



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: April 17, 2018

Title: Co12-72-14 ROCKCLIFF SUBDIVISION (LOT 1) (Lot Split)

Introduction/Background:

The applicant requests to split a 6.01-acre CR-1 residential subdivision lot into two parcels of approximately 1.48 acres and 4.52 acres.

Discussion:

Plat note #22 requires Board approval of further subdivision of Lot 1 which is significantly larger than other lots within the subdivision. The proposed split will allow the sale of the smaller proposed western lot for the construction of a single-family residence. An existing residence will be located on the proposed eastern lot. The site plan shows the proposed lot split maintaining compliance with CR-1 development standards. It also appears that applicable Hillside Development Overlay Zone (HDZ) standards can be met, including slope density, based on a preliminary review of information submitted for the lot split. The proposed residence and driveway to it are located where existing grading occurred for a residence that was never built dating to at least 1974. Revegetation of existing disturbance on the eastern lot is proposed. Access to the subdivision street will be shared. Sewer exists within the subdivision, but the proposed residence will need a waiver to utilize a septic system due to lack of access to the sewer, despite the apparent attempt to gain access through a neighboring lot.

Conclusion:

The information submitted shows the ability to split the lot in compliance with applicable codes and it appears that a waiver would be granted to use a septic system. Therefore, staff supports the request subject to conditions for use of the existing graded area on the western lot, to revegetate existing disturbance on the eastern lot, and to share the dust-controlled (paved) access to the street.

Recommendation:

Staff recommends approval of the proposed lot split subject to conditions 1-3 as shown in the staff report.

Fiscal Impact:


N/A

Board of Supervisor District:

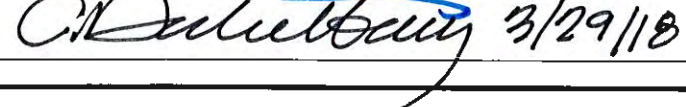
1 2 3 4 5 All

Department: Development Services Department - Planning Telephone: 520-724-9000

Contact: David Petersen Telephone: 520-724-9000

Department Director Signature/Date:  3/28/18

Deputy County Administrator Signature/Date:  3/29/18

County Administrator Signature/Date:  3/29/18



PIMA COUNTY

DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1

FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division

Tom Drazowski

DATE: March 26, 2018

SUBJECT: Co12-72-14 ROCKCLIFF (LOT 1)

The above referenced Lot Split is within your district and is scheduled for the Board of Supervisors' **TUESDAY, APRIL 17, 2018** hearing.

REQUEST: For a split of Lot 1 of Rockcliff (Bk. 24, Pg. 67) into two parcels of approximately 1.48 acres and 4.52 acres. Plat note #22 states that Lot 1 will not be further subdivided without the approval of the Board of Supervisors. The subject lot is approximately 6.01 acres zoned CR-1 (Single Residence) and is located on the east side of N. Santana Place, approximately 450 feet north of the terminus of N. Santana Place and approximately 300 feet southeast of the intersection of N. Santana Place and N. Buckskin Way, south of E. Snyder Road.

OWNERS: Kelly and Karen Callan TR
4500 N. Santana Place
Tucson, AZ 85750-9743

AGENT: James McMurtrie, P.E.
Dynamic Civil Designs, LLC
10150 N. Tall Cotton Drive
Marana, AZ 85653

DISTRICT: 1

STAFF CONTACT: David Petersen

PUBLIC COMMENT TO DATE: As of March 26, 2018, staff has received no written public comments.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The property lies outside of the Maeveen Marie Behan Conservation Lands System (CLS).

TD/DP/ar
Attachments



PIMA COUNTY
DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: Co12-72-14

Page 1 of 4

FOR APRIL 17, 2018 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Planning Official
Public Works-Development Services Department-Planning Division

DATE: March 26, 2018

UNADVERTISED ITEM FOR PUBLIC HEARING

LOT SPLIT

Co12-72-14 ROCKCLIFF (LOT 1)

Request of Kelly and Karen Callan Trust, represented by Dynamic Civil Designs, LLC, for a split of Lot 1 of Rockcliff (Bk. 24, Pg. 67) into two parcels of approximately 1.48 acres and 4.52 acres. Plat note #22 states that Lot 1 will not be further subdivided without the approval of the Board of Supervisors. The subject lot is approximately 6.01 acres zoned CR-1 (Single Residence) and is located on the east side of N. Santana Place, approximately 450 feet north of the terminus of N. Santana Place and approximately 300 feet southeast of the intersection of N. Santana Place and N. Buckskin Way, south of E. Snyder Road. Staff recommends **APPROVAL WITH CONDITIONS.**

(District 1)

STAFF REPORT:

Staff recommends **APPROVAL** of the proposed split of Lot 1 of the Rockcliff subdivision subject to the following conditions:

1. The existing disturbed area shall be utilized for the house pad, yard, septic system plus reserve area, and driveway on the proposed western Lot 1 as shown on the lot split site plan. Any necessary additional grading shall be in accordance with applicable provisions of Zoning Code Chapter 18.61 Hillside Development Overlay Zone.
2. The existing disturbed area described as 7,018 square feet on the proposed eastern Lot 2 as shown on the lot split site plan, shall be revegetated in accordance with site restoration requirements contained in Zoning Code Section 18.61.055D.

3. A single point of access at N. Santana Place shall serve both lots, and the portion of the driveway common to both residences shall at a minimum be chip sealed.

The proposed lot split will allow sale of the undeveloped western portion of the lot for construction of an additional single-family residence in the neighborhood. The site plan shows the proposed lot split maintaining compliance with CR-1 development standards for the eastern lot which will contain the existing residence while allowing for development standards compliance for the western lot and the conceptual new residence location on that lot.

It also appears that applicable Hillside Development Overlay Zone (HDZ) standards can be met, including slope density, based on a preliminary review of information submitted for the lot split. The proposed new residence and the driveway to it (coming off of the existing paved driveway which will be shared for a distance from the single point of access from Santana Place) will both be located in areas of previous disturbance which dates to at least 1974 per aerial photo evidence. This predates current HDZ grading standards for which an exception from HDZ grading limits would be provided per code. However the disturbance is shown to be in compliance with current grading area limits for the house pad, yard, and septic system plus reserve, and there is a code provision allowing a grading increase for 12-foot-wide driveways as is shown for the proposed residence. Any further grading must meet applicable code requirements. The applicant has provided a mitigation and revegetation plan for an area of disturbance on the proposed eastern lot, and staff recommends a condition requiring mitigation for this area.

An asphalt driveway from Santana Place serves the existing residence. A portion of this driveway will be contained within the proposed western lot, and both residences will share access to the street through an access and utility easement to be established. Staff recommends a condition to ensure the access point to Santana Place is shared and that the driveway be dust controlled with a minimum of chip seal surface treatment to the extent that it is common to both residences. The existing asphalt is a higher surface grade than chip seal.

The subdivision is served by public sewer. The existing residence connects to the sewer system, but the new residence will utilize on-site (septic) sewage disposal. The owners indicate unsuccessfully seeking an easement through the adjacent lot to the west to connect the proposed western lot to existing sewer line in Buckskin Way, a street within the subdivision. A waiver from connection to the sewer system will necessary to use a septic system as described in the Wastewater Reclamation report below.

Plat note #22 requires that the subject Lot 1 not be further subdivided without the written approval of the Board of Supervisors. The note allows for review of the proposed lot split against code and utility service requirements including zoning standards, street standards, wastewater disposal requirements, and water service. The review also protects buyers of the property. At 6.01 acres, Lot 1 is significantly larger than other lots within the subdivision. The lot is proposed to be split into two parcels of approximately 1.48 acres and 4.52 acres. The CR-1 zoning of the subdivision requires a minimum of 36,000 square feet (less than one acre) per lot, but lots are typically larger where slopes are present. Apart from Lot 1, other lots in the subdivision range from 36,011 square feet (.83 acre) to 89,775 square feet (2.06 acres). Staff understands that the size of Lot 1 was a personal preference of the subdivision's developer who resided on the property.

The CR-1 zoning was approved under rezoning case Co9-57-113 in 1958. The subject subdivision plat (Bk. 24, Pg. 67) and its rezoning ordinance (1973-36) were approved in 1973. The subdivision is part of a larger area that was rezoned, and it links to other subdivisions and lot split areas where the platting requirement was waived by the Board within the rezoning.

TRANSPORTATION REPORT

The proposed lot split will include a portion of the existing paved driveway including at the single point of access to N. Santana Place, an improved subdivision street. An easement is proposed to be established to allow use of the split-off portion of the driveway for the existing residence. The proposed residence will generate approximately 10 average daily trips within the subdivision. Given this minimal traffic generation, the proposed single point of access, and existing pavement of the portion of the driveway that will be common to both the existing and proposed residence, staff has no objection to the lot split request.

FLOOD CONTROL REPORT

The Pima County Regional Flood Control District has reviewed the proposed lot split request and has no objection.

WASTEWATER RECLAMATION REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the request and offers the following comments for your use. The applicant proposes to split the subject lot #1 of the Rockcliff subdivision into two parcels of approximately 1.48 acres and 4.52 acres in size. The subject property is located near the intersection of N. Santana Place and N. Buckskin Way, south of E. Snyder Road. The larger Parcel 2 contains an existing residence currently connected to the public sewer system. The smaller Parcel 1 is proposed for a new residence utilizing a private on-site disposal system.

The existing public sewer consists of 8" sewer lines, one located in N. Buckskin Way to the west and the other one in N. Rockcliff Road to the east of the property. The property appears to be landlocked and is surrounded by private lots without legal access or public sewer easements that would allow Parcel 1 to connect to the existing sewer in Buckskin Way. The applicant indicated that the current property owners were not successful in obtaining legal access from the neighboring property owners to the west for the placement of a HCS.

The PCRWRD has no objection to the above referenced request for a lot split, but adds the following comments:

- The owner(s) must obtain a Waiver to Use On-site Sewage Disposal System.
- The owner(s) must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal system on Parcel 1 at the time a development plan or request for building permit is submitted for review.

TUCSON WATER COMMENTS

Tucson Water has no objections to the proposed lot split at 4500 N. Santana Place. However, there are a few things to point out:

1) Our records show that water service does not currently come from Rockcliff Road by means of a remote meter as conveyed in some of the material I received. Tucson Water records indicate an existing water meter located along Santana Place, which is acknowledged elsewhere in the review information package.

2) Per the exhibits, both parcels will have frontage along Santana Place and the existing water meter will have to serve the newly created Parcel 1 which is the parcel upon which it appears to front.

3) The existing house will reside on the newly created Parcel 2 and is currently served by a well.

(Applicant's response: The remote meter on Rockcliff does provide water to the existing house as a back-up to the well. The owner has a shut off valve down there on Rockcliff that he has had to use from time to time so we know that is his source of City water. It seems to me that the TW records do actually reflect that the remote meter is serving the lot per the Water Valve Map attached. You can see that the red circle shows that valve as having the 4500 address labeled on it. The meter shown on Santana is only a buried service line as far as I can tell because there is no meter box there and nothing on the parcel is connected to it. My understanding from the plat and water plan dates is that the meter on Rockcliff (Plan number is from 1973) was in-place and servicing the existing house around the time the subdivision was platted (also in 1973) and that the service line in Santana came later (plan number is from 1978) with the subdivision improvements.)

TUCSON ELECTRIC POWER COMPANY COMMENTS

To date, there has been no response to a request for comments.

RURAL METRO FIRE DEPARTMENT COMMENTS

To date, there has been no response to a request for comments.

TUCSON UNIFIED SCHOOL DISTRICT COMMENTS

To date, there has been no response to a request for comments.

TD/DP/ar
Attachments

cc: Kelly and Karen Callan TR, 4500 N. Santana Place, Tucson, AZ 85750-9743
James McMurtrie, P.E., Dynamic Civil Designs, LLC, 10150 N. Tall Cotton Drive
Marana, AZ 85653
Tom Drzazgowski, Chief Zoning Inspector
Co12-72-14 File





1 : 1,590

2,282 x 1,315 (ft)

GENERAL NOTES (SITE PLAN)

1. BASIS OF ELEVATION IS "THE 2' TOPOGRAPHY SHOWN ON THIS MAP WAS ELECTRONICALLY REPRODUCED FROM PIMA COUNTY GIS SOURCES AND IS NOT GUARANTEED BY THE SURVEYOR. VERTICAL DATUM NAVD83 PER SURVEY PERFORMED FOR THIS PROJECT BY ALTA LAND SURVEY, INC. PROJECT NO. 17475 SCALED AND DATED BY TODD A HOUT RLS 35543 ON 12/12/17.
2. BASIS OF BEARINGS IS "THE MONUMENTED SOUTH LINE OF THE SUBJECT LOT 1 AS SHOWN ON THIS MAP AND THE ROCKCUTT LOTS 1 THRU 57 PLAT AS RECORDED IN BOOK 24, PAGE 67 OF MAPS AND PLATS, RECORDS OF PIMA COUNTY, AZ. THE BEARING OF SAID LINE IS N73°37'14"W PER THE SAME AFREMENTIONED SURVEY.
3. THE TOTAL AREA OF THIS SITE IS 261,580.6 SF OR 6.01 ACRES.
4. ASSESSOR'S TAX PARCEL NUMBER IS 114-18-0130.
5. THE WATER COMPANY THAT WILL SERVE THIS DEVELOPMENT IS TUCSON WATER CO.
6. ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENT REQUIRED BY THIS DEVELOPMENT WILL BE AT NO COST TO THE PUBLIC.
7. SEWAGE DISPOSAL WILL BE BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM DESIGNED BY AN ARIZONA REGISTERED PROFESSIONAL ENGINEER AND REVIEWED AND APPROVED BY PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY AT THE TIME OF BUILDING PERMITTING.
8. EXISTING BURIED UTILITY LINES LOCATIONS, AS SHOWN, ARE APPROPRIATE AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.

PERMITTING NOTES

1. EXISTING ZONING IS CR-1
2. THE USE IS SINGLE FAMILY RESIDENTIAL
3. SECTION NO PERMIT COVERAGE IS NOT REQUESTED.
4. MAX LOT AREA FOR CR-1 ZONE IS 36,000 SF. HOWEVER, 1 ACRE IS REQUIRED FOR USE OF SEPTIC
5. MINIMUM LOT WIDTH IS 100'
6. BUILDING SETBACKS REQUIRED BY ZONING:
FRONT=30'
SIDE=10'
REAR=40'
7. MAXIMUM BUILDING HEIGHT=34' (MAX 2-STORIES)
8. THIS PROJECT IS SUBJECT TO HILLSIDE DEVELOPMENT OVERLAY ZONE (HDOZ) REQUIREMENTS. REFER TO SEPARATE HDOZ MAP AND NATIVE PLANT MITIGATION PLAN.

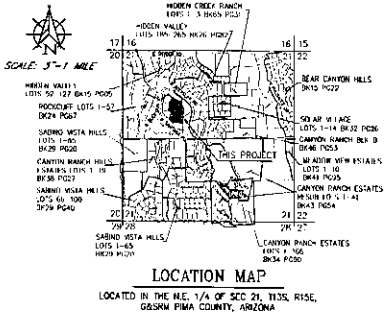
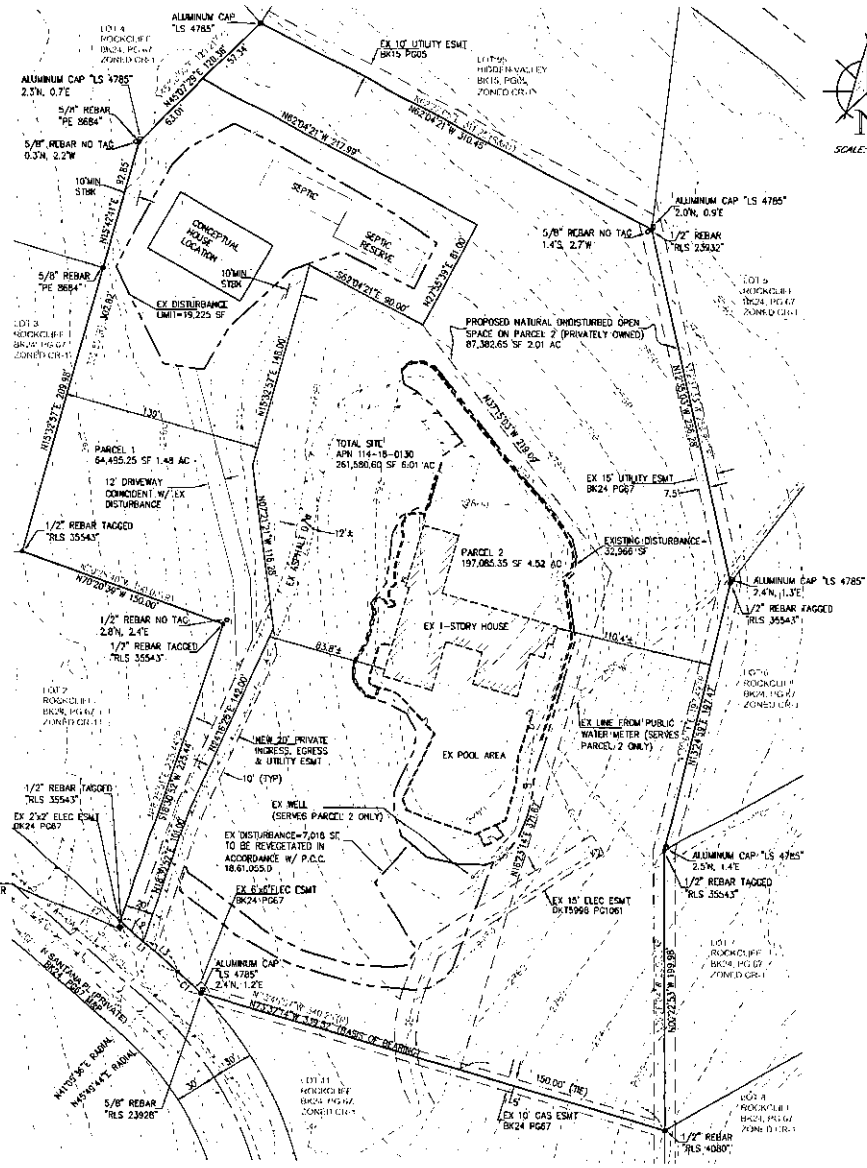
LINE TABLE

LINE	LENGTH	BEARING
L1	54.00'(R)	N46°33'30"W(R)
L2	54.00'	S48°48'28"E
L3	32.32'	S48°48'28"E

CURVE TABLE

CURVE	RADIUS	LENGTH	Δ
C1	271.73'(R)	21.63'(R)	-
	271.73'	22.45'	04°44'00"

NO.	BY	DATE	DESCRIPTION	APPROVED BY	DAT



- LEGEND**
- SUBJECT PARCEL BOUNDARY
 - ADJACENT PROPERTY/ROW LINE
 - EASEMENT LINE
 - CENTERLINE
 - EXISTING EDGE OF ASPHALT PAVEMENT
 - EXISTING 10' CONTOUR LINE
 - EXISTING 2' CONTOUR LINE
 - EXISTING WATERLINE & SERVICE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING GAS LINE
 - EXISTING HOUSE CONNECTION SEWER
 - EX ELEC TRANSFORMER
 - EX ELEC PEDESTAL
 - EX GAS METER
 - EX WATER BACKFLOW PREVENTER
 - 1/2" REBAR TAGGED "RLS 35543"
 - ALUMINUM CAP "LS 4785"
 - MONUMENT AS NOTED
 - RECORDED DIMENSION BY BK24, PG67 M&P
 - RECORDED DIMENSION BY BK15, PG25 M&P

OWNER:
KAREN & KELLY CALLAN
(AS TRUSTEES OF THE KELLY CALLAN FAMILY TRUST 4/6 DATED MARCH 16 1998)
4500 N SANTANA PLACE
TUCSON, ARIZONA 85750
PH (520) 450-8800
KRC@MBSOL.COM

ADDRESS
4500 N SANTANA PLACE





Dynamic Civil Designs LLC
1000 N. SANTA RITA AVENUE, SUITE 100
TUCSON, ARIZONA 85719
TEL: (520) 796-1111
WWW.DYNAMICCIVILDIGNS.COM

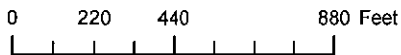
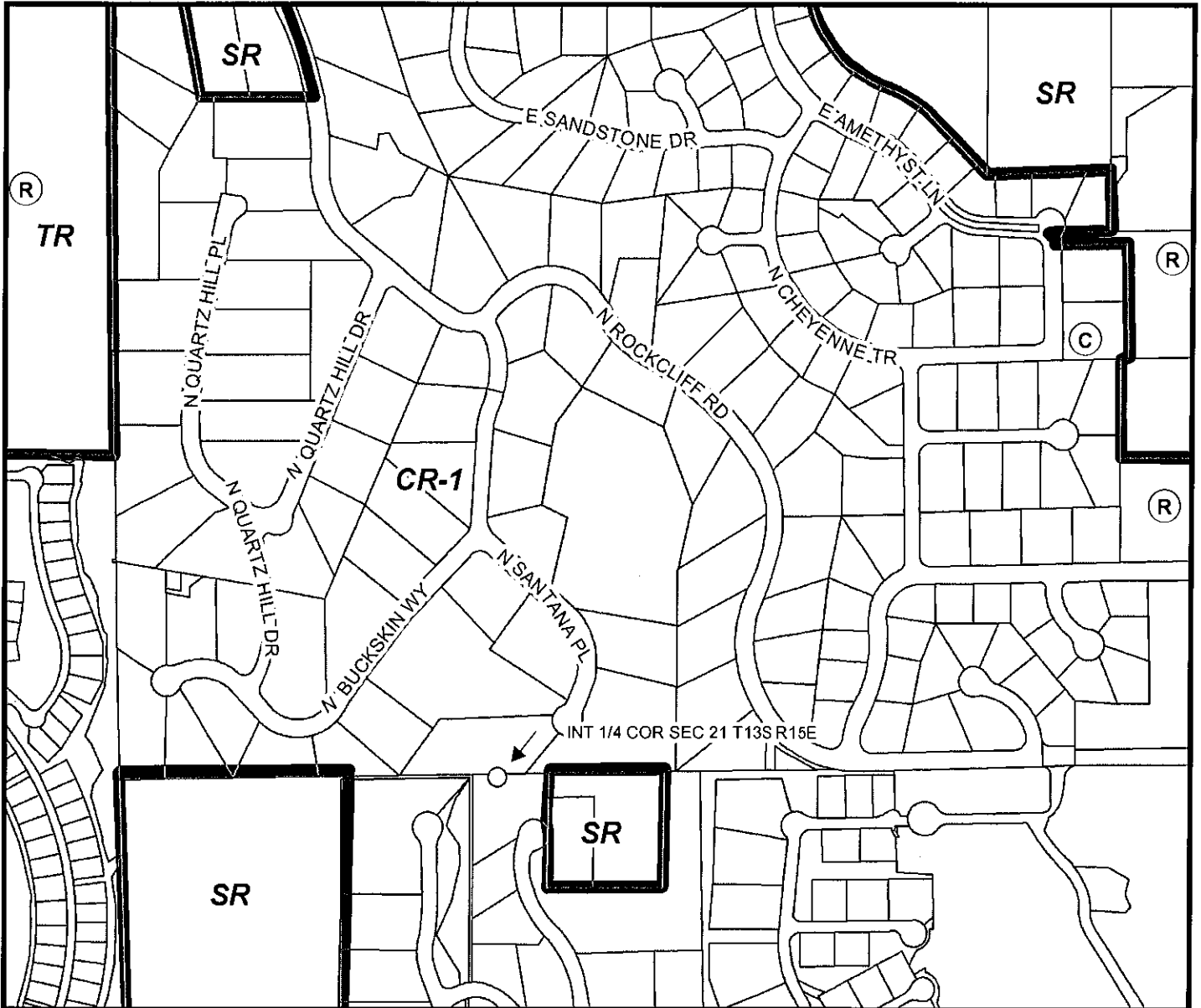
SITE PLAN
4500 N SANTANA PLACE
LOT SPLIT
LOT 1 OF ROCKCUTT LOTS 1-57 AS RECORDED IN BOOK 24, PAGE 67 M&P
LOCATED IN THE N.E. 1/4 OF SEC 21, T15S, R15E, G45M, PIMA COUNTY, ARIZONA

CASE NO: **P17**
JOB NO. D17017
DATE: DEC. 06.2017
SCALE: HORIZ: 1"=40'
SCALE VERT: N/A
SHEET 1 OF 1



Case #: Co12-72-14
 Case Name: Rockcliff - Lot 1 Lot Split
 Tax Code(s): 114-18-0130

 Subject Property
 Zoning Boundary



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**

Notes: **Rockcliff - Lot 1 lot split**

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Board of Supervisors Hearing: 4/17/18

Map Scale: 1:6,000

Map Date: 03/15/2018 - ds



December 19, 2017

Pima County Development Services, Planning Dept.
201 N Stone Ave, 2nd Floor
Tucson Arizona 85701
Ph: (520) 724-9000

"Lot Split" D.P.
RE: Special Action Request - ~~"Plat Note Waiver"~~ for 4500 N Santana Pl.

Dear Staff Members:

The owners of 4500 N Santana Place are requesting a *"lot split"* ~~"plat note modification/waiver"~~ to facilitate the splitting of the parcel into two (2) lots. The subject parcel, being Assessor's Parcel Number 114-18-0130, is 6.01 acres in size and is Lot 1 of Rockcliff Lots 1-57 as recorded in Book 24 of Maps and Plats at Page 67. General Note 22 on the subdivision plat, which restricts further subdividing without the approval of the Board of Supervisors, is the reason this ~~plat note waiver~~ *lot split* request is necessary.

The Rockcliff subdivision was approved in 1973. The construction of the existing house and yard, as well as the grading of a second house pad on the lot, occurred around the same time. The 1974 Urban Area Greyscale Orthophoto, which is available on the Pima County GIS website, shows the grading disturbance for the second house pad and the existing house and driveway. A copy of the aerial photo is included with this application. An analysis of the proposed lot split for Hillside Development Overlay Zone requirements is also included.

We believe that the existence of the second graded house pad on this lot, and the large size of the lot itself should provide a basis for the approval of a lot split. A second house cannot be constructed there without splitting the lot due to the single residence CR-1 zoning. It should also be noted the subject parcel, Lot 1, is not subject to the subdivision Covenants, Conditions and Restrictions (CC&Rs) as written and recorded in Book 4655, Page 540 and amended by recorded amendment at Docket 6848, page 706. A copy of each has been included with this application for reference.

The utility services to the existing house (water, gas, electricity, and sewer) will be unaffected by the lot split. The services all come from the east from Rockcliff Rd. and do not cross any portion of the new lot being created. Utility Co. maps are included with this application for reference. Services for gas, water, and electricity for the proposed new house are all available from Santana Pl. Sewer, however, is not available. The closest public sewer is in excess of 200 feet from the parcel, in Buckskin Way, and private lots separate the subject parcel from accessing it. Therefore, a septic system is proposed for the new house.

The current owners are listed below with their contact information.

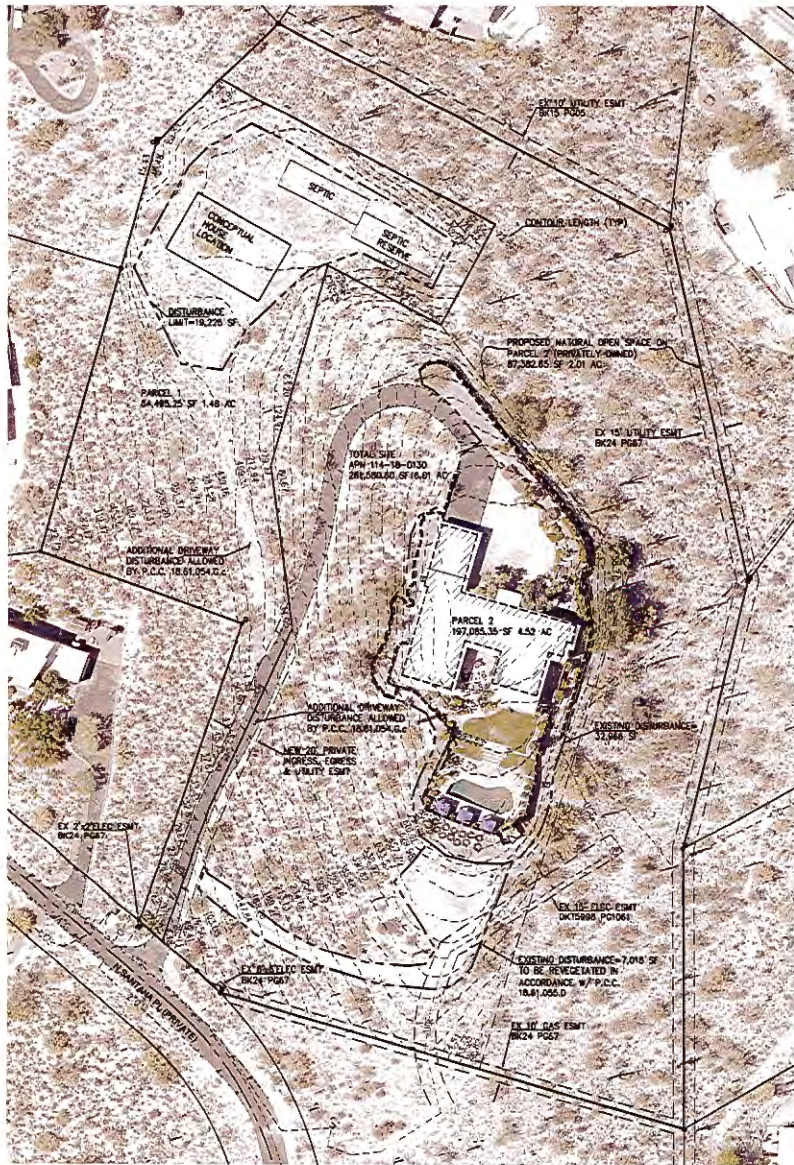
Kelly Callan and Kelly Callan
(as trustees of the Kelly Callan Family Trust u/a dated March 16, 1999)
4500 N Santana Place
Tucson, Arizona 85750
PH: (520) 490-8800
Email: krc88@aol.com

Please feel free to contact me with any questions.

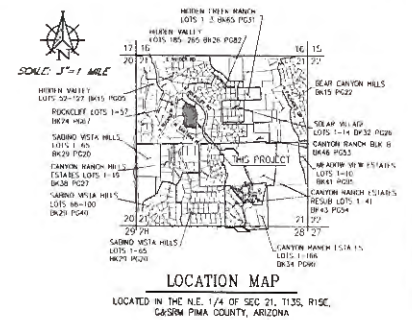
Regards,

James McMurtrie PE





HDZO PLAN



PARCEL 1 HDZO CALCULATIONS

AVERAGE CROSS SLOPE = 1%
 I=CONTOUR INTERVAL IN FEET= 2 FT
 L=COMBINED LENGTH OF ALL CONTOURS=5,388.75 FT
 0.0023=CONVERSION OF SF TO ACRES x 100
 A=PARCEL AREA IN ACRES=1.48 AC
 AVERAGE CROSS SLOPE=17%
 MAX SLOPE DENSITY REQUIREMENTS FOR 17% SLOPE REQUIRES 1.25 AC PER DWELLING UNIT PER P.C.C. 18.61.052.A. PARCEL SIZE PROPOSED IS 1.48 AC.

PARCEL 2 HDZO CALCULATIONS

AVERAGE CROSS SLOPE = 1%
 I=CONTOUR INTERVAL IN FEET= 2 FT
 L=COMBINED LENGTH OF ALL CONTOURS=12,425.71 FT
 0.0023=CONVERSION OF SF TO ACRES x 100
 A=PARCEL AREA IN ACRES=2.52 AC (EXCLUDES NATURAL OPEN SPACE)
 AVERAGE CROSS SLOPE=23%
 MAX SLOPE DENSITY REQUIREMENTS FOR 23% SLOPE REQUIRES 1.50 AC PER DWELLING UNIT PER P.C.C. 18.61.052.A. PARCEL SIZE PROPOSED IS 4.52 AC.
 MAX GRADING AREA FOR PARCEL 2, BEING A 197,085.35 SF PARCEL IS 27,001 SF PER P.C.C. TABLE 18.61.054-1. THE 32,866 SF EXISTING DISTURBED AREA SHOWN AROUND THE EXISTING HOUSE AND POOL AREA IS NOT PROPOSED TO CHANGE AND QUALIFIES AS "EXISTING GRADING" UNDER THE EXCEPTIONS OF P.C.C. 18.61.054.B.4. THE ADDITIONAL DISTURBED AREA SHOWN SOUTH OF THE POOL AREA IS PROPOSED TO BE RE-VEGETATED IN ACCORDANCE WITH P.C.C. 18.61.055.D.

OWNER:
 KAREN & KELLY CALLAN
 (AS TRUSTEES OF THE KELLY CALLAN FAMILY TRUST w/o DATED MARCH 16 1999)
 4300 N SANTANA PLACE
 TUCSON, ARIZONA 85750
 PH (520) 490-8800
 KRCBS@AOL.COM

ADDRESS
 4300 N SANTANA PLACE



HDZO PLAN
4300 N SANTANA PLACE
 LOT 1 OF ROCKCLIFF LOTS 1-97 AS RECORDED IN BOOK 24, PAGE 67 MAP
 LOCATED IN THE N.E. 1/4 OF SEC 21, T13S, R15E, CASIM, PIMA COUNTY, ARIZONA

CASE NO:	P17
JOB NO:	D1701/2
DATE:	DECEMBER, 2017
SCALE:	HORIZ: 1"=40'
SCALE:	VERT: N/A
SHEET 1 OF 1	



NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE

NOTES: 1. PROPERTY LIMITS AND SAMPLE PLOTS ARE SHOWN AS DASHED LINES. 2. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 3. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 4. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 5. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 6. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 7. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 8. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 9. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 10. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 11. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 12. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 13. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 14. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 15. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 16. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 17. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 18. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 19. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 20. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 21. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 22. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 23. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 24. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 25. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 26. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 27. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 28. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 29. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 30. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 31. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 32. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 33. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 34. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 35. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 36. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 37. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 38. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 39. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 40. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 41. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 42. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 43. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 44. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 45. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 46. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 47. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 48. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 49. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 50. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 51. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 52. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 53. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 54. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 55. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 56. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 57. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 58. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 59. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 60. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 61. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 62. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 63. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 64. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 65. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 66. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 67. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 68. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 69. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 70. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 71. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 72. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 73. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 74. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 75. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 76. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 77. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 78. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 79. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 80. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 81. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 82. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 83. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 84. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 85. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 86. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 87. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 88. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 89. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 90. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 91. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 92. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 93. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 94. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 95. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 96. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 97. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 98. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 99. PROPERTY LIMITS ARE SHOWN AS DASHED LINES. 100. PROPERTY LIMITS ARE SHOWN AS DASHED LINES.



REFERENCE AREA INVENTORY

LOCATION MAP



REFERENCE AREA INVENTORY KEY

- PROPERTY LIMITS
- - - 7018 SQ FT SAMPLE PLOT
- 5 INVENTORED NATIVE PLANT NUMBER
- INVENTORED NATIVE PLANT
- ~ ~ ~ CONTOUR LINES

7018 SQ FT REFERENCE AREA INVENTORY TOTALS

ID#	Botanical Name	Caliper	Multi	Young	Plant
1	<i>Fouquieria splendens</i>	1	Y		1
2	<i>Comptosia gigantea</i>	0	N		23
3	<i>Comptosia gigantea</i>	0	N		2
4	<i>Comptosia gigantea</i>	0	N		2
5	<i>Comptosia gigantea</i>	0	N		14
6	<i>Comptosia gigantea</i>	0	N		12
7	<i>Comptosia gigantea</i>	0	N		6
8	<i>Comptosia gigantea</i>	0	N		6
9	<i>Artemisia tridentata</i>	0	N		2
10	<i>Artemisia tridentata</i>	0	N		2
11	<i>Artemisia tridentata</i>	0	N		2
12	<i>Artemisia tridentata</i>	0	N		2
13	<i>Artemisia tridentata</i>	0	N		2
14	<i>Artemisia tridentata</i>	0	N		2
15	<i>Artemisia tridentata</i>	0	N		2
16	<i>Artemisia tridentata</i>	0	N		2
17	<i>Parthenocissus vitacea</i>	0	N		2
18	<i>Parthenocissus vitacea</i>	0	N		2
19	<i>Parthenocissus vitacea</i>	0	N		2
20	<i>Parthenocissus vitacea</i>	0	N		2
21	<i>Parthenocissus vitacea</i>	0	N		2
22	<i>Parthenocissus vitacea</i>	0	N		2
23	<i>Parthenocissus vitacea</i>	0	N		2
24	<i>Parthenocissus vitacea</i>	0	N		2
25	<i>Parthenocissus vitacea</i>	0	N		2
26	<i>Parthenocissus vitacea</i>	0	N		2
27	<i>Parthenocissus vitacea</i>	0	N		2
28	<i>Parthenocissus vitacea</i>	0	N		2
29	<i>Parthenocissus vitacea</i>	0	N		2
30	<i>Parthenocissus vitacea</i>	0	N		2

OTHERS PRESENT IN SURVEY

1. CALLIANDRA ERIOPHYLLA
2. CONIGALIA HARKNICKII
3. CYLINDROPLANTIA VERSICOLOR
4. ENCELLIA FARINOSA
5. OPUNTIA ENGELMANNI



ADDRESS: 4500 N. SANTANA PL.

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY
SHEILA M. CESARE
GOVERNOR

Novak Environmental, Inc.
4516 North First Avenue #100 Tucson, AZ 85718
Phone: 520.263.1100 Fax: 520.263.1100

Investigate Remediate • Natural Resources • Planning • Regulate

HDZ IMPACT INVENTORY AND MITIGATION
REFERENCE AREA INVENTORY
CALLAN RESIDENCE

NO.	REVISION	DATE	BY

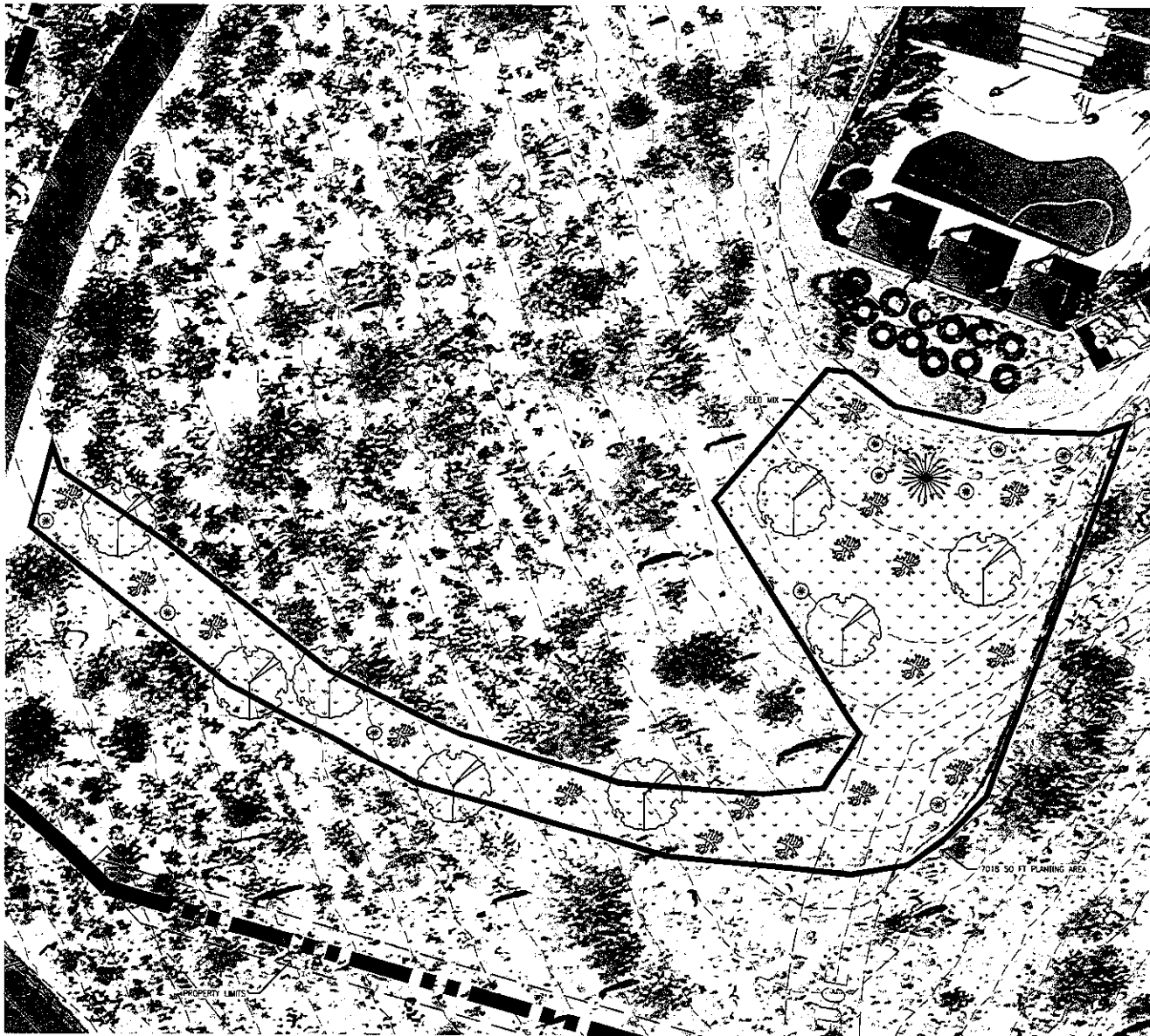
NE 1/4 OF SEC. 21, T. 15 S., R. 15 E., CLAYTON PIMA COUNTY, ARIZONA

DATE: DECEMBER 2017

PROJECT NO: 17034

SEE PLAN 1 of 2

NOTICE: THIS PLAN IS A PROFESSIONAL LANDSCAPE ARCHITECTURE SERVICE PROVIDED BY NOVAK ENVIRONMENTAL, INC. (NEI) AND IS VALID ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NEI IS NOT RESPONSIBLE FOR ANY CHANGES TO THE PLAN OR THE RESULTS OF ANY CONSTRUCTION OF THE PROJECT. NEI IS NOT RESPONSIBLE FOR ANY CHANGES TO THE PLAN OR THE RESULTS OF ANY CONSTRUCTION OF THE PROJECT. NEI IS NOT RESPONSIBLE FOR ANY CHANGES TO THE PLAN OR THE RESULTS OF ANY CONSTRUCTION OF THE PROJECT.



PLANTING PLAN

REFERENCE AREA INVENTORY KEY

- PROPERTY LIMITS
- 7018 SQ FT SAMPLE PLOT
- SEED MIX
- CONTOUR LINES

7018 SQ FT REFERENCE AREA INVENTORY SUMMARY

NATIVE PLANT INVENTORY SUMMARY		
SPECIES	TOTAL VALUE	TOTAL PROVISIONS
<i>Parkinsonia microphylla</i>	0	0
<i>Fouquieria splendens</i>	0	0
<i>Opuntia engelmannii</i>	1	1
<i>Opuntia basilaris</i>	1	1
<i>Cylindropuntia versicolor</i>	0	0
<i>Opuntia engelmannii</i>	98	10
<i>Cylindropuntia versicolor</i>	Present in survey	10
TOTAL CACTI	100	20

SEED MIX

Botanical Name	Common Name	PLS per 7800 sq ft
<i>Shrublet</i>		
<i>Calliandra eriophylla</i>	Fairy Duster	0.5
<i>Encelia farinosa</i>	Britchesbush	0.5
<i>Artemisia tridentata</i> Forbes		
<i>Balsamorhiza hirsuta</i>	Desert Marigold	0.5
<i>Sphaeralcea ambigua</i>	Desert Globemallow	0.5
Grasses:		
<i>Bouteloua eriostachya</i>	Noodle Grass	1.0
<i>Sporobolus cryptandrus</i>	Sand Dropseed	1.0
PLS = Pure Live Seed		

PLANT SCHEDULE

- PARKINSONIA MICROPHYLLA (FOOTHILL PALO VERDE)
- FOQUIERIA SPLENDENS (OCOTILLO)
- OPUNTIA ENGELMANNII OR CYLINDROPUNTIA VERSICOLOR (PRICKLY PEAR CACTUS OR STAGHORN CHOLLA)
- FEROCACTUS WISKIZENI (FISHHOOK BARREL CACTUS)

NOTES:

- HOMEOWNER SHALL EITHER HANDWATER TREES TO ESTABLISHMENT OR INSTALL A TEMPORARY UNDERGROUND IRRIGATION SYSTEM.
- PRICKLY PEAR AND/OR STAGHORN CHOLLA CAN BE OBTAINED BY HARVESTING PAIDS FROM THE ADJACENT REFERENCE AREA.



ADDRESS: 4500 N. SANTANA PL.

	Novak Environmental, Inc. 4514 North First Avenue #100 Tucson, AZ 85718 Phone 520.298.2451 Fax 520.882.2000 Landscape Architecture • Natural Resources • Planning • Irrigation	
	HDZ IMPACT INVENTORY AND MITIGATION PLANTING PLAN CALLAN RESIDENCE	
NO.	REVISION	DATE
SHEET NO. 1/4 OF SEC. 21, T. 13 S. R. 15 E., GILSON, PIMA COUNTY, ARIZONA		PROJECT NO. 17034
DATE	DRAWN BY	CHECKED BY
DECEMBER 2017		
SCALE: SEE PLAN		SHEET NO. 2 OF 2



SCALE: 1"=40'

1974 AERIAL

OWNER:

KAREN & KELLY CALLAN
 4500 N SANTANA PLACE
 TUCSON, ARIZONA 85750
 PH: (520) 452-4900
 KRCS@AOL.COM

ADDRESS

4500 N SANTANA PLACE



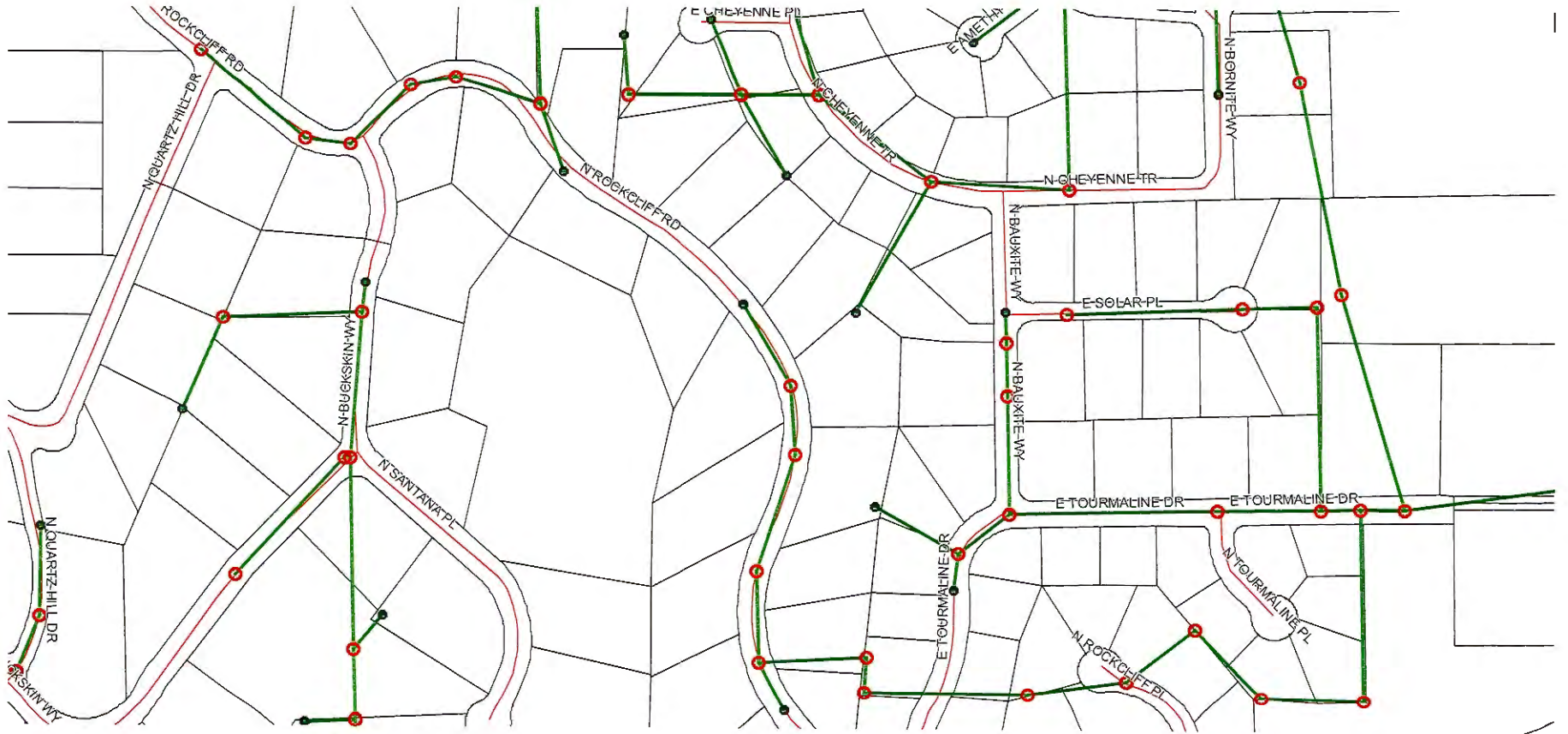
**Dynamic
 Civil Designs LLC**

1974 AERIAL PHOTO
 4500 N SANTANA PLACE
 LOT 1 OF ROCKCLIFF LOTS 1-7 AS RECORDED IN BOOK 24, PAGE 67 MAP
 LOCATED IN THE N.E. 1/4 OF SEC 21, T13S, R13E, G4SRM, PIMA COUNTY, ARIZONA

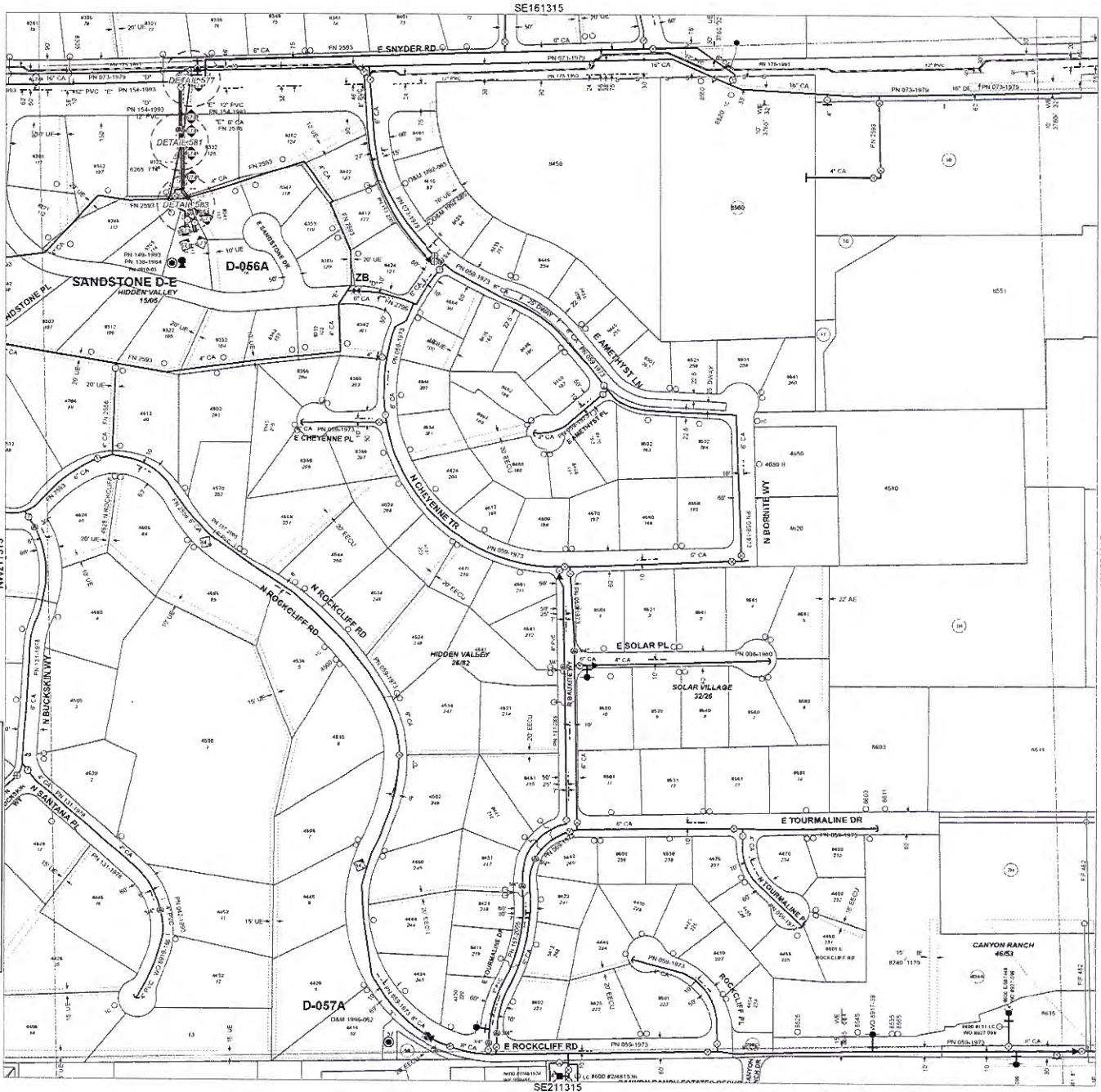
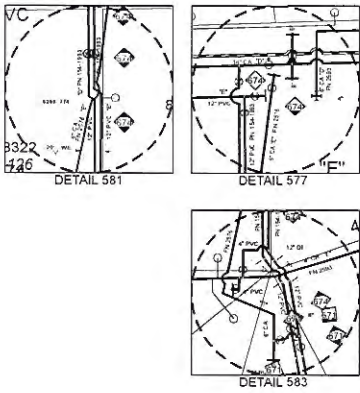
CASE NO: **P17SC**



NO	BY	DATE	DESCRIPTION	APPROVED BY	DATE	JOB NO: D17017	SCALE: 1"=40'	SHEET 1 OF 1
						DATE: DECEMBER, 2017	SCALE: N/A	



Sewer Lines



TUCSON WATER SYSTEM VALVE MAP



NOTES:

NO.	DESCRIPTION
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ABANDONMENTS:

NO.	DESCRIPTION
471	SEE PN 148-1993
474	SEE PN 154-1993
482	4" CA, SEE PN 187-2006

Legend

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NE211315
Print Date: 6/26/2017

E-2

AMENDMENT OF RESTRICTIONS AND TRANSFER OF REVERSIONARY RIGHTS

HIDDEN VALLEY INVESTMENT CO., INC., an Arizona corporation, hereafter referred to as "Owner", having heretofore filed a document entitled "Restrictions of Rockcliff", dated December 3, 1973 and recorded in Book 4655 of Dockets at page 540-543 thereof in the office of the Pima County Recorder, does hereby amend said "Restrictions of Rockcliff" in the following particulars:

I

In accordance with a "Covenant", dated January 15, 1973, which was executed by the Owner and Pima County, and which "Covenant" was recorded in the office of the Pima County Recorder in Book 4434 of Dockets at pages 266 through 268 thereof, there shall be formed a non-profit corporation known as the "Rockcliff Homeowners Association, Inc.", to be incorporated under the laws of the State of Arizona to promote the health, safety and welfare of the residents of that property known as Lots 1 - 56 of Rockcliff, a subdivision of Pima County, Arizona, according to the map of record in the Pima County Recorder's Office in Book 24 of Maps and Plats at page 67, and to have the responsibility for the maintenance, safety, liability and control of the private streets and drainageways constructed and to be constructed in the proposed subdivision. The association shall have the further duty of providing for the maintenance, preservation and general

management and upkeep of the residential lots and any common area described in said subdivision.

II

That the said homeowners association shall have the power and authority to levy assessments on the owners of lots in the said subdivision in order to pay for the necessary costs and expenses of carrying out the purposes and obligations of the association. Although the Board of Directors of the association may determine the exact amount of the assessments and the method of payment as circumstances may later dictate, the first assessment to be levied by the association on the members of the association shall be \$100.00 per year, except for lots 5 - 10. Because lots 5 - 10 are on a county-maintained road, the assessment for those lots shall be \$25.00 per year. The Board of Directors shall have the authority to increase the assessment on lots 5 - 10 should the association be required to provide a road or drive.

III

The architectural committee described in Paragraph XVIII of the "Restrictions of Rockcliff" shall be amended to be composed of John Wesley Miller and George Hayduke. Upon the resignation of either of these said individuals, the Board of Directors of the association may appoint a replacement.

IV

The Board of Directors of the Rockcliff Homeowners

Association, Inc. shall consist of not less than three directors nor more than the number established by the By-Laws. The first Board of Directors of the association shall consist of three members, as set forth in the Articles.

The assessments provided for in Paragraph II above shall be secured by a continuing lien upon the property against which the assessment is made, namely, the lot of each member of the association. Any assessments which are not paid when due shall be deemed delinquent. If the assessment is not paid within thirty days after the due date, the assessment shall bear interest from the date of delinquency at the rate of twelve (12%) percent per annum, which interest rate may be amended by the Board of Directors of the Association at a later date as market conditions vary, and the association may bring an action at law against the owner to recover the amount of the assessment, plus interest, costs, and a reasonable attorney's fee, or it may foreclose the lien against the property and recover the full amount of the assessments due, together with interest, costs and attorney's fees. No owner may waive or otherwise escape liability for the assessment provided for herein by non-use of the common area or of the streets of the subdivision, or by abandonment of his lot.

V

Upon the formation of the Rockcliff Homeowners Association, Inc., and acceptance issued by the Arizona

3

6848-708

Corporation Commission, then Hidden Valley Investment Co., Inc. shall assign and transfer to said association all of the reversionary rights it owns or holds pursuant to the "Restrictions of Rockcliff" referred to hereinabove.

IN WITNESS WHEREOF, Hidden Valley Investment Co., Inc. has herein caused its corporate name to be signed and its corporate seal to be affixed this 29 day of June, 1982. And the further undersigns hereby accept and agree to this Amendment of Restrictions and Transfer of Reversionary Rights.

HIDDEN VALLEY INVESTMENT CO. INC.
By: [Signature]
President

STATE OF ARIZONA }
County of Pima } ss.

SUBSCRIBED AND SWORN TO before me this 29th day of June, 1982.

[Signature]
Notary Public

My Commission Expires:
My Commission Expires June 2, 1985



WALTER B. HELMER WESTERN, INC.

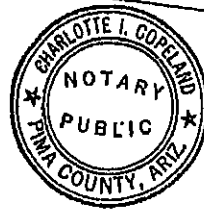
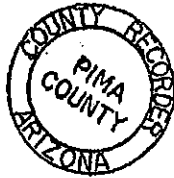
By: Way Duke Jr A.V.P.

STATE OF ARIZONA }
County of Pima } SS.

SUBSCRIBED AND SWORN TO before me this 17th day of August, 1982.

My Commission Expire:
June 16, 1986

Charlotte I. Copeland
Notary Public



75795

Fee 5.00

INDEXED	COPIES	BLOTTED

State of Arizona }
County of Pima } ss

I hereby certify that the instrument was filed for record as requested

Of Charlotte I. Copeland & Helmer
Date AUG 17 1982 - 4 PM
Book 6848 Page 706-710

Witness my hand and Official Seal
day and year above written

RICHARD J. KENNEDY, County Recorder

By: [Signature]
Deputy

STATE OF ARIZONA

COUNTY OF PIMA

Witness my hand and official Seal.

I hereby certify that the within instrument was filed for record in Pima County, State of Arizona

No. 111661 Book 4655 Page 540-543

MAE SMYTH

Date: 1973 DEC 5 PM 3 23

Checked	Page	Indexed

County Recorded

By *Vereta*

Deputy

Request of

TRANSAMERICA TITLE INSURANCE COMPANY

Fee: 2.00

RESTRICTIONS OF ROCKCLIFF

KNOW ALL MEN BY THESE PRESENTS:

HIDDEN VALLEY INVESTMENT CO., INC., hereinafter referred to as Owner, being the owner of all that certain tract of land situate in the County of Pima, State of Arizona, described as follows, to-wit:

Lots 2 through 56, inclusive, ROCKCLIFF, a subdivision of Pima County, Arizona, according to the plat of record in the office of the County Recorder of Pima County, Arizona, in Book 24 of Maps and Plats, at page 67.

Does hereby certify and declare that it has been established, and does hereby establish, a general plan for the improvement, development, ownership, use and sale of said property so owned by it, and each and every part thereof, and does hereby establish the manner, provisions, conditions, restrictions and covenants upon and subject to which said Lots shall be used, improved, occupied, owned, sold and conveyed and does hereby declare that henceforth said Lots shall be used, improved, occupied, owned, sold and conveyed subject to the provisions, conditions, restrictions and covenants herein set forth, all of which shall be binding upon and inure to the benefit of the present and future owners of said Lots and all thereof, and all of which shall apply to and bind the respective successors in interest of the present owners and future owners of said Lots and all thereof, and all of which provisions, conditions, restrictions and covenants are, and each of them is, impressed and imposed upon each and every parcel of the hereinbefore described property as a servitude in favor of each and every other parcel thereof as the dominant tenements, as follows, to-wit:

67010085.27

1. The said property and the whole thereof shall be used for private residence purposes only.
2. No structure whatever, other than a one family residence, together with customary garage and other out-building, shall be erected or maintained on any residential lot in said property. No lot shall be divided, but nothing herein shall prevent the construction of a residence on more than one lot and thereafter the combined lot may not be divided.
3. No business of any nature shall be conducted on any lot and no building or structure intended for or adapted to business purposes, and no apartment house, flat building, double house, lodging house, rooming houses, hotel, hospital or sanitarium shall be erected, placed, permitted or maintained on any lot; provided, however, that nothing herein contained shall be held to prevent the use of any portion of any residence as an office of a resident physician or surgeon employing on said premises not more than one assistant.
4. No billboards or advertising signs of any character other than for the sale of real property within the said subdivision shall be erected, placed, permitted or maintained on said property or any part thereof.

BOOK 4655 PAGE 540

5. No tents, shacks, trailers, automobiles or otherwise, or temporary structures shall be used as temporary or permanent living quarters either prior to, or after the erection of a permanent dwelling; no refuse, trash, garbage, manure, automobile parts, old cars, or unsightly materials of any kind shall be allowed to accumulate on any open space on any part of any lot in said property or on any street or easement thereof. No outside toilets will be permitted. All buildings, walls and construction of any nature must be completed within one year from the date of commencement of construction. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

6. No motor homes, campers or trailers shall be placed on any open spaces on any lot but shall be stored only in a covered area, completely enclosed so that the same are not visible from any other lot in the subdivision.

7. No automobiles shall be repaired or rebuilt in any open space on any lot but shall be repaired or rebuilt only in a garage.

8. All garbage cans shall be concealed by a wall or shall be placed below ground level and shall not at any time be visible from any other lot in the subdivision.

9. All clotheslines shall be placed behind planting or walls so that they may not be seen from the streets in front or cornering on any lot.

10. All electric service lines and all telephone service lines located in other than dedicated easements for utilities shall be placed underground.

11. No horses, cattle, sheep, goats, hogs, rabbits, pigeons, poultry or other livestock shall be kept or maintained upon any part of said property. This paragraph shall not be construed, however, as prohibiting the keeping of ordinary domestic pet animals upon said property.

12. Any house, garage or out-building erected on any of said lots shall be constructed of masonry exterior walls, except by approval of the architectural building committee.

13. ~~All roof coverings must be approved by the architectural committee, but in no event shall white roofs be approved.~~

14. All exterior antennas and aerials must be approved by the architectural committee.

15. All fences and patio walls shall be only of masonry, except by approval of the architectural committee.

16. Any building shall be of good quality construction and good architectural design, the general appearance, color and finish shall be appropriate, and not detrimental, to a good residential district.

17. No building shall be constructed until the plans have been approved by an architectural building committee, which said committee shall be created by the subdivider and shall be changed from time to time as designated by the subdivider. However, all plans including elevations and specifications for the exterior of the house and any garages and any outbuildings attached thereto must be approved by the committee before construction may be commenced.

18. And said plans must be approved in writing by said committee prior to the construction. In the first instance, and until changed, the architectural committee shall be composed of John Wesley Miller and Anne J. Miller.

19. Difficulty in meeting with and securing the approval of the committee shall be no basis for the failure to receive written approval by the said committee.

20. All buildings shall be located on lots in compliance with Pima County Zoning requirements.

21. The aforesaid provisions, conditions, restrictions and covenants, and each and all thereof, shall run with the land and continue and remain in full force and effect at all times and against all persons until January 1, 1990, at which time they shall be automatically extended for a period of ten (10) years and thereafter for successive ten year periods, unless on or before the end of one of such extension periods the owners of 75% of the lots in said subdivision shall by written instrument, duly recorded, declare the termination or modifications of the same.

22. All provisions, conditions, restrictions and covenants herein shall be binding on all lots and parcels of real estate and the owners thereof, regardless of the source of title of such owners, and any breach thereof, if continued for a period of thirty (30) days from and after the date that the owner or other property owners shall have notified in writing the owner of lessee in possession of any lot upon which a breach has been committed to refrain from a continuance of such action and to correct such breach, shall warrant the undersigned or other lot owners to apply to any court of law or equity having jurisdiction thereof for an injunction or other proper relief, and if such relief be granted, the court may in its discretion award to the plaintiff in such action his reasonable expenses in prosecuting such a suit, including attorney's fees; provided, however, that any violation of the foregoing provisions, conditions, restrictions or covenants shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value as to any portion of said property, but such provisions, conditions, restrictions and covenants shall be enforceable against any portion of said property acquired by any persons through foreclosure or by deed in lieu of foreclosure for any violation of the provisions, conditions, restrictions and covenants herein contained occurring after the acquisition of said property through foreclosure or by deed in lieu of foreclosure.

23. No delay or omission on the part of the owner or owners of any lot or lots in said property in exercising any right, power, or remedy herein provided for in the event of any breach of any of the provisions, conditions, restrictions and covenants herein contained shall be construed as a waiver thereof or acquiescence therein; and no right of action shall accrue nor shall any action be brought or maintained by anyone whomsoever against the undersigned for or on account of the failure or neglect of the undersigned to exercise any right, power or remedy herein provided for in the event of any such breach of any said provisions, conditions, restrictions or covenants which may be unenforceable.

24. In the event that any one or more of the provisions, conditions, restrictions and covenants herein set forth shall be held by any court of competent jurisdiction to be null and void, all remaining provisions, conditions, restrictions and covenants herein set forth shall continue unimpaired and in full force and effect.

IN WITNESS WHEREOF, Hidden Valley Investment Co., Inc. has herunto caused its corporate name to be signed and its corporate seal to be affixed this 3rd day of December, 1973.

HIDDEN VALLEY INVESTMENT CO., INC.

By 
John Wesley Miller, President

STATE OF ARIZONA)
COUNTY OF PIMA) ss

On this 3rd day of December, 1973, before me, the undersigned officer, personally appeared JOHN WESLEY MILLER, who acknowledged himself to be the President of Hidden Valley Investment Co., Inc., a corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Colleen Westerfield
Colleen Westerfield, Notary Public



My commission expires:

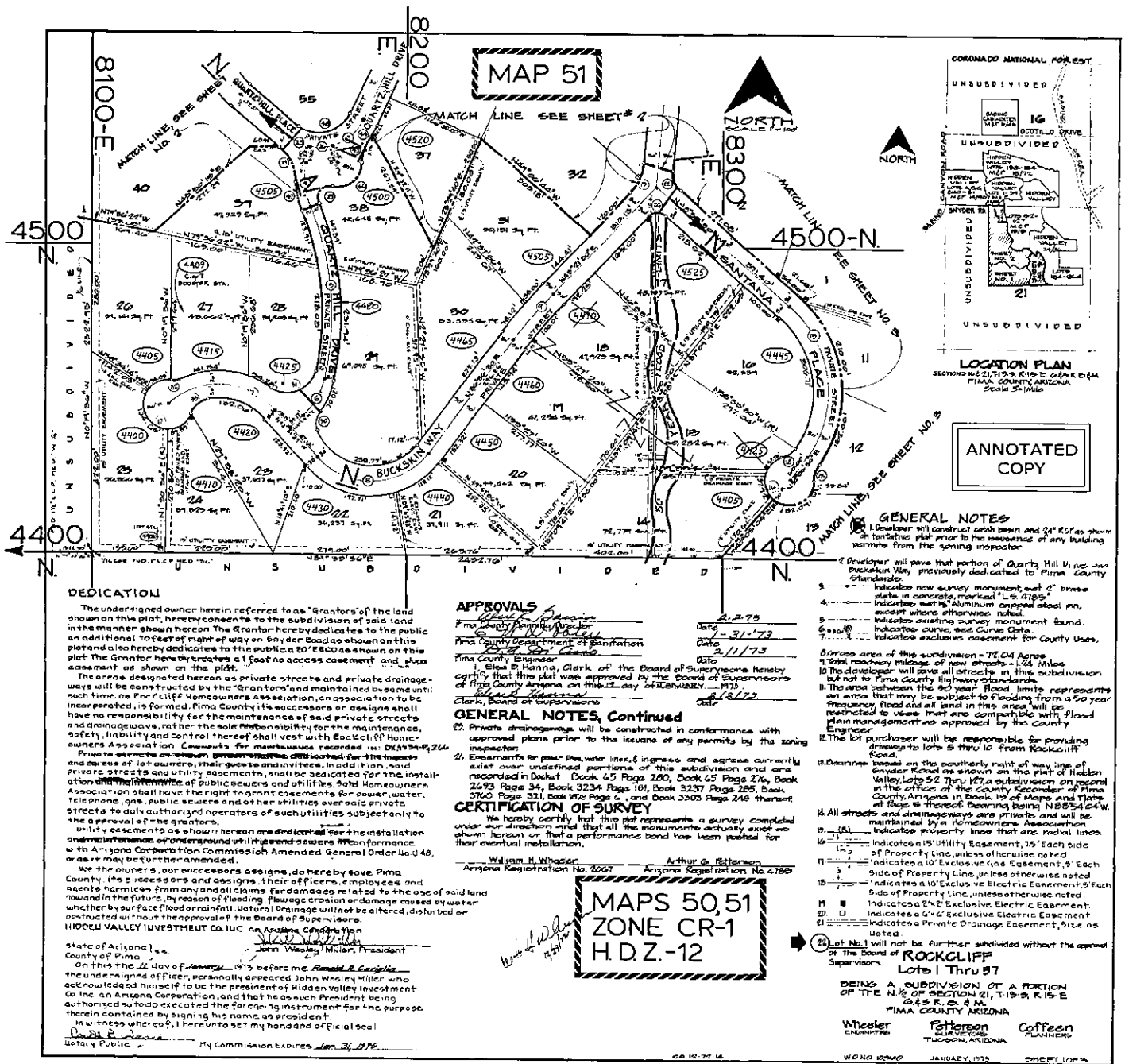
August 17, 1976

ROCKCLIFF

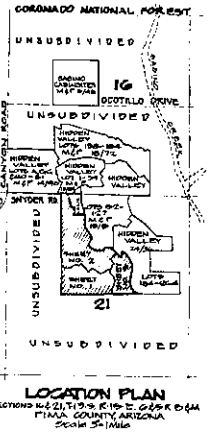
MP 24067

RECORDED: FEBRUARY 2, 1973

***** 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*****



MAP 51



ANNOTATED COPY

DEDICATION

The undersigned owner herein referred to as "Grantors" of the land shown on this plat, hereby consents to the subdivision of said land in the manner shown hereon. The Grantor hereby dedicates to the public an additional 10 feet of right of way on Snyder Road as shown on this plat and also hereby dedicates to the public a 20' E.C.U. as shown on this plat. The Grantor hereby creates a 1 foot no access easement and slope easement as shown on the plat.

The areas designated hereon as private streets and private drainage ways will be constructed by the "Grantors" and maintained by some entity such time as Rockcliff Homeowners Association, an association to be incorporated, is formed. Pima County, its successors or assigns shall have no responsibility for the maintenance of said private streets and drainage ways, rather the sole responsibility for the maintenance, safety, liability and control thereof shall vest with Rockcliff Homeowners Association.

Private streets on which easements for drainage and access of lot owners, their guests and invitees. In addition, said private streets and utility easements, shall be dedicated for the installation and maintenance of public sewers and utilities. Said Homeowners Association shall have the right to grant easements for power, water, telephone, gas, public sewer and other utilities over said private streets to duly authorized operators of such utilities subject only to the approval of the grantors.

The undersigned owners herein are dedicated for the installation and maintenance of underground utilities and sewers. Upon performance with an Arizona Corporation Commission Amended General Order No. 046, as it may be further amended.

We the owners, our successors, assigns, do hereby give Pima County, its successors and assigns, their officers, employees and agents, harmless from any and all claims for damages related to the use of said land now and in the future, by reason of flooding, leakage, erosion or damage caused by water whether by surface flood or surface lateral drainage will not be altered, disturbed or obstructed without the approval of the Board of Supervisors.

HIDDEN VALLEY INVESTMENT CO. LLC
 State of Arizona,
 County of Pima,
 On this the 14 day of February, 1973 before me, **Ronald E. Georgia**, the undersigned officer, personally appeared **John Wasley Miller** who acknowledged himself to be the president of Hidden Valley Investment Co. Inc. an Arizona Corporation, and that he as such President was authorized to do so executed the foregoing instrument for the purpose therein contained by signing his name as president.

In witness whereof, I hereunto set my hand and official seal
Donna R. ...
 My Commission Expires Jan. 31, 1976
 Notary Public

APPROVALS

Pima County Engineer
 Date: 2/2/73
Pima County Department of Sanitation
 Date: 1-31-73
Pima County Engineer
 Date: 2/11/73
Clark, Board of Supervisors
 Date: 2/2/73

GENERAL NOTES, Continued

- 9. Private drainage ways will be constructed in conformance with approved plans prior to the issuance of any permits by the zoning inspector.
- 10. Easements for power lines, water lines, & ingress and egress currently exist over undivided portions of this subdivision and are recorded in Docket Book 45 Page 280, Book 45 Page 276, Book 2493 Page 34, Book 3234 Page 101, Book 3237 Page 285, Book 3502 Page 321, Book 1978 Page 6, and Book 3505 Page 248 thereon.

CERTIFICATION OF SURVEY

We hereby certify that this plat represents a survey completed under our direction and that all the monuments actually exist on shown hereon or that a performance bond has been posted for their eventual installation.

William H. Wheeler Arthur G. Patterson
 Arizona Registration No. 3207 Arizona Registration No. 4785

**MAPS 50, 51
 ZONE CR-1
 H.D.Z.-12**

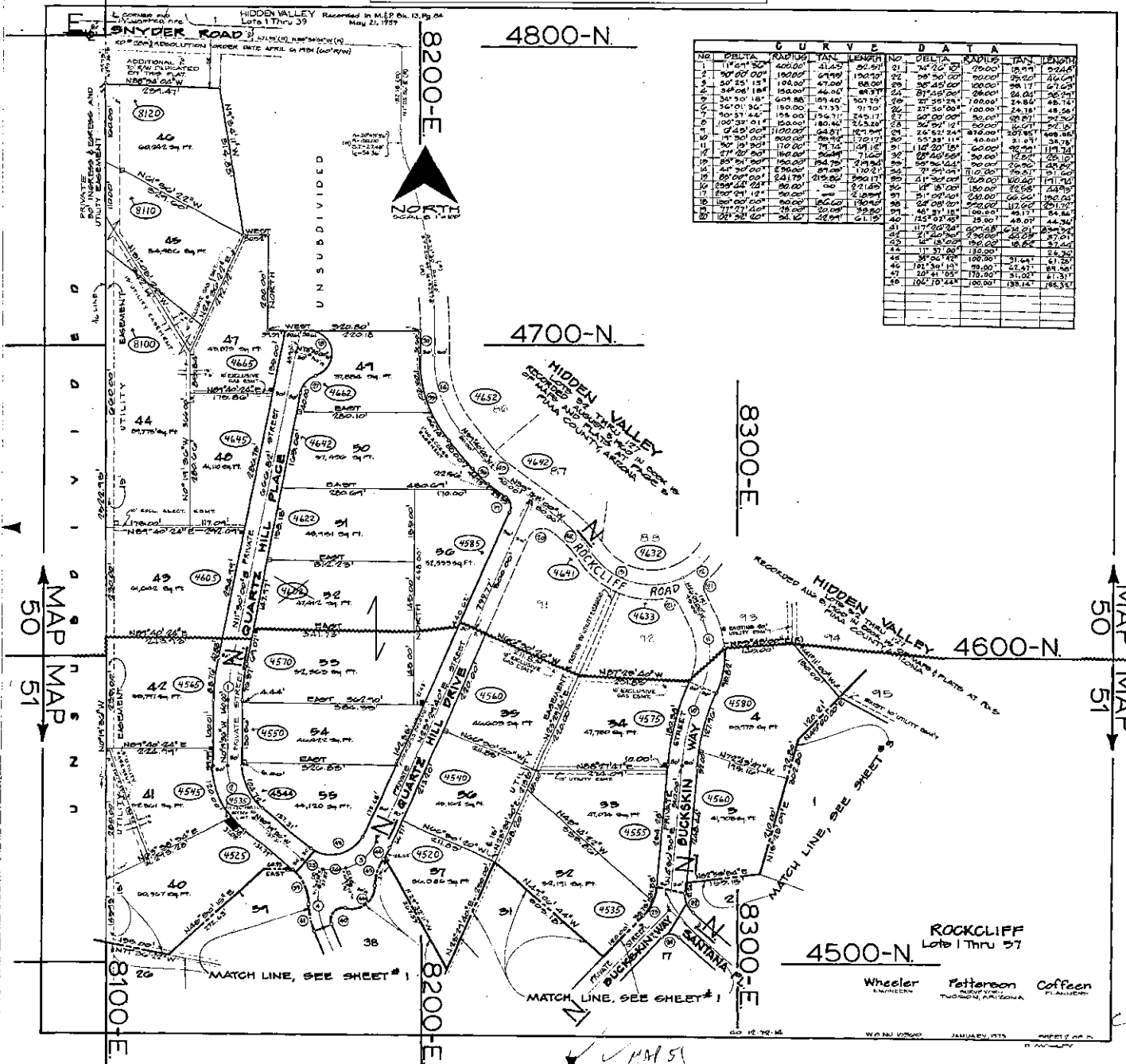
GENERAL NOTES

- 1. Developer will construct each beam and 2" R.O.F.s shown on tentative plat prior to the issuance of any building permits from the zoning inspector.
- 2. Developer will pave that portion of Quartz Hill Drive and Buckskin Way previously dedicated to Pima County Standards.
- 3. Indicate new survey monument out 2' brass plate in concrete, marked "L.S. 2785".
- 4. Indicate set 1/2" Aluminum capped steel pin, except where otherwise noted.
- 5. Indicate existing survey monument found.
- 6. Indicate curve, east curve data.
- 7. Indicate exclusive easement for County Uses.
- 8. Gross area of the subdivision - 78.04 Acres.
- 9. Total roadway mileage of new streets - 1.24 Miles.
- 10. The developer will pave all streets in this subdivision but not to Pima County Highway Standards.
- 11. The area between the 60 year flood limits represents an area that may be subject to flooding from a 60 year frequency flood and all land in this area will be restricted to uses that are compatible with flood plain management as approved by the County Engineer.
- 12. The lot purchaser will be responsible for providing driveway to lots 5 thru 10 from Rockcliff Road.
- 13. Determine based on the southerly right of way line of Snyder Road as shown on the plat of Hidden Valley Lots 50 thru 107, a subdivision on record in the office of the County Recorder of Pima County, Arizona in Book 19 of Maps and Plats of Book 19 thereof, bearing bears N89°54'24"W.
- 14. All streets and drainageways are private and will be maintained by a Homeowners Association.
- 15. (A) Indicate property line that are radial lines.
- 16. (B) Indicate a 15' Utility Easement, 15' Each side of Property Line, unless otherwise noted.
- 17. (C) Indicate a 10' Exclusive Gas Easement, 5' Each side of Property Line, unless otherwise noted.
- 18. (D) Indicate a 10' Exclusive Electric Easement, 5' Each side of Property Line, unless otherwise noted.
- 19. (E) Indicate a 2 1/2' Exclusive Electric Easement.
- 20. (F) Indicate a 2' x 6' Exclusive Electric Easement.
- 21. (G) Indicate a Private Drainage Easement, 5' x 6' as noted.
- 22. (H) Lot (No. 1) will not be further subdivided without the approval of the Board of Rockcliff Supervisors.

Wheeler **Patterson** **Coffeen**
 ENGINEERS PLANNERS
 TUCSON, ARIZONA
 WONG 80640 JANUARY, 1973 SHEET 10P-5
 H. WADLEY

MAP 51

ANNOTATED COPY



CURVE DATA				CURVE DATA			
NO.	DELTA	RADIUS	TAN LENGTH	NO.	DELTA	RADIUS	TAN LENGTH
1	11° 04' 30"	400.00	41.25	21	34° 20' 00"	200.00	12.99
2	30° 00' 00"	100.00	24.99	22	58° 50' 00"	50.00	25.00
3	30° 25' 15"	100.00	27.00	23	30° 45' 00"	100.00	28.17
4	34° 08' 18"	150.00	46.00	24	87° 45' 00"	200.00	24.00
5	34° 10' 18"	600.00	109.40	25	27° 50' 00"	100.00	24.84
6	30° 01' 30"	150.00	47.33	26	27° 50' 00"	100.00	24.84
7	30° 10' 18"	150.00	47.33	27	27° 50' 00"	100.00	24.84
8	100° 32' 01"	150.00	170.71	28	60° 00' 00"	50.00	28.99
9	100° 32' 01"	150.00	170.71	29	60° 00' 00"	50.00	28.99
10	100° 32' 01"	150.00	170.71	30	60° 00' 00"	50.00	28.99
11	100° 32' 01"	150.00	170.71	31	60° 00' 00"	50.00	28.99
12	100° 32' 01"	150.00	170.71	32	60° 00' 00"	50.00	28.99
13	100° 32' 01"	150.00	170.71	33	60° 00' 00"	50.00	28.99
14	100° 32' 01"	150.00	170.71	34	60° 00' 00"	50.00	28.99
15	100° 32' 01"	150.00	170.71	35	60° 00' 00"	50.00	28.99
16	100° 32' 01"	150.00	170.71	36	60° 00' 00"	50.00	28.99
17	100° 32' 01"	150.00	170.71	37	60° 00' 00"	50.00	28.99
18	100° 32' 01"	150.00	170.71	38	60° 00' 00"	50.00	28.99
19	100° 32' 01"	150.00	170.71	39	60° 00' 00"	50.00	28.99
20	100° 32' 01"	150.00	170.71	40	60° 00' 00"	50.00	28.99
21	100° 32' 01"	150.00	170.71	41	60° 00' 00"	50.00	28.99
22	100° 32' 01"	150.00	170.71	42	60° 00' 00"	50.00	28.99
23	100° 32' 01"	150.00	170.71	43	60° 00' 00"	50.00	28.99
24	100° 32' 01"	150.00	170.71	44	60° 00' 00"	50.00	28.99
25	100° 32' 01"	150.00	170.71	45	60° 00' 00"	50.00	28.99
26	100° 32' 01"	150.00	170.71	46	60° 00' 00"	50.00	28.99
27	100° 32' 01"	150.00	170.71	47	60° 00' 00"	50.00	28.99
28	100° 32' 01"	150.00	170.71	48	60° 00' 00"	50.00	28.99
29	100° 32' 01"	150.00	170.71	49	60° 00' 00"	50.00	28.99
30	100° 32' 01"	150.00	170.71	50	60° 00' 00"	50.00	28.99
31	100° 32' 01"	150.00	170.71	51	60° 00' 00"	50.00	28.99
32	100° 32' 01"	150.00	170.71	52	60° 00' 00"	50.00	28.99
33	100° 32' 01"	150.00	170.71	53	60° 00' 00"	50.00	28.99
34	100° 32' 01"	150.00	170.71	54	60° 00' 00"	50.00	28.99
35	100° 32' 01"	150.00	170.71	55	60° 00' 00"	50.00	28.99
36	100° 32' 01"	150.00	170.71	56	60° 00' 00"	50.00	28.99
37	100° 32' 01"	150.00	170.71	57	60° 00' 00"	50.00	28.99

Wheeler Patterson Coffeen
ENGINEERS PLANNERS
TUCSON, ARIZONA

4500-N
Lots 1 Thru 57

MAP 51

Pima County Comprehensive Plan
Catalina Foothills Planning Area
Plan Designation: Low Intensity Urban 1.2
(LIU 1.2)



E. Snyder Road

CAC

HIU

LIU 1.2

LIU 1.2

LIU 1.2

Site

N. Rockcliff Road

N. Santana Place

RC

Low Intensity Urban (LIU)

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

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

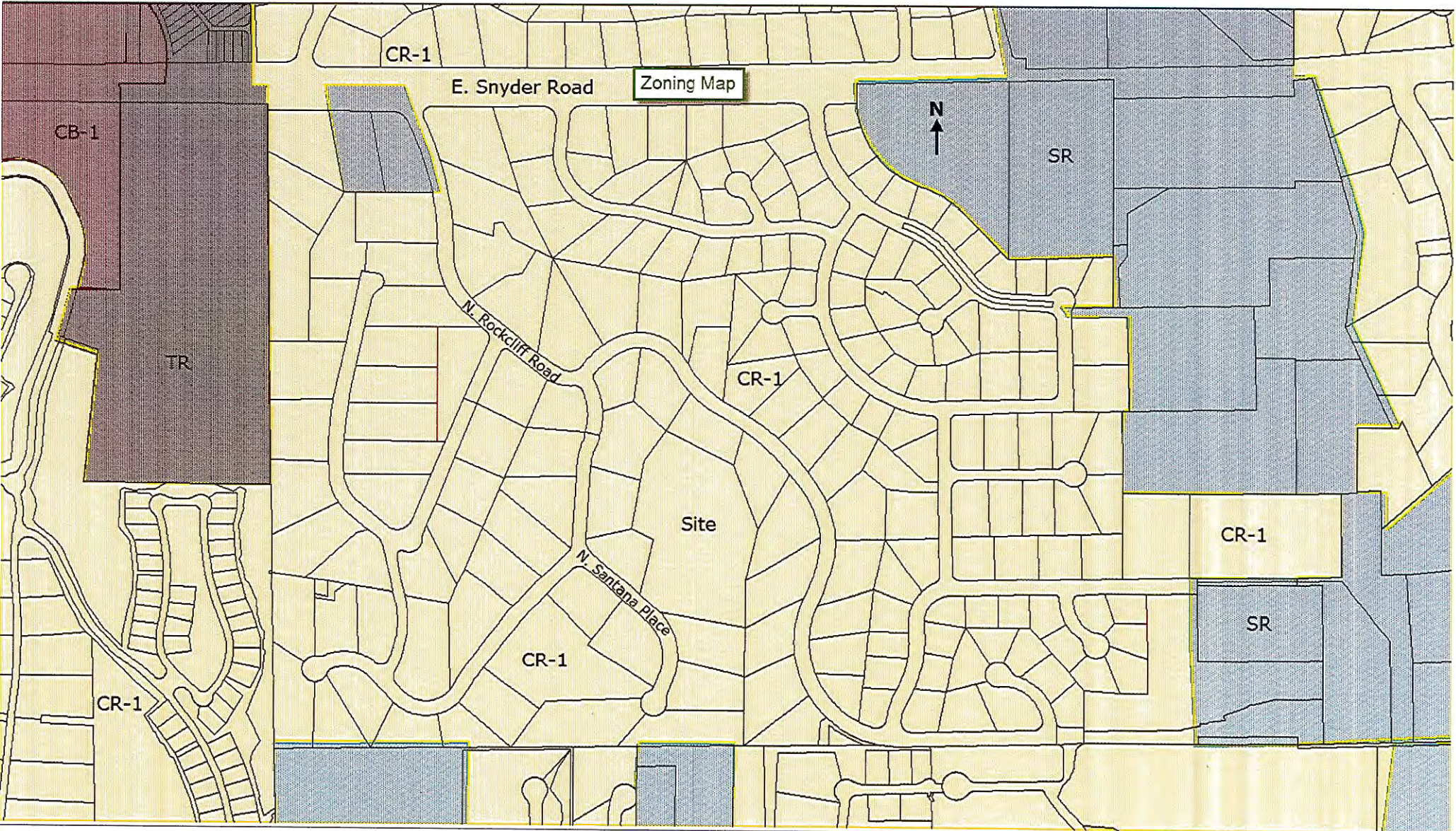
Low Intensity Urban 1.2 (LIU-1.2)

a) Residential Gross Density:

- i) Minimum – none
- ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following options:
 - a) Gross density of 2.5 RAC with 45 percent open space;
or
 - b) Gross density of 4 RAC with 60 percent open space.

b) Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:

- i) Minimum density – none
- ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following option:
 - a) Gross density of 2 RAC with 50 percent open space.



CR-1

E. Snyder Road

Zoning Map

CB-1

TR

N
↑

SR

N. Rockcliff Road

CR-1

Site

N. Santana Place

CR-1

SR

CR-1

CR-1

Co9-57-113 Rezoning Approval

BOS Minutes 12-16-58

8. ZONING - MILLER PETITION (Co9-57-113)

EC 16 1958

The Chairman announced that this is the time and the place for hearing on the petition of Wesley Miller for rezoning of property on the north and the south sides of Snyder Road east of Sabino Canyon Road from SR to CR-2. The Planning Director reported that the petition is supported by necessary consents. The Planning and Zoning Commission recommends that the Board of Supervisors deny the petitioned CR-2 zoning and approve CR-1 for a portion of the area in accordance with the following conditions:

1. An area (comprising 18% of the proposed subdivision) along Sabino Creek remain zoned SR and be reserved as a possible County park site for a period of one year in order to allow Pima County to negotiate for the purchase of the site at a price no greater than that paid by the petitioner.
2. The proposed subdivision be approved as presented and be recommended to the Board of Adjustment (District No. 1) for approval of the substandard area under provisions of Section 2503-e of Zoning Ordinance No. 1952-III.
3. An acceptable plat be filed.

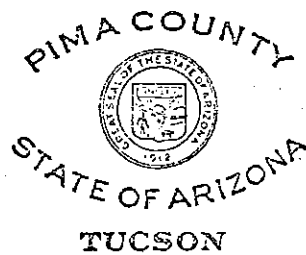
The Planning Director reported conditions recommended by the Commission were acceptable to the subdividers and had satisfied objectors present at the Commission's hearing.

EC 16 1958

The Chairman inquired whether anyone wished to be heard on this matter. The Chief Deputy County Attorney (H. E. Rogge, Jr.) stated that the Board of Adjustment has requested the County Attorney's office to rule on whether it could act on the variances before the Board of Supervisors acts on the rezoning. The Deputy County Attorney added that lawyers for the petitioner have expressed a willingness to withdraw a law suit on rezoning should the recommendations of the Commission be approved by the Board. E. F. Rucker, lawyer representing the petitioner, confirmed the Deputy County Attorney's statement and added that the suit will be withdrawn immediately if the rezoning is approved as recommended by the Commission. In answer to questions from Mr. Weaver, the Planning Director stated that H. H. Cooper of the administrative staff of the Tucson Public Schools has been over the area in regard to a possible school site, although there has been no official reservation of such a site, and that the Parks and Recreation Department has taken no formal action regarding the proposed park site.

The Clerk read a letter from Elaine Van Dyke protesting the proposed rezoning. After further discussion, it was moved by Mr. Jay, seconded by Mr. Weaver, and carried that the Board approve the proposed rezoning in accordance with the Commission's recommendations and order the necessary ordinance drawn.

61A±1
58-58
12-11-58



COUNTY PLANNING AND ZONING DEPARTMENT
89 North Court Avenue

December 10, 1958

Honorable Board of Supervisors
Pima County Court House
Tucson, Arizona

Re: Co9-57-113 - Miller Rezoning

Gentlemen:

Submitted herewith, is resolution of the Planning and Zoning Commission, setting forth its report, findings, and recommendation on:

Petition of Wesley Miller to rezone from SR to CR-2, certain property on the north and south side of Snyder Road, east of Sabino Canyon Road.

In summary, the Commission finds:

- a) On June 3, 1958, the petitioner filed suit No. 55421 in Superior Court naming the Board of Supervisors and the Zoning Inspector as defendants; enjoining them from enforcing the provisions of the Suburban Ranch Zone (SR)
- b) The Chief Deputy County Attorney later reported that the Court instructed both parties to work out their differences.
- c) As a result of court instructions, Mr. W. N. Armstrong, engineer for the petitioner and Mr. John S. Tsaguris, Associate Planning Director, established agreeable criteria for the redesign of proposed subdivision in question.
- d) On November 14, 1958, Mr. Armstrong resubmitted a revised tentative subdivision plat for staff review.
- e) The subdivision design conforms to good land planning standards with due regard for existing topographic conditions, including recognition of Sabino Creek as a floodway.
- f) The subdivision plat provides for necessary community facilities including reservation for:
 1. School site (Tucson District # 1)
 2. Sewerage facilities
 3. Future neighborhood shopping area
 4. Large natural County Park (Sabino Creek)
- g) Major Streets and Routes have been provided in accordance with the adopted master plan and proposed amendments thereto.
- h) Only 36% of the gross area of the subdivision provides for lots under one acre.

Page 2

Board of Supervisors, Pima County Court House
Co9-57-113 - Miller Rezoning

- i) 23% of the gross area of the subdivision provides for lots over one acre.
- j) 612 lots are proposed for the entire subdivision of 650 gross acres.
- k) 10% of the subdivision has been reserved as a natural County Park and that the subdivider will reserve this area for one year in order to allow Pima County negotiation at a price no greater than that paid by the petitioner for acreage.
- l) That the petitioner is agreeable to leaving the proposed park area as Suburban Ranch (SR).
- m) That the Commission approve the revised tentative plat as modified as presented and as modified by the foregoing findings.
- n) The Commission understands that both parties to the suit would be agreeable to dismissal of that suit on the basis of this action.

The Commission, therefore, recommends that the original petition be DENIED; however:

1. That SR zoning remain for that portion of the subdivision reserving Sabino Creek as a natural County Park and that the balance be rezoned to CR-1 and that the subdivision be APPROVED as presented and recommended to Pima County Board of Adjustment # 1 for approval of the substandard area under provision of Section 2503-e of the Pima County Zoning Ordinance and that Pima County be given at least one year to negotiate acquisition of the park at no more than original cost to the subdivider and further subject to filing an acceptable final plat in whole or reasonable parts.

The attached resolution sets forth more fully the appearances at the hearings, the proceedings, and other details.

Respectfully submitted,

COUNTY PLANNING AND ZONING COMMISSION

Andre M. Faure
Andre M. Faure,
Executive Secretary

mvk

cc: Wesley Miller
Wm. N. Armstrong
Chairman, Vice-Chairman, Co. P/Z

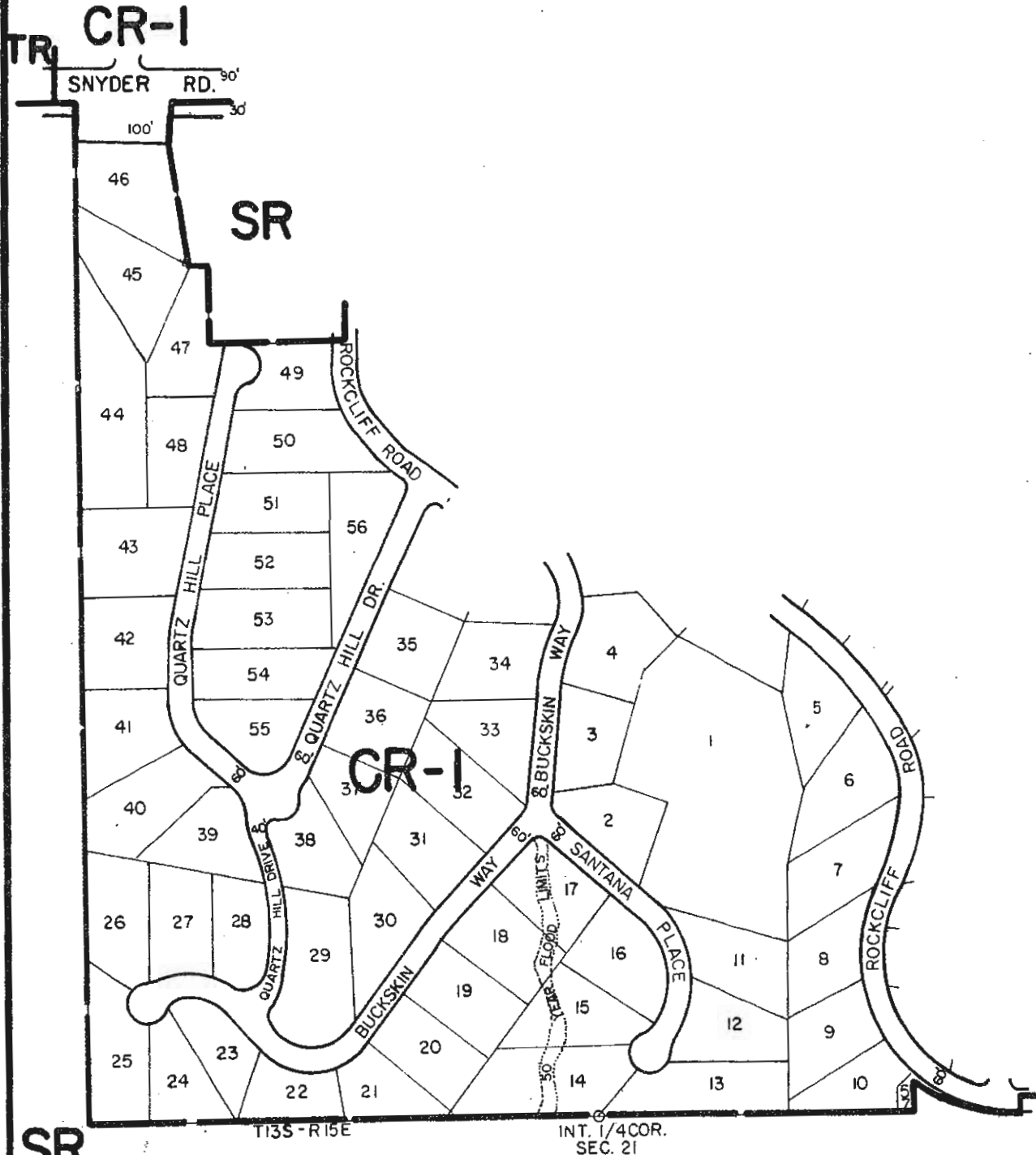
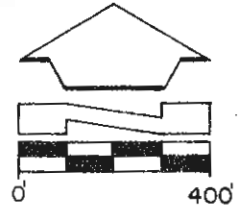
Attachment: Resolution, map

FOR LEGAL ADVERTISING
SEE ZONING CASE FILE

NO. Co9-57-538

Rezoning Ordinance 1973-36

AMENDMENT NO. 10 § 10 BY ORDINANCE NO. 1973-36
TO PIMA COUNTY ZONING MAPS NOS. 50 & 51, TUCSON, ARIZONA
LOTS 1 THRU 57 OF ROCKCLIFF, BEING PART OF THE
N 1/2 OF SECTION 21, T13S - R15E.
ADOPTED: 3-20-73



SR

Alex R. Garcia

EXEC. SEC'Y COUNTY PLANNING AND ZONING COMMISSION

3/5/73

C09-57-113
C013-61-13