

COB - BOSAIR FORM

11/04/2025 12:30 PM (MST)

Submitted by Lupe.Fimbres@pima.gov



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

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

Award Type: Agenda Item

Is a Board Meeting Date Requested? Yes

Requested Board Meeting Date: 11/18/2025

Project Title / Description: Resolution No. 2025-_____ providing for the vacation and exchange of a portion of Pluto Court.

Agenda Item Report

Introduction / Background: An application has been received for the vacation and exchange of a portion of Pluto Court. The right-of-way is a public road lying within Section 31, Township 12 South, Range 13 East, G&SRM, Pima County, Arizona as shown on attached Location Map. File A-0084

Discussion: The subject right-of-way was dedicated by a subdivision plat and is located within Mars Landing subdivision,, Book 63 of Maps and Plats at Page 39. The applicant is requesting the abandonment to allow for a replatting of the property with a new subdivision.

Conclusion: This abandonment request has been reviewed and approved by appropriate County staff and applicable utility companies and no property will be left without public or private legal access. All statutory obligations under ARS § 28-6701, § 28-7202, § 28-7203, and § 28-7215 have been met. Pima County Department of Transportation has determined that the subject right-of-way can be exchanged for new dedicated right-of-way pursuant to § 28-7203. Resolution will be effective upon approval of new subdivision plat under File No. P25FP00018, after which the subject right-of-way shall be disposed of by quit claim deed to the applicant. County DOT further requests waiver of the \$5,000 application fee, as this abandonment supports County's goal of providing affordable housing.

Recommendation: Staff recommends that the Pima County Board of Supervisors approve Resolution No. 2025-_____.

Fiscal Impact: There will not be a direct fiscal impact to Pima County. Abandonment and vacation will remove Pima County's maintenance and liability obligations for the current right-of-way, while alternative right-of-way will be dedicated within the replatted subdivision. Attachment: Location Map, Waiver Request Memo

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

Provide information that explains how this activity supports the selected Prosperity Initiative

The intended use of the subdivision is to construct affordable housing units.

Board of Supervisor District:

• 3

Department:

Real Property Services

Name:

George Andros

Telephone:

520-724-6308

Department Director Signature: _____

Date: 10-30-25

Deputy County Administrator Signature: _____

Date: 11/5/2025

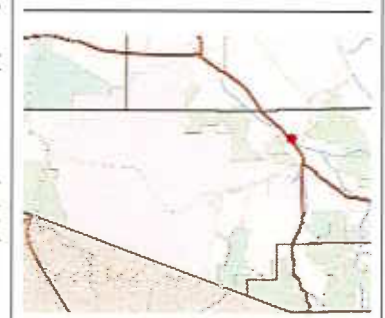
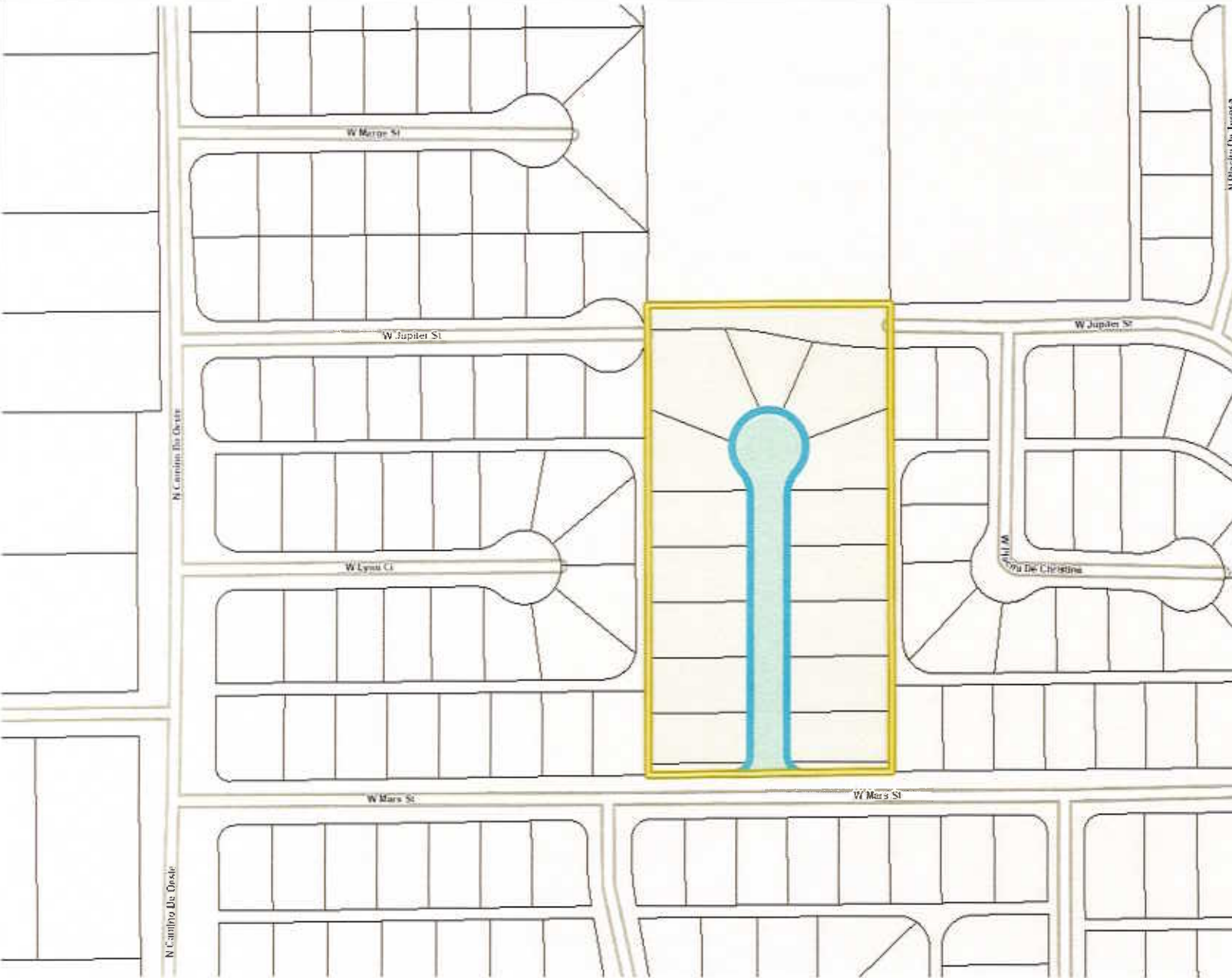
County Administrator Signature: _____

Date: 11/5/2025

Location Map - A-0084

Legend

☐ Parcels



Mars Landing Subdivision
Pluto Court

400.0 0 200.00

Feet



This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

10/24/2025

DATE: March 31, 2025



TO: Jeff Teplitsky
Director, Real Property Services

FROM: Kathryn Skinner, P.E.
Director, Transportation

SUBJECT: Request to Waive Pluto Court Abandonment Processing Fee

The Pluto Court Right-of-Way was dedicated to Pima County by the Mars Landing plat (see Attachment #1) recorded as sequence number 20080070351 at the Pima County Recorder's office on 01/10/2008. The subdivision, including the road, was never built and the land is still vacant and unimproved.

Rezoning case, P24RZ00008, for Habitat for Humanity Tucson, Inc. was approved by the Board of Supervisors on December 3, 2024, so that the property may be reconfigured for a 30-lot, one-story attached duplex dwelling residential subdivision that will provide affordable housing (see Attachment #2).

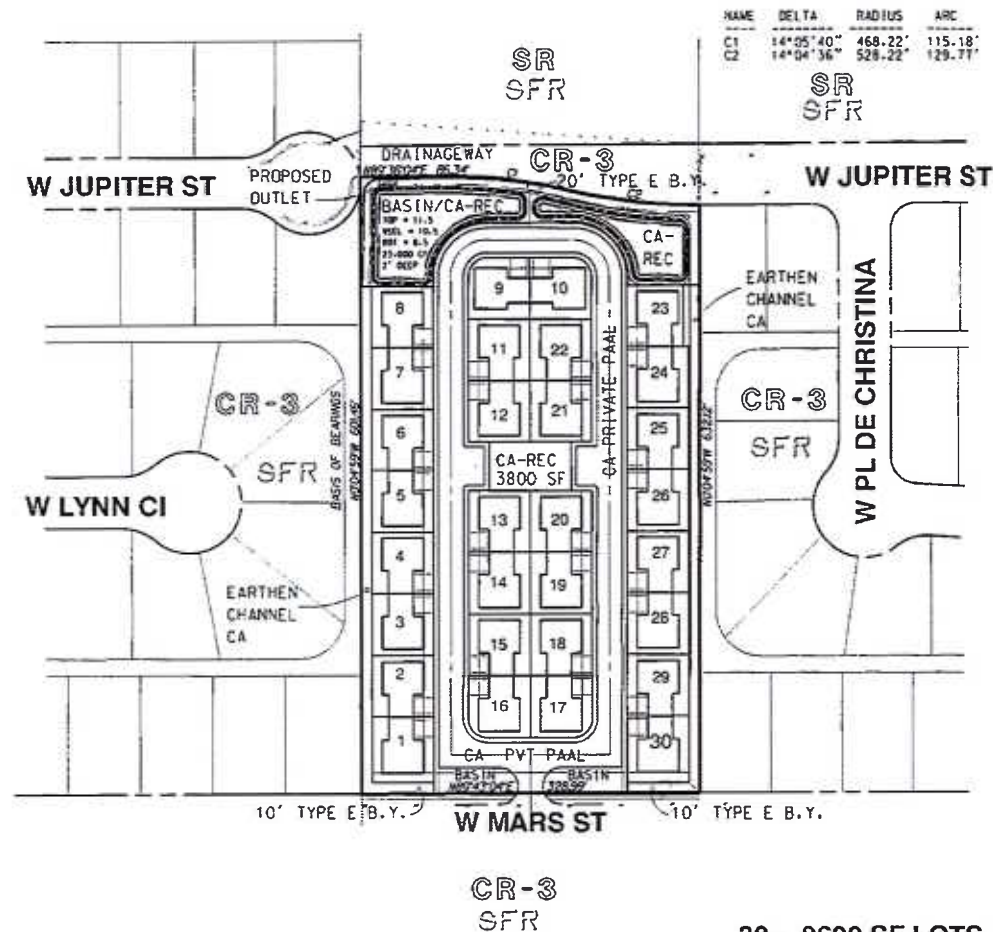
The applicant requesting the processing fee waiver is Habitat for Humanity Tucson, Inc. Habitat offers down payment assistance to qualifying families, and homebuyers must complete 250 hours of sweat equity per adult in the construction of their home.

Pima County Department of Transportation requests that Real Property Services include this memo to support waiving the \$5,000 non-refundable processing fee with the abandonment application of the Pluto Court Right-of-Way since this supports the County's goal of providing affordable housing. Fees may be waived at the discretion of the Board of Supervisors in cases where there is a benefit to public health, safety, and welfare (see Ordinance No. 2004-19).

Consideration of the \$5,000 abandonment processing fee waiver for Habitat for Humanity Tucson, Inc. is greatly appreciated. Please let us know if you require additional information.

Attachments

c: Carmine DeBonis, Jr., Deputy County Administrator
Robin Freiman, Property Rights Manager, Department of Transportation
George Andros, Real Property Services Supervisor, Real Property Services



NAME	DELTA	RADIUS	ARC
C1	14°05'40"	468.22'	115.18'
C2	14°04'36"	528.22'	129.77'

Proposed Development as shown with P24RZ00008



SCALE: 1" = 100'

TABULATIONS:

1. EXISTING ZONING:	CR-3
2. PROPOSED ZONING:	CR-4
3. SITE AREA:	4.46 ACRES
4. UNITS:	30
5. LOT SIZE:	60' X 60'
6. DENSITY:	6.7 RAC
7. BUILDING HEIGHT:	18'
8. SETBACKS:	
FRONT/SOUTH:	20'
SIDE/REAR:	10'

VEHICLE PARKING

REQUIRED PARKING:	
30 UNITS X 2.25	67.5 SP
PARKING PROVIDED:	
GARAGE: 2 PER UNIT	60 SP
DRIVEWAY: 2 PER UNIT	60 SP
REC AREA:	6 SP
TOTAL	126 SP

RECREATION AREA

REQUIRED REC AREA:	
30 UNITS X 879 SF	24,930 SF
REC AREA PROVIDED:	
CENTER:	3,800 SF
NORTH:	9,000 SF
TOTAL	12,800 SF

NOTES:

- ALL OF THE HOMES WITHIN 300' OF THE SITE ARE SINGLE STORY.

RICK
3945 E FORT LOWELL RD #111
TUCSON, AZ 85712
520-795-1000
rickengineering.com

30 - 3600 SF LOTS

MARS LANDING PDP

PAGE 1 OF 1
DATE: 10/30/24

RESOLUTION NO. 2025 - _____

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS
FOR THE VACATION OF A PORTION OF PLUTO COURT, A PUBLIC
RIGHT-OF-WAY, AS PIMA COUNTY ROAD ABANDONMENT NO. A-
0084, WITHIN SECTION 31, TOWNSHIP 12 SOUTH, RANGE 13 EAST,
G&SRM, PIMA COUNTY, ARIZONA**

The Board of Supervisors of Pima County, Arizona finds:

1. An application has been received by Pima County for the vacation of a portion of Pluto Court, a public right-of-way, located within Mars Landing subdivision, Book 63 of Maps and Plats at Page 39, Pima County Recorder's Office; said right-of-way being more particularly described in attached **Exhibit "A"** and depicted in attached **Exhibit "A-1"** (the "Right-of-Way").
2. The Right-of-Way was created by subdivision plat dedication, and the Pima County Department of Transportation has determined that it is not needed for public use pursuant to A.R.S. § 28-7202.
3. Applicant is the owner of all abutting properties and is seeking approval for a new subdivision plat, within which alternate right-of-way will be dedicated. The Right-of-Way may be exchanged with an abutting owner for all or part of a new public right-of-way, pursuant to A.R.S. § 28-7203.
4. No land adjoining the portion of the Right-of-Way will be left without access to a public roadway, in accordance with § 28-7215(A).
5. The Right-of-Way may be disposed of by exchange to Habitat For Humanity Tucson, Inc. ("Grantee").

NOW, THEREFORE, BE IT RESOLVED,

This Resolution will not become effective unless and until the Board of Supervisors approves a new subdivision plat under File No. P25FP00018 for the property surrounding and including the Right-of-Way. The Right-of-Way described in **Exhibit "A"** and depicted in **Exhibit "A-1"** will be disposed of by exchange by Quit Claim Deed to Grantee, and upon receipt of receipt of consideration in accordance with A.R.S. § 28-7203 et seq. by the dedication of new right-of-way. Upon recordation of the Quit Claim Deed, the Right-of-Way shall be deemed to be vested in the Grantee.

Passed and adopted, this _____ day of _____, 2025.

Rex Scott, Chair
Pima County Board of Supervisors

ATTEST:

Melissa Manriquez, Clerk of the Board

APPROVED AS TO FORM



Bobby Yu, Deputy County Attorney

BOS Approval: 11/18/2025	S31/T12S/R13E	File A-0084	Agent: GA
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EXHIBIT "A" - Right-of-Way

LEGAL DESCRIPTION PUBLIC RIGHT OF WAY ABANDONMENT

ALL THAT PORTION OF THE PUBLIC RIGHT OF WAY OF PLUTO COURT AS DEDICATED AND CONVEYED TO PIMA COUNTY AND LYING WITHIN **MARS LANDING**, A SUBDIVISION RECORDED AT BOOK 63 OF MAPS AND PLATS AT PAGE 39, PIMA COUNTY RECORDER'S OFFICE, WITHIN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.



\\cp.rickeng.com\projects\T05000\5339_Mars_Landing\Survey\5339_ROWAbandon.docx

EXHIBIT "A-1" - Depiction of Right-of-Way

CASDAS DEL OESTE
BK 33 M&P, PG 54

CASDAS DEL OESTE
BK 24 M&P, PG 20

CASDAS DEL OESTE
BK 26 M&P, PG 15

MARS LANDING
BK 63 M&P, PG 39
4

PLUTO COURT
(PUBLIC STREET)

50' R/W TO
BE VACATED

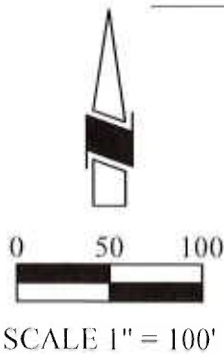
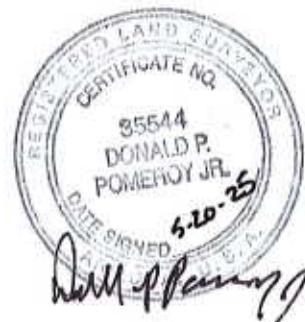


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF
A PORTION OF FINAL PLAT FOR 'MARS LANDING',
A SUBDIVISION ACCORDING TO THE PLAT
RECORDED IN BOOK 63 M&P, PAGE 39, BEING
WITHIN THE SW 1/4 OF SECTION 31, TOWNSHIP
12 SOUTH, RANGE 13 EAST, GILA & SALT RIVER
MERIDIAN, PIMA COUNTY, ARIZONA.



RICK
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TUCSON, AZ 85712
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PAGE 2 OF 2
DATE 05/19/25