

#### **BOARD OF SUPERVISORS AGENDA ITEM REPORT**

Requested Board Meeting Date: 5/3/2022

\*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

#### \*Title:

Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (LOT 28)

#### \*Introduction/Background:

The applicant requests a plat note modification to increase allowable grading on Lot 28 from 9,200 square feet to a 11,000 square feet in order to provide additional area for a single-family residence.

#### \*Discussion:

There is an overall grading limit within the Sabino Springs Specific Plan. Grading was allotted to each subdivision development within Sabino Springs. Within the subject Sabino Estates subdivision, after estimating grading for infrastructure, each lot was then allotted grading limits as well. A subsequent as-built grading study determined that less disturbance for infrastructure occurred than was originally estimated for the subdivision. The reduced disturbance equals approximately 1,800 square feet for each of the "44 remaining lots" as described in the study report. This same modification has been approved by the Board of Supervisors for 17 lots to date.

#### \*Conclusion:

The grading allotments are the primary method to enforce the grading cap placed on the entire Sabino Springs Specific Plan. The determination that this 45-lot subdivision has excess grading to be utilized allows for an even distribution of excess grading for 44 lots within the subdivision that were remaining to be developed at the time of the grading study.

#### \*Recommendation:

Staff recommends APPROVAL subject to a condition		
*Fiscal Impact:	c. S	
0		
*Board of Supervisor District:		
<b>▼</b> 1 <b>□</b> 2 <b>□</b> 3 <b>□</b> 4 <b>□</b> 5 <b>□</b>	All	872#(8/2)PC ( X G X
Department: Development Services - Planning	Telephone: 520-724-8800	
Contact: Donna Spicola, Senior Planner	Telephone: 520-724-9513	
Department Director Signature:		Date: 4/12/2022.
Deputy County Administrator Signature:	Day	111222
County Administrator Signature:	JAU	Date: 4112/20522_



TO:

Honorable Rex Scott, Supervisor, District 1

FROM:

Chris Poirier, Deputy Director Ton Orangenski

Public Works-Development Serviées Department-Planning Division

DATE:

April 12, 2022

SUBJECT:

Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (LOT 28)

The above referenced Plat Note Modification is within your district and is scheduled for the Board of Supervisors' **TUESDAY**, **May 3**, **2022** hearing.

**REQUEST:** 

For a **plat note modification** of restrictive administrative control note #20(B) to increase the area of the development envelope from 9,200 square feet to 11,000 square feet on Lot 28 (0.74 acres) of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is zoned SP (BZ) (Specific Plan - Buffer Overlay Zone) and is located on the south side of E. Sabino Estates Drive, approximately two-thirds of a mile east of the intersection of N. Bowes Road and E. Sabino Estates Drive,

addressed as 9980 E. Sabino Estates Drive.

OWNER:

Lee Holland and Marissa Wheeler

3870 N. Calle Entrada Tucson AZ 85749-9692

**AGENT:** 

Talavera Engineering & Construction

Attn: Rene Martinez

2455 E. Speedway Boulevard, Suite 102

Tucson AZ 85719

DISTRICT:

1

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

**PUBLIC COMMENT TO DATE**: As of April 12, 2022, staff received no public comment.

STAFF RECOMMENDATION: APPROVAL SUBJECT TO A CONDITION

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATION:** A portion of the subject property is located within the Maeveen Marie Behan Conservation Lands System (CLS) Biological Core Management Area designation.

TD/DS Attachments



#### BOARD OF SUPERVISORS MEMORANDUM

Subject: Co12-93-11

Page 1 of 3

#### FOR MAY 3, 2022 MEETING OF THE BOARD OF SUPERVISORS

TO:

HONORABLE BOARD OF SUPERVISORS

FROM:

Chris Poirier, Deputy Director 1800 Ton Orangewski

Public Works-Development Services Department-Planning Division

DATE:

April 12, 2022

#### **UNADVERTISED ITEM FOR PUBLIC HEARING**

#### PLAT NOTE MODIFICATION

#### Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (LOT 28)

Lee Holland and Marissa Wheeler, represented by Talavera Engineering & Construction, request a **plat note modification** of restrictive administrative control note #20(B) to increase the area of the development envelope from 9,200 square feet to 11,000 square feet on Lot 28 (0.74 acres) of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is zoned SP (BZ) (Specific Plan - Buffer Overlay Zone) and is located on the south side of E. Sabino Estates Drive, approximately two-thirds of a mile east of the intersection of N. Bowes Road and E. Sabino Estates Drive, addressed as **9980 E. Sabino Estates Drive**. Staff recommends **APPROVAL SUBJECT TO A CONDITION**.

(District 1)

(District 1)

#### STAFF RECOMMENDATION

Staff recommends **APPROVAL** of a modification of subdivision plat restrictive administrative control note #20(B) to allow an increase in the development envelope (grading) from 9,200 square feet to 11,000 square feet as requested for Lot 28 of the Sabino Estates at Sabino Springs subdivision, subject to the following condition:

1. Regional Flood Control District shall review the building plan set to verify the building stem wall footer is not located within the Erosion Hazard Setback.

#### REQUEST OF APPLICANT

The applicant requests a modification of plat restrictive administrative control note #20(B) which limits the area of the development envelope (grading) for each of 45 lots within the Sabino Estates at Sabino Springs subdivision to a maximum of 9,200 square feet. Due to the configuration of the lot, topography, erosion hazard setback and the natural open space requirements for lot 28, the

Co12-93-11 Page 2 of 3

applicant requests an 1,800-square-foot increase in permitted graded area for a total of 11,000-square-foot maximum graded area in order to provide a functional design for the new home.

#### PLANNING REPORT

Staff supports the requested 1,800-square-foot increase in grading on Lot 28 because there is excess grading allowance for the subdivision from that originally assigned for this portion of the Sabino Springs Specific Plan. A past as-built grading study (attached) performed by an engineering firm and accepted by the Development Services Department, demonstrated that environmentally friendly methods employed during construction of the subdivision infrastructure reduced originally estimated grading disturbance by 78,312 square feet (1.8 acres). The excess grading allowance, if distributed among what was described in the report as "...the remaining 44 lots in Sabino Estates..." allows a grading increase of approximately 1,800 square feet per lot. However, due to the administrative control note, it was determined that the proportional distribution of the excess grading would be allowed based upon the Board of Supervisors' approval of the modification of the administrative control note on a per-lot basis. To date, requests for seventeen lots have been approved by the Board for the 1,800-square-foot grading increase. The lot numbers are 1-4, 6, 9, 11, 12, 17, 25, 29, 34, 35 and 42-45 (Board Minutes attached).

The 15.97-acre grading limit (Restrictive Note #10) within the 80.03-acre subject plat derives from the Sabino Springs Specific Plan, which was conditioned upon a maximum grading limit of 55% (now 56% through a past-approved amendment) of its 428.35 acres. The various developments within the Specific Plan have been assigned portions of the grading allowance. After accounting for disturbance for infrastructure (roads, common driveways, drainage structures), each lot within the subject plat area was allotted 9,200 square feet for grading disturbance.

Subject Lot 28 is currently vacant and has many saguaro cacti (a protected species), and is located within the Buffer Overlay Zone, being near the Coronado National Forest. Review for compliance with the Hillside Development Overlay Zone standards, the Native Plant Preservation Ordinance including preservation and potential mitigation of saguaros, Flood Control requirements, and Buffer Overlay Zone (BOZO) standards have not been conducted for this request.

Preservation of the site is furthered by a 50-foot erosion hazard setback and the restrictive note #20(D) requiring the remaining undisturbed areas outside of the development envelope to be dedicated as a conservation easement.

The subject lot is located within the Conservation Lands System (CLS). The Specific Plan was approved with conservation elements and General Administrative Note #11 for this platted subarea of the Specific Plan indicates that 80.03 percent of Sabino Estates will remain undisturbed. The potential for disturbance of 11,000 square feet of the 0.74-acre subject lot constitutes approximately 34.1 percent of the lot, leaving 65.9 percent as natural.

The owners should note that a property owner within the subdivision may privately enforce plat notes, even if the Board of Supervisors grants a modification.

Public notice is being sent to all property owners within the subdivision and within 300 feet of the boundaries of the subdivision.

Co12-93-11 Page 3 of 3

#### **ENVIRONMENTAL PLANNING**

The subject property, Lot 28 of the Sabino Estates Subdivision, is approximately 32,878 square feet. Approximately 6.5% of the property (approximately 2,137.07 square feet) is within the Biological Core Management Area designation of the Maeveen Marie Behan Conservation Lands System (CLS). The CLS Guidelines for this designation call for four (4) acres of natural open space to be conserved for every acre developed. Applying the 4:1 mitigation ratio, the property owner can achieve compliance with the CLS Guidelines onsite by limiting the amount of new disturbance within the designated area to no more than 427.4 square feet. (The existing onsite disturbance predates CLS applicability and does not count against the total allowable disturbance calculated here.)

According to the site plan submitted by the applicant, the entire area designated as Biological Core Management Area falls within the required 30-foot front setback from Sabino Estates Drive. This setback limits new disturbance in the designated area to only the driveway, which is necessary to provide access to the property. In light of this, OSC has no objection to this proposal.

#### REGIONAL FLOOD CONTROL DISTRICT

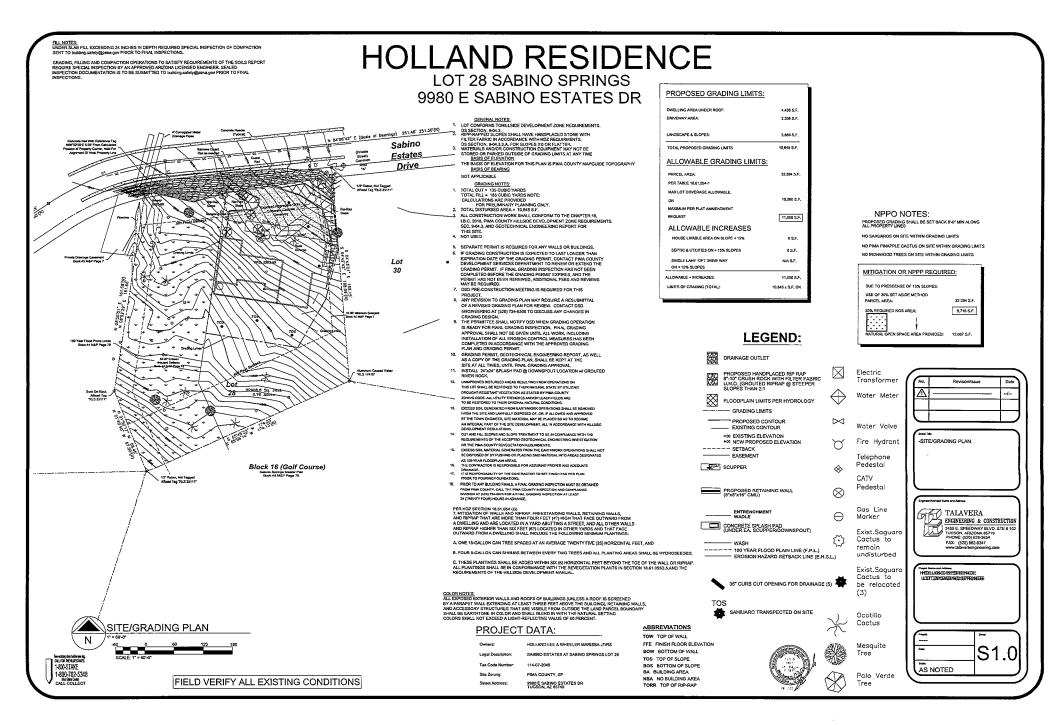
The Regional Flood Control District reviewed the site and offers the following information:

- \* This property is impacted by a Regulatory Wash with an associated Erosion Hazard Setback (EHS) of 50'.
- \* The Sabino Estates subdivision plat shows 100-year flood prone limits with an associated discharge of 215 cfs and a 50' EHS.
- \* Regulated Riparian Habitat does not impact this project.

The District has no objection to the Plat Note Modification on Lot 28 of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07) subject to condition #1.

TD/DS Attachments

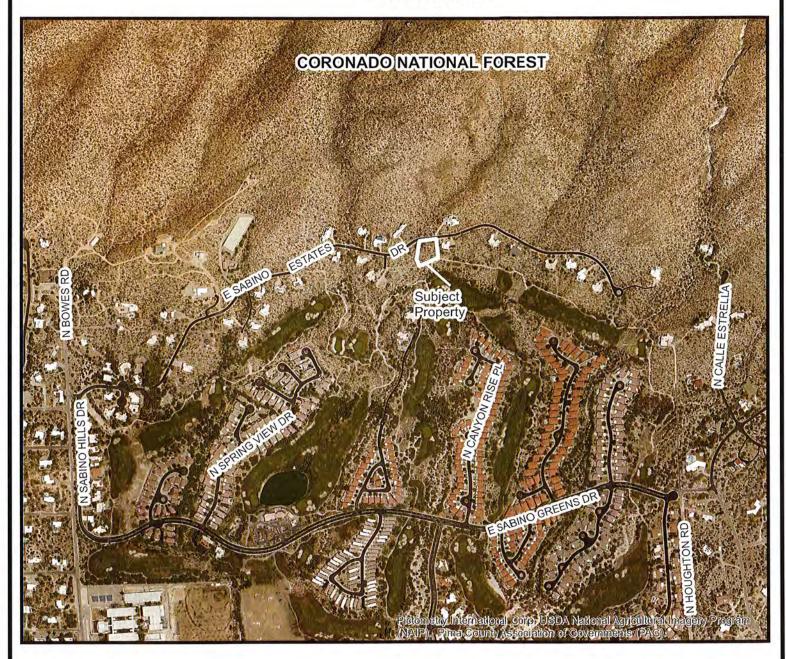
c: Talavera Engineering & Construction, Attn: Rene Martinez Files: Co12-93-11 & P22SA00004

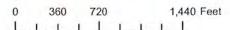


#### Case #: CO12-93-11 Case Name: SABINO ESTATES AT SABINO SPRINGS (Lot 28)

Tax Code(s): 114-07-2040







#### PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT **PLANNING DIVISION**



Plat Note Modification (Lot 28) Notes:

Case Ref #: P22SA00004

Map Scale: 1:10,000

Map Date: 3/24/2022 - ds



Case #: CO12-93-11 Case Name: SABINO ESTATES AT SABINO SPRINGS (Lot 28) Subject Property Tax Code(s): 114-07-2040 300' Notification Area Zoning Boundary Buffer Overlay Zone (BZ) **CORONADO NATIONAL FOREST** IR Buffer Overlay Zone SR Subject SR (BZ) (BŹ) SR (BZ) 1,440 Feet 360 720 PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT **PLANNING DIVISION** Notes: Plat Note Modification (Lot 28) PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10 Case Ref #: P22SA00004 Board of Supervisors Hearing: 5/3/2022 PIMA COUNTY DEVELOPMENT SERVICES Base Map(s): 50 & 83 Map Scale: 1:10,000 Map Date: 3/24/2022 - ds



Land Use Legend and Map

#### Planned Development Community (PDC)

Objective: To designate existing approved specific plans. Specific plans comprise a unique zoning regimen within a planned community. Specific plan documents include detailed information on the intent for the community as a whole, as well as the individual planning and zoning districts within the specific plan area. Applications for amendments to individual specific plans shall be done in accordance with Section 18.90 (Specific Plans) of the Pima County Zoning Code.

Exception: State Trust land in the proposed Sahuarita East Conceptual Plan is designated a PDC under Special Area Policy S-36 in Chapter 9.

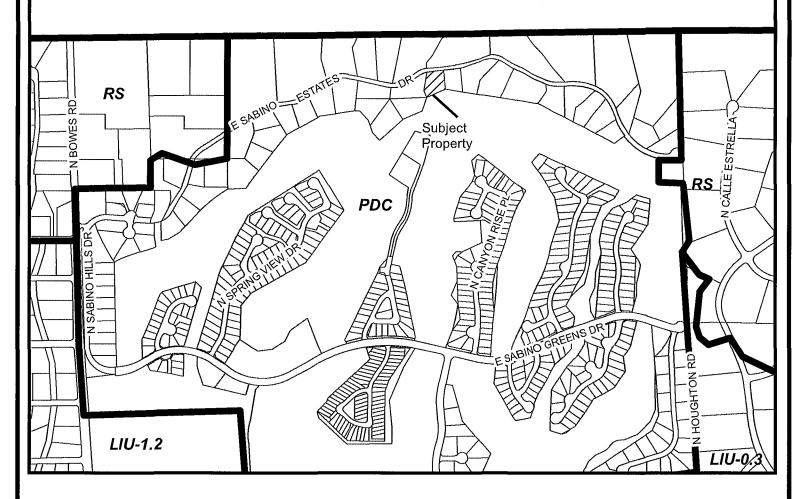
Case #: CO12-93-11
Case Name: SABINO ESTATES AT SABINO SPRINGS (Lot 28)

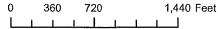
Tax Code(s): 114-07-2040

Comprehensive Plan Exhibit

#### **CORONADO NATIONAL FOREST**

RS





# PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION Notes: Plat Note Modification (Lot 28) PIMA COUNTY DEVELOPMENT SERVICES Map Scale: 1:10,000 Map Date: 3/24/2022 - ds

### As-Built Grading Study

Stantec Consulting Inc. 4911 East Broadway Blvd. Tucson AZ 85711-3611 Tel: (520) 750-7474 Fax: (520) 750-7470 stantec.com



10 July, 2002 File: 85611402

Tel: 740-6816 Fax: 740-6878

Mr. Carmine Debonis, Jr. **Operations Administrator** Pima County Development Services 201 North Stone Avenue Tucson, AZ 85701

Reference: Sabino Estates

Dear Carmine:

Per the request of our client, Stantec has analyzed the area referred to as Sabino Estates (Bk. 45, M&P, Pg. 7) via orthophotogrammetry to establish the extent of asbuilt grading for the site. To the best of our knowledge and belief, based upon a review of past records presented to us by our client, the following numbers were formulated in the same manner as the original clearing estimate given at the time of recordation of the Final Plat.

#### As-Built Grading

1.	Street Right-of-Way
2	Common Driveways

Drainage Structures 3.

Slopes

167,**163** SF / 3.84 AC 20,890 SF / 0.48 AC 10,617 SF / 0.24 AC 7,900 SF / 0.18 AC

Environment

Buildings

206.570 SF / 4.74 AC

Industrial

Transportation

Urban Land

When compared to the original clearing estimate of 284,882 SF (6.54 AC), we have concluded that the conscientious and environmentally friendly methods employed by our client during construction of the infrastructure resulted in a 78,312 SF (1.8 AC) reduction in the total amount of grading. Distribution of this savings across the remaining 44 lots in Sabino Estates resulted in an increase in grading of 1,780 SF per lot.

Therefore, it is our opinion that the "Allowable Lot Grading" as defined h Administrative Control Notes should be increased, from the 9,400 SF cuinently allowed to a new threshold of 10,980 SF (or approximately 11,000 SF) its our further opinion that this appears to be consistent with the interpretation by the County of the Specific Plan when the Sabino Estates Plat was approved. For clarity wellhave attached

10 July 2002 Mr. Carmine Debonis Page 2 of 2

Reference: Sabino Estates

a conceptual exhibit detailing the areas analyzed ingenerating the actual areas of disturbance.

We trust the above information is sufficient for yourneeds at this time. Feel free to contact us should you have any further questions.

Sincerely,

STANTEC CONSULTING INC.

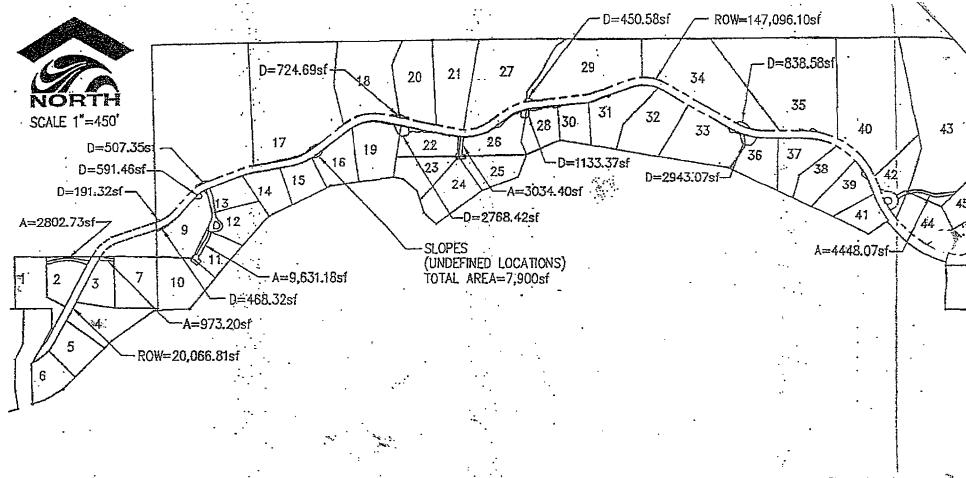
Robert J. Jannarino, PE, RLS Principal, Land Development riannarino@stantec.com

RJI:ic

Enc.

Copy: John Cote Lawrence M. Hecker, Esq. Mike Grassinger Chuck Huckelberry





A = COMMON DRIVEWAYS (20,890 of TOTAL)

D = DRAINAGE EASEMENT (10,617 of TOTAL)

BOW = STREET BIOUT-DE-WAY (167167 of TO

ROW = STREET RIGHT-OF-WAY (167,163 sf TOTAL)

SLOPES (7,900 sf TOTAL)

TOTAL AREA = 206.570 sf

AS-BUILT GRADING PER ORTHO-RECTIFIED AERIAL PHOTO IMAGE PROVIDED BY COOPER AERIAL; FLIGHT DATE 8-21-01, COOPER JOB NO. 010411-13927; 1:4000 SCALE COLOR PHOTOGRAPHY SUPPORTING 1"-40" MAPPING SCALE.

AS-BUILT GRADING EXHIBIT SABINO ESTATES BOOK 45, PAGE 7 Stantec Consulting Inc. 4911 East Broadway Blyo Tocson AZ USA 85711-3649 Tel. 520.750.7474 Fax. 520.750.7470



Stantec

JOB NO. 85611402-94

# SABINO ESTATES AT SABINO SPRINGS LOTS 1-45 & COMMON AREAS "A" & "B"

MP 45007

RECORDED: JULY 29, 1993

\*\*\*THE FOLLOWING PLAT IS AN ANNOTATED

VERSION OF THE ORIGINAL DOCUMENT. IT HAS

BEEN ALTERED BY PIMA COUNTY

DEVELOPMENT SERVICES TO SHOW

ADDITIONAL INFORMATION. ORIGINAL COPIES

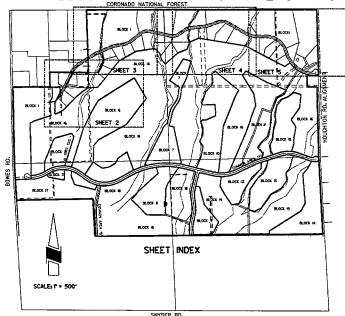
MAY BE OBTAINED FROM THE PIMA COUNTY

RECORDER\*\*\*

# SABINO ESTATES

Sabino Springs

BLOCK I AND COMMON AREAS "A & B"

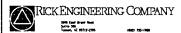


\*\*\*\*\*\* Adm. Control Notes .....

STATEMENT OF WATER ADEQUACY 1. Kerry 7-70-93

ASSURANCES

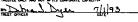




ANNOTATED COPY

APPROVALS.

#### DEDICATION





ELIZABETH WOOD 2544 GOLFERS ST. LAS VEGAS NV. 890

CERTIFICATION OF SURVEY

Co12-93-11

Col2-92-25 Co23-89-02 CO13-61-43

#### LEGEND

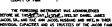
- # 2" BRASS CAP SURVEY MONUMENT TO BE SET
- TO BE SET, 1/2" REBAR TAGGED 18547

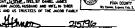
SECTION CORNER

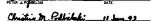
-: CITY/COUNTY LIMITS PROPOSED DRIVEWAY LOCATION (ON CORNER LOTS)

#### DEDICATION (cont.)

STATE OF ARTINA COUNTY OF PIMA















LEGAL DESCRIPTION

CORONADO NATIONAL FOREST THIS PROJECT > SCHOOL LOCATION MAP

SECTION 14, T. 13 S., R.15 E. C. S. S. R. M.

#### GENERAL NOTES

- I, THE CHOSS AREA OF THIS SUBDIVISION IS BOUGH ACRES. THE OWNER COMPONANTS THAT THEME MELL BE NO FIRTHER SUBDIVIOUS ON LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.

\* REFER TO LAST SHEET FOR ALL ADMIN & PERMITTING NOTES, PER TED ROBERT 10/26/2004

.....

MAP 50.83 

...... Adm. Address = 9610 E. Sabino Estates Dr.

RELEASED 7-19-02 \*\*NO PERMITS ON THIS PLAT DUE TO EROSIC

- HAZARD REVISIONS. RE-PLATTING REQUIREE

FINAL PLAT FOR (EFFECTIVE 5-22-02)

#### SABINO ESTATES

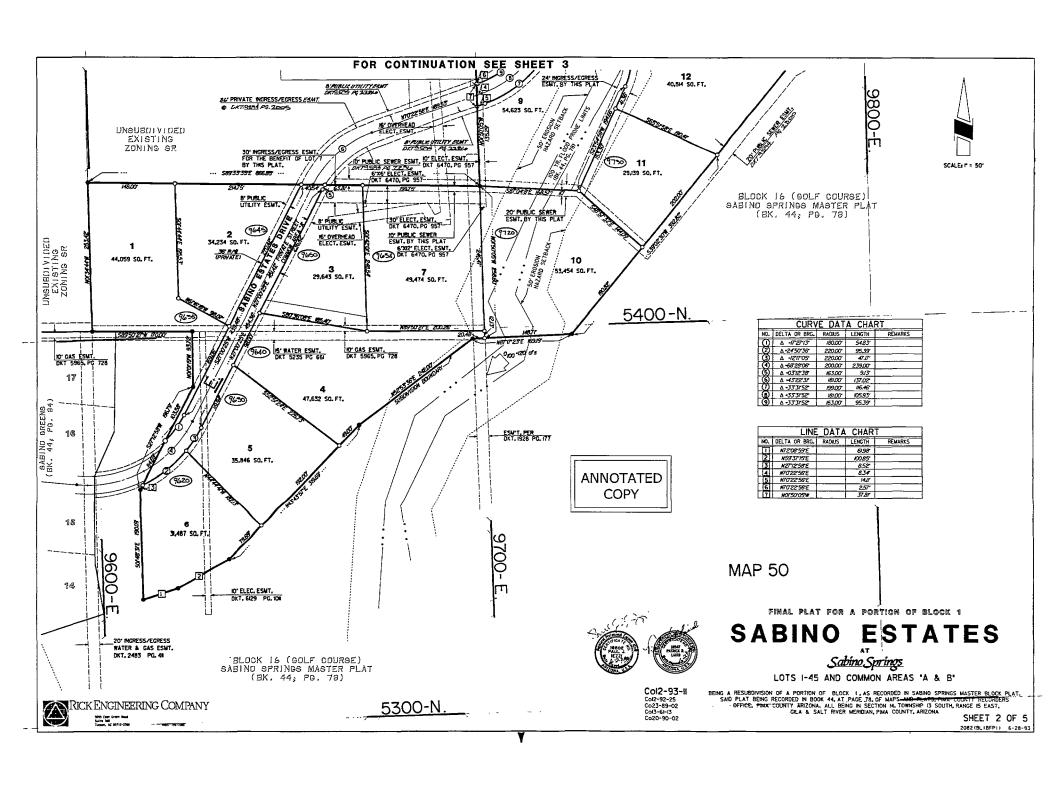
Sabino Springs

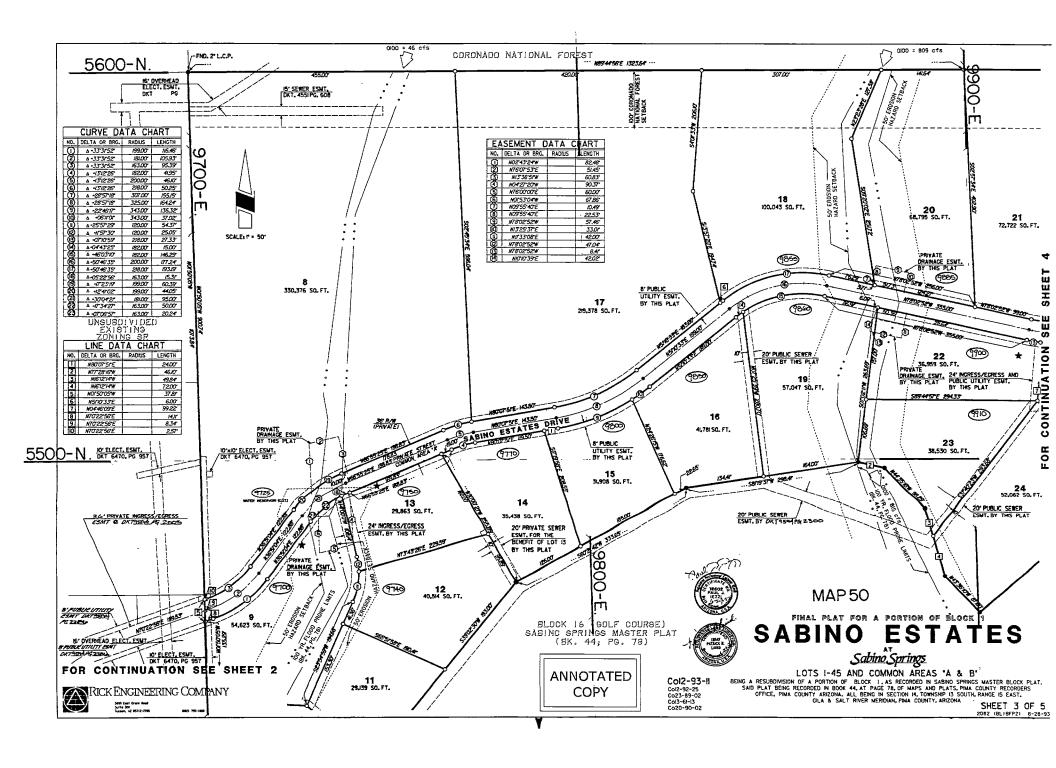
LOTS 1-45 AND COMMON AREAS "A & B"

BEING A RESUBDIVISION OF A PORTION OF BLOCK I, AS RECORDED IN SABINO SPRINGS MASTER BLOCK PLAT.
SAID PLAT BEING RECORDED IN BOOK 44, AT PAGE 78, OF MAPS AND PLATS, PIMA COUNTY RECORDERS
OFFICE, PIMA COUNTY ARIZONA, ALL BEING IN SECTION 14, TOWNSHIP 13 SOUTH; RANGE IS EAST.
GLA & SALT RIVER MERIDAIN, PIMA COUNTY, ARIZONA

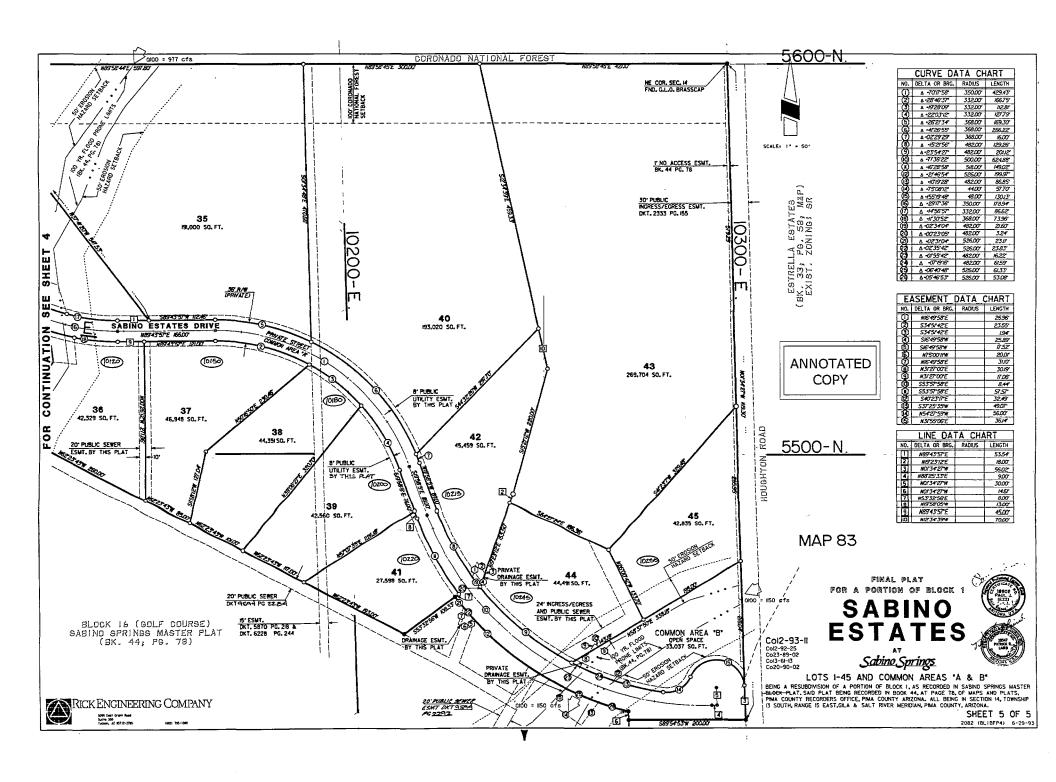
SLEET LOE

SHEET 10F 5









#### **ADMINISTRATIVE CONTROL NOTES**

SABINO ESTATES Lots 1-45 and Common Areas "A" AND "B" as recorded in Book 45at Page O7 on duit 29, 1993.

#### RESTRICTIVE NOTES

- 1. EXISTING ZONING IS SP AND WILL REMAIN.
- 2. MINIMUM LOT SIZE PER THE APPROVED SABINO SPRINGS SPECIFIC PLAN (Co23-89-2), IS 21.780 SQUARE FEET.
- THIS DEVELOPMENT IS SUBJECT TO THE BOARD OF SUPERVISORS REZONING CONDITIONS AS ARTICULATED IN ADOPTED PIMA COUNTY ORDINANCE NOS. 1990-53 AND 1992-61.
- APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS
- THE DEVELOPMENT CATEGORY OF THIS SUBDIVISION, PER THE APPROVED SABINO SPRINGS SPECIFIC PLAN (Co23-89-2), IS RA-1.

1 OF 5

- 15. THIS PLAT IS SUBJECT TO LANDSCAPE, PRESERVATION AND MITIGATION REQUIREMENTS AS CONTAINED IN THE SABINO SPRINGS VEGETATION
  MITIGATION PLAN AND A DETAILED XERISCAPE/LANDSCAPE PLAN TO BE
- (6) LOTS 1-45 MAY BE SUBJECT TO THE HILLSIDE DEVELOPMENT OVERLAY ZONE AS DETERMINED BY REVIEW OF A BUILDING STE SLOPE ANALYSIS (AT THE TIME OF BUILDING PERMIT SUBMITTAL BY THE DEPARTMENT OF TRANSPORTATION AND FLODGCONTROL
- 17. THAT PORTION OF ANY LOT'S DEVELOPMENT ENVELOPE WHICH LIES WITHIN THE 100' CORONADO NATIONAL FOREST SETBACK SHALL BE TREATED IN ACCORDANCE WITH SECTION 18.67 IBUFFER OVERLAY ZONEI.
- 18. THIS PROJECT IS SUBJECT TO THE DESIGN REVIEW COMMITTEE CONDITIONS FOUND IN CASE NUMBER CO20-90-02 AS APPROVED ON 02-15-90.
- GRADING TO ACCOMMMODATE THE INGRESS/EGRESS FOR LOTS 3, 9, 11, 12, 13,23, 24, 25, AND 44 HAS BEEN INCORPORATED INTO THE TOTAL FOR THE OVERALL ROADWAY GRADING.
- AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT, THE APPLICANT SHALL PROVIDE A BUILDING PLOT PLAN WHICH ACCOMPLISHES THE FOLLOWING:
  - DELINEATES THE SPECIFIC DEVELOPMENT ENVELOPE FOR THE LOT: SAID INVELOPE SHALL INCLUDE ALL ARRAS YOU BE USED FOR THAN THE SHALL INCLUDE ALL ARRAS YOU BE USED FOR THAN TOO THE SHALL ARRAS YOU BE USED FOR THAN THE TOTAL CONTIGUOUS AREA TO BE GRADED ON THE LOT. CONTIGUOUS AREA TO BE GRADED ON THE LOT. VERIFIES THAT THE AREA OF DEVELOPMENT ENVELOPE DOES NOT EXCEED 9200 SO, FT. IN ACCORDANCE WITH THE APPROVED SAINLO SPRINGS SPECIFICATION. THE SLOPE" LAS PER SECTION VERHESS THAT THE "SULDING STEE SLOPE" LAS PER SECTION VERHESS THAT THE "SULDING STEE SLOPE" LAS PER SECTION VERHESS THAT THE "SULDING STEE SLOPE" LAS PER SECTION VERHESS THAT THE "SULDING STEE SLOPE" LAS PER SECTION VERHESS THAT THE "SULDING STEE SLOPE" LAS PER SECTION VERHESS THAT THE "SULDING STEE SLOPE" LAS PER SECTION VERHESS THAT THE "SULDING STEE SLOPE" LAS PER SECTION VERHESS THAT THE "SULDING STEE SLOPE" LAS PER SECTION VERHESS THAT THE "SULDING STEE SLOPE" LAS PER SECTION VERHESS THAT THE "SULDING STEE SLOPE" LAS PER SECTION VERHESS THAT THE "SULDING STEE SLOPE" LAS PER SECTION VERHESS THAT THE "SULDING STEEL" LAS PER SECTION VERHESS THAT THE "SULDING STEEL" LAS PER SECTION VERHESS THAT THE SULDING STEEL SHOPE LAS PER SECTION VERHESS THAT THE SULDING STEEL SHOPE LAS PER SECTION VERHESS THAT THE "SULDING STEEL" LAS PER SECTION VERHESS THAT THE SULDING STEEL SHOPE LAS PER SECTION VERHESS THAT THE SULDING STEEL SHOPE LAS PER SECTION VERHESS THAT THE SULDING STEEL SHOPE LAS PER SECTION VERHESS THAT THE SULDING STEEL SHOPE LAS PER SECTION VERHESS THAT THE SULDING STEEL SHOPE LAS PER SECTION VERHESS THAT THE SULDING STEEL SHOPE LAS PER SECTION VERHESS THAT THE SULDING STEEL SHOPE LAS PER SECTION VERHESS THAT THE SULDING STEEL SHOPE LAS PER SECTION VERHESS THAT THE SULDING STEEL SHOPE LAS PER SECTION VERHESS THAT THE SULDING STEEL SHOPE LAS PER SECTION VERLES SHOPE LAS PER SECTION VERLES STEEL SHOPE LAS PER SECTION VERLES SHOPE LAS PER SECT

  - c. EXCEED 20%.
  - ONCE THE DELINEATED DEVELOPMENT ENVELOPE HAS BEEN FOUND. ONCE THE DELINEATED DEVELOPMENT ENVELUPE MAS BEEN FOUND TO SATISFY THE ABOVE THREE CRITERIA BY THE CENTRAL PERMITS DIVISION. THE APPLICANT SHALL GRANT A CONSERVATION EASEMENT OVER THE REMAINING PORTION OF THE LOT IOUTSIDE

- PRIOR TO THE REQUEST FOR RELEASE OF ASSURANCES, AN ENGINEER
  MUST CERTIFY AS TO THE COMPLETION, FORM, LINE, AND SUBSTANTIAL CONFORMANCE TO APPROVED PLANS OF ALL PUBLIC AND PRIVATE
- ALL PUBLIC AND PRIVATE ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS SUBDIVISION SHALL BE CONSTRUCTED TO MINIMUM PIMA COUNTY STANDARDS, IN ACCORDANCE WITH PLANS ACCEPTED BY PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL
- THIS DEVELOPMENT IS SUBJECT TO THE SABINO SPRINGS SPECIFIC PLAN MASTER PLATTING AND IMPROVEMENTS PHASING SCHEDULE. THIS SCHEDULE INSTRUCTION STATES SPECIFIC STUDIES, TASKS, ETC. WHICH MUST BE COMPLETED AT VAIDUS STAGES OF THIS PROJECT AND IDENTIFIES THE RESPONSIBLE PARTITION STAGES OF THIS PROJECT AND IDENTIFIES THE RESPONSIBLE PARTY FOR EACH TASK. THIS APPROVED SCHEDULE IS KEPT ON FILE WITH THE PIMA COUNTY SPECIFIC PLAN ADMINISTRATOR.
- PER THE APPROVED SABINO SPRINGS MASTER PLATTING AND IMPROVEMENTS PHASING SCHEDULE ON FILE WITH THE PMAC COUNTY SPECIFIC PLAY ADMINISTRATION, THE FOLLOWING TEMS SPECIFIC TO THIS SUBDIVISION MUST BE COMPLETED AND APPROVED PRIOR TO THE APPROVAL OF THIS FINAL PLAY.

  - DEVELOPMENT-RELATED ASSURANCES
    PLANT PRESERVATION PLAN/XERISCAPE LANDSCAPE PLAN
- 10. THE TOTAL AMOUNT OF GRADING ALLOWED FOR THE SABINO SPRINGS THE TOTAL AMOUNT OF GRADING ALLOWED FOR THE SABING SPRINGS SPECIFIC PLAS STEE, OCC.3 98-22, SHALL, NOT EXCEED 55% OR 225.31 ACRES. A RUNNING TOTAL SHALL BE PRESENTED WITHIN THE RESTRICTURE NOTES OF ALL SABING SPRINGS FOR THAT THE RESUBURISHON PLATS AND DEVELOPMENT PLANS SO AS TO ALLOW PINA COUNTY STAT TO TRACK THIS TOTAL AMOUNT OF ALLOWABLE GRADING. THE TOTAL AREA TO BE GRADED IN CONJUNCTION WITH THIS FINAL PLAT IS 15.97 ACRES OR 3.90%. RUNNING TOTAL OF GRADING TO DATE IS AS

2 OF 5

THE DEVELOPMENT ENVELOPE). SAID CONSERVATION EASEMENT TO BE EXECUTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

#### GENERAL NOTES

- 1. THE USE OF THIS PROJECT IS SINGLE FAMILY DETACHED RESIDENTIAL.
- COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE DEVELOPMENT ARE RECORDED IN DOCKET 9522 AT PAGE 551.
- THE BASE FLOOD PEAK DISCHARGES AS SHOWN ON THE PLAT ARE PROVIDED BY THE OWNER FOR INFORMATIONAL PURPOSES ONLY.
- THE AREAS WITHIN THE 100-YEAR FLOODPRONE LIMITS AS SHOWN ON THIS PLAT REPRESENT AN AREA WHICH IS SUBJECT TO FLOODING FROM THE REGULATORY FLOOD EVENT. ALL LAND WITHIN THIS DELINEATED FLOODPRONE AREA SHALL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH THE CURRENT FLOODPLAIN AND EROSION HAZARD MANAGEMENT ORDINANCE.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS ALL PUBLIC SANITARY
  SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS
  APPROVED BY THE PIMA COUNTY WASTEWATER MANAGEMENT
- THE OWNERS OF LOTS 3, 7, 9, 10, 11, 16, 19, 23, 24, 36 AND 37 SHALL KEEP THE AREA WITHIN THE SEWER EASEMENT FREE FROM ANY OBSTRUCTION OR ENCROACHMENT, INCLUDING WALLS OR FENCES.
- THE WATER COMPANY THAT WILL SERVICE THIS DEVELOPMENT IS
- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- THIS PROJECT IS SUBJECT TO CERTAIN RESTRICTIONS, COVENANTS, AND CONDITIONS AS PER THE FOLLOWING INSTRUMENTS FOUND IN:

DOCKET 7761 AT PAGE 974 DOCKET 7390 AT PAGE 507 DOCKET 8865 AT PAGE 1490

CASE # AREA OF GRADING % OF TOTAL SITE CO12-92-25 9.64 AC 9.64 AC 2.40 AC 6.74 AC 7.12 AC 15.97 AC 97.70 AC 130.07 AC CO12-92-46 CO12-92-48 0.59% 1.64% 1.74% CO12-92-50 CO12-92-47 TOTALS

- 11. BASED UPON THE TOTAL GROSS AREA OF THIS SUBDIVISION (80.03 AC) AND THE TOTAL AREA TO BE GRADED WITH THIS PROJECT (15.97 AC), THE PERCENTAGE AREA OF SARINO ESTATES TO BE LEFT IN ITS NATURAL, UNDISTURBED CONDITION IS 80.04%.
- 17. THE TOTAL NUMBER OF DWELLING UNITS ALLOWED PER THE SARINO THE SPRINGS SPECIFIC PLAN (CO23-89-2) IS 496. A RUNNING TOTAL OF UNITS TO DATE IS AS FOLLOWS:

CASE #	UNITS/LOTS
CO12-92-46 CO12-92-48 CO12-92-50 CO12-93-11	9 22 20 <u>45</u>
TOTAL LOT	'S 96

THE NUMBER OF UNITS REMAINING FOR THE OVERALL SABINO SPRINGS PROJECT IS 400.

- 13. AS PER ARTICLE 12, SECTION 12.1 OF THE MASTER SABINO SPRINGS AS PER AHILLE 12, SECTION 12.1 OF THE MASTER SARING SPRINGS CORR'S, AN OPEN SPACE PROTECTION PLAN SHALL BE DEVELOPED IN CONJUNCTION WITH PIMA COUNTY TO FULLY ADDRESS MATURAL OPEN SPACE HOSP, REQUIREMENTS OF THE OVERALL SARING SPRINGS PROJECT. ANY NOS DEDICATIONS REQUIRED ATTENDANT TO THIS PARTICULAR RESUBDIVISION WILL BE ACCOMPLISHED CONCURRENT WITH THIS
- EVERY NEW STRUCTURE, BUILDING, FILL, EXCAVATION, OR DEVELOPMENT LOCATED WITHIN THE REGULATORY FLOODPLAIN OR EROSION HAZARD AREA ON LOTS 7-13, 18-20, 22-29, 33-36, 44, AND 45 SHALL REQUIRE A FLOODPLAIN USE PERMIT PRIOR TO THE ISSUANCE OF ANY PERMITS BY

3 OF 5

-NO-FURTHER PERMITS TO BE ISSUED FROM

FROM THIS PLAT. REPLATTING IS REQUIRED DUE

EROSION HAZARD REVISIONS

-(EFFECTIVE 5-22-02) \*\* RELEASED 7-19-1

ANNOTATED COPY

5 OF 5

# BOS Minutes Plat Note Modifications Approvals

### Plat Note Modification Approval Lot 29 BOS Monutes 6-5-12

the previous use, the applicant would be required to submit a traffic study to the Pima County Department of Transportation.

The Chairman inquired whether anyone wished to be heard. No one appeared. It was thereupon moved by Supervisor Bronson, seconded by Supervisor Elías and unanimously carried by a 5-0-vote, to close the public hearing, approve the waiver of the rezoning condition for 609-83-29 subject to standard and special conditions, including the addition at the traffic study condition as proposed by the County Administrator, and the additional condition prohibiting the use of the site for a fast food drive-thru.

#### 29. **DEVELOPMENT SERVICES: Plat Note Modification**

#### Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 29)

Request of Manning Family Trust, represented by Kevin B. Howard Architects, for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lot 29 of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is 2.64 acres zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the north side of Sabino Estates Drive, approximately one half mile east of Bowes Road and south of the Coronado National Forest. Staff recommends APPROVAL. (District 4)

Chris Poirier, Assistant Planning Director, reported this request pertained to increasing the size of the last lot to be platted in this development to provide a drive way turnaround. He stated that staff had received no public comment to date and recommended approval of the request.

Joseph Brown and Nancy Zepeda, Architects with Kevin B. Howard Architects, Inc., explained the need for the increased lot size to accommodate off street parking and a driveway turn around.

On consideration, it was moved by Supervisor Carroll, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

#### DEVELOPMENT SERVICES: REZONING ORDINANCES

- A. ORDINANCE NO. 2012 28, Co9-11-08, Andrada Investors L.L.C. Andrada Andrada Investors L.L.C. (District 4) Road (Alignment) Rezoning. Owner: Andrada Investors L.L.C. (District 4)
  - ORDINANCE No. 2012 29, Co9-11-04, Hennessy Tr. Mission Road В. Rezoning, Owner: Hernessy B. TR, c/o Michael E. Hennessy TR (District 5)
  - ORDINANCE NO. 2012 30; Con 57-65, Kissinger, et al. Rezoning. Owners: C. Timothy and Sharon Houser, Antonio and Mary Cardenas and the City of Tucson 6-5-2012 (26) (District 1)

### Plat Not Modification Afroval Lofe 43, 44, 445 BOS Minutes 8-20-12

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)."

21. Either the property shall be addressed from Hacienda del Sol or on-site directional signage shall

be provided directing traffic to the Hasienda del Sol primary access/entrance.

22. A Final Integrated Water Management Plan (FIWMP) including water harvesting shall be approved prior to development plan approval.

Arlan Colton, Planning Director, offered the staff report and stated that three notices of public comment were received but only one in opposition from a neighbor within 500 feet. Mr. Colton noted for the record that Condition No.11 allowed for the 34 foot height for one building.

On consideration, it was moved by Supervisor Day, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-12-02, subject to standard and special conditions.

#### 19. DEVELOPMENT SERVICES: Plat Note Modification

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOTS 43, 44 and 45)

Request of <u>Jacob Family Revocable Trust</u>, represented by <u>Randel Jacob Design Group</u>, <u>P.L.L.C.</u>, for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lots 43 (6.19 acres), 44 (1.02 acres), and 45 (.98 acre) of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject properties are zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and are located on the north side of Sabino Estates Drive, approximately one quarter mile north of Houghton Road, south of the Coronado National Forest, and three quarters of a mile east of Bowes Road. Staff recommends APPROVAL. (District 4)

Arlan Colton, Planning Director, provided the staff report and noted that the Board had previously approved a similar request and may see more in the future given the topography of the sites to allow for access.

On consideration, it was moved by Supervisor Carroll, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

#### 20. DEVELOPMENT SERVICES: Rezoning Ordinance

ORDINANCE NO. 2012 - 44, Co9-85-13, Armenta – Tanque Verde Road Rezoning. Owner: Comanchero Associates, L.L.C. (District 4)

### Plat No. Modification Applical Lot34 BOS Minutes 1-22-13

- In rural neighborhoods, a 300 foot notification area was not enough as lots could be several acres.
- Suggested that on dirt roads not maintained by the County, all residents responsible for maintenance of the road be notified.
- Appreciation was given for the efforts of the Development Services Department to accommodate neighbor concents.
- A continuance was looked upon favorably due to the late submittal of the most recent update, rather than disperred content.
- Recommended that the County dopt a policy to alert neighborhoods about changes in the Code that may have an effect on them.

Supervisor Miller stated that numerous comments had been received by her office concerning increased traffic to neighborhoods, cooking smells, lack of proper notice for review of proposed changes and other issues. She said the amendment had not been clear written as there were too many components.

It was thereupon moved by Supervisor Miller, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to continue this matter to the Board of Sufervisors' Meeting of February 5, 2013.

#### DEVELOPMENT SERVICES: PLAT NOTE MODIFICATION 17.

#### Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 34)

Request of Williad E., Jeanne A. and David Lee Norihcraft TR, represented by Randel Jacob Design Group, P.L.L.C., for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lot 34 (3.21 acres) of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 7), a portion of the Sabino Springs Specific Plan, The subject property is zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the north side of Sablno Estates Drive, south of the Coronado National Forest, and approximately three quarters of a mile east of Bowes Road. Staff recommends APPROVAL. (District 1)

Chris Polrier, Assistant Planning Director, provided the staff report and noted that no neighbor comment had been received.

On consideration, it was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

#### DEVELOPMENT SERVICES: REZONING RESOLUTION

RESOLUTION NO. 2013 4 Co9-83-29, Tucson Estates, Inc. - Kinney Road Rezoning. Owner: Accent Homes, Inc. (District 3)

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

# Plat Not Modification App. sual Lot6 1305 Minutes 9-3-13

rainwater harvesting system as a permitted use in all zones subject to requirements and exceptions, and Section 18.07.050 (Development Standards Exceptions) to modify and add to development standards exceptions for projections into yards and for height limits; and amending Chapter 18.73 (Landscaping, Buffering and Screening Standards), Section 18.73.050 (Amenity Landscaping Requirements) to add vegetated roofs as an amenity landscape requirement option. On motion, the Planning and Zoning Commission seted 8-0 (Commissioners Mangold and Johns absent) to recommend APPROVAL. (All Districts)

If approved, pass and adopt; ORDINANCE NO. 2013-42

The Chairman inquired whether anyone wished to be heard. No one appeared. It was moved by Supervisor Elfas, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing, approve Co8-13-02 and adopt the ordinance.

#### 21. Plat Note Modification

#### Co12-93-11, SABINO ESTATES AT SABINO SPRINGS, (LOT 6)

Request of Phillip Ferranti, represented by The WLB Group, for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lot 6 of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is approximately .82 acres zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the south side of Sabino Estates Drive, approximately 700 feet east of Bowes Road and approximately one quarter of a mile south of the Coronado National Forest. Staff recommends APPROVAL WITH A CONDITION. (District 1)

Staff recommends the addition of the following condition:

 The property owner shall provide 980 square feet of on-site miligation with plant/seed mix from the Buffer Overlay Zone plant list and shall include the miligated area within the conservation easement dedication.

The Chairman inquired whether anyone wished to be heard. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11; for a plat note modification with a condition.

#### TRANSPORTATION

#### 22. Traffic Resolution

RESOLUTION NO. 2013 - 81, of the Board of Supervisors, permitting the temporary closure of Ajo Well No. 1 Road, Fundicion Street, La Mina Avenue, Lomita Avenue and Plaza Street in Ajo, Pima County, Arizona, for an annual parade on Friday, September 20, 2013. Staff recommends APPROVAL. (District 3)

### Plat Nov. Modification Aproval Lots 1,4,9,11442 Bos Minuter 9-17-13

The Chairman inquired Whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-97-53, with modified standard and special conditions.

#### 24. Plat Note Modification

Co12-93-11. SABINO ESTATES AT SABINO SPRINGS (Lots 1, 4, 9, 11, and 42) Request of Nicholas Loffredo (Lot 1, approximately .96 acres). Donald Davern (Lot 4, approximately 1.04 acres), Wallace Petersen (Lot 9, approximately 1.31 acres), Leonard Loffredo (Lot 11, approximately .76 acres), and Keith Davern (Lot 42, approximately 1.00 acre) all represented by The WLB Group, for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lots 1, 4, 9, 11, and 42 of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject properties are zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and are located on the north and south side of Sabino Estates Drive, approximately 450 feet south of the Coronado National Forest. Staff recommends APPROVAL. (District 1)

The Chairman inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

#### 25: Rezoning Ordinance

ORDINANCE NO. 2013 - 43, Co9-13-06, Trubee - N. Bear Canyon Road Rezoning. Owner Tanya Trubee. (District 4)

The Chairman inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Carroll, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and adopt Ordinance No. 2013 - 43.

#### PRESENTATION/PROCLAMATION

26. Presentation of a proclamation to Elena West, Director of Las Artes, proclaiming Saturday, September 28, 2013 to be: "MARY H.MELTON DAY"

It was moved by Supervisor Bronson, seconded by Supervisor Elias and unanimously carried by a 5-0 vote, to approve the Item.

Chairman Valadez made the presentation to Elena West.

9-17-2078 (14)

### Plat Note Modification Approval Latin BOS Winuter 11-19-13

Tom Coyle, Principal Planner, provided the staff report and stated no public comment had been received.

The Chairman inquired whether anyone Wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously earlied by a 5-0 vote, to close the public hearing and approve Co9-08-08, with modified standard and special conditions.

#### 23. Plat Note Modification

#### Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (Lot 17)

Request of Monterra Group L.P., L.L.P., represented by Randel Jacob Design Group, P.L.L.C., for a plat note modification of administrative control note No. 20(B) to increase the area of the development envelope from 9,200 square feet to 11,000 square feet on Lot 17 of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is approximately 5.03 acres zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the north side of Sabino Estates Drive, approximately one third of a mile east of Bowes Road and south of the Coronado National Forest. Staff recommends APPROVAL. (District 1)

Chris Poirier, Assistant Planning Director, provided the staff report and stated no public comment had been received.

The Chairman inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

#### **TRANSPORTATION**

#### 24. Fraffic Ordinance

ORDINANCE NO. 2013 - <u>68</u>, of the Board of Supervisors, regulating parking on Sabino Canyon Road in Pima County. Staff recommends APPROVAL. (Districts 1 and 4)

A motion was made by Supervisor Elías to adopt the ordinance. The motion was withdrawn

Supervisor Miller stated parking around the entrance to the Sabino Canyon Recreational Area had been an ongoing problem and her office had received a written complaint.

Priscilla Cornelio, Transportation Director, explained the ordinance presented was a housekeeping matter which consolidated three existing ordinances.

# Plat Note Modification App sval Lot25 BOS Minutes 1-6-15

and Mobile Home-1) and is located on the north side of Arivaca Road, approximately 600 feet-west of Nogales Highway, Staff recommends APPROVAL. (District 3)

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Chair Bronson, seconded by Supervisor Elias and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-89-52, as recommended by staff.

#### -> 21 Plat Note Modification

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 25)

Request of Larry Koussa, represented by Simmons Home Designs, for a plat note modification of administrative control note No. 20(8) to increase the erea of development envelope from 9,200 square feet to 11,000 square feet on Lot 25 of the Sabino Estates at Sabino Springs Subdivision (8k. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is approximately .86 acres, zoned SP (8Z) (Specific Plan) (Buffer Överlay Zone) and is located on the south side of Sabino Estates Drive, approximately one half mile east of Bowes Road and approximately 600 feet south of the Coronado National Forest. Staff recommends APPROVAL. (District 1)

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Elias and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11, as recommended by staff.

#### 22 Rezoning Ordinance

ORDINANCE NO. 2015 - 1. Co9-14-10, Arthur Naiman Living Trust - N. Rock Canyon Road Easement Rezoning. Owner: Arthur Naiman Living Trust. (District 1)

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Elias, seconded by Supervisor Carroll and unanimously carried by a 6-0 vote to close the public hearing and adopt the Ordinance.

#### 23. Rezoning Resolution

RESOLUTION NO. 2015 - 2, Cog-00-12, Read - Oracle Road Rezoning. Owner: T. Read Holdings, L.L.C. (Tamara Reed) (District 1)

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Elias, seconded by Supervisor Canall and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Resolution.

# Plat Note Modification Approval Lot12 BOS Minutes 6-7-16

#### 24. Hearing - Plat Note Modification

#### Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 12)

Request of John and Carolyn Bliley, represented by Talavera Homes, Inc., for a plat note modification of Administrative Control Note No. 20(B) to increase the area of the development envelope (grading) from a maximum of 9,200 square feet to a maximum of 11,000 square feet on Lot 12 of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07). The subject property is approximately .93 acres, zoned SP (BZ) (Specific Plan - Buffer Overlay Zone) and is located approximately 1,750 feet northeast of the intersection of N. Bowes Road and E. Sabino Estates Drive. Staff recommends APPROVAL, (District 1)

Chris Poirier, Planning Official, provided the staff report and stated that 14 other lots within the subdivision had come before the Board for approval to increase grading to 11,000 square feet. He stated that there were letters of concern from neighbors to the north, and after review, stood by their recommendation for approval.

John and Barbara Stalder addressed the Board regarding the amount of time given for due diligence. They were concerned about the disturbance of their view, removal of vegetation on their lot, and requested a meeting to discuss their concerns.

Supervisor Miller questioned if there had been any communication between the Stalders, the staff or the owners.

Linda Talavera, Talavera Homes Corporate Secretary, read a letter previously submitted into the record which addressed the concerns of the Stalders.

Mr. Poirier responded there would be some disturbance, the driveway would be closer to the Stalder's lot and that the applicant's design retained a significant number of Saguaros which minimized the overall disturbance.

It was moved by Supervisor Miller, seconded by Chair Bronson and carried by a 4-0 vote, Supervisor Carroll absent, to close the public hearing and approve the plat note modification, Co12-93-11.

#### 25. Hearing - Rezoning Ordinance

ORDINANCE NO. 2016 - 32, P15RZ00009, Magee Como Development Assoc., L.L.C. - N. La Cholla Boulevard Rezoning. Owner: Magee Como Development Assoc., L.L.C. (District 1)

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Chair Bronson and carried by a 4-0 vote, Supervisor Carroll absent, to close the public hearing and adopt the Ordinance.

# C-R-93-11 Plat Note Natification Approval Let 35 BOS Winners 9-3-19

was moved by Supervisor Willer seconded by Supervisor Christy and unanimously carried by a 5-0 vote, to close the public nearing and approve Co9-00-39, subject to standard and special conditions.

#### 20. Hearing - Plat Note Modification

#### Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 35)

Request of <u>Baier Family Revocable Trust</u>, represented by <u>Soloway Designs</u>, <u>Inc.</u>, for a plat note modification of Restrictive Administrative Control Note No. 20(B) to increase the area of the development envelope (grading) from a maximum of 9,200 square feet to a maximum of 11,000 square feet on Lot 35 of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07). The subject property is approximately 4.38 acres, zoned SP (BZ) (Specific Plan - Buffer Overlay Zone) and is located on the north side of E. Sabino Estates Drive, approximately 4,500 feet northeast of the intersection of N. Bowes Road and E. Sabino Estates Drive and is addressed as 10151 E. Sabino Estates Drive. Staff recommends APPROVAL. (District 1)

The Chairman inquired whether anyone wished to be heard. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Christy and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

#### 🕦 . Hearing - Rezoning Ordinance

ORDINANCE NO. 2019 - <u>22</u>, P18RZ00012, Robert Lee Boykin - N. Camino de Oeste Rezoning. Owner: Robert Lee Boykin. (District 1)

The Chairman inquired whether anyone wished to be heard. No one appeared. It was moved by Chairman Elias, seconded by Supervisor Miller and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Ordinance.

#### 22. Hearing - Rezoning Resolution

RESOLUTION NO. 2019 - 62, P18CA00007, Pima County - West River Road Plan Amendment. Owner: Pima County Flood Control District. (District 1)

The Chairman inquired whether anyone wished to be heard. No one appeared. It was moved by Chairman Elias, seconded by Supervisor Miller and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Resolution.

#### 23. Hearing - Rezoning Resolution

RESOLUTION NO. 2019 - <u>63</u>, Co9-83-94, Transamerica Title No. 8155 - Suprise Drive Rezoning (Modification of a Rezoning Condition - Non Substantial Change). Owner: Ventana Canyon Alliance, L.L.C. (District 1)

#### CO12-93-11 PLAT NOTE MODIFICATION APPROVAL (IOT 3) BOS MINUTES 8/17/20

Andrew Flagg, Chief Civil Deputy County Attorney, responded that the notifications on impacted districts was an internal process not a statutory requirement, therefore there would be no legal implication.

It was moved by Chairman Valadez, seconded by Supervisor Villegas and unanimously carried by a 5-0 vote, to continue this item to the Board of Supervisors' Meeting of September 15, 2020.

#### 38. Hearing - Plat Note Modification

#### Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 3)

Request of <u>Kieckhefer Revocable Trust</u>, represented by Chris Evans, Architect, for a plat note modification of Restrictive Administrative control Note No. 20(B) to increase the area of the development envelope (grading) from a maximum of 9,200 square feet to a maximum of 11,000 square feet on Lot 3 of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07). The subject property is approximately 0.68 acres, zoned SP (BZ) (Specific Plan - Buffer Overlay Zone) and is located on the east side of E. Sabino Estates Drive, approximately 1,000 feet northeast of the intersection of N. Bowes Road and E. Sabino Estates Drive and is addressed as 9650 E. Sabino Estates Drive. Staff recommends APPROVAL. (District 1)

Chris Poirier, Deputy Director, Development Services Department, indicated that this was a request for a modification of a plat note. He stated that this request would allow for the expansion of the allowable building envelope. He added that the main spine road for the subdivision was built at a shorter length. He indicated that staff recommended approval.

The Chairman inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Chairman Valadez and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11, as recommended by staff.

#### 39. Hearing - Rezoning Ordinance

ORDINANCE NO. 2020 - 25, Co9-62-84, Valley View Acres Subdivision Rezoning (Lot 100). Owner: Gerard Gilbert. (District 3)

The Chairman inquired whether anyone wished to address the Board. No one appeared. It was moved by Chairman Valadez, seconded by Supervisor Villegas and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Ordinance.

#### Co12-93-11 Plat Note Modification Approval Lot 2 - BOS Minutes 6-22-21

area at the time a tentative plat, development plan or request for building permit is submitted for review.

- 8. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property for 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)."
- 9. 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.
- During the development plan stage, the applicant shall contact Tucson Unified School District (TUSD) concerning the provision of adequate space for safe bus stops, bus turn-arounds and pedestrian access to the appropriate schools.
- 11. Structures shall be limited to a maximum height of 24 feet and shall be sited and landscaped to minimize negative visual impacts. The color of structures shall be in context with the surrounding environment.
- 12. In addition to the requirements of the Native Plant Preservation Ordinance, all transplantable saguaros 6 feet or less in height inside the disturbance area envelopes shall either be preserved in place or transplanted within the site.
- The developer shall consult with the Coalition for Sonoran Desert Protection and Pima County prior to submittal of a subdivision plat to explore ways to reduce the need for large basins located along the downstream edge of the property while still meeting detention requirements. Any basins to be constructed throughout the site shall be designed using permaculture concepts and incorporate gradual slopes of natural materials in order to facilitate wildlife movement.
- 14. The developer shall consult with the Coalition for Sonoran Desert Protection and Pima County prior to submittal of a subdivision plat on lot configuration and placement of building envelopes, particularly those that are impacted by "flows under the regulatory threshold per the submittal, but are significant," (reference Commission staff report pg. 8) and on lots 19 and 22 where buildable area incurs into the Erosion Hazard Setback.
- 15. Signage indicating the prohibition of motorized vehicles shall be posted on trail easements.
- 16. The "Proposed Pedestrian Access Easement to TUSD School Property" shall be removed from the Preliminary Development Plan.
- 17. Perimeter lot fencing within the designated natural open space is prohibited.
- 18. All single-family dwelling units are required to be equipped with a fire sprinkler system.

The Chair inquired whether any comments or requests to speak on this item were submitted. Letters of opposition were received and placed in the record; however, there were no speakers. It was moved by Chair Bronson, seconded by Supervisor Scott and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-15-04, subject to original and modified standard and special conditions.

#### 45. Hearing - Plat Note Modification

#### Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 2)

<u>Darrell and Ana Stipp</u> request a plat note modification of restrictive administrative control note No. 20(B) to increase the area of the development envelope from 9,200 square feet to 11,000 square feet on Lot 2 (.79 acres) of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is zoned SP (BZ) (Specific Plan - Buffer Overlay Zone) and is

located on the west side of E. Sabino Estates Drive, approximately 1,000 feet northeast of the intersection of N. Bowes Road and E. Sabino Estates Drive, addressed as 9645 E. Sabino Estates Drive. Staff recommends APPROVAL. (District 1)

The Chair inquired whether any comments or requests to speak on this item were submitted. None had been received. It was moved by Supervisor Scott, seconded by Chair Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

#### 46. Hearing - Rezoning Ordinance

ORDINANCE NO. 2021 - 15, P20RZ00014, Stewart Title and Trust TR 3734 - W. Curtis Road Rezoning. Owner: Stewart Title and Trust TR 3734. (District 3)

The Chair inquired whether any comments or requests to speak on this item were submitted. None had been received. It was moved by Chair Bronson, seconded by Supervisor Grijalva and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Ordinance.

#### **HEALTH**

#### 47. Hearing - Code Text Amendment

ORDINANCE NO. 2021 - 16, of the Board of Supervisors, relating to the general regulations governing immunization by the Pima County Health Department, amending the Pima County Code, Chapter 8.12, Health and Safety.

The Chair inquired whether any comments or requests to speak on this item were submitted. None had been received. It was moved by Chair Bronson and seconded by Supervisor Scott to close the public hearing and adopt the Ordinance. No vote was taken at this time.

Supervisor Christy inquired whether adopting this Ordinance would fiscally impact the General Fund.

Chuck Huckelberry, County Administrator, confirmed that the General Fund would not be fiscally impacted if the Ordinance was adopted.

Upon the vote, the motion unanimously carried 5-0.

#### BOARD OF SUPERVISORS

#### 48. In-Person Board of Supervisors Meetings

Discussion/Action regarding resuming in-person Board of Supervisors Meetings. (District 3)

## Co12-93-11 Lot 42 Plat Note Modification Approval. BOS Minutes 1-18-22

#### 21. Hearing - Plat Note Modification

#### Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 42)

Mark and Michelle Beres, represented by Randy Gilliam, request a plat note modification of restrictive administrative control note #20(B) to increase the area of the development envelope from 9,200 square feet to 11,000 square feet on Lot 42 (1.04 acres) of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is zoned SP (BZ) (Specific Plan - Buffer Overlay Zone) and is located on the north side of E. Sabino Estates Drive, approximately one mile east of the intersection of N. Bowes Road and E. Sabino Estates Drive, addressed as 10215 E. Sabino Estates Drive. Staff recommends APPROVAL. (District 1)

Supervisor Scott inquired whether any comments or requests to speak on this item were submitted. None had been received. It was moved by Supervisor Scott, seconded by Chair Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

#### 22. Hearing - Rezoning Ordinance

ORDINANCE NO. 2022 - 1, P21RZ00001, Ramirez - S. Sheridan Avenue Rezoning. Owner: Michelle Ramirez. (District 5)

The Chair inquired whether any comments or request to speak on this item were submitted. None had been received. It was moved by Chair Bronson, seconded by Supervisor Grijalva and unanimously carried by a 5-0 yote, to close the public hearing and adopt the Ordinance.

#### 23. Hearing - Rezoning Ordinance

ORDINANCE NO. 2022 - 2, P21RZ00006, Hernandez/Noriega - W. Michigan Street Rezoning. Owners: Jesus Hernandez and Ana Noriega. (District 3)

The Chair inquired whether any comments or request to speak on this item were submitted. None had been received. It was moved by Chair Bronson, seconded by Supervisor Grijalva and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Ordinance.

#### 24. Hearing - Rezoning Resolution

RESOLUTION No. 2022 - 1, Co9-15-04, Landmark Title TR 18109 - W. Sunset Road Rezoning. Owner: Landmark Title TR 18109. (District 3)

The Chair inquired whether any comments or request to speak on this item were submitted. None had been received. It was moved by Chair Bronson, seconded by Supervisor Grijalva and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Resolution.



201 N. Stone Avenue, Tucson, AZ 85701 (520) 724-9000 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):

9980 E Sabino Estates Dr

#### 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)
- 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:

- 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		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

Questions about this form?

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



# **TALAYERA ENGINEERING & CONSTRUCTION**

2455 E. Speedway Blvd. Suite #102 Tucson Arizona 85719

(520 628 3654)

### PLAT AMENDMENT PROCESS LETTER OF REQUEST

To:

**Pima County Development Services** 

**Planning Department** 

Subject:

NEW SFR AT 9980 E SABINO ESTATES DR.

Date:

03/02/2022

To whom it may concern,

By mean of this document, Talavera Engineering on behalf of the owner is requesting a Special Action in reference to the allowable grading limits outlined on the recorded Plat "Sabino Estates at Sabino Springs Lot 1-45 & Common Area A & B (MP 45007 recorded on July 29<sup>th</sup>, 1993), attached.

### **Property Information**

## \*Owners:

HOLLAND LEE & WHEELER MARISSA JT/RS 3870 N CALLE ENTRADA TUCSON AZ 85749-9692

PHONE: 520-907-8179

EMAIL: <u>leeholland44@gmail.com</u> dougholland44@gmail.com

### \*Legal Description:

SABINO ESTATES AT SABINO SPRINGS LOT 28

### \*Parcel Number:

114-07-2040

### \*Property Size and Address:

0.74 ACRES 9980 E Sabino Estates Drive Tucson AZ 85749

We are requesting an amendment to the allowed grading limits stated on the recorded plat from 9,200 sf to 11,000 sf. As it is noted due to the configuration of the lot, topography, as well as the Erosion Hazard Setback and the Natural Open space requirements a considerable small buildable area is left. We are still meeting all the Hill Side Development Zone requirements but would like additional square footage to provide a more functional design.

If you have any questions or concerns, please do not hesitate to contact us at the information below,

Sincerely,

Rene Martinez
Talavera Engineering & Construction
2455 E Speedway Ste # 102
Tucson Az 85719

Email: rm@talaveraengineering.com

PHONE: 520-628-3654 MOBILE: 520-891-9061



### LETTER OF AUTHORIZATION

As required by Arizona Revised Statues I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

9980 E Sabino Estates D	rive
Property Address	
Sq ft variance (PLAT AMEN	NOMBN1)
Type of Permit Applied for: (SFR/MH/Remode Care/Adult Care/Secondary Dwelling/Assisted L	eVAddition/Fence or Wall/Home Occupation/Child iving/Group Home)
Men retu	3/2/2022
Signature of Applicant	Date
rene martinez	
AUTHORIZED BY:	
Z HILL	3/2/2022
Signature of Property Owner	Date

Public Works Building, 201 N. Stone Ave., 1st floor • Tucson, Arizona 85701-1207 • 520-724-9000 • www.pima gov/developmentservices

FILL NOTES:
UNDER SLAB FILL EXCEEDING 24 INCHES IN DEPTH REQUIRED SPECIAL INSPECTION OF COMPACTION OF COMPACTION OF COMPACTION OF THE MARKET OF A MARKET OF THE MARKET OF HOLLAND RESIDENCE GRADING, FILLING AND COMPACTION OPERATIONS TO SATISFY REQUIREMENTS OF THE SOILS REPORT REQUIRE SPECIAL INSPECTION BY AN APPROVED ARRICHAE LICENSED ENGINEER, SEALED INSPECTION DOCUMENTATION IS TO BE SUMMITTED TO MIXING, Safety@aim.gov PRIOR TO FINAL **LOT 28 SABINO SPRINGS** PROPOSED GRADING LIMITS: 9980 E SABINO ESTATES DR CENSRAL NOTES:

1. LOT CONFORMS TORILLOG EXPELOPMENT ZONE REQUIREMENTS.

DIS SECTIONS, 364-33. SIMAL MAYE IMPORTACED STONE WITH

FIRST PARIES IN ACCORDANCE WITHHOUT REQUIREMENTS.

DIS SECTION, 364-33. FOR SECTION 25 20 OR TRATTER.

3. MATERIALS ANDIOR CONSTRUCTION EQUIPMENT MAY NOT BE

STORES DO PROED CUTSING OF ORDINON LIMITS AT ANY TIME

THE BASIS OF ELEVATION FOR THIS PLAN IS PIMA COUNTY MAPQUIDE TOPOGRAPHY

RESPONSED OF ELEVATION FOR THIS PLAN IS PIMA COUNTY MAPQUIDE TOPOGRAPHY

RESPONSED FEER-MAIL 2,338 S.F. \* E (Basis of Bearings) 251.46' 251.50'(R) LANDSCAPE & SLOPES 3,869 S.F. Sabino TOTAL PROPOSED GRADING LIMITS Estates ALLOWABLE GRADING LIMITS: Drive PARCEL AREA: 32,394 S.F. NOT APPLICABLE PER TABLE 18.61.054-GRADING NOTES: 1. TOTAL CUT = 135 CUBIC YARDS
TOTAL FILL = 183 CUBIC YARDS NOTE:
CALCULATIONS ARE PROVIDED
FOR PRELIMINARY PLANNING ONLY,
2. TOTAL DISTURBED AREA = 10,645 S.F. MAX LOT COVERAGE ALLOWABLE: 10,000 S.F TOTAL DISTURBED AREA \* 10.645 S.F.
 ALL CONSTRUCTION WORK SHALL CONFORM TO THE CHAPTER 18,
 IB.C. 2018, PINA COUNTY HILLSIDE DEVELOPMENT ZONE REQUIREMENTS.
 SEC. 94-3, AND GESTECHNICAL ENGINEERING REPORT FOR THIS SITE.
 NOT USED NPPO NOTES: 11,000 S.F. PROPOSED GRADING SHALL BE SET BACK 8'-6" MIN ALONG ALL PROPERTY LINES ALLOWARI F INCREASES HOUSE LIVABLE AREA ON SLOPE < 15% NO SAHUAROS ON SITE WITHIN GRADING LIMITS 0 S.F. NO PIMA PINAPPLE CACTUS ON SITE WITHIN GRADING LIMITS 5. SEPARATE PERMIT IS REQUIRED FOR ANY WALLS OR BUILDINGS. SEPTIC & UTILITIES ON < 15% SLOPES OSF. IF GRADING CONSTRUCTION IS EXPECTED TO LAST LONGER THAN EXPIRATION DATE OF THE GRADING PERMIT, CONTACT PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT TO RENEW OR EXTEND THE NO IRONWOOD TREES ON SITE WITHIN GRADING LIMITS SINGLE LANE 12FT DRIVE WAY N/A S.F. ON < 15% SLOPES GRADING PERMIT. IF FINAL GRADING INSPECTION HAS NOT BEEN MITIGATION OR NPPP REQUIRED: GROUNG PERMIT, IT PIRAL GRADING PERMIT EXPIRES, AND THE COMPLETED BEFORE THE GRADING PERMIT EXPIRES, AND THE PERMIT HAS NOT BEEN RENEWED, ADDITIONAL FEES AND REVIEWS MAY BE REQUIRED.

7. DSD PRE-CONSTRUCTION MEETING IS REQUIRED FOR THIS ALLOWABLE + INCREASES 11.000 S.F. THE TO PRESCENSE OF 15% SLOPES 10,645 ± S.F. OK USE OF 30% SET ASIDE METHOD PROJECT.

8. ANY REVISION TO GRADING PLAN MAY REQUIRE A RESUBMITTAL
OF A REVISED GRADING PLAN FOR REVIEW. CONTACT DSD
ENGINEERING AT (520) 724-6500 TO DISCUSS ANY CHANGES IN
OUR REPORT OF THE PROPERTY OF TH 32,394 S.F. 30% REQUIRED NOS AREA 9,718 S.F. CAMINISTERIOR TO SUPPORT OF THE PROPERTY OF THE PROPERTY OF THE PERMITTEE SHALL NOTIFY DISD WHEN GRADING OPERATION THE PERMITTEE SHALL NOTIFY DISD WHEN GRADING APPROVAL SHALL NOT BE GIVEN UNIT. ALL WORK, INCLUDING INSTALLATION OF ALL ERGISION CONTING. MEASURES HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND GRADING PERMIT. VATURAL OPEN SPACE AREA PROVIDED: 12,067 S.F. LEGEND: PLAN AND GRADNIG PERNIT.

GRADNIG PERNIT, GEOTECHNICAL ENGINEERING REPORT, AS WELL

AS A COPY OF THE GRADNIG PLAN, SHALL BE KEPT AT THE

SITE AT ALL THREE, UNTIL: FIRML GRADNIG APPROVAL

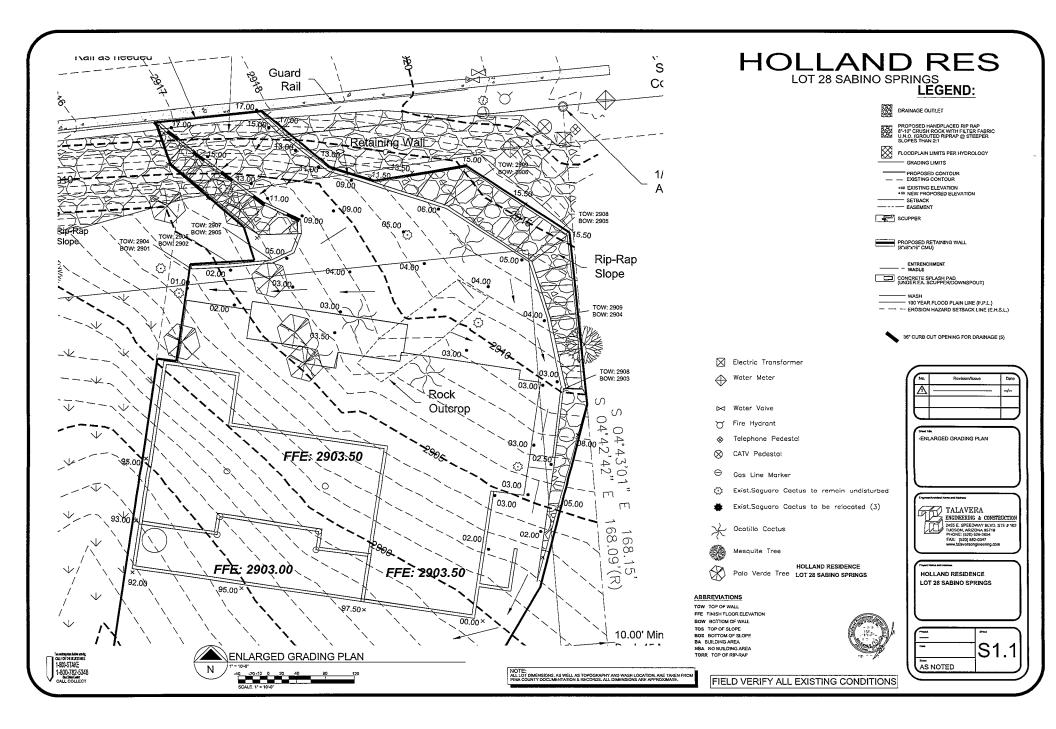
INSTALL 24724" SPLASH PAD @ DOWNSPOUT LOCATION W GROUTED

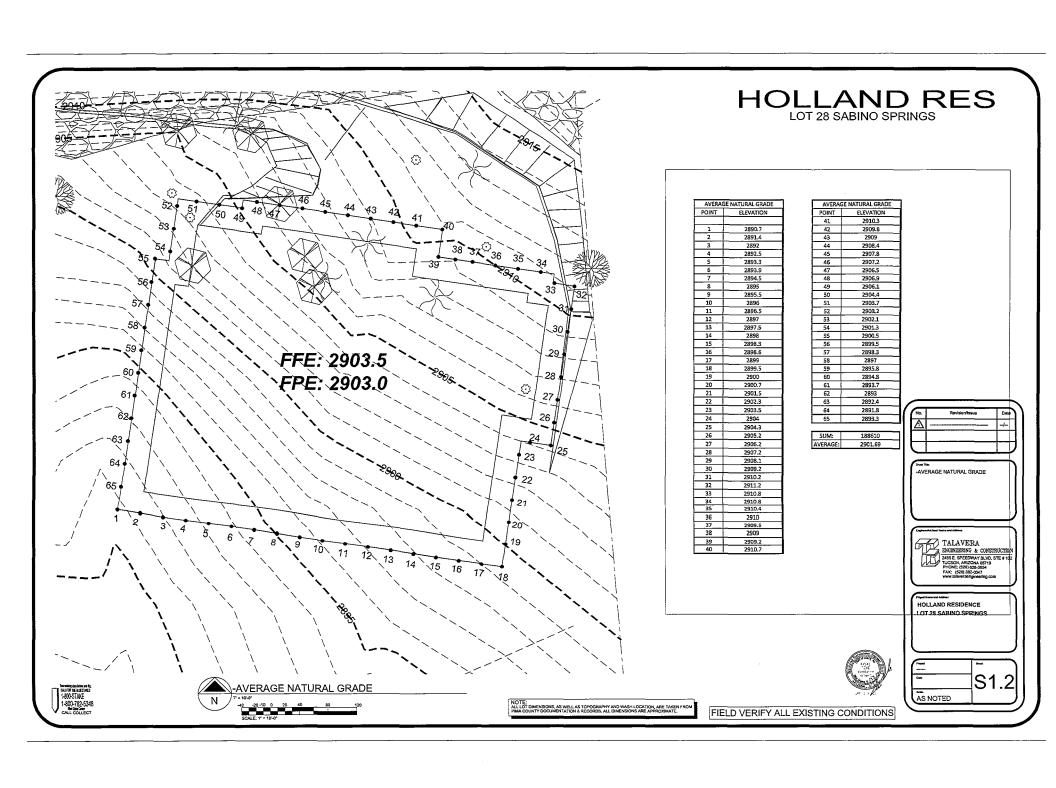
RYVER ROCK. DRAINAGE OUTLET PROPOSED HANDPLACED RIP RAP 8"-10" CRUSH ROCK WITH FILTER FABRIC U.N.O. (GROUTED RIPRAP @ STEEPER SLOPES THAN 2:1 Electric Transformer NAVEN MOUN.

UNEMPROVED DISTURBED AREAS RESULTING FROM OPERATIONS ON THIS LOT SHALL BE RESTORED TO THEIR NATURAL STATE BY THA COUNTY ZOWNIG CODE. ALL UTALLY TRENCHES MYDIOR LEACH FIELDS ARE TO BE RESTORED TO THEIR ORIGINAL CONDITIONS. Water Meter FLOODPLAIN LIMITS PER HYDROLOGY EXCESS SOIL GENERATED FROM EARTHWORK OPERATIONS SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED OF, OR, IF ALLOWED AND APPROVED GRADING LIMITS FROM THE STILL AND LAWFILLY DEPOSED OF OR, IF ALLOWS ON A PROPECT OF THE THE OTHER DEPOSE. THE THAT DAY ON A PROPECT OF THE STILL DEPOSE. PROPOSED CONTOUR Water Valve - EXISTING CONTOUR ×∞ EXISTING ELEVATION •∞ NEW PROPOSED ELEVATION Fire Hydrant -SITE/GRADING PLAN  $\mathcal{A}$ ---- SETRACK Telephone Block 16 (Golf Course) SCUPPER Pedestal DRAMAGE,
IT IS RESPONSABILITY OF THE CONTRACTOR TO SET FINISH PAD PER PLAN
PRIOR TO POURING FOUNDATIONS. CATV PRIOR TO ANY BULDING FINALS, A FINAL GRADING INSPECTION MUST BE OBTAINED FROM PINA COUNTY, CALL THE PINAL COUNTY INSPECTION AND COMPLUMDE OWNSHOM AT (30) THEAT OF A FINAL GRADING INSPECTION AT LEAST 24 (TWENTY FOUR) HOURS IN ADVANCE. Pedestal PROPOSED RETAINING WALL  $\otimes$ TALAVERA FEE HIZ SECTION (84.154 (5)

"A INTERSION O WALL SAG SIPPLAP FREESTANDING VALLS, RETAINING WALLS,
AND REPRAP THAT SAE MORE THAN FOUR FEET (47) HIGH THAT FACE QUITWINGS FROM
A OWELLING AND ARE LOCATED IN A YARD SABITION, GETREET, AND ALD THAT FACE
AND REPRAP HOHER THAN SIX FEET (67) LOCATED IN OTHER YARDS AND THAT FACE.
OUTWARD FROM A OWELLING SHALL INCLIDE THE FOLLOWING MINIMAR PLAYTINGS. Gas Line ENTRENCHMENT WADLE Marker ENGINEERING & CONSTRUCTION CONCRETE SPLASH PAD (UNDER EA. SCUPPER/DOWNSPOUT) Exist.Saguaro Cactus to A. ONE 15-GALLON CAN TREE SPACED AT AN AVERAGE TWENTY FIVE (25) HORIZONTAL FEET; AND WASH remain ----- 100 YEAR FLOOD PLAIN LINE (F.P.L.)

EROSION HAZARD SETBACK LINE (E.H.S.L.) B. FOUR 5-GALLON CAN SHRUBS BETWEEN EVERY TWO TREES AND ALL PLANTING AREAS SHALL BE HYDROSEEDED undisturbed C. THESE PLANTINGS SMALL BE ADDED WITHIN SIX (6) HORIZONTAL FEET BEYOND THE TOE OF THE WALL OR RIPRAP, ALL PLANTINGS SHALL BE IN CONFORMANCE WITH THE REVEGETATION PLANTS IN SECTION 18.61.0550.5.AND THE REQUIREMENTS OF THE HILLSIDE DEVELOPMENT MANUAL. Exist.Saguaro Cactus to 36" CURB CUT OPENING FOR DRAINAGE (5) be relocated COLOR DUTES.
ALL EFFORED ETTEROR WALLS AND ROOFS OF BUILDINGS (JANESS A ROOF IS SCREENED HALL EFFORED ETTEROR WALLS AND ROOF OF BUILDING), RETAINING WALLS, AND ACCESSION'S TRUCTURES THAT AND USBILLE FROM 107BILL THE MOY PROCED DOWNDAY SHOULD ENVIRONMENT STRUCTURES THAT AND USBILLE FROM IN WITH THE WAYDRUG, SETTING OWNERS SHALL, NOT DOGER AND SHALL BETTING WALLS OF PROPERTY. (3) TOS SAHIUARO TRANSPECTED ON SITE Ocotillo Cactus SITE/GRADING PLAN ABBREVIATIONS PROJECT DATA: TOW TOP OF WALL FFE FINISH FLOOR ELEVATION HOLLAND LEE & WHEELER MARISSA JT/RS Mesquite BOW BOTTOM OF WALL Tree TOS TOP OF SLOPE BOS BOTTOM OF SLOPE AS NOTED BA BUILDING AREA 1-800-782-5348 CALL COLLECT Site Zoning: PIMA COUNTY SP NBA NO BUILDING AREA FIELD VERIFY ALL EXISTING CONDITIONS 9980 E SABINO ESTATES DR TUCSON, AZ 85749 Tree TORR TOP OF RIP-RAP





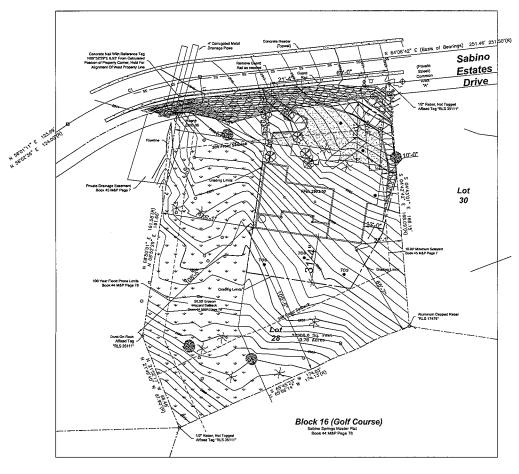
FILL NOTES: UNDER SLAB FILL EXCEEDING 24 INCHES IN DEPTH REQUIRED SPECIAL INSPECTION OF COMPACTION SENT TO building safety@sins.gov PRIOR TO FINAL INSPECTIONS.

# HOLLAND RESIDENCE

FIELD VERIFY ALL EXISTING CONDITIONS

GRADING, FILLING AND COMPACTION OPERATIONS TO SATISFY REQUIREMENTS OF THE SOLLS REPORT REQUIRE SPECIAL INSPECTION BY AN APPROVED ANZONA LICENSED ENGINEER, SEALED INSPECTION DOCUMENTATION IS TO BE SUBMITTED TO building safely@pima.gov PRIOR TO FINAL INSPECTIONS.

**LOT 28 SABINO SPRINGS** 9980 E SABINO ESTATES DR



PROPOSED GRADING SHALL BE SET BACK 8"-0" MIN ALONG ALL PROPERTY LINES NO SAHUAROS ON SITE WITHIN GRADING LIMITS

NPPO NOTES:

NO PIMA PINAPPLE CACTUS ON SITE WITHIN GRADING LIMITS NO IRONWOOD TREES ON SITE WITHIN GRADING LIMITS



STAKING PLAN

AS NOTED

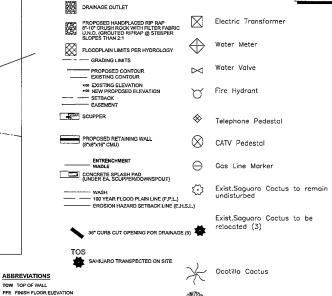
### LEGEND:

BOW BOTTOM OF WALL

NBA NO BUILDING AREA

TOS TOP OF SLOPE BOS BOTTOM OF SLOPE

BA BUILDING AREA



1-800-782-5348
Suc Sale Core
CALL COLLECT





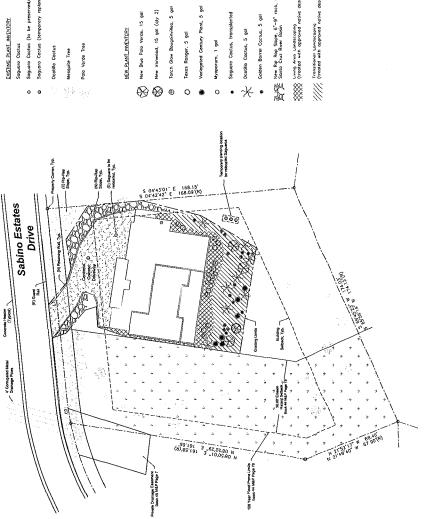
Mesquite Tree



Palo Verde Tree



# Holland Residence 9980 E. Sabino Estates, Lot 28



REVEGITATED LANDSCAPING CALCULATIONS Total Revegitated Area: 2,964 SF Minimum Required Plant Quantities: 9 Four (4) desert stretum: 15 g J 17 Teebre (12) desert stretum: min 5 St (5) desert corent plants, min 9) Stx (5) ground cover plants, min e) Twenty-flow (24) coeti, minimum e) Twenty-flow (24) coeti, minimum jving Area Landscoping: 2,026 SF Fransitional Landscaping: 938 SF

Saguaro Cactus (to be preserved/r

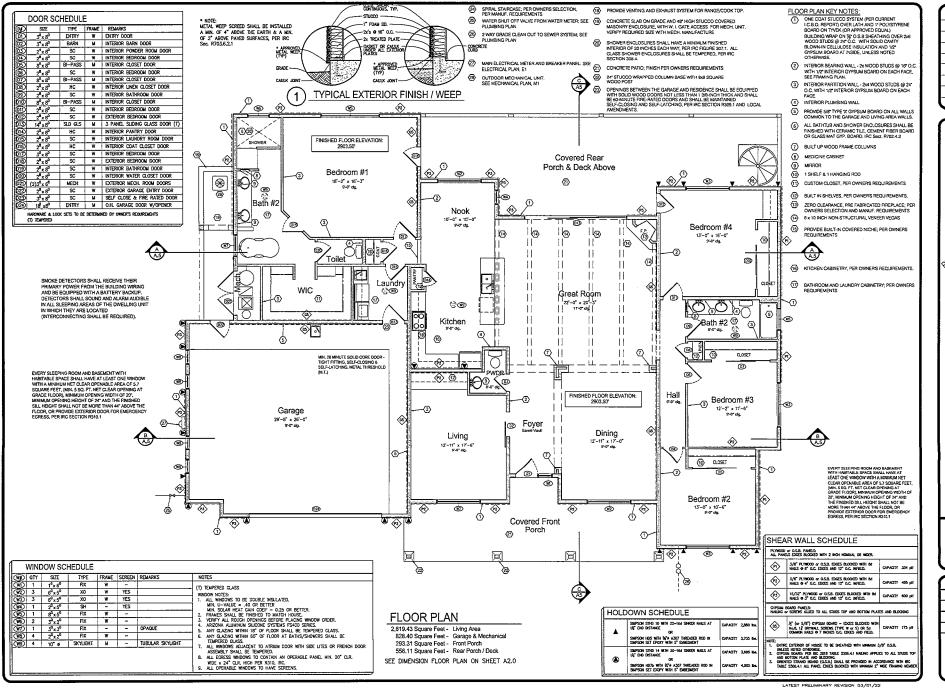
Saguaro Cactus (temporary Saguare Cactus

EXISTING PLANT INVENTORY

c) (6) Variegated Century Plant, 5 gal b) (6) Tarch Glow Bougainvillea, 5 ge (6) Texas Ranger, 5 gal Provided Plant Quantities
a) (3) Blue Pala Verde, 15 gal
(1) Iranwood, 15 gal

//// Transitional Landscaping (treated with approved native desert seed mix)





7301 E. 22nd STREET TUCSON, AZ. 85710 (520) 327-4846 www.HJKarchitect.com

MIL FOR TON WO TRUCTOR

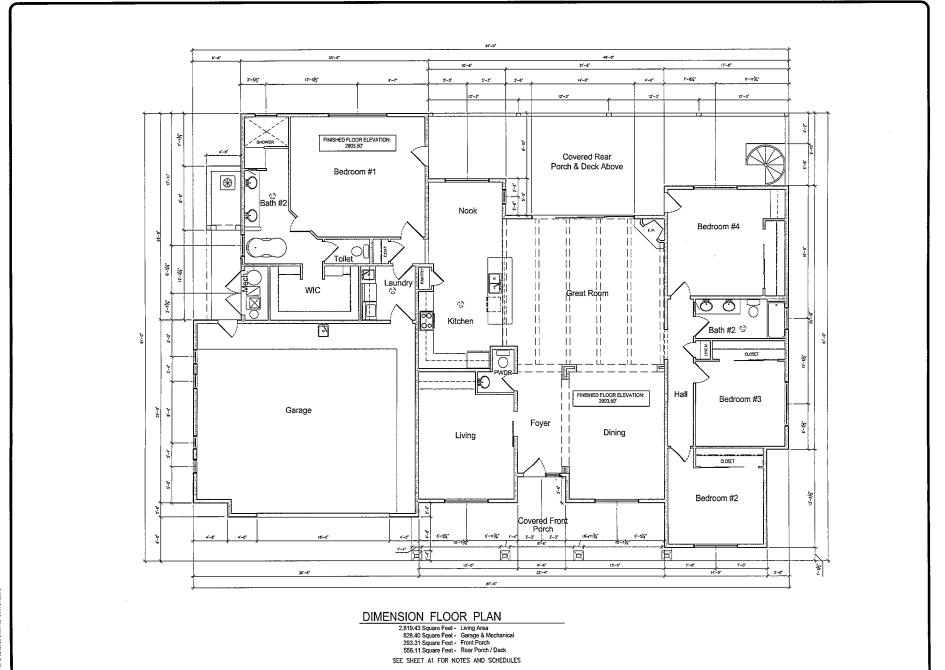
RESIDENC Sabino Estates at Sabino IMA COUNTY, ARIZONA HOLLAND

> NOTED **FLOOR** PLAN

PIMA

ŏ

HIK 1/4" - 1'-0"



REVISIONS BY

H.J. KRZYSIK

ARCHITECT
7301 E. 22nd STREET
TUCSON, AZ. 85710
(520) 327-4846
www.HJKarchitect.com

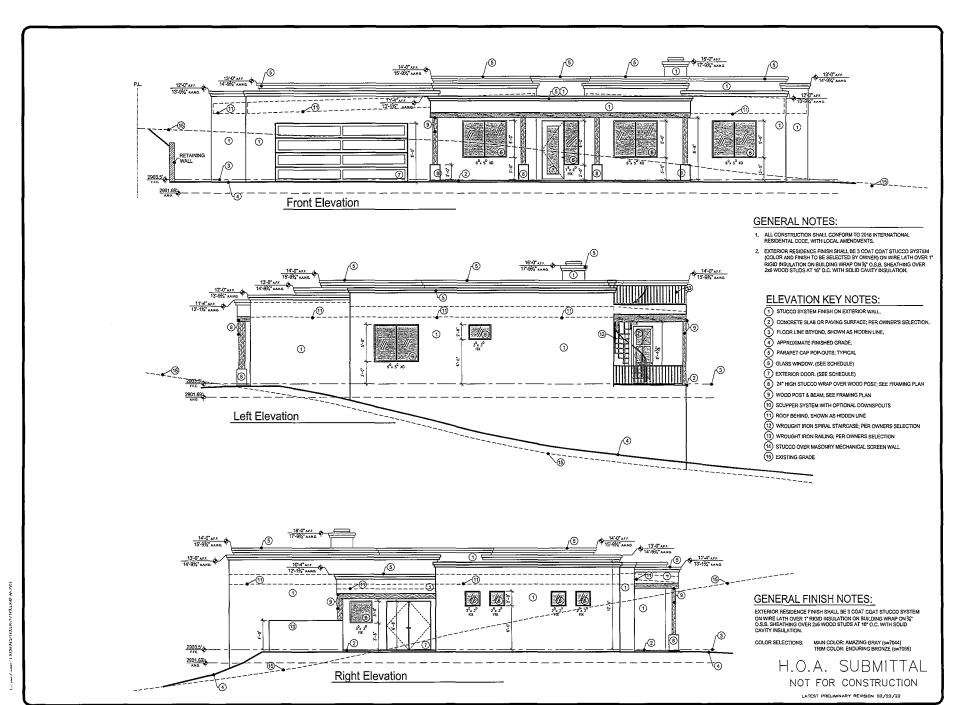
PRELIMITERY NOT PUCT CONSTRUCT

HOLLAND RESIDENCE
LOT 28 of Sabino Estates at Sabino Springs
PIMA COUNTY, ARIZONA

DIMENSION FLOOR PLAN

DRAWN
H\_K
CHECKED
H\_K
DATE
MACCH 207/2
SCALE
1/ 4" - 1"-0"
21.7960
SHEET

A2



REVISIONS BY



H. J. KRZYSIK ARCHITECT 7301 E, 22nd STREET TUCSON, AZ. 85710 (520) 327-4846



2685 071/2024

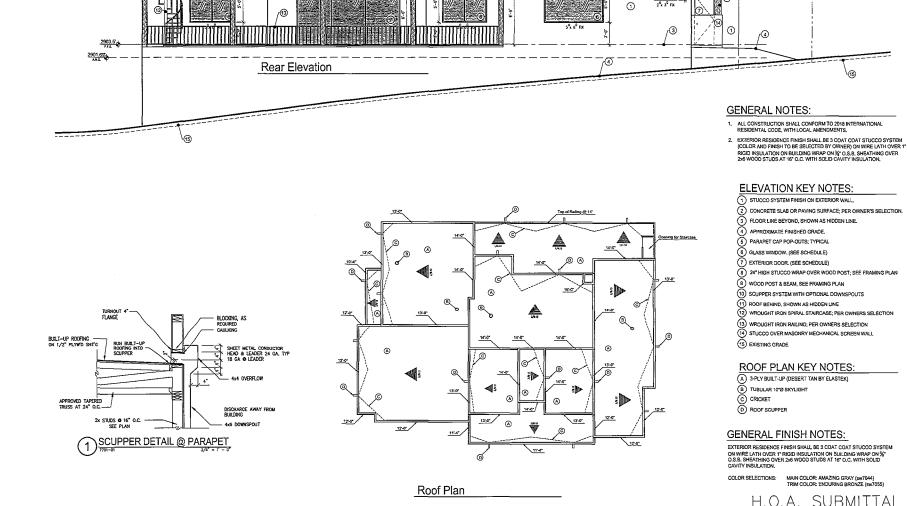
HOLLAND RESIDENCE
LOT 28 of Sabino Estates at Sabino Springs
PIMA COUNTY, ARIZONA

BUILDING ELEVATIONS

DRAWN
CAB
CHECKED
H.K.
DATE
FEDRLIARY 2092
SCALE
1/ 4" - ("-0"
JOB NO.
21.7960
SHEET

**A6** 

OF SH



REVISIONS



H. J. KRZYSIK ARCHITECT 7301 E. 22nd STREET TUCSON, AZ. 85710 (520) 327-4846



LOT 28 of Sabino Estates at Sabino Springs PIMA COUNTY, ARIZONA

HOLLAND RESIDENCE

8 24" HIGH STUCCO WRAP OVER WOOD POST: SEE FRAMING PLAN

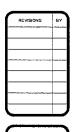
EXTERIOR RESIDENCE FINISH SHALL BE 3 COAT COAT STUCCO SYSTE ON WIRE LATH OVER 1\* RIGID INSULATION ON BUILDING WRAP ON 3' O.S.B. SHEATHING OVER 2/6 WOOD STUDS AT 16" O.C. WITH SOLID CAVITY INSULATION.

H.O.A. SUBMITTAL NOT FOR CONSTRUCTION

LATEST PRELIMINARY REVISION 02/22/22

BUILDING

**ELEVATIONS** 





HOLLAND RESIDENCE
LOT 26 of Sabino Estates at Sabino Springs
PIMA COUNTY, ARIZONA

BUILDING 3D VIEWS

DRAWN
CAP
OHEORED
H.K
DATE
DATE
DATE
DECEMBER 2021
SCAL:
NO SCAL:
JOB NO.
21.7960
SHEET

A9

