



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: May 16, 2017

Title: P1204-008 SUNSET VIEW ESTATES (LOT 30) PLAT NOTE MODIFICATION

Introduction/Background:

The applicant requests modification of the delineated Natural Undisturbed Open Space (NUOS) to reduce it by 4,865 square feet in order to increase enclosed usable rear yard area on Lot 30 of Sunset View Estates.

Discussion:

The Sunset View Estates subdivision development is subject to a rezoning condition which, in part, requires 50% of the site to be preserved as natural area. The final plat reserved 53.02% of the site after excluding right-of-way acquisition for adjoining major streets as per policy. This correlates to an NUOS excess of 92,783 square feet. The subdivision lies within CLS Important Riparian Area, but the initial rezoning for the property predated the CLS. A condition of a time extension approved for the rezoning which postdated the CLS required the 50% preservation figure as a compromise to the 95% preservation policy associated with IRA. However, the condition also required 95% of the 100-year floodplain of washes within the subdivision to be preserved. Lot 30 is not located along a wash. The applicants' usable rear yard area is small compared to some of the other lots in the subdivision, including adjacent lots. The applicants note that placing a wall along the existing rear boundary of the NUOS would require destruction of two or three large trees. It appears that the subdivision development is substantially compliant with preservation requirements.

Conclusion:

There is excess NUOS to allow the request while maintaining compliance with the 50% NUOS required for the subdivision. The proposed encroachment is not with 100-year floodplain.

Recommendation:

Staff recommends approval of a modification of NUOS boundary to allow a 4,865 square foot increase of usable rear yard area as requested for Lot 30 of the Sunset View Estates subdivision.

Fiscal Impact:

0

Board of Supervisor District:

1 2 3 4 5 All

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

Department Director Signature/Date: [Signature] 4-25-17

Deputy County Administrator Signature/Date: [Signature] 4/27/17

County Administrator Signature/Date: [Signature] 4/28/17



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1

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

DATE: April 24, 2017

SUBJECT: **P1204-008 SUNSET VIEW ESTATES (LOT 30) PLAT NOTE MODIFICATION**

The above referenced Plat Note Modification is within your district and is scheduled for the Board of Supervisors' **TUESDAY, MAY 16, 2017** hearing.

REQUEST: For a **modification of the Natural Undisturbed Open Space (NUOS) boundary** on Lot 30 of the Sunset View Estates subdivision (Bk. 58, Pg. 95). The applicant requests to decrease the amount of NUOS and increase the maximum building envelope by approximately 4,865 square feet. The subject lot is approximately 41,361 square feet zoned CR-1 (Single Residence) and is located on the north side of W. Hiddenwood Place, approximately 1,600 feet east of N. Camino de Oeste.

OWNERS: Herbert and Sonia McReynolds
4340 W. Hiddenwood Place
Tucson, AZ 85745-8606

AGENT: None

DISTRICT: 1

STAFF CONTACT: David Petersen

PUBLIC COMMENT TO DATE: As of April 24, 2017, staff has received no written public comments.

STAFF RECOMMENDATION: APPROVAL.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject lot and entire subdivision is located within the Important Riparian Area designation of the Maeveen Marie Behan Conservation Lands System (CLS).

TD/DP/ar
Attachments



PIMA COUNTY
DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: P1204-008

Page 1 of 3

FOR TUESDAY, MAY 16, 2017 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: April 24, 2017

UNADVERTISED ITEM FOR PUBLIC HEARING

PLAT NOTE MODIFICATION

P1204-008 SUNSET VIEW ESTATES (LOT 30) PLAT NOTE MODIFICATION

Request of Herbert & Sonia McReynolds Living Trust for a **modification of the Natural Undisturbed Open Space (NUOS) boundary** on Lot 30 of the Sunset View Estates subdivision (Bk. 58, Pg. 95). The applicant requests to decrease the amount of NUOS and increase the maximum building envelope by approximately 4,865 square feet. The subject lot is approximately 41,361 square feet zoned CR-1 (Single Residence) and is located on the north side of W. Hiddenwood Place, approximately 1,600 feet east of N. Camino de Oeste. Staff recommends **APPROVAL**.
(District 1)

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of a modification of the Natural Undisturbed Open Space (NUOS) boundary to allow a 4,865 square foot increase in the building envelope as requested and shown on the site plan for Lot 30 of the Sunset View Estates.

REQUEST OF APPLICANT

The applicant requests an encroachment of approximately 4,865 square feet into NUOS on Lot 30 of Sunset View Estates to allow an expansion of usable backyard area (fenced or walled area). The applicant states that the buildable (yard) area behind the house is small compared to the allowance for neighbors, and that placement of a fence or wall along the existing building envelope boundary would cause two or three mature palo verde trees to be cut down. The applicant notes that grading is not proposed for the additional yard area sought, but that additional desert trees, ocotillos, and cacti would be planted. The applicant also offers 2,310 square feet (30' x 77') of what appears to be naturally vegetated front yard area as NUOS to offset a portion of the rear yard encroachment. A letter of approval of the proposed NUOS boundary change has been submitted by the president of the Sunset View Estates Homeowners Association.

PLANNING REPORT

Staff supports the requested 4,865 square foot encroachment into NUOS on Lot 30 because there is excess NUOS within the subdivision from that originally required for the subdivision development. The area of the subdivision is subject to a rezoning condition (#12 of rezoning case Co9-94-55) which requires, in part, that 50% of the rezoning site remain as natural open space. The final review plat (from the staff file P1204-008) contains a note that indicates that NUOS would encompass 53.02% of the site. (The note was removed at staff request for the final recorded plat, but a copy of the note is attached to this report.) This is an excess of 3.02% correlating to 92,783 square feet after exclusion of right-of-way dedication required for main roads (Sunset Road and Camino de Oeste) adjacent to the rezoning site. Staff's policy is to exclude right-of-way required for roads on the Major Streets and Scenic Routes Plan, but not right-of-way for roads internal to a development project, in the calculation of percentage of natural open space set-aside for on-site preservation pertaining to the Maeveen Marie Behan Conservation Lands System (CLS).

The area encompassing the subdivision was rezoned from SR (Suburban Ranch) to CR-1 (Single Residence) under case Co9-94-55 on February 21, 1995. The approval date predated the establishment of the CLS. A rezoning time extension for the area encompassing the subdivision was approved by the Board of Supervisors on December 16, 2003 after the establishment of the CLS. The CLS designated the area as Important Riparian Area for which CLS policy calls for 95% natural open space preservation. As part of the time extension, staff recommended amendment to rezoning condition #12 to require a compromise of 50% of the site to remain as natural open space. Specifically, condition #12 was approved for modification as follows (the portion not underlined is the original condition):

12. There shall be no mass grading of residential lots. Grading shall be limited to that necessary for primary and secondary residential uses. A minimum of 50% of the rezoning site shall remain as natural open space as defined in the Pima County zoning code. Of the 50%, a minimum of 95% of the 100-year floodplain of washes shall remain as natural open space. The overall configuration of the 50% natural open space shall create large blocks of undisturbed land by reducing the overall amount of interface between developed area and undisturbed area (edge effect). This additional natural open space can be provided through designation of common area, individual on-lot set asides, or a combination thereof.

Condition #12 was met with approval of the subdivision in 2004. There is some percentage of NUOS on each lot which extends from the large blocks (corridors) of open space within the subdivision to the side yards between residences. The particular NUOS corridor where the encroachment is proposed for Lot 30 is a lesser corridor within the subdivision and is not along a wash.

The particular configuration of the proposed 4,865 square foot increase in the building envelope appears to be designed to capture a flatter area of the rear yard and angled to avoid a slight slope in the northern portion of the lot. Staff does not recommend a requirement for formal surveyed and recorded establishment of NUOS in the front yard area of Lot 30. While it would be technically be connected to NUOS extending along the north side of the lot, the front yard area is apart from the greater value main corridor of NUOS to which it would connect.

This is the first request of this nature within the subdivision. Staff is aware of 1,750 incidental encroachment into NUOS on Lot 8. It appears that the NUOS boundaries within the subdivision have otherwise been substantially adhered to. The owners should note that a property owner within the subdivision may privately enforce plat notes, even if the Board of Supervisors grants a modification.

Public notice is being sent to all property owners within the subdivision and within 300 feet of the boundaries of the subdivision. No written public comment has been received as of the writing of this report.

ENVIRONMENTAL PLANNING REPORT

The Office of Sustainability and Conservation - Environmental Planning has no objection to the requested plat note modification.

The Sunset View Estates subdivision falls entirely within an Important Riparian Area, per the Maeveen Maureen Behan Conservation Lands System (CLS). A rezoning for this project (Case # Co9-94-55) was approved prior to the inception of the CLS; however, a time extension for the rezoning was requested after its inception of the CLS. As a condition of approval for the time extension, it was required that a minimum of 50% of the rezoning site remain as Natural Undisturbed Open Space (NUOS) (Resolution 2004-287; condition 12). According to the final plat, a total of 53.02% of the site was ultimately set aside as NUOS, exceeding that requirement.

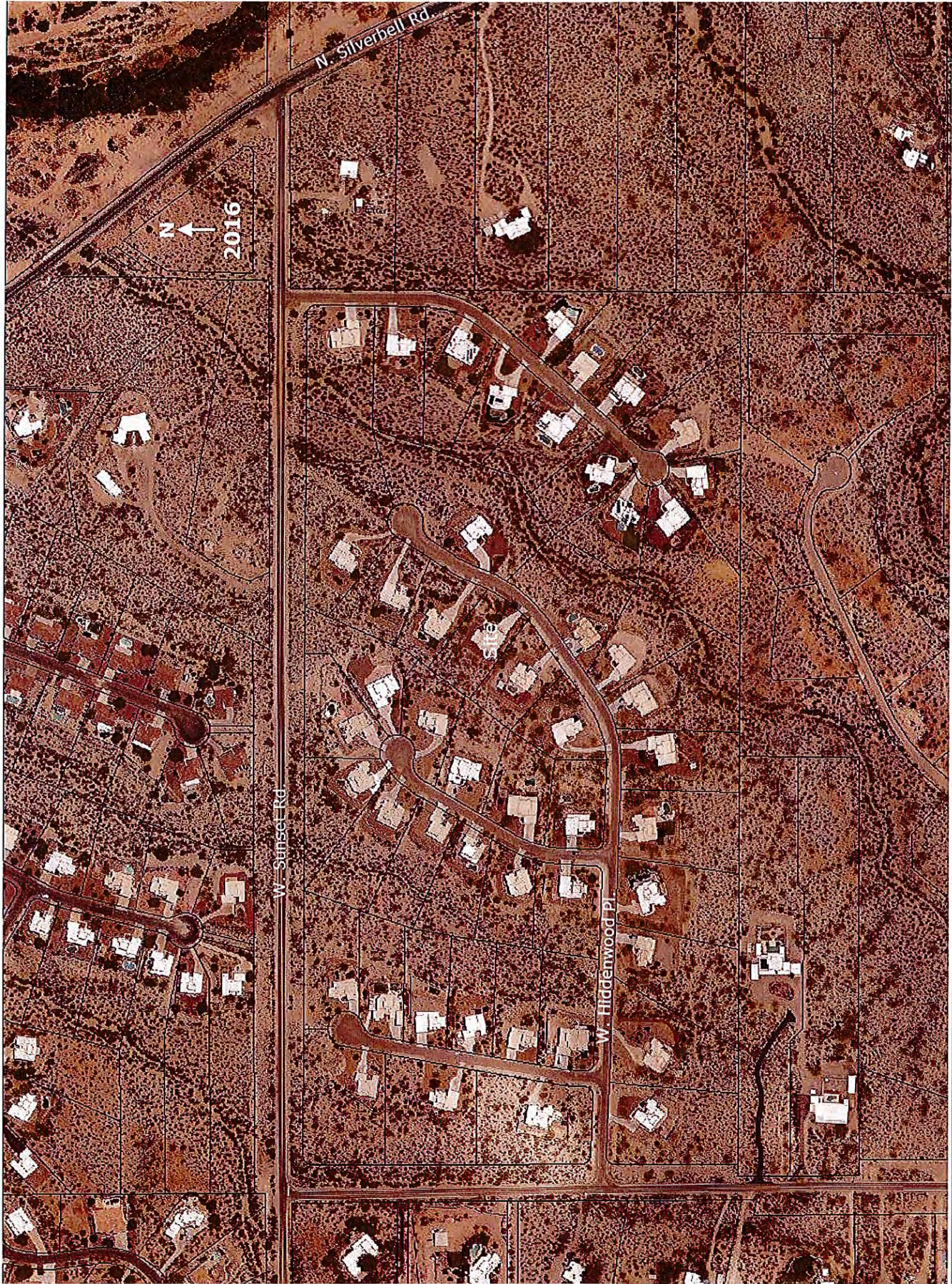
The requested modification of the NUOS boundary on Lot 30 of the Sunset View Estates subdivision will result in a decrease of 4,865 square feet of NUOS. However, because the final plat shows that the 50% NUOS requirement was exceeded by 3.02% (approximately 92,783 square feet) the small decrease that will result from this request does not affect compliance with the 50% NUOS requirement.

FLOOD CONTROL REPORT

The Regional Flood Control District has no objection to the site plan as proposed.

TD/DP/ar
Attachments

cc: Herbert and Sonia McReynolds, 4340 W. Hiddenwood Place, Tucson, AZ 85745-8606
Tom Drzazgowski, Principal Planner
P1204-008 File



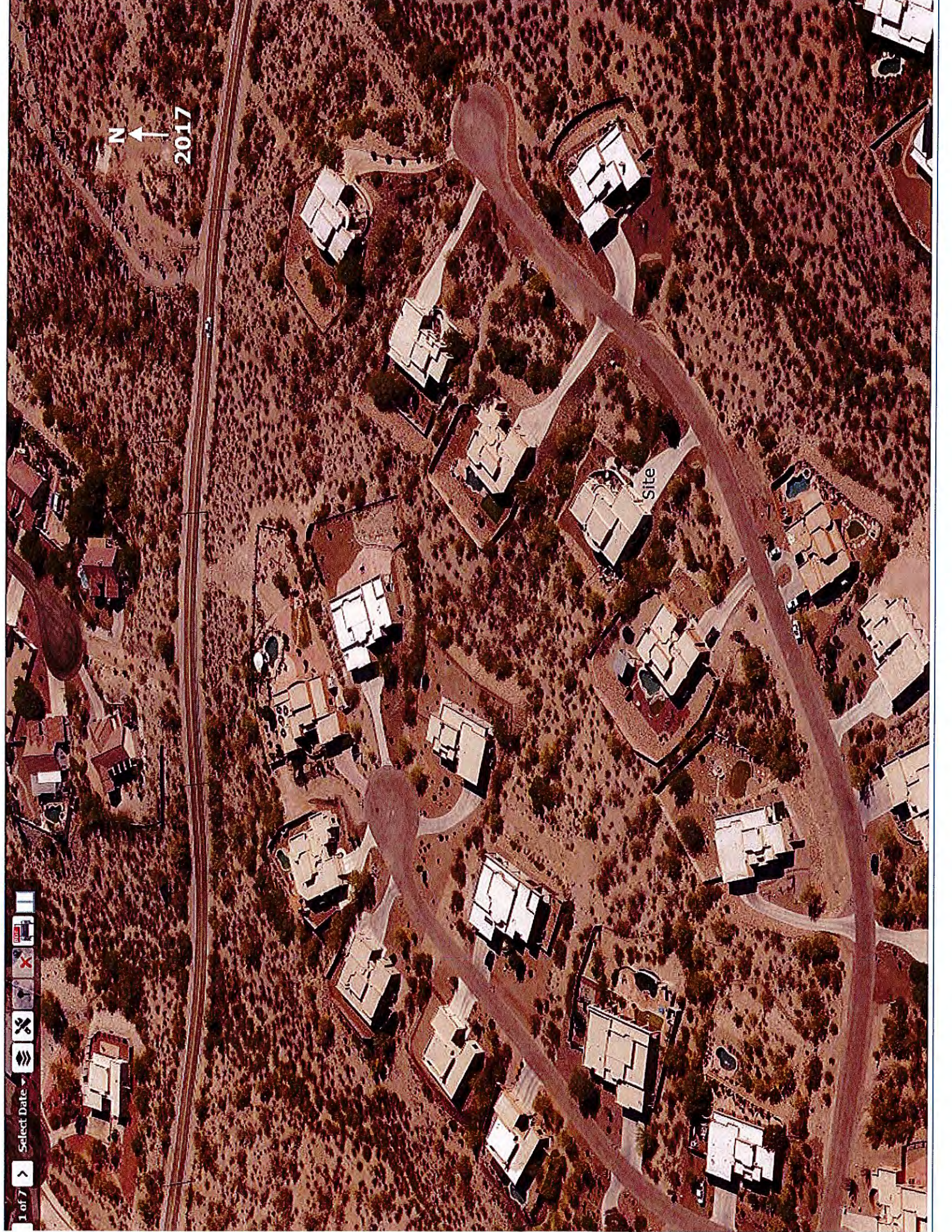
N ↑
2016

N. Silverbell Rd.

W. Sunset Rd.

W. Hiddenwood Pl.

Site



N ↑ 2017

Site



N ↑
2016

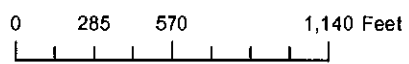
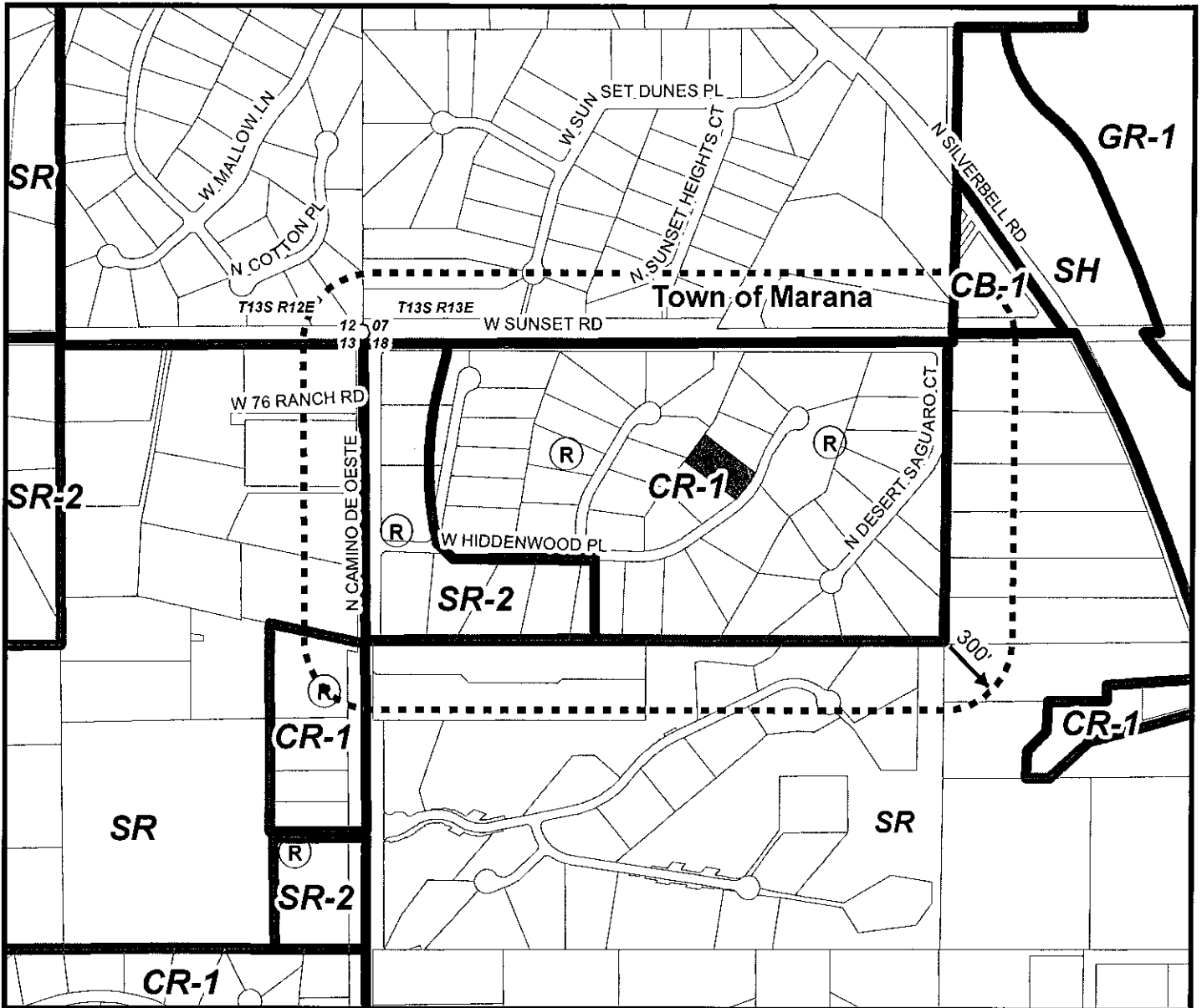
2052
2054
2056
2058
2060
2062
2064

2050

2050

Case #: P1204-008
 Case Name: SUNSET VIEW ESTATES (LOT 30)
 Tax Code(s): 101-21-1040

 Notification Area



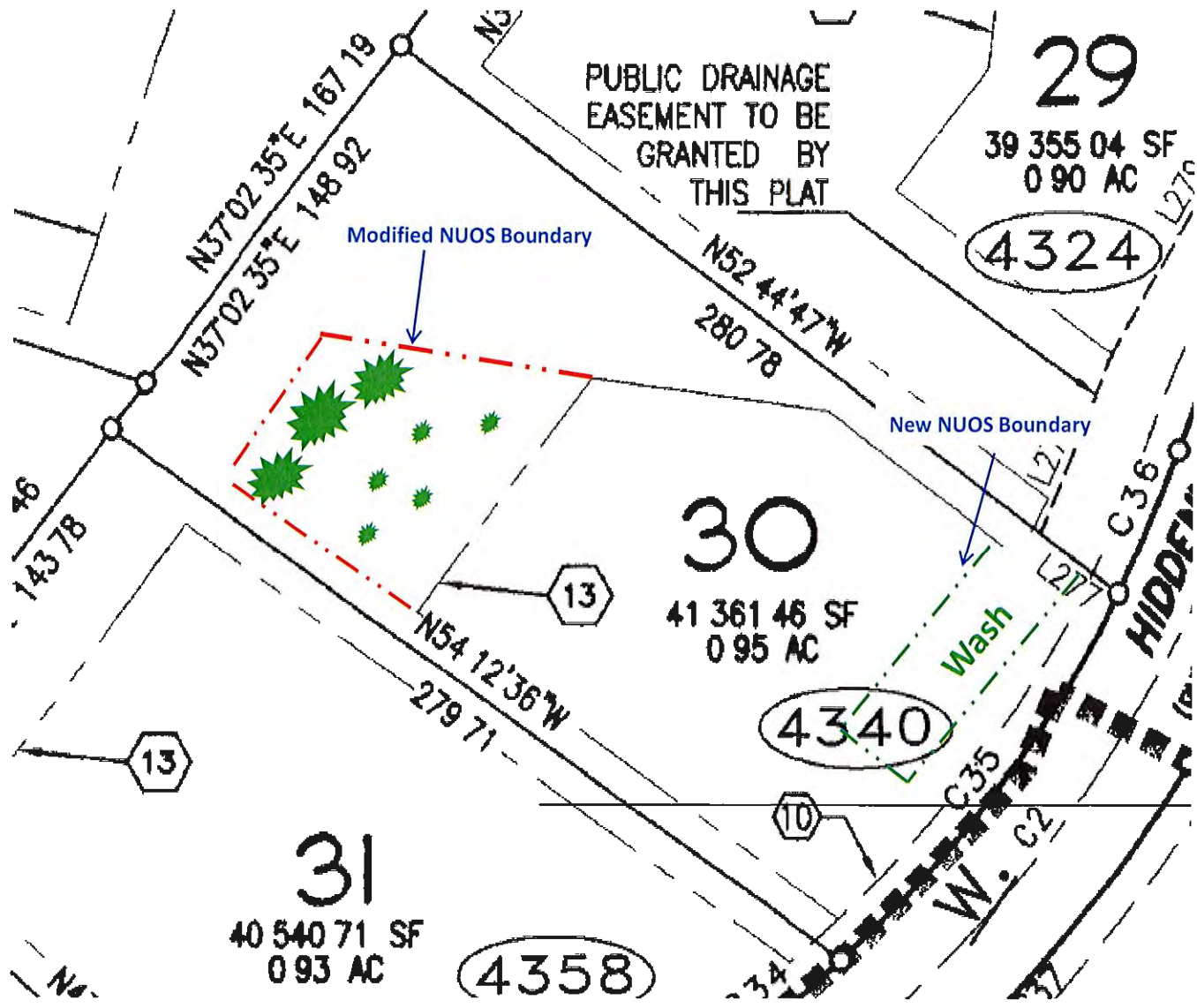
Subject Site 

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION



Notes: PLAT NOTE MODIFICATION	
Ref: Co9-94-55	
Board of Supervisors Hearing: 06/16/17 (scheduled)	
Base Map(s): 44	Map Scale: 1:9,000
Map Date: 04/17/2017 ds	





PUBLIC DRAINAGE
EASEMENT TO BE
GRANTED BY
THIS PLAT

29

39 355 04 SF
0 90 AC

4324

Modified NUOS Boundary

New NUOS Boundary

30

41 361 46 SF
0 95 AC

4340

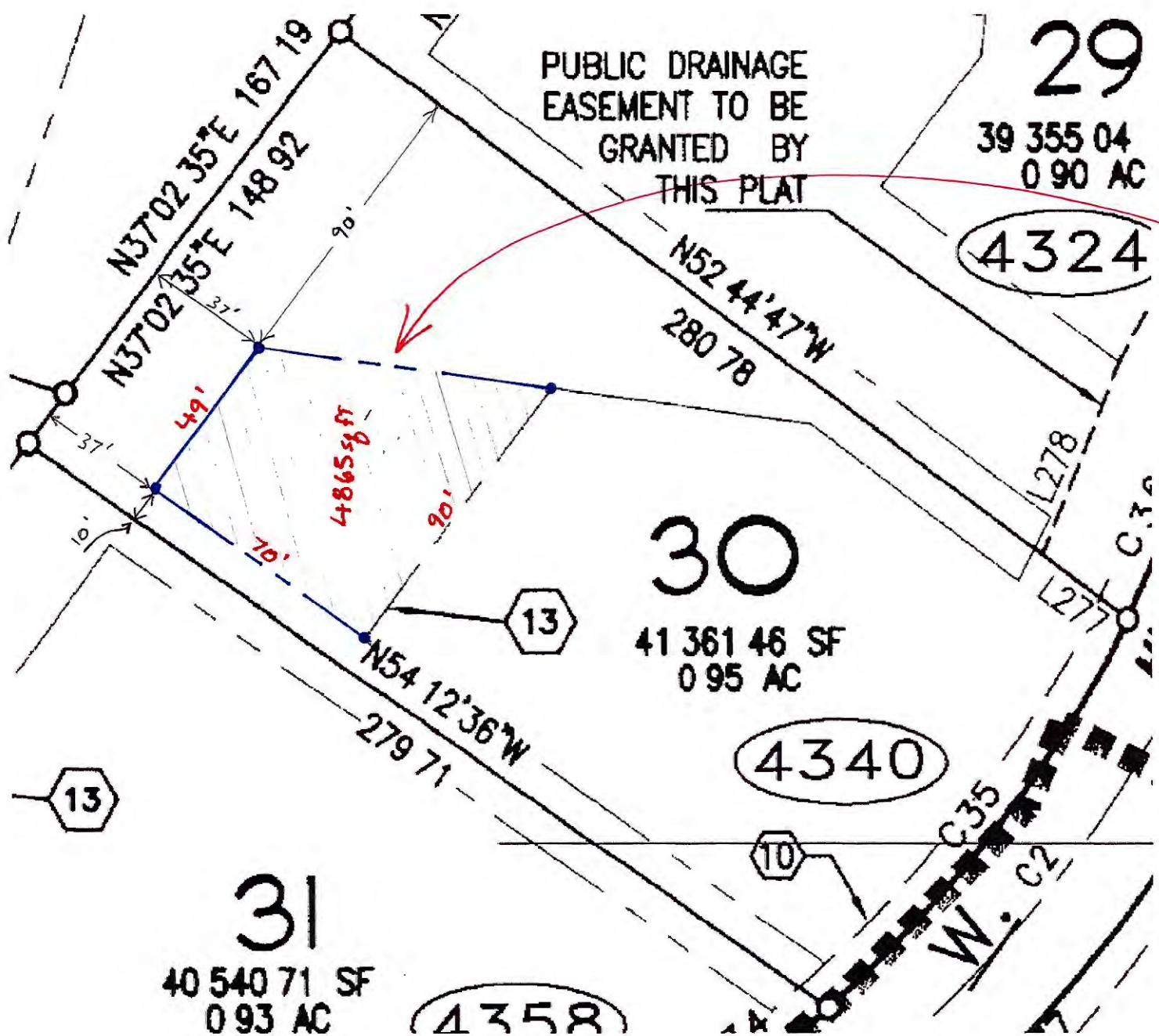
Wash

HIDDEN

31

40 540 71 SF
0 93 AC

4358



PUBLIC DRAINAGE
EASEMENT TO BE
GRANTED BY
THIS PLAT

$$\left(\frac{90-49}{2} + 49\right) (70) = 4865.58 \text{ SF}$$

New
Fence



P17SA00003

Elva Pedrego

From: sonia1957@aol.com
Sent: Sunday, February 12, 2017 7:11 PM
To: Elva Pedrego
Subject: 4340 W. Hiddenwood Pl, Lot 30
Attachments: Lot 30 Fence Outline-2.pdf; Lot 30 modified NUOS rev A-2.pdf

We, Herbert and Sonia McReynolds (4340 W. Hiddenwood Pl, Lot 30) are planning to add a wrought iron fence or wall to enclose our side and back yards. In reviewing the NOS (Natural Open Space) boundaries, it is apparent that our buildable area behind our house was severely shorted as compared to our neighbors in Lots 29 and 31. If we were to install a fence or wall using the existing boundary, it would require cutting down two or three large mature palo verde trees and result in a very small yard as shown in Image 1.

Therefore, we are requesting a variance from Pima County to encroach into our property considered NOS behind our home as shown in Image 2. If approved by the County, we have no intentions of grading this additional area. Our plans are to plant three mesquite trees to obscure the view of the houses behind us and to create more of a bird habitat. In addition, we'll plant two or three ocotillos and several barrel cacti. We would build a fence or wall along the new NOS boundary. The proposed area we'd like to acquire from NOS is approximately 5,180^{4,865 D.P.} sq. ft.

In exchange for the back NOS area, perhaps we can swap some of our front yard property (see Image 2) to use as NOS. This front area is approximately 30 ft wide x 77 ft long (total 2,310 ft).

We look forward to working out a fair agreement for all involved.

Please contact me should you require further information.

Thank you,
Sonia and Herbert McReynolds
490-1383

January 22, 2017

Sunset View Estates
Board of Directors

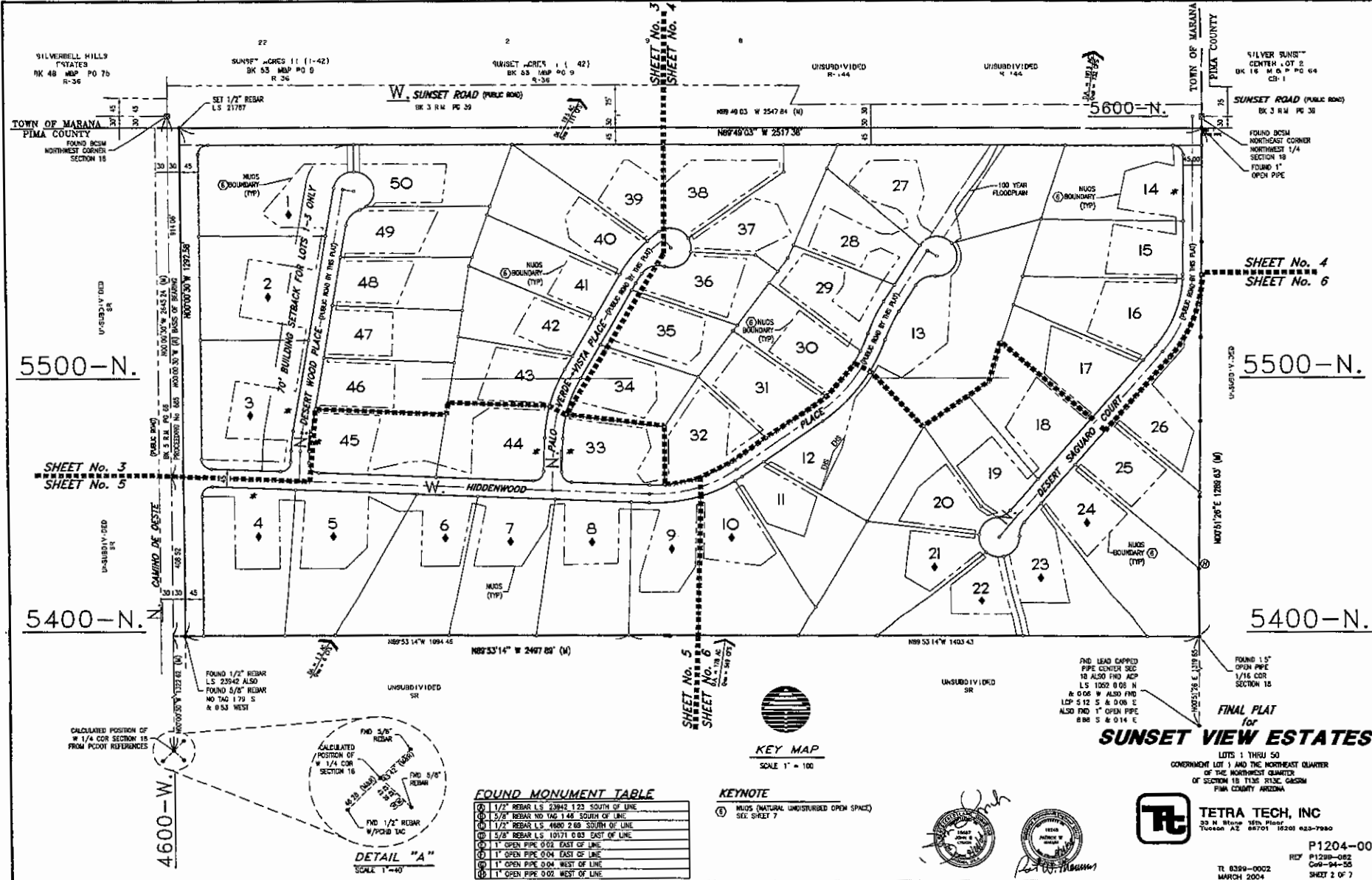
Ref: Attached Letter dated January 18, 2017

Sonia & Herb McReynolds
Lot 30
4340 W Hiddenwood Pl
Tucson, AZ 85745

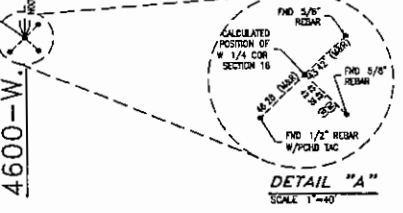
The Sunset View Estates Architectural Committee and Board of Directors have reviewed your letter dated January 18, 2017 regarding a Pima County variance request you'll be submitting for your NUOS boundary. After thorough review it is our determination that your proposed changes will have negligible effect on the immediate neighbors and it will not affect the original design intent of our community. We have no concerns with this proposed change. Therefore, the Board concurs with your proposed changes. Please advise us after Pima County concludes their decision. After their decision and after you've selected a fence type, you will need to submit an Architectural Review Committee Request prior to installing a fence. This ARC Request form can be found on our website.

If you have any questions please don't hesitate to contact us.

Sincerely,
John Bloom
Sunset View Estates HOA President



CALCULATED POSITION OF
1/4 COR SECTION 18
FROM PCDY REFERENCES



FOUND MONUMENT TABLE

①	1/2" REBAR L.S. 2394.123 SOUTH OF LINE
②	5/8" REBAR NO TAG 1.48 SOUTH OF LINE
③	1/2" REBAR L.S. 4680 2.89 SOUTH OF LINE
④	5/8" REBAR L.S. 10171 0.03 EAST OF LINE
⑤	1" OPEN PIPE 0.02 EAST OF LINE
⑥	1" OPEN PIPE 0.04 EAST OF LINE
⑦	1" OPEN PIPE 0.04 WEST OF LINE
⑧	1" OPEN PIPE 0.02 WEST OF LINE



KEYNOTE
① NUSS (NATURAL UNDISTURBED OPEN SPACE)
SEE SHEET 7



TETRA TECH, INC
30 N. BRUCE 15th Floor
Tucson, AZ 85701 520.623.7980

P1204-008
REV P1204-082
C09-04-05
SHEET 2 OF 7

KEYNOTES

- 1 PUBLIC ACCESS CORRIDOR SUBJECT TO BE GRANTED TO PIMA COUNTY BY THIS PLAT
- 2 PUBLIC R/W TO BE DEDICATED TO PIMA COUNTY OF THIS PLAT
- 3 NATURAL DESERT BUTTERWORTH "Y" PUBLIC SIGN VISIBILITY CORRIDOR TO BE GRANTED TO PIMA COUNTY BY THIS PLAT
- 4 NATURAL DESERT BUTTERWORTH "Y" PUBLIC SIGN VISIBILITY CORRIDOR TO BE GRANTED TO PIMA COUNTY BY THIS PLAT
- 5 AND 100 SEE SHEET 7
- 6 AND 100 SEE SHEET 7
- 7 AND 100 SEE SHEET 7
- 8 AND 100 SEE SHEET 7
- 9 AND 100 SEE SHEET 7
- 10 PUBLIC UTILITY CORRIDOR TO BE GRANTED TO PIMA COUNTY BY THIS PLAT
- 11 PUBLIC R/W TO BE DEDICATED TO TOWN OF MARANA BY THIS PLAT
- 12 MAXIMUM BUILDING ENVELOPE



SCALE 1" = 80'

5600-N

SEE SHEET 4

4500-W

SEE SHEET 5

4600-W

SEE SHEET 6

5600-N

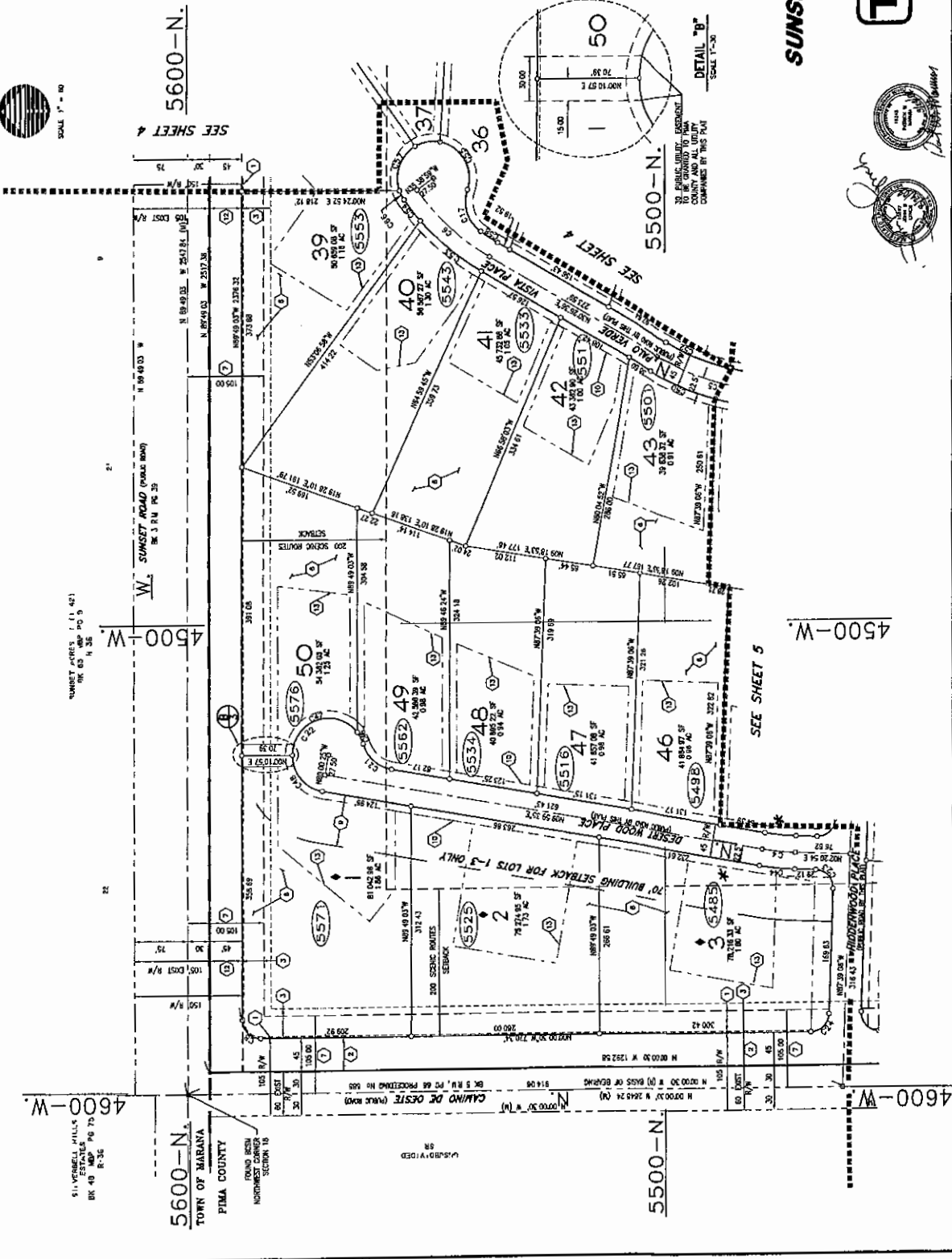
TOWN OF MARANA
PIMA COUNTY
NORTHWEST CORNER
SECTION 19

FOUND IRON
NAIL CORNER
SECTION 19

CURVE	LENGTH	BEARING	DELTA
C1	48.70	S50.00	07.38.41
C2	171.82	S59.00	28.05.41
C3	136.65	S72.50	23.54.38
C4	39.35	S25.50	06.11.27
C5	51.58	S00.00	04.13.33
C6	221.21	S00.00	143.15.33
C7	31.27	S00.00	00.00.00
C8	48.70	S00.00	07.38.41
C9	171.82	S00.00	28.05.41
C10	136.65	S00.00	23.54.38
C11	39.35	S00.00	06.11.27
C12	51.58	S00.00	04.13.33
C13	221.21	S00.00	143.15.33
C14	31.27	S00.00	00.00.00
C15	48.70	S00.00	07.38.41
C16	171.82	S00.00	28.05.41
C17	136.65	S00.00	23.54.38
C18	39.35	S00.00	06.11.27
C19	51.58	S00.00	04.13.33
C20	221.21	S00.00	143.15.33
C21	31.27	S00.00	00.00.00
C22	48.70	S00.00	07.38.41
C23	171.82	S00.00	28.05.41
C24	136.65	S00.00	23.54.38
C25	39.35	S00.00	06.11.27
C26	51.58	S00.00	04.13.33
C27	221.21	S00.00	143.15.33
C28	31.27	S00.00	00.00.00
C29	48.70	S00.00	07.38.41
C30	171.82	S00.00	28.05.41
C31	136.65	S00.00	23.54.38
C32	39.35	S00.00	06.11.27
C33	51.58	S00.00	04.13.33
C34	221.21	S00.00	143.15.33
C35	31.27	S00.00	00.00.00
C36	48.70	S00.00	07.38.41
C37	171.82	S00.00	28.05.41
C38	136.65	S00.00	23.54.38
C39	39.35	S00.00	06.11.27
C40	51.58	S00.00	04.13.33
C41	221.21	S00.00	143.15.33
C42	31.27	S00.00	00.00.00
C43	48.70	S00.00	07.38.41
C44	171.82	S00.00	28.05.41
C45	136.65	S00.00	23.54.38
C46	39.35	S00.00	06.11.27
C47	51.58	S00.00	04.13.33
C48	221.21	S00.00	143.15.33
C49	31.27	S00.00	00.00.00
C50	48.70	S00.00	07.38.41
C51	171.82	S00.00	28.05.41
C52	136.65	S00.00	23.54.38
C53	39.35	S00.00	06.11.27
C54	51.58	S00.00	04.13.33
C55	221.21	S00.00	143.15.33
C56	31.27	S00.00	00.00.00
C57	48.70	S00.00	07.38.41
C58	171.82	S00.00	28.05.41
C59	136.65	S00.00	23.54.38
C60	39.35	S00.00	06.11.27
C61	51.58	S00.00	04.13.33
C62	221.21	S00.00	143.15.33
C63	31.27	S00.00	00.00.00
C64	48.70	S00.00	07.38.41
C65	171.82	S00.00	28.05.41
C66	136.65	S00.00	23.54.38
C67	39.35	S00.00	06.11.27
C68	51.58	S00.00	04.13.33
C69	221.21	S00.00	143.15.33
C70	31.27	S00.00	00.00.00

LINE LENGTH	BEARING
L1	S14.00
L2	S14.00
L3	S14.00
L4	S14.00
L5	S14.00
L6	S14.00
L7	S14.00
L8	S14.00
L9	S14.00
L10	S14.00
L11	S14.00
L12	S14.00
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L15	S14.00
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L87	S14.00
L88	S14.00
L89	S14.00
L90	S14.00
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L92	S14.00
L93	S14.00
L94	S14.00
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L96	S14.00
L97	S14.00
L98	S14.00
L99	S14.00
L100	S14.00

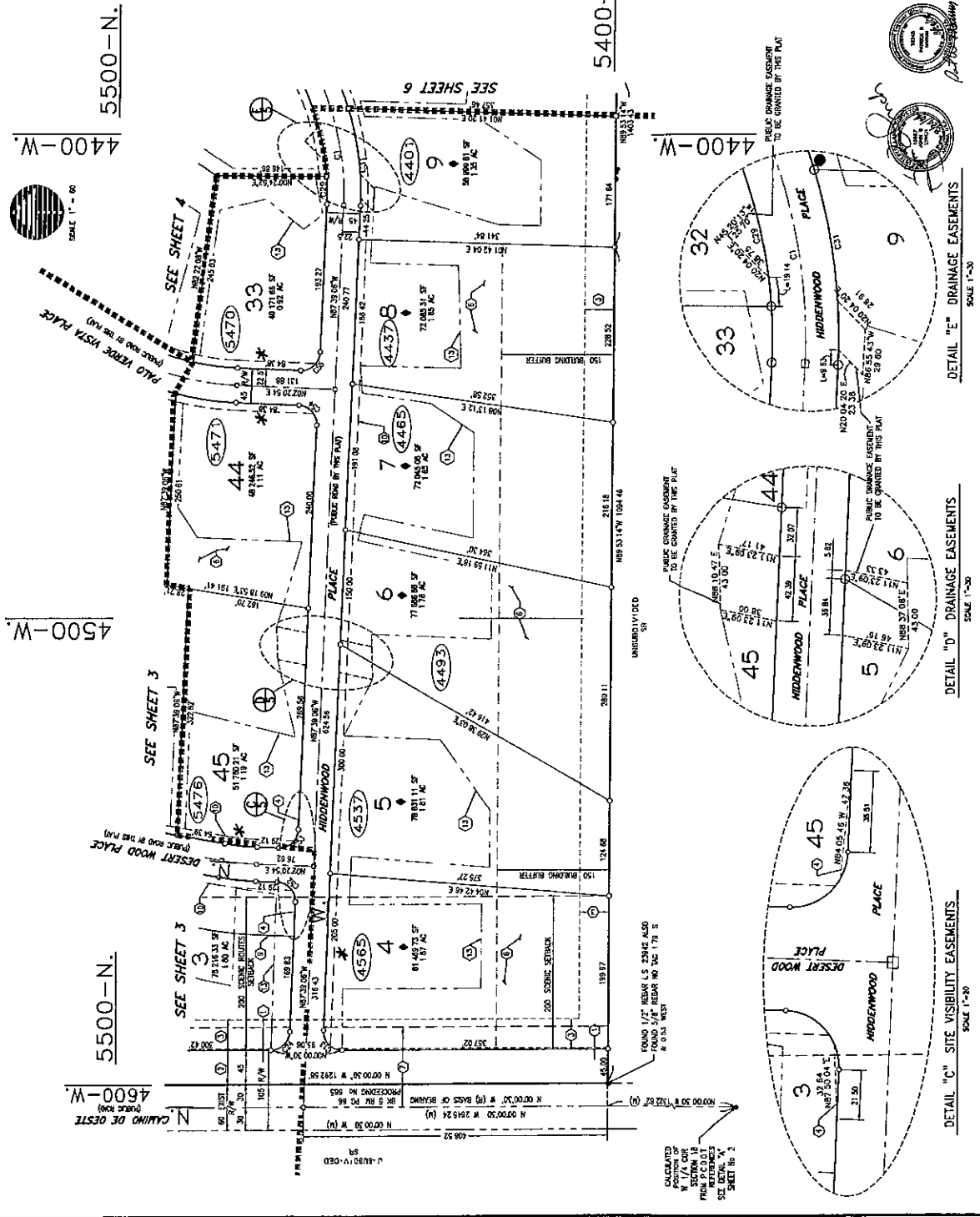
DETAIL "B"
SCALE 1" = 30'



SUNSET VIEW ESTATES
FINAL PLAT FOR
LOTS 1 THRU 50
CONDOMINIUM LOT 1 AND THE NORTHWEST QUARTER
OF SECTION 19 T1S 33N R1E, T1S 33N R1E, T1S 33N R1E, T1S 33N R1E
PIMA COUNTY, ARIZONA



TETRA TECH, INC
242 N. WILSON AVENUE, SUITE 200
TAMPA, FL 33604
P1204-008
REF P1204-062
CUB-94-55
MARCH, 2004
PAGE 95-3



CURVE	LENGTH	RADIUS	DELTA
C1	292.25	350.00	374.26
C2	171.83	300.00	209.41
C3	40.30	25.00	52.11
C4	39.77	25.00	50.00
C5	39.77	25.00	50.00
C6	39.77	25.00	50.00
C7	39.77	25.00	50.00
C8	39.77	25.00	50.00
C9	39.77	25.00	50.00
C10	39.77	25.00	50.00
C11	39.77	25.00	50.00
C12	39.77	25.00	50.00
C13	39.77	25.00	50.00
C14	39.77	25.00	50.00
C15	39.77	25.00	50.00
C16	39.77	25.00	50.00
C17	39.77	25.00	50.00
C18	39.77	25.00	50.00
C19	39.77	25.00	50.00
C20	39.77	25.00	50.00
C21	39.77	25.00	50.00
C22	39.77	25.00	50.00
C23	39.77	25.00	50.00
C24	39.77	25.00	50.00
C25	39.77	25.00	50.00
C26	39.77	25.00	50.00
C27	39.77	25.00	50.00
C28	39.77	25.00	50.00
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C30	39.77	25.00	50.00
C31	39.77	25.00	50.00
C32	39.77	25.00	50.00
C33	39.77	25.00	50.00
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C42	39.77	25.00	50.00
C43	39.77	25.00	50.00
C44	39.77	25.00	50.00
C45	39.77	25.00	50.00
C46	39.77	25.00	50.00
C47	39.77	25.00	50.00
C48	39.77	25.00	50.00
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C50	39.77	25.00	50.00
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C58	39.77	25.00	50.00
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C90	39.77	25.00	50.00
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C92	39.77	25.00	50.00
C93	39.77	25.00	50.00
C94	39.77	25.00	50.00
C95	39.77	25.00	50.00
C96	39.77	25.00	50.00
C97	39.77	25.00	50.00
C98	39.77	25.00	50.00
C99	39.77	25.00	50.00
C100	39.77	25.00	50.00

FOUND MONUMENT TABLE

1. 1172 REMAINS 2.342 1.23 SOUTH OF LINE
 2. 3.76 REMAINS 1.746 1.46 SOUTH OF LINE
 3. 1172 REMAINS 1.5 4.603 2.29 SOUTH OF LINE

KEYNOTES

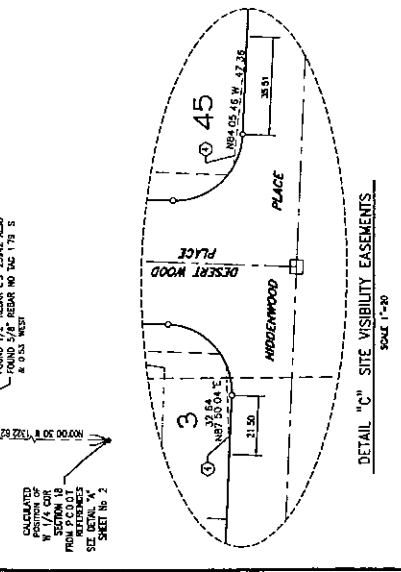
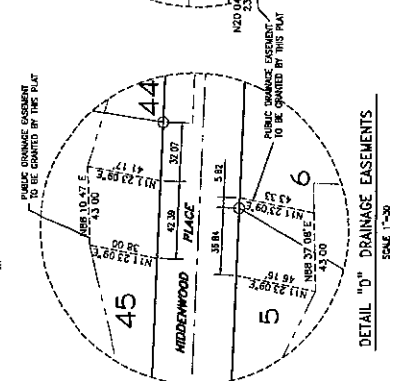
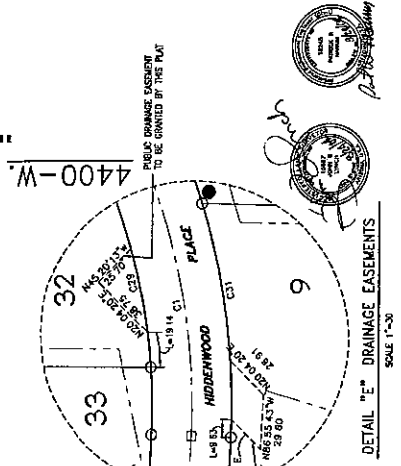
1. PUBLIC ACCESS CONTROL EASEMENT TO BE GRANTED TO PIMA COUNTY BY THIS PLAT
2. PUBLIC R/W TO BE DEPARTED TO PIMA COUNTY BY THIS PLAT
3. 40' NATURAL COBERT EASEMENT TO BE GRANTED TO PIMA COUNTY BY THIS PLAT
4. 100 YEAR FLOORING LIMITS AND ERS SEE SHEET 7
5. ACCESS (INCLUDING UNIMPROVED OPEN SPACE) TO BE GRANTED TO PIMA COUNTY BY THIS PLAT
6. 100' WALK SETBACK
7. NOT USED
8. 70' BUILDING SETBACK FOR LOTS 1-3 ONLY
9. PUBLIC UTILITY EASEMENTS TO BE GRANTED TO PIMA COUNTY AND ALL UTILITY COMPANIES BY THIS PLAT
10. PUBLIC UTILITY EASEMENTS TO BE GRANTED TO PIMA COUNTY AND ALL UTILITY COMPANIES BY THIS PLAT
11. TOWN OF MARANA BY THIS PLAT
12. MARINA BUILDING DEVELOPER

FINAL PLAT
for
SUNSET VIEW ESTATES

LOTS 1 THRU 50
 CHOROGRAPHIC MAP OF THE MARINA BUILDING
 OF SECTION 18, T13S, R13E, Q238N
 PIMA COUNTY, ARIZONA

TETRA TECH, INC
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12501

P1204-008
 NET
 CIP-94-253
 MARCH 2004
 SHEET 5 OF 7



ACCORDANCE WITH SECTIONS 18.18.020 AND SECTION 18.21.010 OF THE ZONING CODE.

6. THIS PLAT IS SUBJECT TO THE BOARD OF SUPERVISORS REZONING CONDITIONS IN ACCORDANCE WITH C09-94-55 AS APPROVED ON FEBRUARY 21, 1995, DECEMBER 16, 2003, AND APRIL 20, 2004. THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF BUILDING PERMITS:
7. BUILDING HEIGHTS AT THE WEST AND SOUTH BOUNDARIES OF THE PARCEL ARE LIMITED TO 16 FEET AND ONE STORY. BUILDING HEIGHTS FOR THE REMAINDER OF THE PARCEL ARE LIMITED TO 24 FEET AND ONE STORY. LOTS 1-10, 21-24 HAVE THE 16 FOOT HEIGHT RESTRICTION AND ALL OTHER LOTS (11-20 AND 25-50) HAVE THE 24' HEIGHT RESTRICTION.
8. FENCES SHALL NOT BE MADE OF WIRE.
9. STRUCTURES SHALL BE EARTH TONE IN COLOR.
10. SEWAGE DISPOSAL FOR LOTS 1 THROUGH 50 WILL BE BY PRIVATE ON-SITE DISPOSAL SYSTEMS.

NATURAL UNDISTURBED OPEN SPACE (NUOS) CALCULATIONS

1. NATURAL UNDISTURBED OPEN SPACE (NUOS) OVERALL:
1,626,775.00 SF : 43,560 = 37.35 AC
37.35 AC : 70.44 AC = 0.5302 OR 53.02%
MINIMUM REQUIRED PRESERVATION = 50%
2. 100 YEAR FLOODPLAIN AND RIPARIAN AREA PRESERVED:
265,602.43 SF / 270,943.20 SF = 0.9802 = 98%.
MINIMUM REQUIRED PRESERVATION = 95%



DATE: August 10, 2004
TO: Jim Portner & Tetra Tech
THRU: Deborah J. Marchbanks, Subdivision Coordinator
FROM: Elva Pedrego, Senior Planner
SUBJECT: P1204-008, Sunset View Estates, Lots 1-50
Revised Final Plat

The above referenced project stamped July 9, 2004, has been reviewed for all matters pertaining to the Planning Division, Subdivision Review Section and is approved subject to the following:

1. Prior to the approval of the final plat, an approved Landscape Plan is required.
2. Delete the NUOS Calculation table, not required on final plat.
3. Label key note #13 as "*Building Envelope or Buildable Area*".

Reminders (no response required):

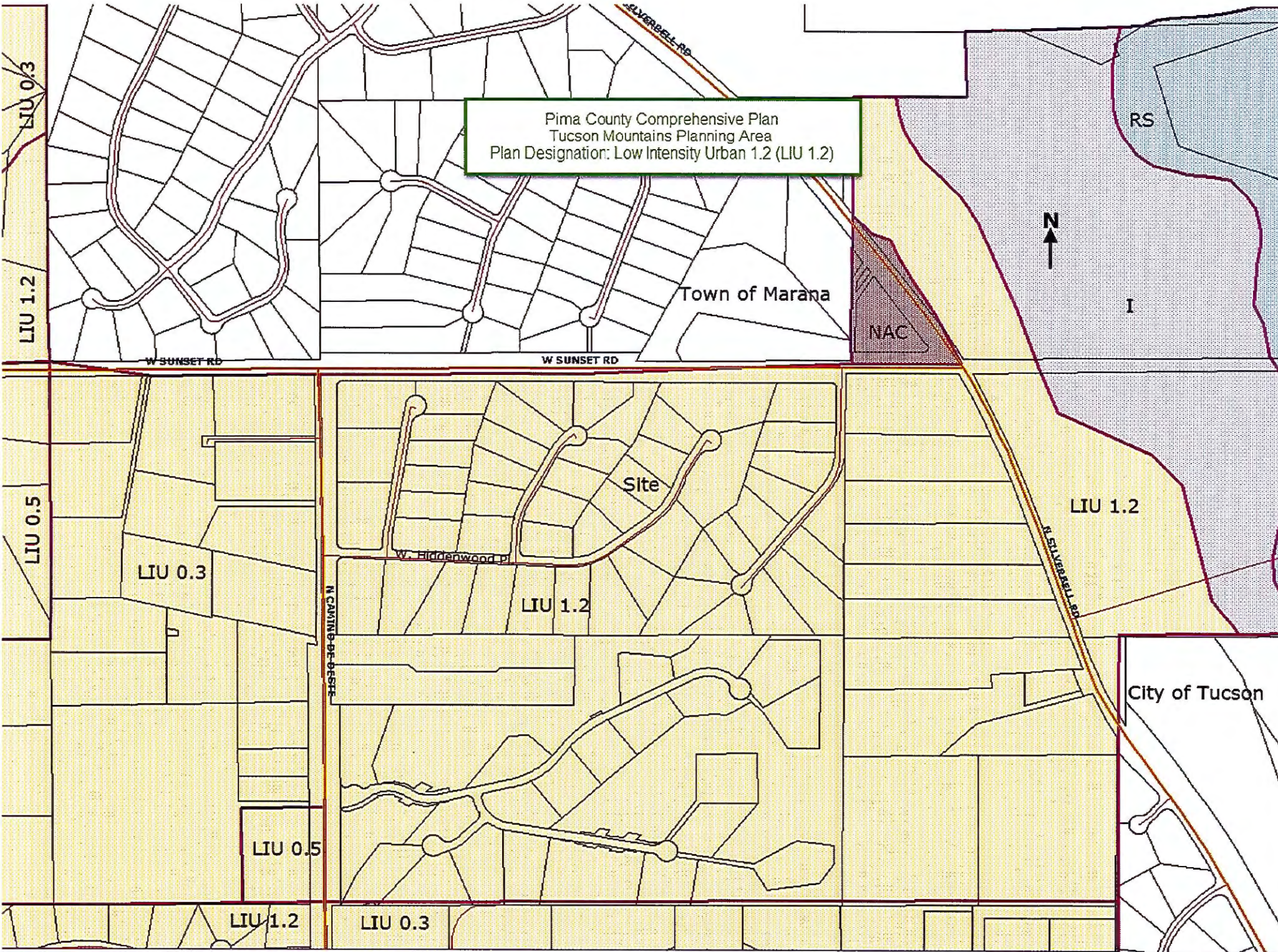
In cases where zoning has been conditionally approved as part of a rezoning, a rezoning Ordinance must be adopted by the Board of Supervisors and a **Certificate of Compliance** must be issued by the Planning Official prior to the issuance of any building permits. The owner/agent should contact the Rezoning Section (David Petersen) 740-6800 for details in order to assure appropriate timing and processing. Failure of the owner/agent to complete the requirements on time will delay the issuance of permits. Approval of a subdivision plat does not necessarily indicate compliance with all rezoning conditions.

Prior to the issuance of any permits, recorded covenants required by the Board of Supervisors= rezoning conditions must be completed. The owner/agent should contact the rezoning section (David Petersen) 740-6800 and real property (Janet Russell) 740-6321, for details in order to assure appropriate timing and processing. Failure of the owner/agent to complete these covenants on time will delay the issuance of permits. The rezoning covenant requirements are separate from any homeowners= association covenants that may be required.

A resubmittal is not required. The above items may be addressed on the mylar or completed prior to sign off.

If you wish to discuss the preceding comments, please contact this office at 740-6800.

Pima County Comprehensive Plan
Tucson Mountains Planning Area
Plan Designation: Low Intensity Urban 1.2 (LIU 1.2)



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.

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.