



Talavera Homes Inc.

www.talaverahomes.com

To: Pima County Board of Supervisors

Date: June 2, 2016

RE: Plat note modification of Lot 12, Sabino Estates at Sabino Springs, Tucson AZ 85749

Dear Members of the Board of Supervisors:

Talavera Homes, Inc., is representing John and Carolyn Bliley in their request for a plan note modification on their property listed above. In response to the letter from owners of Lot 13 to Mr. David Petersen, we are writing this letter to provide you with details supporting the approval on this request, of which approval was recommended by Board staff.

A review of the Sabino Estates Design Guidelines indicates that 2-story homes are allowed, as are 18 ft. maximum building heights. The house designed for this lot is a Tuscan style, 2941 sf, one story building with a 2-car garage, and a pool with spa. It is designed with three building masses. Two sections will have top of parapet heights of 14 ft. and 16 ft. A third, smaller section, is a "Tuscan tower" which will be at just below 18 ft. high. The increase in the development envelope (grading) is needed to accommodate the pool and spa, which will be located immediately outside the home's South patio. Originally, we had proposed to place the house 10 ft. from the North property line, which is within the Pima County Building setback allowance. However, not wanting to disturb the numerous Saguaro at that area, the owners decided to move the house south, approximately 50 ft. from the North property line. This places the house approximately 10 ft. in elevation* below the North property line. This property line shares a boundary with Lot 13 (their south boundary line). We'd also like to note that with the sloping topography, Lot 13 is already approximately 5 ft. higher in elevation from Lot 12. So the Bliley's building will sit well below Lot 13's South boundary line elevation (approximately 15 ft. lower). Also, we had originally suggested a two-story home in order to accommodate good-sized guest quarters upstairs. But the Bileys were concerned about blocking Lot 13 neighbor's views, so they decided against a two-story home. *(As per research on Pima County GIS)

We firmly believe that any type of building on this lot will have an impact on Lot 13. However, the Bileys are sensitive to this, and are doing their best to minimize the impact. As it is currently designed to be situated on the lot, we envision the neighbors to the north will be looking over the Bliley house roof; just as the Bileys will be looking south, over their neighbor's roof.

On behalf of Mr. and Mrs. Bliley, we thank you for your time and the approval of this plan note modification.

Respectfully,

Jorge Talavera, President and General Mgr.
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