



**BOARD OF SUPERVISORS AGENDA ITEM REPORT**

Requested Board Meeting Date: August 7, 2018

**Title:** Final Plat The Academy Village Lots 239-251

**Introduction/Background:**

This is a re-subdivision of Lots 239-264 and Common Areas A & C of MP 50084 with no new infrastructure.

**Discussion:**

Final Plat The Academy Village Lots 239-251 presented with the existing Release of Assurances.

**Conclusion:**

Final Plat The Academy Village Lots 239-251 for approval and signatures.

**Recommendation:**

Staff recommends the Board of Supervisors approve the Final Plat The Academy Village Lots 239-251.

**Fiscal Impact:**

**Board of Supervisor District:**

1       2       3       4       5       All

Department: Development Services Telephone: 520-724-9900

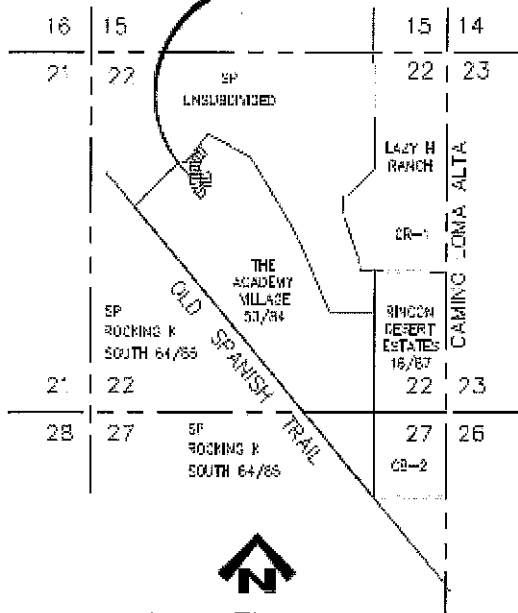
Contact: Robin Freiman Telephone: 520-724-7570

Department Director Signature/Date: *Carla Blackwell* 7/23/18

Deputy County Administrator Signature/Date: *[Signature]* 7/23/18

County Administrator Signature/Date: *C. Duckert* 7/24/18

PROJECT LOCATION



LOCATION MAP

A PORTION OF SECTION 22  
 TOWNSHIP 15 SOUTH, RANGE 16 EAST  
 G&SRM, PIMA COUNTY, ARIZONA

SCALE: 3" = 1 MILE

F. ANN RODRIGUEZ, RECORDER  
 RECORDED BY: JEB  
 DEPUTY RECORDER  
 2012 ROOC

P1620  
 PIMA CO SUBDIVISION COORDINATN  
 PICKUP  
 TUCSON AZ 85701



DOCKET: 11495  
 PAGE: 4000  
 NO. OF PAGES: 1  
 SEQUENCE: 20010400730  
 02/28/2001  
 RASSTR 16:11  
 PICKUP

AMOUNT PAID \$ 0.00

RELEASE OF SUBDIVISION ASSURANCE TRUST

SUBDIVISION NAME: The Academy Village  
 LOT NUMBERS: 1-264, Common Areas A-C  
 BOOK: 50 PAGE: 84  
 P1297-029

TRUST COMPANY: Fidelity National Title  
 TRUST NUMBER: 10,995  
 AGREEMENT DATE: December 24, 1998  
 DOCKET: 11445 PAGE: 1120

WHEREAS, as referenced above, Pima County and the Trust Company have entered into an Agreement which provides that the Trust Company shall not transfer, lease, sell or convey the property contained in the Subdivision without first obtaining the written approval of the Pima County Board of Supervisors; and

WHEREAS, the Agreement was made pursuant to A.R.S. Sec. 11-806.01 in order to provide for improvements to be made upon the real property subject to the Subdivision plat; and

WHEREAS, such improvements have been completed in accordance with Pima County specifications;

IT IS CERTIFIED HEREBY, pursuant to Resolution No. 1977-47 of the Pima County Board of Supervisors that the Title Company has the approval of the Pima County Board of Supervisors to transfer title of the above referenced lots in the Subdivision.

SUBDIVISION COORDINATOR  
 PIMA COUNTY, ARIZONA

BY: Deborah J. Marchbanks 2/27/01  
 Date

STATE OF ARIZONA )  
 ) ss  
 COUNTY OF PIMA )

SUBSCRIBED AND SWORN to before me by Deborah J. Marchbanks as (or for) the Subdivision Coordinator of Pima County, Arizona on this 27<sup>th</sup> day of February, 2001.

Angelica M. Chacon  
 Notary Public



My Commission Expires:

11495  
 4000  
 1  
 20010400730  
 02/28/2001  
 16:11



**ASSURANCE**

THE ACADEMY VILLAGE RELEASE OF SUBDIVISION ASSURANCE TRUST RECORDED ON FEB. 28, 2001 IN DOCKET 11495, PAGE 4000/SEQUENCE NO. 20010400730, RECORDS OF PIMA COUNTY, ARIZONA.

BY: CHAIRMAN, BOARD OF SUPERVISORS PIMA COUNTY, ARIZONA DATE

**ATTEST:**

I, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS THE DAY OF 20

CLERK, BOARD OF SUPERVISORS DATE

**CERTIFICATION OF SURVEY**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

ERNEST GOMEZ, R.L.S. ARIZONA REGISTRATION NO. 27739



**RECORDING**

STATE OF ARIZONA PIMA COUNTY } S.S. THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PSOMAS ON THIS DAY OF 20 IN SEQUENCE NO. PIMA COUNTY RECORDS.

F. ANN RODRIGUEZ COUNTY RECORDER DATE

**DEDICATION**

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THE PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE THE UNDERSIGNED DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, EMPLOYEES, OFFICERS AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

WE HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSES OF ACCESS FOR INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWERS.

EASEMENTS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWERS.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED UNDER CURRENT SEQUENCE NO. 20173180497, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR THE COMMON AREAS, TO INCLUDE PRIVATE DRAINAGEWAYS, AND PRIVATE EASEMENTS, WITHIN THIS SUBDIVISION.

**ACKNOWLEDGEMENT**

STATE OF ARIZONA PIMA COUNTY } S.S. ON THIS DAY OF 20, BEFORE ME PERSONALLY APPEARED WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF FIDELITY NATIONAL TITLE, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES: NOTARY PUBLIC

OWNER OF ASSESSORS PARCELS 205-74- 288A, 290A, 293A, 294A, 296A, 298A, 300A, 302A, 304A, 306A, PORTION OF 316B AND PORTION OF 3150

MIRAMONTE ALTURA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: ITS: DATE: FOR:

PSOMAS

333 E. Wetmore Road, Suite 450 Tucson, AZ 85705 (520) 292-2300 (520) 292-1290 fax www.psomas.com

**GENERAL NOTES**

- 1. THE GROSS AREA OF THE SUBDIVISION IS 1.24± ACRES.
2. TOTAL MILES OF NEW PUBLIC STREETS IS 0 MILES. TOTAL MILES OF NEW PRIVATE STREETS IS 0 MILES.
3. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

**PERMITTING NOTES:**

- 1. THE EXISTING ZONING IS SP (SPECIFIC PLANS, ROCKING K SPECIFIC PLAN). THE LAND USE DESIGNATION FOR AMENDED LOTS 239-251 MATCHES PREVIOUS LOTS 239-264 AND IS OCR.
2. THE GROSS DENSITY IS 0.95 RAC 13 LOTS/1.24 ACRES

**DEVELOPMENT MONITORING TABLE:**

A. THE TOTAL OF THE ALLOWABLE NUMBER OF DWELLING UNITS WITHIN THE ROCKING K SPECIFIC PLAN IS A RUNNING TABULATION NOT TO EXCEED 5672 DWELLING UNITS AND IS HEREBY UPDATED AS FOLLOWS:

Table with columns: Acreage, Units, Gross Density, NOS. Rows: Co129729 THE ACADEMY VILLAGE: 168.62, 264, 1.56, 34.01; TOTAL AMENDED BY THIS PLAT: 168.62, 251, 1.49, 33.50

B. TRANSFERS OF DENSITY FROM ONE PLANNING AREA TO ANOTHER IS NOT APPLICABLE TO THIS PROJECT.

- 4. THE PIMA COUNTY ROCKING K PHASE ONE DEVELOPMENT AGREEMENT REQUIRES THE PHASED CONSTRUCTION AND FUNDING OF PUBLIC INFRASTRUCTURE AT SEVERAL THRESHOLDS OF DEVELOPMENT OF THE PROPERTY. THE FOLLOWING IS A RUNNING TABULATION OF THE NUMBER OF EQUIVALENT DWELLING UNITS (DEFINED WITHIN THE AGREEMENT AS ONE SINGLE-FAMILY RESIDENCE, TWO RESORT GUEST ROOMS, OR 600 SQUARE FEET OF COMMERCIAL SPACE) AND IS HEREBY UPDATED AS FOLLOWS:

Table with columns: Equivalent, Acreage, Development, Dwelling Units. Rows: Co129729 The Academy Village (168.62, 264 single-family units, 264); Total (168.62, 13 lot reduction by this Plat, 251); Threshold (700, 1250, 2150, 3250)

- 5. IN ACCORDANCE WITH ORDINANCE 1997-69. SINGLE-FAMILY DETACHED RESIDENCES REQUIRE A RURAL SOUTHWESTERN STYLE ARCHITECTURE. THIS REQUIREMENT SHALL BE ENFORCED BY THE APPLICABLE HOMEOWNERS ASSOCIATION.

- 6. ON-SITE AND OFF-SITE SEWERS WILL BE CONSTRUCTED TO PIMA COUNTY WASTEWATER MANAGEMENT STANDARDS AND WILL BE OPERATED AND MAINTAINED ON A PRIVATE BASIS WHILE THE TEMPORARY SEWAGE DISPOSAL SYSTEMS ARE USED. AT SUCH TIME AS THE PUBLIC OUTFALL CONNECTION SEWER IS CONSTRUCTED AND ACCEPTED BY PIMA COUNTY WASTEWATER MANAGEMENT THE ON-SITE SEWERS WILL ALSO BE ACCEPTED FOR MAINTENANCE AND OPERATION BY PIMA COUNTY WASTEWATER MANAGEMENT.

- 7. THIS PLAT IS SUBJECT TO THE ROCKING K SPECIFIC PLAN (Co23-90-01), ADOPTED AS PIMA COUNTY ORDINANCE 1990-129, AS AMENDED BY THE FIRST AMENDMENT OF THE ROCKING K SPECIFIC PLAN (Co23-96-02), ADOPTED AS PIMA COUNTY ORDINANCE 1997-69

- 8. THERE SHALL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.

- 9. NO DEVELOPMENT AMENITIES IDENTIFIED WITHIN THE POLICIES OF THE RINCON VALLEY AREA PLAN (Co13-87-1) ARE APPLICABLE TO THIS SUBDIVISION PLAT.

- 10. THE SITE SPECIFIC METHODS FOR IMPLEMENTATION OF THE XERISCAPE LANDSCAPING PRINCIPLES IDENTIFIED WITHIN THE ROCKING K SPECIFIC PLAN DOCUMENT CAN BE FOUND IN CHAPTER 18.73 OF THE PIMA COUNTY ZONING CODE.

**DEVELOPMENT STANDARDS FOR OCR RESIDENTIAL:**

- MINIMUM SITE AREA: 6,000 SQUARE FEET.
1. AVERAGE AREA PER DWELLING UNIT:
a. SINGLE FAMILY DETACHED: 6,000 SQUARE FEET
b. SINGLE FAMILY ATTACHED: 3,000 SQUARE FEET
c. MULTIPLE FAMILY/CONDOMINIUM: 1,000 SQUARE FEET
2. MINIMUM SETBACK REQUIREMENTS FOR SINGLE FAMILY ATTACHED DUPLEX AND MULTI-FAMILY DWELLING: NONE.

ZERO LOT-LINE SITTING OF DWELLING UNITS ON INDIVIDUAL LOTS IS PERMISSIBLE, SUBJECT TO PIMA COUNTY BUILDING CODES (TITLE 15).

- 3. MINIMUM YARD REQUIREMENTS;
A SINGLE FAMILY DETACHED:
FRONT: 20 FEET.
SIDE: NONE. ZERO LOT-LINE SITTING OF DWELLING UNITS IS PERMITTED SUBJECT TO PIMA COUNTY BUILDING CODES (TITLE 15).
REAR: 10 FEET.

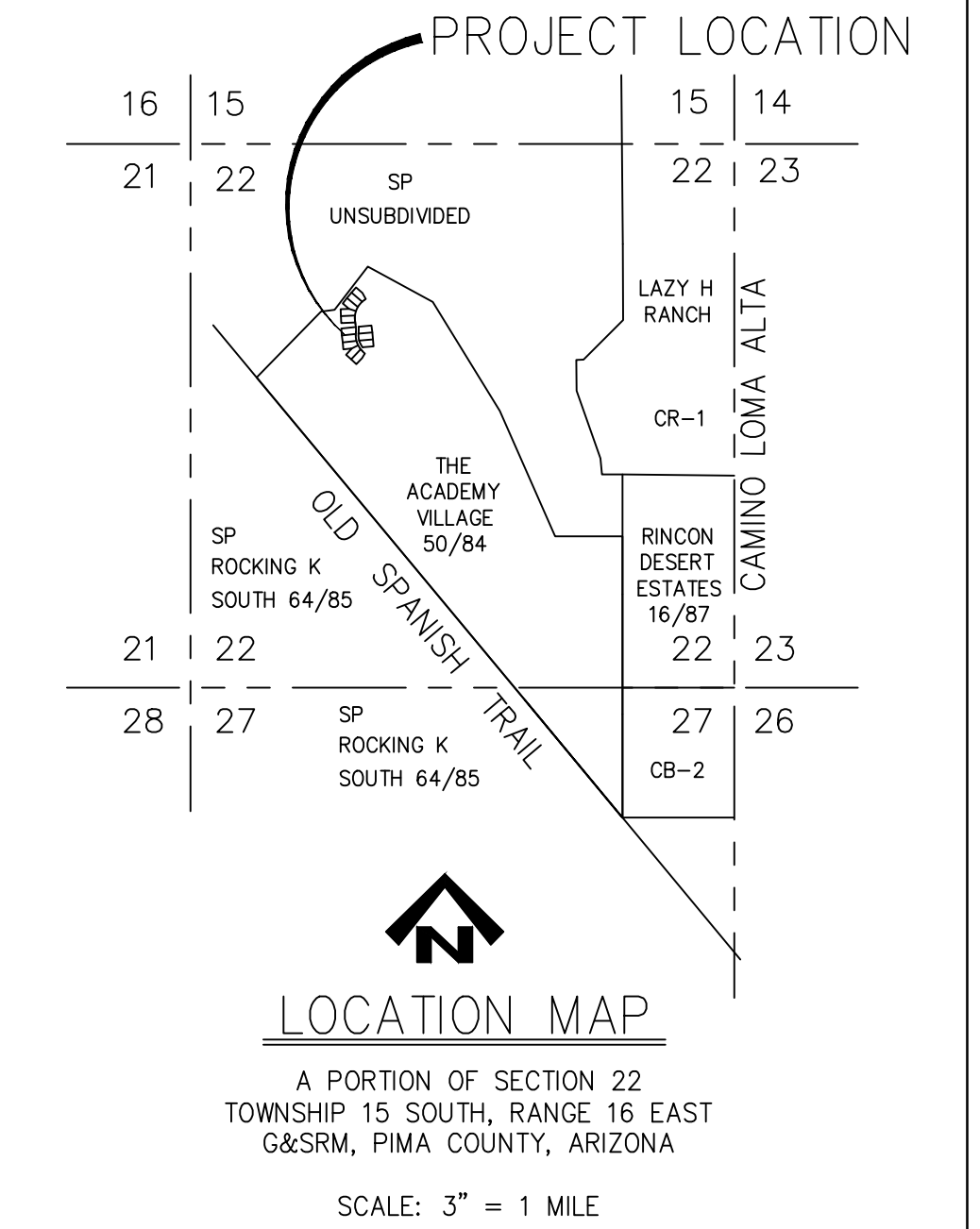
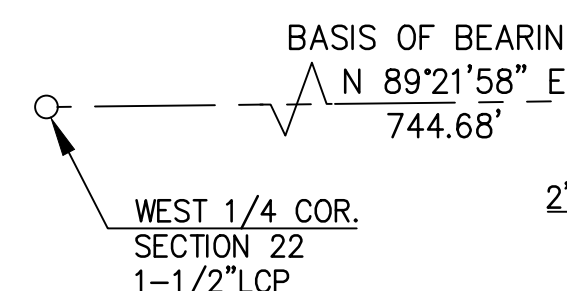
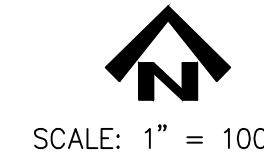
B SINGLE FAMILY ATTACHED:
FRONT: NONE. SUBJECT TO PIMA COUNTY BUILDING CODES (TITLE 15)
SIDE: NONE. ZERO LOT-LINE SITTING OF DWELLING UNITS IS PERMITTED SUBJECT TO PIMA COUNTY BUILDING CODES (TITLE 15).
REAR: NONE. SUBJECT TO PIMA COUNTY BUILDING CODES (TITLE 15).
MAXIMUM HEIGHT: 34 FEET.
MINIMUM DISTANCE BETWEEN MAIN MULTIPLE FAMILY BUILDING: 14 FEET.

- 12. THE TRANSFER OF PREVIOUS COMMON AREA UNDER H.O.A. OWNERSHIP RECORDED IN SEQ. NO. 20181160764 AND RESUBDIVIDED BY LOTS 239-251 AS SHOWN HEREIN CONVEYS THE AREA WITHOUT ANY OF THE CLASSIFICATION RESTRICTIONS AS COMMON AREA AND RELEASES THE AREA FROM ORIGINAL PLAT BK. 50 M&P, PG. 84 AND CC&R RESTATED DECLARATION AS RECORDED IN SEQ. NO. 20162280850.

- 13. TEMPORARY CONSTRUCTION EASEMENTS RECORDED IN DK. 11016, PG. 1111 AND DK. 11772, PG. 3165 HAVE AUTOMATICALLY EXTINGUISHED AND RELEASED THREE YEARS AFTER RECORDING (2005).

**THE BASIS OF BEARING:**

THE SOUTH LINE OF THE NORTHWEST ONE QUARTER OF SECTION 22 BETWEEN FOUND MONUMENTS AS SHOWN HEREIN AND RECORDED IN THE ACADEMY VILLAGE, BOOK 50 OF MAPS AND PLATS AT PAGE 84. SAID BEARING BEING: N 89°21'58" E AT A DISTANCE OF 744.68'



- LEGEND
1 LOT NUMBER
SUBDIVISION BOUNDARY LINE
LOT LINE
EASEMENT LINE
FOUND 2" BRASS CAP SURVEY MONUMENT STAMPED "RLS 27739"
KEYNOTE
FOUND SURVEY MONUMENT AS NOTED
1/2" REBAR TAGGED RLS 27739 TO BE SET AT COMPLETION OF GRADING
(R) RADIAL LINE

**KEYNOTES**

- 1) 13' PUBLIC UTILITY AND PRIVATE PEDESTRIAN EASEMENT BY THIS PLAT
2) 1' PUBLIC NO ACCESS EASEMENT BY THIS PLAT
3) 28' C.A. "A" PRIVATE STREET DEDICATED BY BK. 50 M&P, PG. 84

FINAL PLAT THE ACADEMY VILLAGE LOTS 239-251 A RESUBDIVISION OF LOTS 239-264 AND A PORTION OF COMMON AREA "B" (OPEN SPACE & DRAINAGE) AND COMMON AREA "C" (PRIVATE RESIDENTIAL ACCESS) OF THE ACADEMY VILLAGE AS RECORDED IN BOOK 50 OF M&P AT PAGE 84, RECORDS OF PIMA COUNTY, ARIZONA AND SITUATED WITHIN SECTION 22, T-15-S, R-16-E, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA



205-73-003M  
UNSUBDIVIDED

COMMON AREA "B"  
BK. 50 M&P, PG. 84

COMMON AREA "B"  
BK. 50 M&P, PG. 84

COMMON AREA "B"  
BK. 50 M&P, PG. 84

COMMON AREA "B"  
BK. 50 M&P, PG. 84

COMMON AREA "B"  
BK. 50 M&P, PG. 84

COMMON AREA "B"  
BK. 50 M&P, PG. 84

COMMON AREA "B"  
BK. 50 M&P, PG. 84

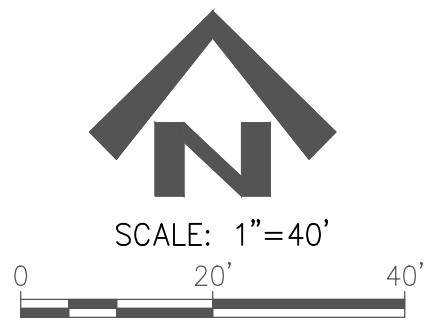
COMMON AREA "C"  
BK. 50 M&P, PG. 84

COMMON AREA "C"  
BK. 50 M&P, PG. 84

COMMON AREA "C"  
BK. 50 M&P, PG. 84

BLOCK "A"  
BK. 50 M&P, PG. 84

COMMON AREA "B"  
BK. 50 M&P, PG. 84



**KEYNOTES**

- ① 13' PUBLIC UTILITY AND PRIVATE PEDESTRIAN EASEMENT BY THIS PLAT
- ② 1' PUBLIC NO ACCESS EASEMENT BY THIS PLAT
- ③ 28' C.A. "A" PRIVATE STREET DEDICATED BY BK. 50 M&P, PG. 84

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.56'	25.00'	81°30'17"	S05°43'02"E	32.64'
C2	26.89'	214.00'	7°12'03"	S42°52'10"E	26.88'
C3	45.35'	214.00'	12°08'29"	S33°11'54"E	45.26'
C4	45.50'	214.00'	12°10'59"	S21°02'10"E	45.42'
C5	67.87'	214.00'	18°10'14"	S05°51'33"E	67.58'
C6	19.17'	214.00'	5°08'02"	N05°47'35"E	19.17'
C7	49.28'	186.00'	15°10'52"	S00°46'10"W	49.14'
C8	67.97'	214.00'	18°11'57"	S02°23'18"E	67.69'
C9	45.22'	214.00'	12°06'21"	S12°45'51"W	45.13'
C10	45.18'	214.00'	12°05'51"	S24°51'57"W	45.10'
C11	67.87'	214.00'	18°10'14"	S40°00'00"W	67.58'
C12	28.23'	214.00'	7°33'33"	S52°51'54"W	28.21'
C13	56.23'	214.00'	15°03'19"	N00°49'57"E	56.07'
C14	12.18'	186.00'	3°45'06"	N06°29'03"E	12.18'
C15	67.96'	186.00'	20°56'05"	N05°51'33"W	67.58'
C16	73.23'	186.00'	22°33'33"	N27°36'22"W	72.76'
C17	24.62'	186.00'	7°35'02"	S42°40'40"E	24.60'
C18	29.05'	186.00'	8°57'00"	N11°17'46"W	29.02'
C19	16.00'	214.00'	4°16'59"	S13°37'46"E	15.99'
C20	29.60'	50.00'	33°55'23"	N39°40'59"E	29.17'
C21	33.90'	214.00'	9°04'33"	N11°13'59"W	33.86'

LINE	BEARING	DISTANCE
L1	S46°28'11"E	32.09'
L2	N56°38'40"E	16.73'

T:\DAB\10101\SURVEY\SUBDIVISION\FINAL PLAT\MENKED PLAT SHEET 2.dwg Thu, 28 Jun 2018, 5:22pm Last Saved By: Egozmez



**PSOMAS**

333 E. Wetmore Road, Suite 450  
Tucson, AZ 85705  
(520) 292-2300 (520) 292-1290 fax  
www.psomas.com

**FINAL PLAT**  
**THE ACADEMY VILLAGE**  
**LOTS 239-251**  
A RESUBDIVISION OF LOTS 239-264 AND A PORTION OF COMMON AREA "B" (OPEN SPACE & DRAINAGE) AND COMMON AREA "C" (PRIVATE RESIDENTIAL ACCESS) OF THE ACADEMY VILLAGE AS RECORDED IN BOOK 50 OF M&P AT PAGE 84, RECORDS OF PIMA COUNTY, ARIZONA AND SITUATED WITHIN SECTION 22, T-15-S, R-16-E, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

PROJ No: 7ALT180101 SCALE: HORIZ 1" = 40'  
DATE: JUNE, 2018 VERT 1" = N/A 2 OF 2