modifications, deletions and additions to the rezoning conditions as follows:

1. ~~Recording a covenant to restrict the property to a maximum of one residential unit;~~
2. ~~Completion of a satisfactory arrangement with the Pima County Department of Sanitation;~~

- ~~3. Recording a covenant to hold Pima County harmless in the event of flooding;~~
- ~~4. Dedication of necessary rights of way for roads, drainage, and sanitary facilities by separate instrument;~~
- ~~5. Submittal of a complete drainage study, if determined necessary by the County Highway Department; and,~~
- ~~6. Conformance with Pima County paving requirements as determined necessary by the County Highway Department.~~
1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
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3. Adherence to the sketch plan as approved at public hearing.
4. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
5. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

Recorded covenants required by original condition #'s 1 and 3 are now met through the development process and permit conditions eliminating the need for those as rezoning conditions.

Staff recommends deletion of original condition #'s 2, 4, 5 and 6 based upon policy changes to reduce redundant requirements and ease approval process.

All original conditions are being replaced with new conditions to provide for updated standard and special condition verbiage.

Respectfully Submitted,




*Donna Spicola*

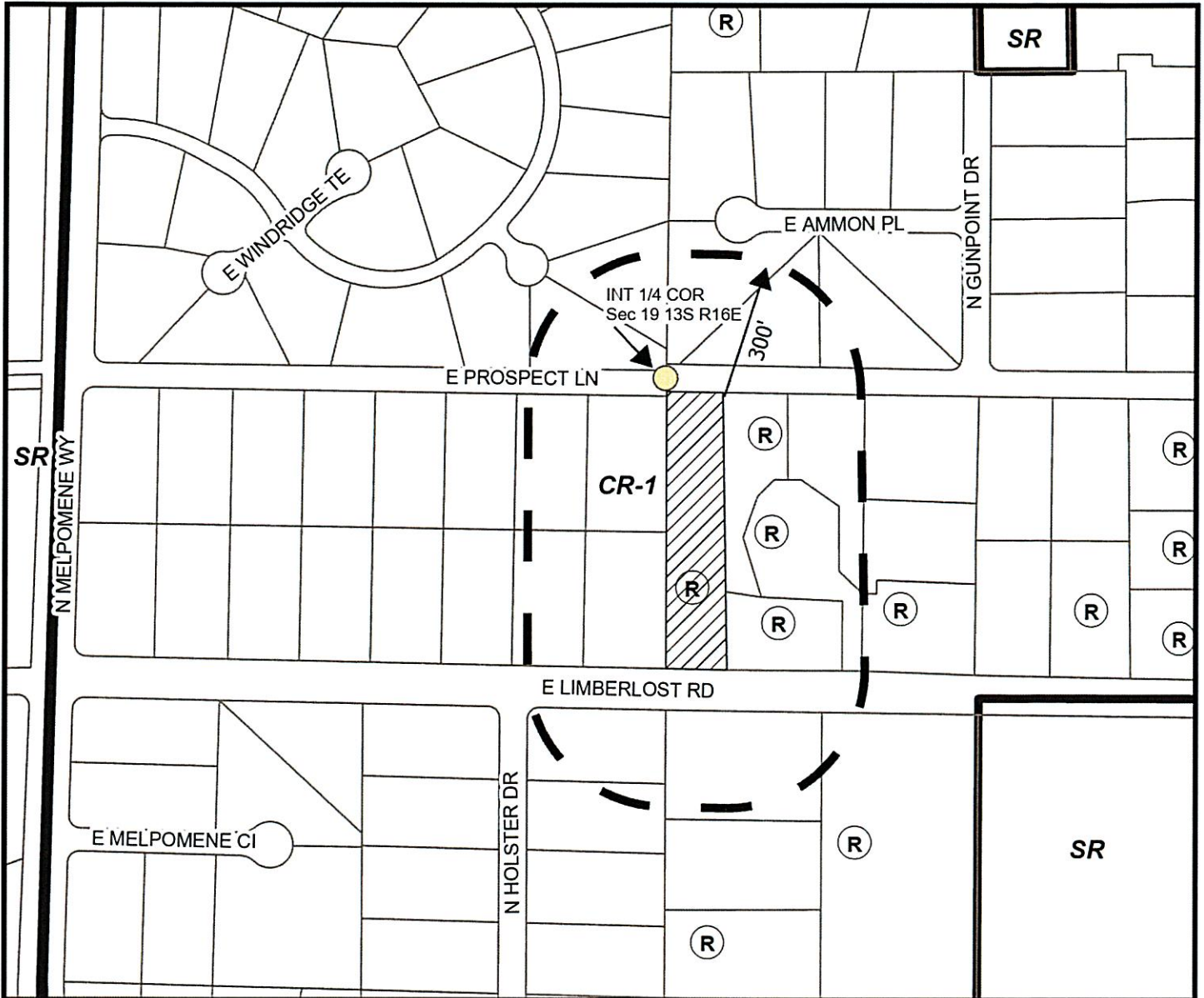
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Donna Spicola  
Planner II

c: George & Kristine Valdez Revoc TR

Case #: Co9-76-46  
Case Name: GIESKE - LIMBERLOST DRIVE REZONING  
Tax Code(s): 205-33-012C

-  Zoning Boundary
-  300' Notification Area
-  Subject Property



0 145 290 580 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION



Notes: Modification (Substantial Change) Rezoning Condition

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning and Zoning Commission: 8/27/25

Board of Supervisors Hearing: TBD

Ref Case #: P25SA00003

Map Scale: 1:4,000

Map Date: 8/1/2025 - ds





## Land Use Legend and Map

### **Low Intensity Urban (LIU)**

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

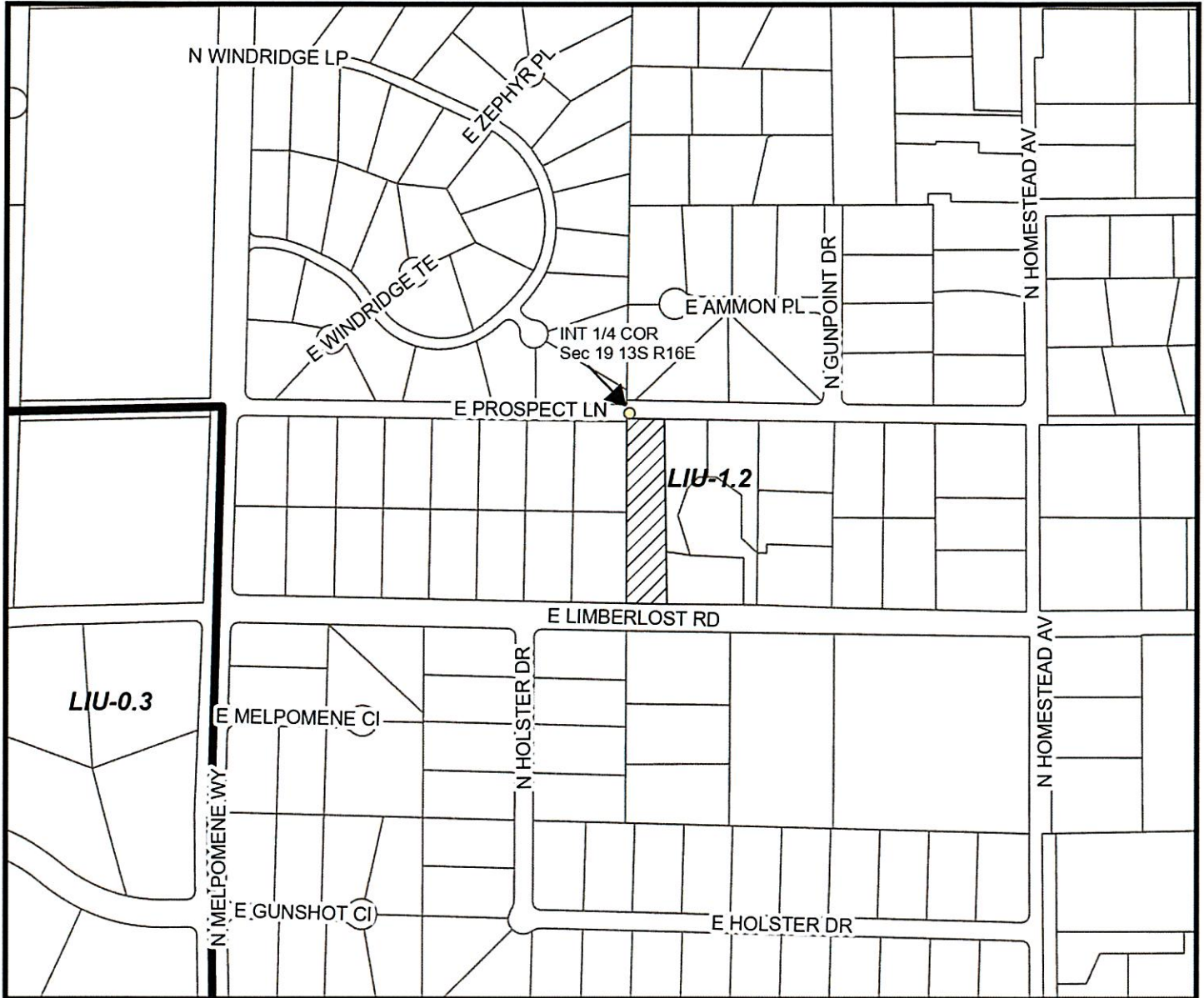
### **Low Intensity Urban 1.2 (LIU-1.2)**

- Residential Gross Density: Minimum- none; Maximum- 1.2 RAC; 2.5 RAC with 45 percent open space; or 4 RAC with 60 percent open space
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 1.2 RAC; 2 RAC with 50 percent open space

Case #: Co9-76-46  
Case Name: GIESKE - LIMBERLOST DRIVE REZONING  
Tax Code(s): 205-33-012C

Comprehensive Plan Exhibit

 Subject Property



0 220 440 880 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION



Notes: Modification (Substantial Change) Rezoning Condition

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Ref Case #: P25SA00003

Map Scale: 1:6,000

Map Date: 8/1/2025 - ds



## BOS Approved Minutes 11/1/76

and thereupon moved the matter be continued to the regular Board meeting on November 15, 1976, pending submittal of official County maps and plans for the realignment of the Anklam Road-Speedway Boulevard intersection. The motion was seconded by Supervisor Lena, and upon vote being taken, carried unanimously, with four members voting to continue the matter to the Board's regular meeting of November 15, 1976.

\*(Chairman Castillo was excused due to a possible conflict of interest)

6. DP&Z-Z: Co9-74-61, U. S. HOMES (MARVED DIVISION) PETITION

The Planning Director presented the request of Genge/Wheeler, Petterson and Coffeen, Consulting Engineers, representing the petitioner for a two year extension of time to complete requirements for rezoning from SR to CR-3 and TR approximately 80 acres on the northwest corner of Cardinal Avenue alignment and Nebraska Street in accordance with the petition (Co9-74-61) of U. S. Homes (Marved Division) approved by the Board November 18, 1974. The Planning Director explained the CR-3 portion is complete and the request applies to the TR portion of the rezoning only; no objections have been received from participating departments, and therefore, he recommended a one year time extension rather than a two year extension. The Vice Chairman inquired whether anyone wished to be heard. No one appeared. On consideration, it was moved by Supervisor Walker, seconded by Supervisor Joyner, and unanimously carried, with three members voting, a one year extension of time be granted for completion of requirements of the TR rezoning.

\*(Chairman Castillo returned at this time)

\*(Supervisor Joyner was excused from the meeting)

7. DP&Z-Z: Co9-76-46, DOUGLAS AND MARION GIESKE

The Planning Director presented a request for waiver of platting requirements on petition (Co9-76-46) of Douglas and Marion Gieske to rezone from SR to CR-1 property north of Limberlost Road and east of Melpomene Way. He reported no public hearing was required because the rezoning is in conformity with the Agua Caliente-Sabino Creek Community Plan (Co13-61-13) and joins other participating departments in recommending approval of the waiver subject to completion of certain alternative requirements as follows:

- "1. Recording a covenant to restrict the property to a maximum of one residential unit;
2. Completion of a satisfactory arrangement with the Pima County Department of Sanitation;
3. Recording a covenant to hold Pima County harmless in the event of flooding;
4. Dedication of necessary rights-of-way for roads, drainage, and sanitary facilities by separate instrument;
5. Submittal of a complete drainage study, if determined necessary by the County Highway Department; and,
6. Conformance with Pima County paving requirements as determined necessary by the County Highway Department."

The Chairman inquired whether anyone wished to be heard. No one appeared.

It was thereupon moved by Supervisor Lena, seconded by Supervisor Walker, and unanimously carried, with three members voting, the waiver be granted subject to the completion of certain alternative requirements as presented.



**PIMA COUNTY**  
DEVELOPMENT SERVICES

201 N. Stone Avenue, Tucson, AZ 85701  
(520) 724-9000  
[www.pima.gov/developmentservices](http://www.pima.gov/developmentservices)

## BIOLOGICAL IMPACT REPORT

*(Not applicable for rezonings that require a site analysis)*

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

**INSTRUCTIONS FOR SAVING FORM:** 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

**Project ID** (*case no., APN no., address, or other identifying info*):

11301 E. Limberlost Rd. Tucson, Arizona 85749

### **Part I. Information Provided by Pima County Staff**

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections)   
Important Riparian Area  
Biological Core  
Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? No ☐
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No ☐
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No ☐
5. Is the project located within a Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl: No ☐
  - b. Western burrowing owl: No ☐
  - c. Pima pineapple cactus: No ☐
  - d. Needle-spined pineapple cactus: No ☐

**Part II. Information Provided by the Applicant**

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No ☐  
If yes, provide a summary of those communications:
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No <input type="checkbox"/>		SELECT
Western burrowing owl	No <input type="checkbox"/>		SELECT
Pima pineapple cactus	No <input type="checkbox"/>		SELECT
Needle-spined pineapple cactus	No <input type="checkbox"/>		SELECT

**Questions about this form?**

**Contact the Office of Sustainability and Conservation at (520) 724-6940.**

SUBJECT PROPERTY: 11301 E. Limberlost Rd  
Tucson, Az 85749 (Valdez Residence/Owners)  
PARCEL 205-33-012C

To whom it may concern:

1. We are requesting a modification/waiver of rezoning condition to Rezoning Co9-76-46 Condition # 1 ("Recording a covenant to restrict the property to a maximum of one residential unit").
2. Upon granting of the Special Action request, we will record a document removing the covenant with a title company to be filed with the Pima County Recorder's Office.
3. We have already received approval for septic from DEQ upon land split approval. (See attached letter)
4. Upon approval, we have a contract with Settlemyer, LLC Land Surveying Services to complete the legal lot split, tentatively scheduled for August 13 and 14, 2025. (See attached.)

The request to make these into two parcels is based on the shortage of housing in Pima County and the cost of housing that has increased to such a level that our seven children are having a hard time finding housing for themselves and their families. We are in hopes that this would be granted so that we would have more options for housing for our family, our aging parents and our community.

We have both been long residence of Pima County. George is a native Tucsonan for over 60 years and Kristine over 48 years. We have also served as Pima County Employees for 52 years combined.

We appreciate your consideration in this matter and look forward be given the opportunity to be able to bless our family and our community in the future.

Respectfully,

Geroge and Kristine Valdez

George M. Valdez  
Roadreaper1965@yahoo.com  
520-639-0822

Kristine B. Valdez  
monkiesgalore@yahoo.com  
520-639-0824

## Septic implications RE splitting 11301 E. Limberlost Rd. (APN 205-33-012C)

From: Jennifer Lynch (jennifer.lynch@pima.gov)

To: monkiesgalore@yahoo.com

Cc: hussein.alzubaidi@pima.gov; david.takaki@pima.gov; nicholas.jordan@pima.gov; marianna.kuglmeier@pima.gov; erica.lopez@pima.gov; scott.dibiase@pima.gov; judy.tovar@pima.gov

Date: Monday, April 15, 2024 at 01:57 PM MST

Good afternoon Kristy,

It was a pleasure talking with you today about possibly splitting the lot located at 11301 E. Limberlost Rd. As I mentioned, I'm retiring at the end of May, so this email serves to memorialize our conversation. I've copied several colleagues on this in the event the lot split happens after May 31<sup>st</sup> and you/they need a determination regarding the septic system implications.

The Pima County Code chapter 7.21.027.A, states: *No on-site disposal system shall be approved or installed on a single-family residential lot of less than one acre, including easements and designated rights-of-way.*

The current lot under consideration is 1.75 acres. You indicated that the lot will be split in half, resulting in one lot to the south that has an existing structure and septic system and another to the north, which is vacant land. You would like to know, before hiring a surveyor, if it would be possible to install a septic system on the northern-most lot if it is approximately 0.90 acres, including rights-of-way and easements. It has been our position here at PDEQ to allow the installation of a septic system when the lot size is slightly less than one acre AND when the sanitary sewer is more than 200 ft. away (a check of Pima County's Regional Wastewater Reclamation Department's PimaMaps indicates the nearest sanitary sewer service area (Agua Nueva/Tres Rios) is more than 600 ft. northwest of the subject property.)

This proposed situation would not meet any of the three conditions on the Request for Waiver. However, based on the information provided, PDEQ would allow installation of a septic system if the resulting lot is 0.90 acres or greater (including rights-of-way and easements.) **Please keep this email as a record of PDEQ's determination.**

Please contact me with any questions or if additional information is needed.

V/R,

Jen

Jennifer Lynch, R.S., REHS  
Water & Waste Environmental Quality Manager  
Pima County Department of Environmental Quality  
33 N. Stone Ave., Suite 700, Tucson, AZ 85701  
520.724.7323



**PIMA COUNTY**  
GEOGRAPHIC  
INFORMATION SYSTEMS

## Pima County Geographic Information Systems

# Parcel 205-33-012C

Read the [Disclaimer](#). Information on this page is **unofficial**.

### Mail name and address

205-33-012C  
VALDEZ GEORGE & KRISTINE JT REVOC TR  
11301 E LIMBERLOST RD  
TUCSON AZ 85749-9517

### Legal description

W125' NW4 SE4 SW4 EXC N30' & EXC S45'  
1.68 AC SEC 19-13-16

### Situs (property) address

([About situs addresses](#))

Street Address	Jurisdiction	Postal City	Zip Code
11301 E LIMBERLOST RD	PIMA COUNTY	TUCSON	<u>85749</u>

### Information for this parcel

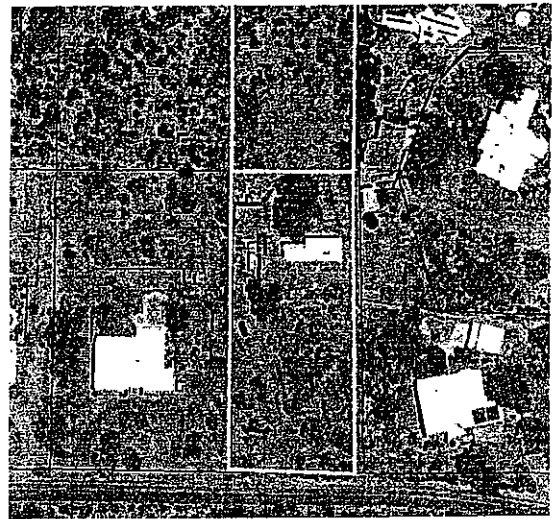
- For Assessor parcel details, copy and paste Parcel ID **20533012C** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurer's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
  - [Recorded Document](#) for Sequence Number 20132280583.
  - [Voter Precinct and Districts](#)
- A **Subdivision Plat Map** is not available here because the GIS parcel record does not have subdivision Book/Page or Sequence numbers. The parcel may have an associated subdivision Book/Page or Sequence number that isn't documented here. See "Subdivision" in the "[Development](#)" GIS overlay details group results. As another option, the parcel legal description above may have a subdivision name you can search for in [Subdivision Plats](#).
- Pima County [Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
- **Permits** from [Pima County Development Services](#)
  - [Permit Search](#)
  - [Historical Permit Cards](#) - Prior to about 1998
- [Parcel Average Cross Slope](#) - Pima County Zoning Code, [Chapter 18.61](#), [Hillside Development Overlay Zone](#)
- City of Tucson Development Activity Records are not available because the parcel is not in the City of Tucson.

**Location:** 11301 E Limberlost

Parcel 205-33-012C  
Sequence 20132280583  
Portion of SW4  
Section 19-13/16

**Scope:** 2 Parcel Minor Land Division

- ☐ Parcel 012C
- ☐ Division per diagram.
- ☐ Staking / Flagging
- ☐ Mapping
- ☐ Parcel descriptions
- ☐ Access Certification.



**Schedule:** Aug 15, 16 2025  
has been assigned to perform the fieldwork

**Cost:** \$ 2450

- ☐ Please mail contract with payment to our PO Box address
- ☐ This contract serves as our invoice for services rendered.
- ☐ Please reference our Project Number (6218-1-VA)
- ☐ Payment alternative: Via our website [www.settlemeier.com](http://www.settlemeier.com)

**Signed:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Thank You, we appreciate the opportunity to be of service

## Settlemeier LLC

LAND SURVEYING SERVICES

Physical Address:  
Settlemeier LLC  
2100 N. Wilmot Road; Unit 321  
Tucson, AZ 85712

Mailing Address:  
Settlemeier LLC  
P.O. Box 12612,  
Tucson, AZ 85732

Telephone: 520-512-0666  
Facsimile: 520-512-1666  
Email:  
[Settlemeier@Outlook.com](mailto:Settlemeier@Outlook.com)

**From:** Rick Johnston <[rjohn12699@gmail.com](mailto:rjohn12699@gmail.com)>

**Sent:** Thursday, August 21, 2025 3:27 PM

**To:** DSD Planning <[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)>

**Subject:** Co9-76-46 GIESKE

You don't often get email from [rjohn12699@gmail.com](mailto:rjohn12699@gmail.com). [Learn why this is important](#)

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I would like to protest the rezoning in this case, due for Board review on Wed., Aug 27, 2025.

The majority of homes in this area are zoned one house per acre. The subject property is only on 1.68 acres, and has an existing home. The property in question is just outside the boundary of Bel Air Ranch II Estates, of which I am a part of, and all of us are restricted to one house per acre. Crowding more homes into a small area affects the quality of life for folks who live in this area, which is quiet, dark, and full of wildlife. We routinely have coyotes, javelina, bobcats and deer cross our open areas. More houses mean less habitat for wildlife, and more cars, noise, water use, and pollution, avoidance of which are the reasons most folks call this area their home.

I understand via County staff that most departments have already approved this rezoning modification request, and it appears it may be simply a case of 'rubberstamping' by the Board. However, I would hope after hearing my concerns, that the Board takes them into consideration, and vote to deny the request. An approval could lead to additional requests for rezoning, and open season on more homes. Please advise if this gets to the Board for review.

Rick Johnston

4060 N. Holster Dr.

Tucson, Az. 85749

**From:** MIRA TOMAS <[mitomas@cox.net](mailto:mitomas@cox.net)>  
**Sent:** Thursday, August 21, 2025 7:03 PM  
**To:** DSD Planning <[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)>  
**Subject:** Tax code: 205-33-012C

You don't often get email from [mitomas@cox.net](mailto:mitomas@cox.net). [Learn why this is important](#)

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

In regarding to C09-76-46 GIESLE-Limberlost rd Rezoning, residents at 11330 E Prospect Lane have no objection in moving forward with the request.

Thank you

Rikardo Tomas