

# **BOARD OF SUPERVISORS AGENDA ITEM SUMMARY**

Requested Board Meeting Date: February 10, 2015

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**ITEM SUMMARY, JUSTIFICATION, and/or SPECIAL CONSIDERATIONS:**

**Acceptance of Project\Roadway into the Pima County Maintenance System.**

Project\Roadway:     Rancho Valencia II  
                  Lots:       1-58  
                  Plan Number:    P1212-032  
                  Developer:     KB Home Tucson, Inc.

**Project\Roadway Improvements have been completed in close conformance to the approved improvement plans and specifications.**

**Project\Roadway has been Dedicated to Pima County and Recorded as Public Right of Way.**

CONTRACT NUMBER (If applicable): \_\_\_\_\_

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**STAFF RECOMMENDATIONS:**

**Approve Project\Roadway as indicated.**

CLERK OF BOARD USE ONLY: BOS MTG. \_\_\_\_\_

ITEM NO. \_\_\_\_\_

PIMA COUNTY COST : \$ \_\_\_\_\_ and/or REVENUE TO PIMA COUNTY: \$ \_\_\_\_\_

FUNDING SOURCE(S): \_\_\_\_\_  
(i.e. General Fund, State Grant Fund, Federal Fund, Stadium Dist. Fund, etc.)

ADVERTISED PUBLIC HEARING: YES NO

BOARD OF SUPERVISORS DISTRICT: 1  2  3  4  5  All

IMPACT:

IF APPROVED:

**Public improvements completed adjacent to these Subdivision Lots and/or Roadway, will be maintained by the Pima County Department of Transportation.**

IF DENIED:

**Recently completed improvements to the above referenced Project/Roadway, will not be maintained by the Pima County Department of Transportation.**

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DEPARTMENT NAME: Transportation *ML*

CONTACT PERSON: Martin Landin, Section Manager TELEPHONE NO: 740-2650

DIVISION MANAGER: Thomas J. Kilargis, P.E. *TK*

DEPARTMENT DIRECTOR: Priscilla S. Cornelio, P.E. *PS*

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# MEMORANDUM

Department of Transportation

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To: Priscilla S. Cornelio  
Director

Date: January 15, 2015

From: Martin Landin, Manager  
Subdivision/Permit Inspections

Thomas J. Kilargis, P.E., Manager  
Field Engineering Division

**Subject:**      **Project/Roadway:**      **Rancho Valencia II**  
**Lots:**                                      **1-58**  
**Plan Number:**                      **P1212-032**  
**Developer:**                              **KB Home Tucson, Inc.**

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We have performed a Final Inspection and found the improvements to be satisfactory and in general conformance to the plans and specifications. These roadways should be submitted to the Board of Supervisors for acceptance into the County Maintenance System. In our letter to the Developer, the following is to be included:

The Developer is hereby notified that by acceptance of these roadways, he certifies the improvements have been constructed to County Standards and warrants them against defects and workmanship. The Developer will be responsible to correct any failure due to latent defects of materials and workmanship to the satisfaction of this Department. The Developer will also be responsible for any required maintenance on items such as, street sweeping, shoulder grading and culvert-drainage way cleaning that results from home construction and Lot development.

In addition, he is to clean and sweep the streets of any mud, sand and debris that are washed onto the paved surface from private property until such slopes have been stabilized.

A written notification will be issued for any corrective work required.

c:                      Subdivision File

**RANCHO VALENCIA II**  
**SEQ # 20133390004**  
**RECORDED: DECEMBER 05, 2013**

**\*\*\* 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\*\*\***

GENERAL NOTES

- 1. THE GROSS AREA OF THIS SUBDIVISION IS 11.16 ACRES.
2. THE TOTAL NUMBER OF LOTS IS 58.
3. TOTAL MILES OF NEW PUBLIC STREETS IS 0.40.
4. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
5. THE BASIS OF BEARING IS SOUTH 89°28'11" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER MERIDIAN, AS SHOWN ON THE BLOCK PLAN FOR RANCHO VALENCIA, LOTS 1-583, BLOCK "A" RECORDED IN BOOK 66, PAGE 17, PIMA COUNTY RECORDS.
6. THIS PLAN IS SUBJECT TO AN APPROVED RIPARIAN MITIGATION PLAN.
7. THE PORTION OF THIS PLAN WHICH LIES WITHIN THE WEST HALF OF SECTION 14, TOWNSHIP 15S, RANGE 14E, MAY BE SUBJECT TO AN UNRETRACABLE EASEMENT AS RECORDED IN BOOK 103 OF MISCELLANEOUS RECORDS, AT PAGE 268.

PERMITTING NOTES

- 1. THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
2. ZONING IS CR-4.
3. GROSS DENSITY IS 5.1 R/L.
4. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS RECORDING CONDITIONS AS FOUND IN CASE NUMBER CO9-03-12 AS APPROVED ON 02-10-14.
5. AVERAGE AREA PER DWELLING UNIT LOT IS 5,104.81 SQUARE FEET.
6. CARPORTS/GARAGES SHALL BE SET BACK A MINIMUM OF 20 FEET FROM THE RIGHT-OF-WAY LINE.
7. THIS PLAN IS SUBJECT TO PIMA COUNTY CODE SECTION 18.77.040 SCENIC ROUTES ALONG INTERSTATE 10 (SCENIC ROUTE).
8. REGULATED RIPARIAN HABITAT (RRH) AS SHOWN ON THE 2005 RIPARIAN CLASSIFICATION MAPS IS CONTAINED ENTIRELY WITHIN THE SHARPS WASH PUBLIC DRAINAGEWAY AND SHALL REMAIN HABITAT IN PERPETUITY. NO PERMITS OR GRANTS ARE ALLOWED WITHIN FOR THE DISTURBANCE OF HABITAT, AS SHOWN ON THIS PLAN, HAS BEEN ADDRESSED DURING THE DEVELOPMENT REVIEW PROCESS.
9. RIPARIAN MITIGATION AREAS, LOCATED IN COMMON AREAS "B" AND "C" AND THE PUBLIC DRAINAGEWAY, ARE TO BE PRECEIVED (AS HABITAT) IN PERPETUITY. MITIGATION AREAS SHALL BE MAINTAINED BY THE HOA FOR A PERIOD OF NOT LESS THAN FIVE YEARS, FROM THE TIME OF PLANTING, IN ACCORDANCE WITH THE APPROVED RIPARIAN HABITAT MITIGATION PLAN.
10. A RIGHT-OF-WAY USE PERMIT IS REQUIRED FOR CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY AND PUBLIC DRAINAGEWAYS. A LICENSE AGREEMENT SHALL BE OBTAINED PRIOR TO APPROVAL OF THE RIGHT-OF-WAY USE PERMIT TO ADDRESS RIPARIAN MITIGATION WITHIN THE PUBLIC DRAINAGEWAY.
11. LOTS 1 THROUGH 7, 21 THROUGH 24, 30, 31, 35, 37, 41 AND 44 THROUGH 58 ARE WITHIN A FEMA ZONE "A" SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 04012C2293L AND REVISED BY LOAR CASE 11-09-3535P WITH EFFECTIVE DATE SEPTEMBER 27, 2011. A CONDITIONAL LETTER OF MAP REVISION (CLMR) CASE # 13-09-12529R HAS BEEN APPROVED BY THE REGIONAL FLOOD CONTROL DISTRICT (RFCD) AND HAS BEEN APPROVED BY FEMA WITH THE INTENT OF REWORKING THESE LOTS FROM THE FEMA FLOODPLAIN, BECAUSE THE CLMR DOES NOT GUARANTEE THAT THESE LOTS WILL BE REMOVED FROM THE FEMA FLOODPLAIN. THESE LOTS SHALL REQUIRE RE-20 REVIEW AND APPROVAL PRIOR TO APPROVAL OF ANY BUILDING PERMITS UNTIL THE LOAR IS EFFECTIVE. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL STRUCTURES WITHIN SFHA. FEDERAL LAW REQUIRES THAT A FLOOD INSURANCE POLICY BE OBTAINED AS A CONDITION OF A FEDERALLY-INSURED MORTGAGE OR LOAN THAT IS SECURED BY A BUILDING LOCATED WITHIN THE SFHA. PRE-LOAN FEMA ZONE "A" IS SHOWN ON TENTATIVE PLAN.
12. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR LOTS 1 THROUGH 58 ON-SITE AND OFF-SITE CHANNEL BANK IMPROVEMENTS (RETAINING WALL, RIPRAP BANS AND BOX CULVERTS) PERTAINING TO FLOOD CONTROL SHALL BE CONSTRUCTED AND INSPECTED AND APPROVED BY THE REGIONAL FLOOD CONTROL DISTRICT. LOTS WILL BE ELEVATED BY FILL PER APPROVED CLMR CONDITIONS.
13. PRIOR TO RELEASE OF ASSURANCES AN AS-BUILT PLAN OF THE DETENTION BASIN, THE RETAINING WALL AND ALL IMPROVEMENTS REQUIRED TO MITIGATE OFF-SITE DRAINAGE IMPACTS SHALL BE SUBMITTED TO THE REGIONAL FLOOD CONTROL DISTRICT.
14. A RIGHT-OF-WAY USE PERMIT IS REQUIRED FOR ANY WORK IN PUBLIC DRAINAGE WAY.

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE THE OWNERS AND THE ONLY PARTIES HAVING INTEREST IN THE LAND SHOWN ON THIS PLAN, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE HEREBY DEDICATE TO PIMA COUNTY ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS AND ROADS.

WE HEREBY GRANT TO THE PUBLIC, PIMA COUNTY AND ALL UTILITY COMPANIES ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON FOR THE PREVENTION OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAN.

COMMON AREAS (AND PRIVATE 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 THE PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF ABOVE GROUND UTILITIES AND PUBLIC SERVICES.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) RECORDED IN JACKET 12731 AT PAGE 5017; AS AMENDED BY AN AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED AT SERVICENOW NO. 2011140202 IN THE OFFICE OF THE PIMA COUNTY RECORDER; AND AS AMENDED INTO THE FOREMENTIONED CC&R'S BY A DECLARATION OF AMENDMENT TO WALKWAY (RANCHO VALENCIA) AS RECORDED AT SERVICENOW NO. 20133003198 IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND WALKWAY TAXES AND LIABILITY FOR THE COMMON AREAS (PRIVATE DRAINAGEWAYS), (PRIVATE STREETS), (PRIVATE EASEMENTS) WITHIN THIS SUBDIVISION.

MAINTENANCE OF DRAINAGEWAYS AND DETENTION/RETENTION BASINS AND WATER HARVESTING BASINS ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND WILL BE MAINTAINED PER THE GUIDELINES IN THE CC&R'S.

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

FIRST AMERICAN TITLE INSURANCE CO. A CALIFORNIA CORPORATION, AS TRUSTEE UNDER TRUST NO. 4970, AND NOT IN ITS CORPORATE CAPACITY.

Signature of Trust Officer: Patrick W. Marum, Jr.
Date: 11-7-13
Trust Officer: PATRICK W. MARUM, JR.
250 S. CHATTAHOOCHEE ROAD, SUITE 400
TUCSON, AZ 85711

CERTIFICATION OF SURVEY

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

THOMAS R. GETTINGS, R.L.S.
WOOD/PATEL & ASSOCIATES, INC.
REGISTERED LAND SURVEYOR NO. 27239
STATE OF ARIZONA

I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAN WAS PREPARED UNDER MY DIRECTION.

THOMAS R. GETTINGS, R.L.S.
WOOD/PATEL & ASSOCIATES, INC.
REGISTERED LAND SURVEYOR NO. 27239
STATE OF ARIZONA

CERTIFICATION OF ENGINEERING

I HEREBY CERTIFY THAT THE ENGINEERING WORK EFFORT, INCLUDING GEOMETRIC DESIGN, REGULATORY FLOOD LIMITS AND/OR EROSION HAZARD SETBACKS SHOWN ON THIS PLAN WERE PREPARED BY ME OR UNDER MY SUPERVISION.

PATRICK W. MARUM, P.E.
WOOD/PATEL, ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEER NO. 16245
STATE OF ARIZONA

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF PIMA
ON THIS 7th DAY OF November, 2013, BEFORE ME PERSONALLY APPEARED RACHEL L. TUPPERSO, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE TRUST OFFICER OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER TRUST NO. 4970 AND NOT IN ITS CORPORATE CAPACITY AND ACKNOWLEDGED THAT HE/SHE, AS THE TRUST OFFICIAL, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE(S) THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERE UNTO SET MY HAND AND OFFICIAL SEAL.
Signature of Notary Public: Rachel L. Tupperso
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-27-14

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 4970 FROM FIRST AMERICAN TITLE INSURANCE COMPANY, AS RECORDED IN BOOK 66, PAGE 17, PIMA COUNTY RECORDS, HAS BEEN PROMISED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

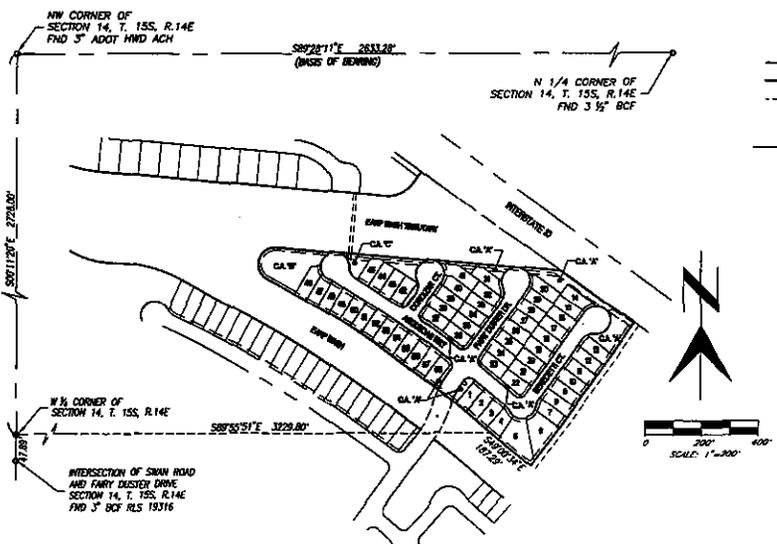
Signature of Clerk: [Signature]
CLERK, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

ATTEST

I, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS 27th DAY OF Nov, 2013.

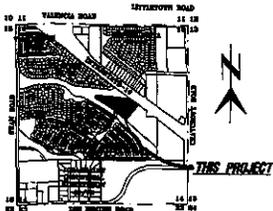
Signature of Clerk: [Signature]
CLERK, BOARD OF SUPERVISORS

PIMA COUNTY
PROJ#: P1212-032
ZONE:
Adm. Address:
5190 E FAIRY DUSTER DR



ANNOTATED COPY

SHEET 1 OF 3
WOOD/PATEL
LAND DEVELOPMENT & SURVEY SERVICES
7700 E Broadway Blvd, Ste. 250
Tucson, AZ 85710
(520) 325-7333
www.woodpatel.com

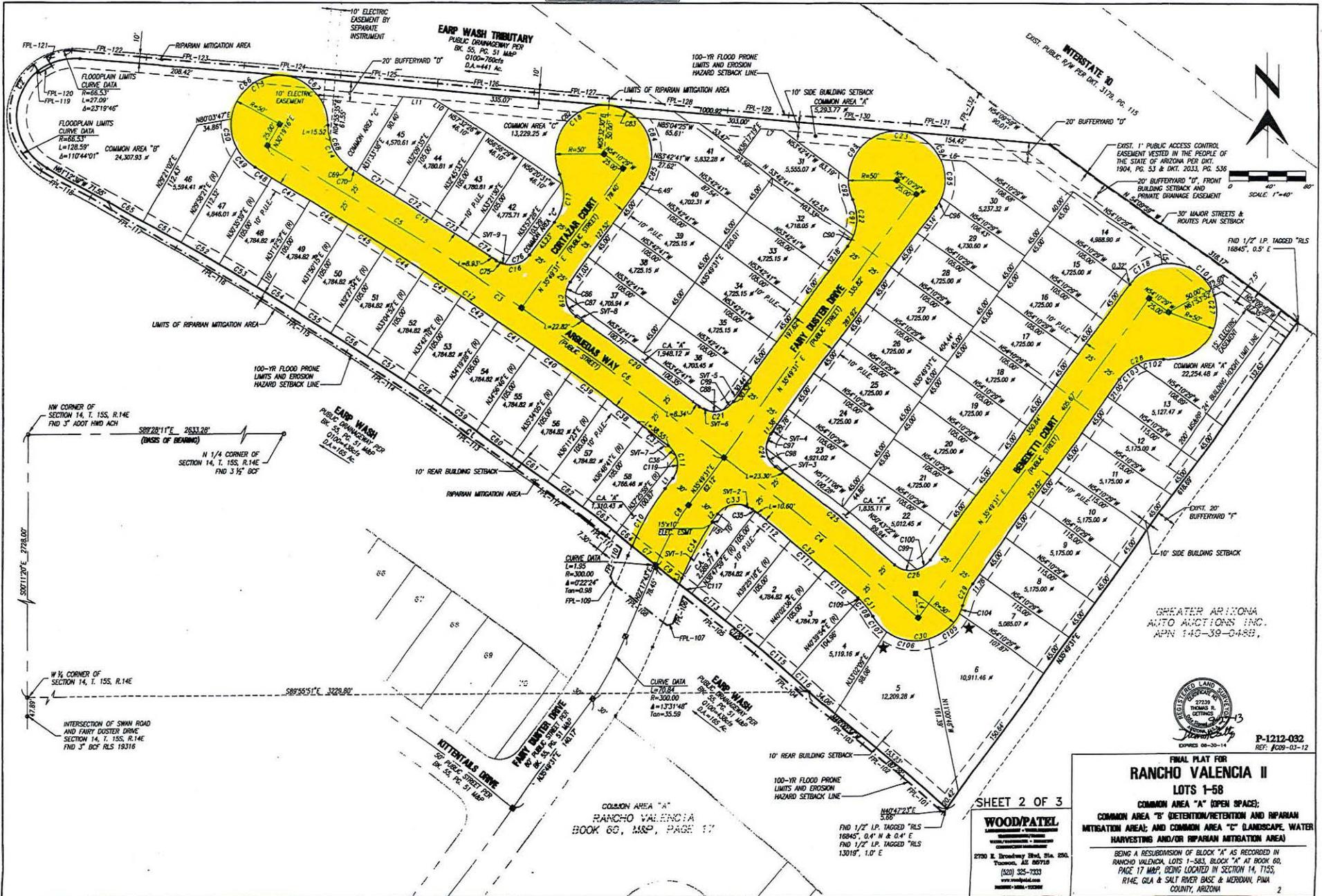


LOCATION MAP
SCALE: 3"=1 MILE
SECTION 14, T-15-S, R-14-E,
G&SR&M, PIMA COUNTY, ARIZONA

- LEGEND
OR - INDICATES SET 1/2" I.R. TRACED BY A REGISTERED LAND SURVEYOR
o - INDICATES FOUND 1/2" REBAR
B - INDICATES A 2" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE OR AS NOTED
B - INDICATES FOUND 2" SURVEY MONUMENT OR AS NOTED
LJ - LINE NUMBER - SEE LINE DATA TABLE
CJ - CURVE NUMBER - SEE CURVE DATA TABLE
SVT-3 - SIGHT VISIBILITY TRIANGLE - SEE SVT LINE DATA TABLE
15 - NEW LOT NUMBER
1:5 - EXISTING LOT NUMBER
--- - EXISTING SUBDIVISION BOUNDARY
--- - SUBDIVISION BOUNDARY
--- - EASEMENT AS NOTED
\* - ADDRESSING LOCATOR
--- - CENTERLINE/MONUMENT LINE
o - EXISTING FOUND MONUMENT AS NOTED

LAND USE TABLE
USE AREA
LOT AREA 296,079.15 sq ft
COMMON AREA "A" 35,231.68 sq ft
COMMON AREA "B" 24,307.93 sq ft
COMMON AREA "C" 13,229.23 sq ft
PUBLIC STREETS 117,224.93 sq ft
TOTAL AREA 486,072.96 sq ft

FINAL PLAN FOR
RANCHO VALENCIA II
LOTS 1-58
COMMON AREA "A" OPEN SPACE;
COMMON AREA "B" DETENTION/RETENTION AND RIPARIAN MITIGATION AREA; AND COMMON AREA "C" LANDSCAPE, WATER HARVESTING AND/OR RIPARIAN MITIGATION AREA)
BEING A RESUBDIVISION OF BLOCK "A" AS RECORDED IN RANCHO VALENCIA, LOTS 1-583, BLOCK "A" AT BOOK 60, PAGE 17 MAP, BEING LOCATED IN SECTION 14, T15S, R14E, G&A & SALT RIVER BASE & MERIDIAN, PIMA COUNTY, ARIZONA



EXIST. 1" PUBLIC ACCESS CONTROL EASEMENT VESTED IN THE PEOPLE OF THE STATE OF ARIZONA PER DKT. 1904, PG. 53 & DKT. 2033, PG. 536  
 20' BUFFERYARD "D", FRONT BUILDING SETBACK AND PRIVATE DRAINAGE EASEMENT  
 30' MAJOR STREETS & ROUTES PLAN SETBACK

FINO 1/2" I.P. TAGGED "RLS 18845, 0.5' E"

GREATER ARIZONA AUTO AUCTIONS INC.  
 APN 140-39-048B



P-1212-032  
 REC: FC09-03-12

SHEET 2 OF 3

**WOODPATEL**  
 LAND SERVICES, INC.  
 2700 E. Broadway Blvd., Ste. 250  
 Tucson, AZ 85718  
 (520) 325-3333  
 www.woodpatel.com  
 LICENSE: 18884 - 12328

**FINAL PLAT FOR RANCHO VALENCIA II LOTS 1-58**

**COMMON AREA "A" (OPEN SPACE); COMMON AREA "B" (DETENTION/RETENTION AND RIPARIAN MITIGATION AREA); AND COMMON AREA "C" (LANDSCAPE, WATER HARVESTING AND/OR RIPARIAN MITIGATION AREA)**

BEING A RESUBDIVISION OF BLOCK "A" AS RECORDED IN RANCHO VALENCIA LOTS 1-58, BLOCK "A" AT BOOK 60, PAGE 17 MAP, BEING LOCATED IN SECTION 14, T15S, R14E, Q1A & SALT RIVER BASE & MERRIMAN, PIMA COUNTY, ARIZONA

COMMON AREA "A"  
 RANCHO VALENCIA II  
 BOOK 60, MAP, PAGE 17

NW CORNER OF SECTION 14, T. 15S, R.14E  
 FINO 3" ADOT HMD ACH  
 S89°22'11"E 2633.28'  
 (BASIS OF BEARING)

N 1/4 CORNER OF SECTION 14, T. 15S, R.14E  
 FINO 3 1/2' BCF

W 1/4 CORNER OF SECTION 14, T. 15S, R.14E  
 FINO 3" BCF RLS 19316

INTERSECTION OF SWAN ROAD AND FERRY DUSTER DRIVE SECTION 14, T. 15S, R.14E  
 FINO 3" BCF RLS 19316

DATE: 11/15/14 BY: [Redacted] CHECKED: [Redacted] TITLE: [Redacted]