



# MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

**TO:** Honorable Ally Miller, Supervisor, District # 1

**FROM:** Arlan M. Colton, Planning Director

**DATE:** May 22, 2013

**SUBJECT:** Co12-73-128 CASA RIO ESTATES (PORTION OF LOT 22)

The above referenced Lot Split is within your district and is scheduled for the Board of Supervisors' **JUNE 4, 2013** hearing.

**REQUEST:** The applicant requests to split the eastern portion of Lot 22 of Casa Rio Estates into two parcels of 1.12 and 1.85 acres

**OWNER:** Joshua Myers  
5330 E. Placita Casa Rio  
Tucson, AZ 85718-7210

**AGENT:** Star Consulting of Arizona, Inc  
Attn: Geoff Harris, P.E.  
5405 E. Placita Hayuco  
Tucson, AZ 85718

**DISTRICT:** 1

**STAFF CONTACT:** David Petersen

**PUBLIC COMMENT TO DATE:** To date, no written public comments have been received.

**STAFF RECOMMENDATION:** APPROVAL WITH CONDITIONS.

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM:** The subject property lies outside of Maveen Marie Behan Conservation Lands System (MMBCLS).

CP/DP/ar  
Attachments



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# Board of Supervisors Memorandum

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Subject: Co12-73-128

Page 1 of 6

**FOR JUNE 4, 2013 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Arlan M. Colton, Planning Director  
Public Works-Development Services Department-Planning Division

**DATE:** May 22, 2013

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**UNADVERTISED ITEM FOR PUBLIC HEARING**

**LOT SPLIT**

**Co12-73-128 CASA RIO ESTATES (PORTION OF LOT 22)**

Request of Joshua Myers, represented by Star Consulting of Arizona, Inc., for a **lot split**. The applicant requests to split the eastern portion of Lot 22 of Casa Rio Estates into two parcels of 1.12 and 1.85 acres. Plat note #14 states that lots in this subdivision will not be further subdivided or split without the approval of the Board of Supervisors. The subject lot is zoned CR-1 and is located at the terminus of Placita Casa Rio, approximately 450 feet south of River Road. Staff recommends **APPROVAL WITH CONDITIONS**.

(District 1)

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**STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the proposed lot split, subject to the following conditions:

1. The two parcels shall share a single driveway to Placita Casa Rio. An appropriate access easement shall be granted such that both parcels have legal access. A copy of the recorded access easement shall be submitted to the Development Services Department within 90 days of lot split approval.

2. All proposed residential lots must have a minimum area of 43,560 square feet. A maximum of one-half of adjacent rights-of-way or easements may be used in the calculation of the area. The adjacent rights-of-way or easements must be suitable to absorb effluent; and all other design requirements must be satisfied.
3. The subject parcel shall be of sufficient size and designed in such a manner as to accommodate the proposed development, primary and reserve leach fields and septic tanks, while meeting all applicable setbacks for on-site sewage disposal. The disposal trench and/or the reserve disposal area shall be setback a minimum of five feet from driveways.
4. The joint-use road and/or proposed easement to the properties shall be improved to meet the paving specifications defined by the Pima County Department of Transportation.
5. Within 90 days of lot split approval, the property owner shall record metes and bounds surveys and maps of HDZ Natural Area set-aside for "Parcel 1" and "Parcel 2" consistent with the submitted Figure 4: HDZ Set-aside exhibit and in accordance with Section 18.61.053C of the Pima County Zoning Code. The maps shall show the average cross slopes of both parcels both pre and post-HDZ Natural Area set-aside. A copy of the recorded instruments shall be submitted to the Development Services Department.

Condition #1 requires shared physical access to the subdivision cul-de-sac and the establishment of an access easement benefitting proposed "Parcel 2" which will not directly front the cul-de-sac. This is shown as proposed on the applicant's Figure 3 exhibit. The existing paved single-lane driveway will be shared by both parcels for a distance of 150 feet before separating. The existing 33 feet of cul-de-sac frontage is too narrow to accommodate two access points.

Condition #'s 2 and 3 relate to requirements for use of on-site sewage (septic) disposal systems, including the need for separation of the proposed driveway and leach fields that are shown together on the Figure 3 and 4 exhibits. It appears that there will be adequate room for the separation.

Condition #4 is reflective of Department of Environmental Quality requirements that defer to the Department of Transportation for road/access paving requirements which have implications for dust control. Typically, for discretionary regulated lot splits, staff recommends that a *shared* portion of a driveway be at a minimum chip sealed to control dust. The existing driveway is paved, including the portion proposed to be shared.

Condition #5 requires Hillside Development Overlay Zone (HDZ) Natural Area to be formalized for the proposed parcels within a reasonable time period. Proposed "Parcel 1" is already developed. The splitting of the existing parcel will put it out of compliance with HDZ slope density standards. The proposed natural area set-aside is necessary for compliance. However, since future development permits may not be sought for "Parcel 1", there is nothing to otherwise trigger compliance. Proposed "Parcel 2" will presumably be sold for residential development. The recordation of HDZ Natural Area set-aside will inform potential buyers of the limits of development, similar to how current subdivision plats show building envelopes on lots subject to HDZ slope density requirements. Permit holds will be placed on the property until this condition is met.

The lot split request has been reviewed by the Transportation, Flood Control, Wastewater, and Environmental Quality departments which report no objection to the request. The Transportation and Environmental Quality reports recommend conditions of approval.

### **PLANNING REPORT**

The applicant requests to split the eastern portion of Lot 22 of Casa Rio Estates into two parcels of 1.85 acres ("Parcel 1") and 1.12 acres ("Parcel 2"). Plat note #14 states that lots in this subdivision will not be further subdivided or split without the approval of the Board of Supervisors. The subject property is zoned CR-1 and contains one existing residence with a long driveway on "Parcel 1". "Parcel 2" depicts a proposed building pad and a long driveway. An unauthorized split of the parcel has occurred. The applicant is now requesting split approval, but for a modified configuration of the two parcels, as shown on the Figure 1 exhibit, to comply with code requirements. This will be the third parcel created from original Lot 22.

Relative to the proposed modified lot split configuration, the applicant's exhibits depict compliance with zoning requirements pertaining to the minimum 36,000 square foot (0.83 acres) CR-1 lot size, the minimum 100 foot lot width, and to Hillside Development Overlay Zone (HDZ) requirements for slope density by virtue of proposed HDZ Natural Area set-aside of steep slopes. Assigning steep-sloped areas as natural area subtracts those areas from the cross-slope calculation, thereby reducing the minimum area needed per dwelling unit. The average cross slope of proposed "Parcel 1" is 22.7% correlating to a 3.5-acre minimum lot size. With the proposed with HDZ Natural Area set-aside of the steeply-sloped southerly portion (0.39 acres) of proposed "Parcel 1", the average cross slope is reduced to 18.2% correlating to a required minimum lot size of 1.37 acres. The average cross slope of "Parcel 2" is 27.6% correlating to a minimum lot size of 10.4 acres. With the proposed HDZ Natural Area set-aside of steeply sloped areas (0.77 acres) on either side of the ridge line running through the middle of the proposed parcel, the average cross slope is reduced to 15.6% correlating to a required minimum lot size of 1.12 acres, which is the size of proposed "Parcel 2".

The need to set-aside the majority of proposed "Parcel 2" as proposed HDZ Natural Area leaves a relatively small area (0.35 acres) available for development. The building pad inclusive of yard area is approximately 85' x 90', which is not large compared to the large homes in the vicinity. The width of the proposed driveway ranges from approximately 20 feet to 30 feet. The primary and reserve on-site sewage disposal leach fields are shown within the driveway which is not allowed per Department of Environmental Quality regulations. The leach fields will need to be located no closer than five feet to the traveled portion of the driveway. It appears that there would be sufficient area for a driveway and leach field, but careful siting of each will be necessary and some delineation is recommended, be it driveway pavement or physical markers. Based on the location of the building pad and driveway compared to the slope contours, it appears that development could occur without the need for variances to exceed the maximum 15-foot vertical cut and fill allowed per HDZ code. Again, careful planning and design will be necessary.

*While staff supports allowing residential density consistent with zoning allowances, staff will not necessarily support requests for variances that may arise from restricted development potential for this lot split caused by site topography. This position is also reflected in Flood Control comments. It is possible that the original 5.47-acre Lot 22 was over-sized due to topographical constraints.*

#### **Background/Lot Split History of Casa Rio Estates**

Casa Rio Estates Lots 1-26 was ordinated (#1974-53) for CR-1 upon approval of the plat per the Catalina Foothills Zoning Plan in 1974. Plat note #14 prohibits further subdividing or lot splitting without the approval of the Board of Supervisors. The plat note ensures review of proposed splits for compliance with development regulations and allows for conditions of approval to ensure compliance and protect land owners and purchasers.

Per the attached minutes, the Board of Supervisors has approved four lot split requests for the creation of two parcels each for these lots: Lot 20 on August 7, 1978; *the subject Lot 22 on September 5, 2000*; Lot 19 on October 12, 2004; and Lot 14 on March 17, 2009.

#### **Private CC&R's**

Staff has reviewed the original recorded private CC&R's for Casa Rio Estates and a recorded amendment to the CC&R's. The amendment deleted a restriction (paragraph #21) that limited resubdivision for the sale of two lots to Lots 19, 20, and 22, thereby allowing the proposed third parcel creation within original Lot 22. The proposed building site appears to be subject to a minimum 30-foot structure setback required from interior lot boundaries (CC&R's paragraph #5) which could further reduce the development potential unless waived per paragraph #14.

**TRANSPORTATION REPORT**

The Department of Transportation has no objection to the requested lot split subject to the following:

1. The two lots shall share a single driveway to Placita Casa Rio. An appropriate access easement shall be granted such that both lots have legal access.

**FLOOD CONTROL REPORT**

The Regional Flood Control District has reviewed the request and has the following comments:

1. The site does not contain mapped FEMA or local floodplains. However, there is a steeply banked ravine which contains a non-regulatory watercourse. Evaluation of 2' contour maps reveals that this ravine is up to 20 feet high on each side and drops nearly 50 feet between the cul-de-sac access in the northeast to southwestern lot line. Retaining walls and rip rap have been used on the existing home along much of the lot's length. It appears that some opposing bank slope erosion has started to occur due to placement of the existing driveway within the ravine. The plat shows a culvert underneath River Road. Its condition is unknown as a site visit was not conducted.
2. The application includes a site plan and references a prior drainage study, which was not submitted. A relatively small building site has been identified on a sloped bench in the southeastern most corner of the lot. The driveway, which is on top of the septic system, parallels and is within or immediately adjacent to the non-regulatory wash for much of its length through this parcel.
3. No Pima County Regulated Riparian Habitat is associated with this wash, however, aerial photographs clearly show that there is dense riparian habitat associated with it.
4. In 1998 the previous parcel owners submitted a drainage complaint regarding the placement of a fence across the wash on the downstream property line, thereby indicating their concern for drainage issues.
5. Geographically similar and connected drainage features within the clustered subdivision to the southeast have been retained as open space.
6. The initial CCR's allowed for two parcels to be created from Lot 22, but this provision was overturned by the subdivision property owners.

In conclusion, while the parcel's location and configuration relative to the non-regulatory wash will be result in improvements that are subject to erosion, PCRFCFCD does not recommend denial of this request as it is below the regulatory threshold of 100 cfs and a Floodplain Use Permit will not be required. Nonetheless, design will be challenging, developable area limited, and there is a potential for negative downstream off-site impacts. The District will not support future variance requests to increase the development potential.

**WASTEWATER MANAGEMENT REPORT**

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced request and offers the following comments for your use. The retroactive approval of the lot split would allow construction of a single-family residence on the property. The subdivision is currently served by private on-site septic systems. Due to limited lot size, two leach fields that will serve new residence are proposed within the driveway.

The PCRWRD has no objection to the proposed lot split but notes that the owner/developer will need to secure approval from the Pima County Department of Environmental Quality for the location and installation of the septic system leach fields.

**ENVIRONMENTAL QUALITY REPORT**

On behalf of Pima County Department of Environmental Quality (PCDEQ), the proposed lot split has been reviewed for compliance with PCDEQ requirements for on-site sewage disposal and air quality.

1. All proposed residential lots must have a minimum area of 43,560 square feet. A maximum of one-half of adjacent rights-of-way or easements may be used in the calculation of the area. The adjacent rights-of-way or easements must be suitable to absorb effluent; and all other design requirements must be satisfied.
2. The subject parcel shall be of sufficient size and designed in such a manner as to accommodate the proposed development, primary and reserve leach fields and septic tanks, while meeting all applicable setbacks for on-site sewage disposal. Note the minimum required setback for the disposal trench and/or the reserve disposal area is five feet. Disposal fields and/or reserve disposal areas are not allowed to be designed under driveways.
3. The joint-use road and/or proposed easement to the properties shall be improved to meet the paving specifications defined by the Pima County Department of Transportation.

The Department's Air Quality Control District requires that air quality activity permits be secured by the developer or prime contractor before constructing, operating or engaging in an activity, which may cause or contribute to air pollution.

CP/DP/ar

c: Joshua Myers, 5330 E. Placita Casa Rio, Tucson, AZ 85718-7210  
Star Consulting of Arizona, Inc., Attn: Geoff Harris, P.E.  
5405 E. Placita Hayuco, Tucson, AZ 85718  
Chris Poirier, Assistant Planning Director  
Co12-73-128 File





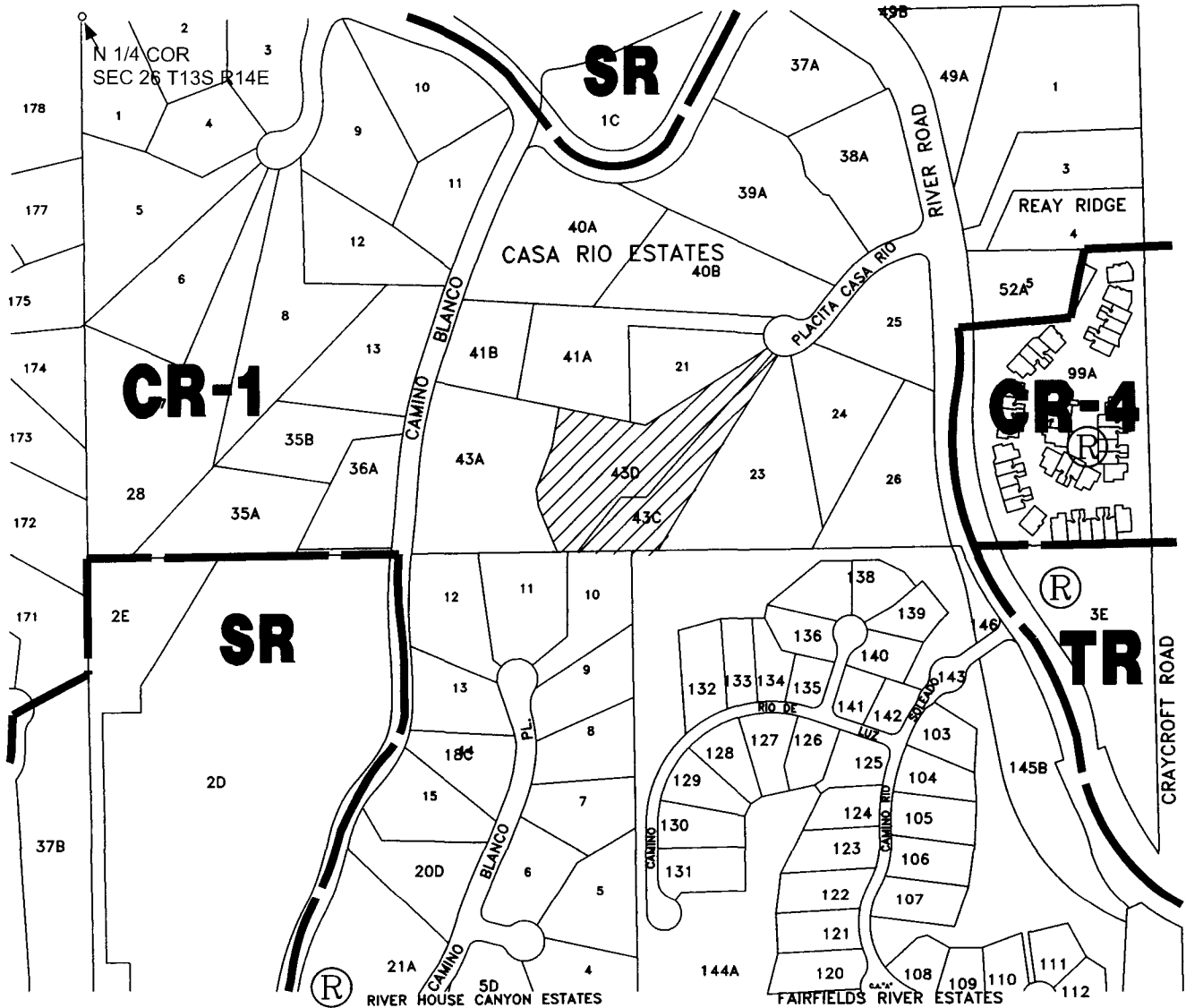




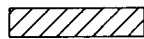




0 400'



Petition area



Notification area

BASE MAP 25

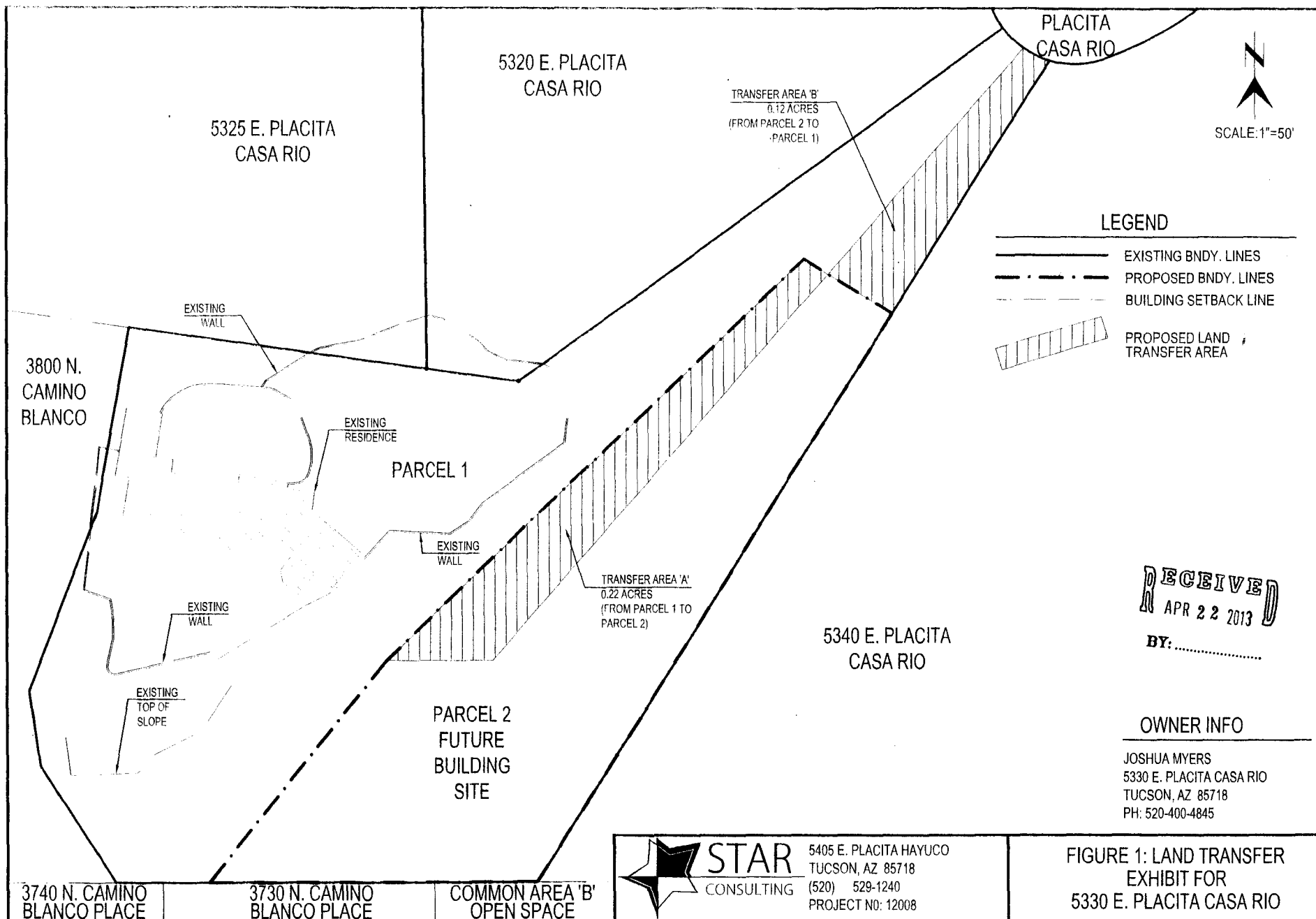
Notes MODIFICATION OF LOT SPLIT CONDITION

Tax codes 109-23-043C  
& 109-23-043D

Date 05/06/13  
Drafter DS

File no. CO12-73-128  
CASA RIO ESTATES - PORTION OF  
LOT 22

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION



PLACITA  
CASA RIO



5320 E. PLACITA  
CASA RIO

5325 E. PLACITA  
CASA RIO

### LEGEND

- EXISTING BNDY. LINES  
- - - PROPOSED BNDY. LINES

100.3' AVERAGE WIDTH

$(59' + 62' + 64' + 67' + 69' + 72' + 74' + 77' + 79' + 82' + 85' + 87' + 90' + 92' + 95' + 97' + 100' + 102' + 105' + 107' + 110' + 112' + 115' + 117' + 120' + 122' + 125' + 127' + 130' + 132' + 135' + 138' + 140' + 142' + 143' + 144' + 145' + 147' + 148' + 142' + 127' + 112' + 98' + 83' + 68' + 54' + 39' + 24' + 9') / 49 = 100.3' \text{ AVERAGE WIDTH}$

**RECEIVED**  
APR 22 2013

BY: .....

### OWNER INFO

JOSHUA MYERS  
5330 E. PLACITA CASA RIO  
TUCSON, AZ 85718  
PH: 520-400-4845

3800 N.  
CAMINO  
BLANCO

EXISTING  
WALL

EXISTING  
RESIDENCE

PARCEL 1

EXISTING  
WALL

EXISTING  
WALL

EXISTING  
TOP OF  
SLOPE

5340 E. PLACITA  
CASA RIO

PARCEL 2

3740 N. CAMINO  
BLANCO PLACE

3730 N. CAMINO  
BLANCO PLACE

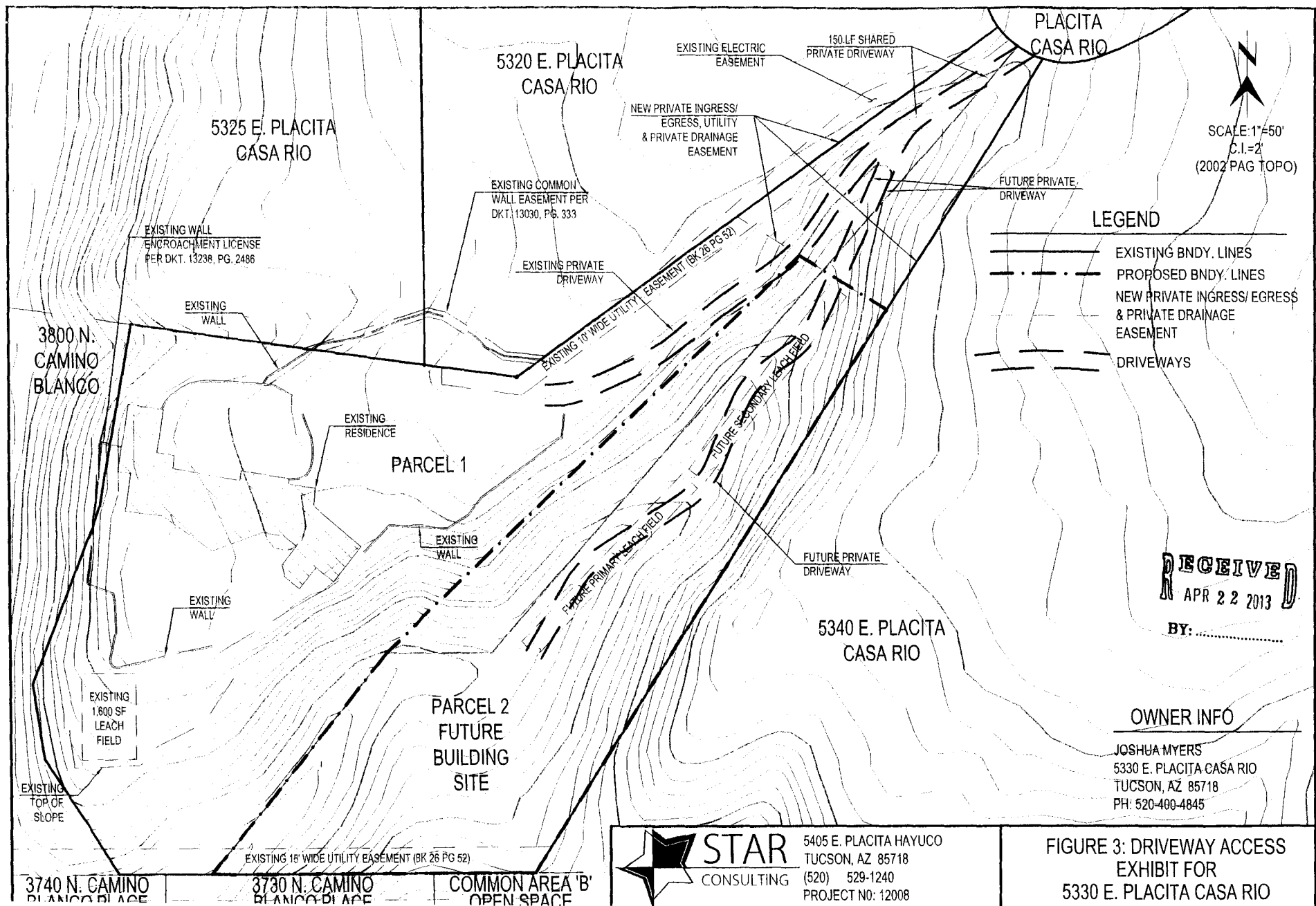
COMMON AREA 'B'  
OPEN SPACE



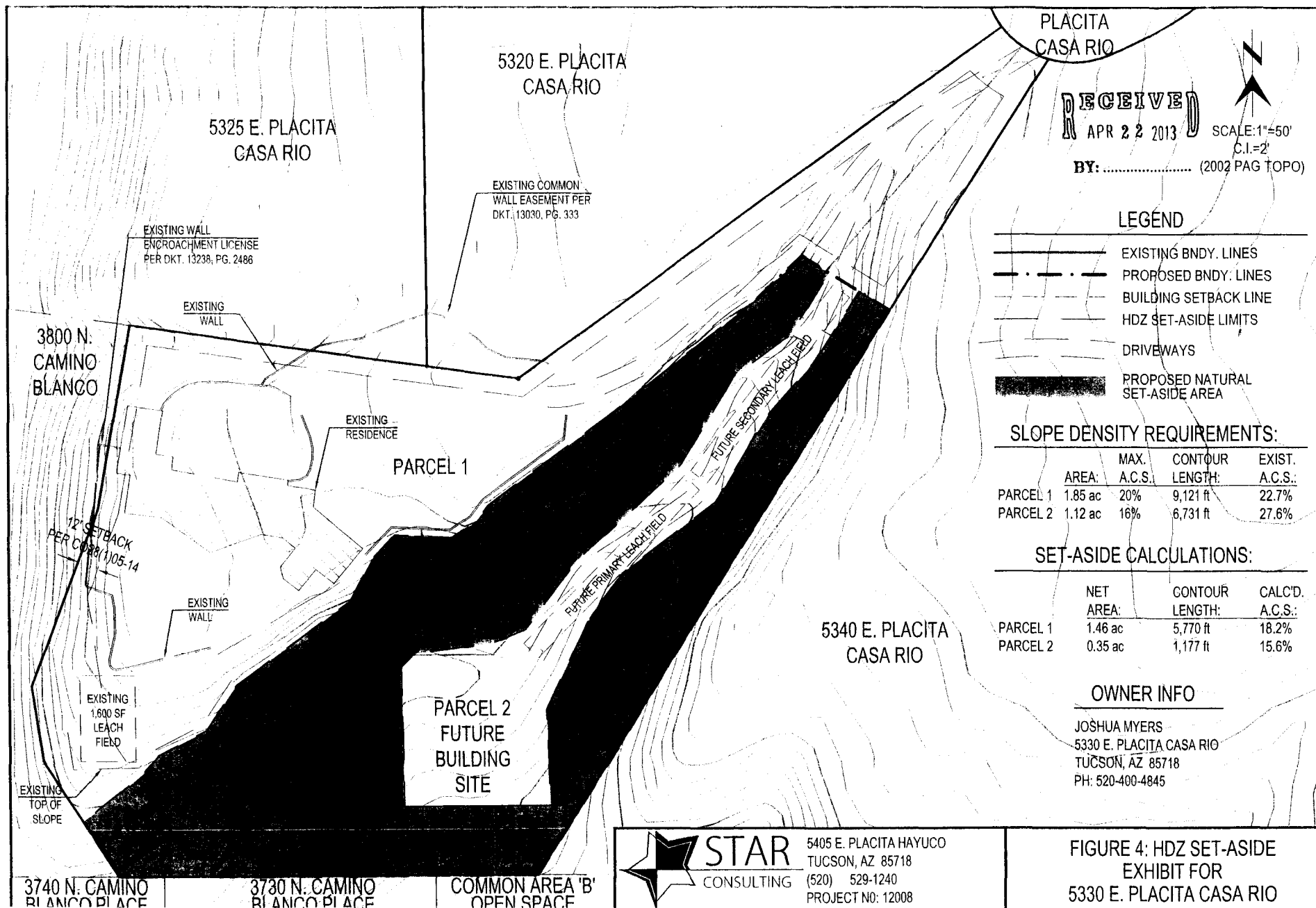
**STAR**  
CONSULTING

5405 E. PLACITA HAYUCO  
TUCSON, AZ 85718  
(520) 529-1240  
PROJECT NO: 12008

FIGURE 2: LOT WIDTH  
EXHIBIT FOR  
5330 E. PLACITA CASA RIO









April 18, 2013

**Pima County Planning & Zoning**  
**Attn: David Petersen**  
201 N. Stone Avenue, 2<sup>nd</sup> Floor  
Tucson, AZ 85701

**RECEIVED**  
APR 22 2013

**BY: .....**

**Subject: Request for Consideration – Proposed Lot Split  
for 5330 E. Placita Casa Rio, APNs 109-23-043C and 109-23-043D  
STAR Consulting Project #12008**

Dear David,

Please accept this revised letter, written on behalf of the property owner, Joshua Myers, as a formal request for consideration of a proposed lot split. The owner desires to receive approval by the Board of Supervisors to divide the property, as described in detail below. Authorization by the Board of Supervisors is required, as the Final Plat for the Casa Rio Estates subdivision included the following Note:

14. LOTS IN THIS SUBDIVISION WILL NOT BE FURTHER SUB-DIVIDED OR SPLIT WITHOUT THE APPROVAL OF THE BOARD OF SUPERVISORS.

#### **PROPERTY DESCRIPTION**

The subject property is 3.0 acres, comprised of two adjoining parcels under the same ownership, and located at 5330 E. Placita Casa Rio, near the intersection of River Road and Craycroft Road. The property lies in the northeast quarter of Section 26, Township 13 South, Range 14 East, in Pima County, Arizona.

The 5.5 acre "parent" parcel was originally platted as Lot 22 of Casa Rio Estates, recorded at Book 26, Page 52 in July 1974, and was subsequently split into two lots in 2001. Two single family residences have been constructed: one at the subject property in 1977, and one at 3800 N. Camino Blanco in 2005. Subsequently, the subject property was split in 2007 without the necessary approvals.

#### **CASA RIO ESTATES CC&Rs**

The original 1974 CC&Rs for Casa Rio Estates prohibited future lot splits. In 2008, the CC&Rs for the Casa Rio Estates subdivision were amended, with acceptance signatures provided by more than 75% of the homeowners, to allow this lot and others to be divided. A copy of the recorded 2008 Amendment is attached to this letter for reference.

#### **EXISTING ZONING**

The existing zoning is CR-1. As the minimum CR-1 lot area is 36,000 square feet, the subject property has adequate area to be split into two parcels. It has been noted that a number of other lots within this subdivision have also been split following recordation of the Final Plat, with issuance of building permits.

#### **PROPOSED PARCEL SPLIT**

We are proposing to execute land transfers between the two existing parcels, (Parcels 'A' and 'B'). The land transfers are intended to bring both parcels into compliance with County standards. The proposed parcel

reconfiguration is described below and on the attached Figures. Figure 1 depicts the proposed land transfers and resulting minimum building setbacks.

The specific code issues that require additional discussion to demonstrate compliance are: Minimum Lot Width, Minimum Frontage and HDZ Overlay Zone. Those issues are addressed in detail below:

#### **MINIMUM LOT WIDTH**

The proposed parcel boundaries after the necessary land transfers are indicated on Figure 2. As shown, the average width for Parcel 2 has been computed, and exceeds 100 feet, in compliance with CR-1 standards. (Similarly, it can be demonstrated that the average lot width for Parcel 1 exceeds 100 feet.)

#### **MINIMUM FRONTAGE**

The existing frontage width at Placita Casa Rio is 33', which is insufficient to allow direct frontage for two lots. We are proposing to meet the minimum frontage requirement by providing a shared driveway and granting a private ingress/egress easement, as shown on Figure 3. The shared portion of the private driveway will be less than 150 feet in length.

#### **HILLSIDE DEVELOPMENT OVERLAY ZONE**

The subdivision plat was recorded prior to enactment of the HDZ Ordinance, and the owner requests an exemption to this code requirement by the Zoning Administrator based on prior approvals of similar lot splits. However, if this code requirement cannot be waived by staff in this case, we have identified the necessary set-aside areas needed to meet the Slope Density Requirements for both Parcel 1 and Parcel 2. Figure 4 depicts the proposed natural set-aside area. Figure 4 also provides the resulting Average Cross Slope calculations for both parcels.

#### **JURISDICTIONAL FLOODPLAIN**

Based on a previous floodplain analysis completed by JE Fuller, the proposed building and driveway grading for Parcel 2 will not impact regulatory floodplain. We anticipate that an updated Drainage Statement will be required for review by PC Regional Flood Control District (RFCD). We suggest that RFCD requirements can be addressed with the future grading permit application.

#### **CONCLUSION**

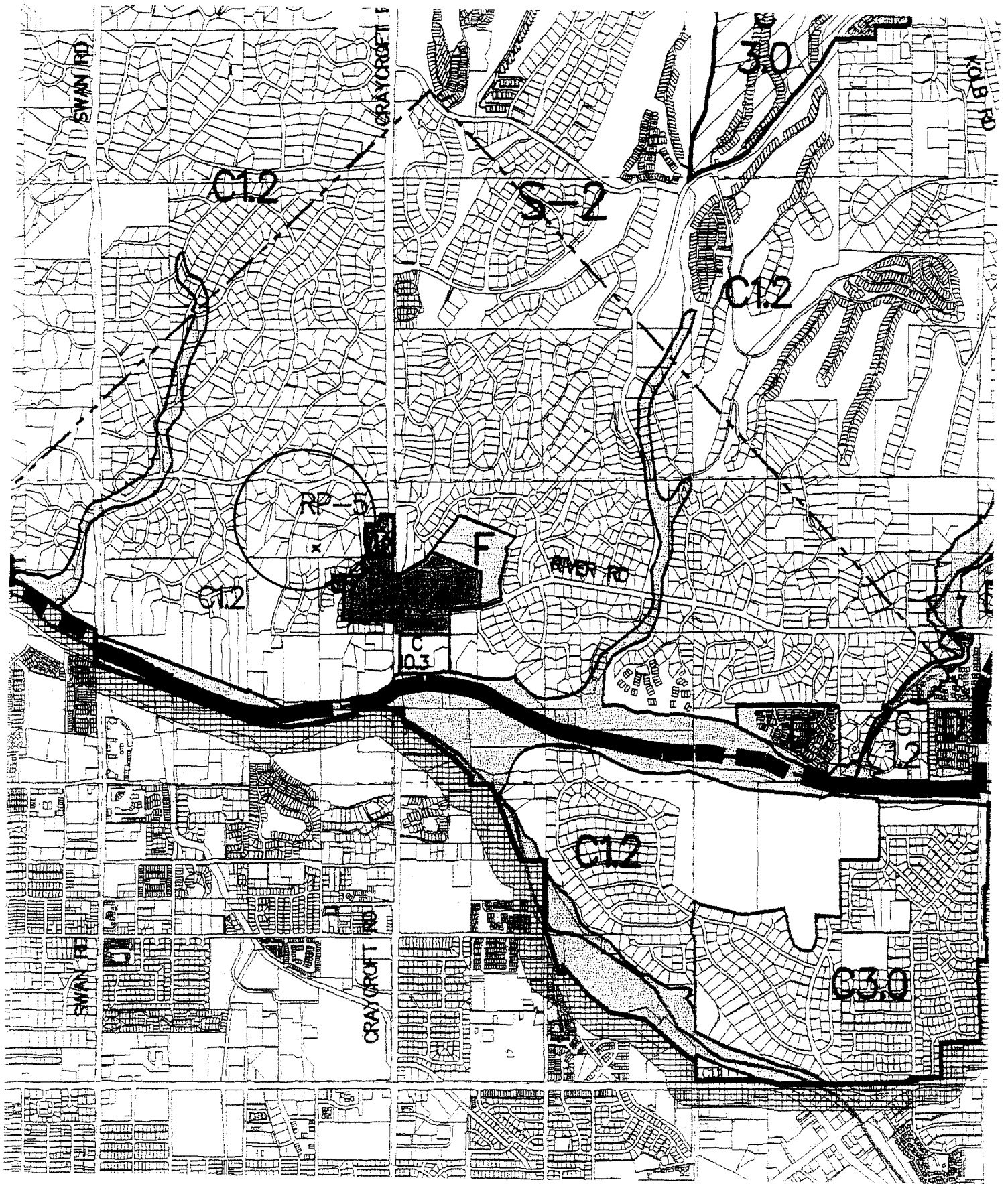
The proposed parcel reconfiguration will allow the subject property to be split into two parcels in compliance with applicable code requirements. The property owner requests a complete staff review of the proposed parcel split against existing code requirements, and a written response. Following this review, and after we have addressed any additional code issues raised by staff, we will request that the proposed lot split be forwarded to the Board of Supervisors for consideration. Thank you for your assistance with this matter.

Sincerely,



Geoff W. Harris, P.E.  
STAR Consulting





Pima County Comprehensive Plan - Catalina Foothills Subregion  
 Plan Designation - C 1.2 (Low Intensity Urban 1.2 R/AC)  
 Special Area Policy S-2 (Catalina Foothills Height Policy)

# LIU 1.2 Plan Designation

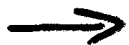
## 8. Low Intensity Urban

## LIU (or C) on the Land Use Plan Maps

- a. Purpose: To designate areas for low density residential and other compatible uses; to provide incentives for clustering residential development and providing natural open space; and to provide opportunities for a mix of housing types throughout the region.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Projects utilizing any of the cluster options set forth in this section shall conform with the provisions of Section 18.09.040 Cluster Development Option. Residential gross density shall conform with the following:

### 1) Low Intensity Urban 3.0:

- (a) Minimum - (none)
- (b) Maximum - 3.0 RAC. The maximum gross density may be increased in accordance with the following cluster option:
  - (i) Gross density of 4.0 RAC with 30 percent cluster open space.



### 2) Low Intensity Urban 1.2:

- (a) Minimum - (none)
- (b) Maximum - 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster options:
  - (i) Gross density of 2.5 RAC with 30 percent cluster open space, plus 15 percent natural open space; or
  - (ii) Gross density of 4.0 RAC with 30 percent cluster open space, plus 30 percent natural open space.

### 3) Low Intensity Urban 0.5:

- (a) Minimum - (none)
- (b) Maximum - 0.5 RAC. The maximum gross density may be increased in accordance with the following cluster options:
  - (i) Gross density of 1.2 RAC with 30 percent cluster open space, plus 20 percent natural open space; or
  - (ii) Gross density of 2.5 RAC with 30 percent cluster open space, plus 35 percent natural open space.

### 4) Low Intensity Urban 0.3:

- (a) Minimum - (none)
- (b) Maximum - 0.3 RAC. The maximum gross density may be increased in accordance with the following cluster options:
  - (i) Gross density of 0.7 RAC with 30 percent cluster open space, plus 20 percent natural open space; or
  - (ii) Gross density of 1.2 RAC with 30 percent cluster open space, plus 40 percent natural open space.
- (c) Zoning Districts:



# Special Area Policy S-2

## **SPECIAL AREA POLICIES**

Special area policies apply to sites typically composed of multiple parcels that share a unique physical feature or location over a relatively large area. Special area policies overlay areas such as, for example, transportation gateways into metro Tucson, protected floodplains, or large areas covering a significant portion of a subregion carried forward from a previous (rescinded) area plan (e.g. Catalina Foothills Area Plan). Special area policies act as guidelines for rezoning conditions and are labeled as "S" and numbered individually on the Comprehensive Plan subregional maps.

### **S-1 Catalina Highway/Snyder Road (CF) [2-02]**

General location: T13S, R15E, Section 24; T13S, R16E, Section 18.

Description: Due to the importance of this site as a "gateway" to the Catalina Mountains and the Catalina Highway and its unique, rural character, special design standards are suggested to protect the rural and scenic qualities of this area.

#### **Policies:**

- A. Development shall be limited to one story building height and shall not exceed 24 feet.
- B. Natural landscaping will be promoted and used to buffer commercial development including parking areas from the road and from adjacent neighborhoods;
- C. Architectural design, materials, signage and colors shall be such that they blend with the natural desert landscape and topography of the area. Muted colors are acceptable for use on building exteriors and may include ranges of brown, such as rusts, sepia, sand, tans and buffs and some gray tones. Other tones and colors may be used for trim;
- D. Buildings shall have reduced front setbacks with parking lots located to the rear or side of buildings;
- E. Construction methods that result in minimal site disturbance shall be used; and
- F. Architectural design, materials, landscaping, color and signage shall be approved by the Pima County Design Review Committee.

### **S-2 Catalina Foothills (CF) [2-19]**

General location: T13S, R13E, R14E, R15E.

Policy: No construction of building exceeding 24 feet in height shall be permitted without specific authorization from the Board of Supervisors. The Board of Supervisors reserves the right to limit construction to one story.

### **S-3 Rancho Vistoso Neighborhood (NW) [1-11]**

General location: T11S, R13E, Section 13.

Description: Policies for the Rancho Vistoso Neighborhood Special Area derive from the Rancho Vistoso Community Plan Neighborhood #12 policies as well as general RVCP policies.

# CONSENT TO DEDICATION

WE THE UNDERSIGNED WARRANT THAT WE ARE THE ATTORNEY-IN-FACT FOR ROSANNA WHITE, LAND THAT SHE IS THE HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN DOCKET 46-89, PAGE 681, ENCUMBERING THE LAND SUBDIVIDED IN THE MANNER SHOWN HEREON AND WE DO HEREBY CONSENT TO THE DEDICATION OF SAID LAND.

LAWYERS TITLE OF ARIZONA, AN ARIZONA CORPORATION AS ATTORNEY-IN-FACT FOR ROSANNA WHITE.

H.L. BADGER, AS EXECUTIVE VICE PRESIDENT

LA VONNE F. HAYS, ASSISTANT SECRETARY

STATE OF ARIZONA  
COUNTY OF PIMA

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1974, BEFORE ME  
\_\_\_\_\_, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED  
H.L. BADGER AND LA VONNE F. HAYS, WHO ACKNOWLEDGED THEMSELVES TO BE THE  
EXECUTIVE VICE PRESIDENT AND ASSISTANT SECRETARY OF LAWYERS TITLE OF ARIZONA,  
AN ARIZONA CORPORATION AND THAT THEY AS SUCH OFFICERS BEING AUTHORIZED  
SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN  
CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY THEMSELVES AS  
SUCH OFFICERS AS ATTORNEY-IN-FACT FOR ROSANNA WHITE.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## NOTES

1. INDICATES A 1/4" IRON PIN SET AND TAGGED TO THE UNLESS OTHERWISE NOTED AND TAGGED TO THE
2. INDICATES A 2" BRASS SURVEY MONUMENT SET IN CONCRETE AND TAGGED TO THE
3. INDICATES A CURVE SEE CURVE DATA TABLE
4. TOTAL AREA OF THIS SUBDIVISION 68.66 ACRES
5. TOTAL MILEAGE OF NEW STREETS 0.20 MILES
6. PLACITA CASA RIO, CAMINO DELANCO AND PLACITA VIDA WILL BE CONSTRUCTED TO MINIMUM COUNTY STANDARDS FOR PAVED ROADS. CONSTRUCTION PLANS WILL BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR.
7. CIRCULAR DRIVEWAYS OR TURNAROUNDS WILL BE PROVIDED FOR LOTS FRONTING ON MAJOR RIGHTS OF WAY
8. BEARINGS ARE BASED ON FLECHA CAIDA RANCH ESTATES MNS RECORDED IN BOOK 12, PAGE 100 OF MAPS AND PLATS - SOUTH LINE OF THE S.E. 1/4 OF SEC. 21 SAID BEARING BEING N 89° 59' 59" W
9. ALL UTILITIES LOCATED WITHIN THE PROPOSED RIGHT OF WAY THAT MAY BE RELOCATED DUE TO THIS DEVELOPMENT WILL BE DONE SO AT NO EXPENSE TO PIMA COUNTY
10. THE AREA WITHIN THE DRAINAGE EASEMENTS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 50 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
11. THERE IS HEREBY CREATED A ONE FOOT NO ACCESS EASEMENT AS SHOWN HEREON
12. RIVER ROAD WILL BE CONSTRUCTED PER REQUIREMENTS OF THE STANDARDS COMMITTEE AS DETERMINED 10 JAN 1974

STATION	ANGLE	RADIUS	LENGTH	CHORD	CHORD
1	90° 00' 00"	25.00	33.27	25.00	35.36
2	90° 18' 12"	25.00	40.27	26.93	36.06
3	61° 51' 48"	15.00	15.48	17.72	24.38
4	116° 18' 14"	34.47	70.07	55.67	58.61
5	77° 00' 16"	50.00	67.00	39.77	62.25
6	71° 23' 52"	54.05	54.05	37.27	58.76
7	28° 04' 19"	170.00	83.30	82.50	92.47
8	60° 02' 44"	211.39	221.44	122.11	211.45
9	44° 00' 00"	250.00	191.99	101.01	187.30
10	34° 11' 00"	250.00	148.15	78.87	148.93
11	10° 24' 38"	1273.24	231.30	115.97	230.98
12	4° 46' 00"	1903.86	158.99	79.49	158.84
13	1° 43' 38"	1909.56	150.87	75.30	150.75
14	58° 52' 00"	383.00	246.49	157.67	147.26
15	53° 58' 00"	383.00	226.70	116.30	222.93
16	111° 40' 00"	161.40	322.40	248.95	271.64
17	80° 00' 00"	103.19	268.79	182.77	124.34
18	60° 03' 00"	287.94	301.78	166.41	288.16
19	15° 23' 00"	1146.28	307.77	154.81	308.64
20	24° 49' 35"	716.78	512.67	157.81	308.34

## RECORDING DATA

STATE OF ARIZONA } S.S.  
COUNTY OF PIMA }  
THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF  
WALTER C. AND SANDRA C. ROEDIGER, HUSBAND AND WIFE, LEONARD  
E. AND EDITH W. STEELE, HUSBAND AND WIFE IN BOOK 26  
OF MAPS AND PLATS AT PAGE 52 THEREON ON THIS 17th  
DAY OF July 1974 AT 9:26 A.M.

IDA MAE SMYTH  
COUNTY RECORDER

BY *Walter C. Roediger*  
WALTER C. ROEDIGER

## APPROVALS

*Clark B. Garcia* 7-15-74  
PIMA COUNTY PLANNING DIRECTOR DATE  
*Don L. Mient* 7-15-74  
PIMA COUNTY ENGINEER DATE  
*Frank J. Sottelli* 7-15-74  
PIMA COUNTY DEPARTMENT OF SANITATION DATE

ELSA B. HANNA, CLERK OF THE BOARD OF SUPERVISORS  
HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE BOARD  
OF SUPERVISORS OF PIMA COUNTY, ARIZONA ON THE 18th  
DAY OF July 1974.

*Clark B. Garcia* 7-15-74  
CLERK, BOARD OF SUPERVISORS DATE

*Frank J. Sottelli* 7-16-74  
CITY OF TUCSON PLANNING DIRECTOR DATE

*Don L. Mient* 7-16-74  
CITY OF TUCSON ENGINEER DATE

1. DONALD L. DE MENT, CLERK OF THE CITY OF TUCSON HEREBY  
CERTIFY THAT THIS PLAN WAS APPROVED BY THE MAYOR AND  
COUNCIL OF THE CITY OF TUCSON, ARIZONA ON THE 18th DAY  
OF July 1974.

*Donald L. De Ment* 7-16-74  
CLERK, CITY OF TUCSON DATE

## CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THE SURVEY OF LAND SHOWN ON THIS PLAN  
HAS BEEN COMPLETED UNDER MY DIRECTION, THAT THIS SURVEY IS  
TRUE AND COMPLETE AS SHOWN, AND THAT THE MONUMENTS  
ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON  
THAT A PERFORMANCE BOND HAS BEEN POSTED FOR THEIR PERMANENT  
INSTALLATION.

ETRA H. LEWIS  
REGISTRATION NUMBER PE 7076

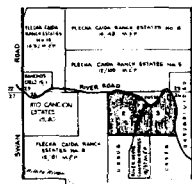
*Etra H. Lewis*  
3/1/74

## NOTES CONTINUED

13. A PLOT PLAN FOR EACH LOT WILL BE SUBMITTED PRIOR TO  
ISSUANCE OF A BUILDING PERMIT BY THE ZONING INSPECTOR
14. LOTS IN THIS SUBDIVISION WILL NOT BE FURTHER SUB DIVIDED OR  
SPLIT WITHOUT THE APPROVAL OF THE BOARD OF SUPERVISORS

15. THE BUYER WILL CONSTRUCT ALL UTILITIES  
CROSSING ACCORDING TO PLANS APPROVED BY THE  
COUNTY ENGINEER PRIOR TO THE ISSUANCE OF ANY  
PERMITS FROM THE ZONING INSPECTOR FOR  
LOTS 1, 19, 20 AND 22 IF THE LOCATION OF THE  
BUILDING SITE NECESSITATES ACCESS ACROSS THE  
DEVELOPED DRAINAGE EASEMENT.

MAP 25  
ZONE CR-1  
HDZ-11



LOCATION PLAN  
SOUTH 1/2 SECTION 13 AND NORTH 1/2 SECTION 26  
T-13-S, R-14-E, G-6-S-R-B-6-M  
PIMA COUNTY, ARIZONA

## DEDICATION

WE THE UNDERSIGNED HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING  
ANY RECORD TITLE 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 THE  
PUBLIC ALL RIGHTS OF WAY SHOWN HEREON, INCLUDING ALL STREETS AND EASEMENTS,  
UTILITY EASEMENTS AS SHOWN HEREON ARE DEDICATED FOR THE PURPOSE OF INSTALLATION  
AND MAINTENANCE OF UTILITIES AND SEWERS. THE DRAINAGE EASEMENTS AS SHOWN  
HEREON ARE HEREBY DEDICATED TO PIMA COUNTY. UTILITIES WILL BE LOCATED  
UNDERGROUND IN CONFORMANCE WITH ARIZONA CORPORATION COMMISSION AMENDED  
GENERAL ORDER 4-48 OR AS IT MAY BE AMENDED. WE THE UNDERSIGNED, OUR SUCCESSORS  
AND ASSIGNS, DO HEREBY SAVE PIMA COUNTY ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES,  
OFFICERS, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED  
TO THE USE OF SAID LANDS NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE,  
EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL, IT IS  
FURTHER UNDERSTOOD AND AGREED THAT NATURAL DRAINAGE SHALL NOT BE ALTERED,  
DISTURBED OR OBSTRUCTED WITHOUT APPROVAL OF THE PIMA COUNTY BOARD OF  
SUPERVISORS.

*Walter C. Roediger* *Sandra C. Roediger*  
WALTER C. ROEDIGER SANDRA C. ROEDIGER  
*Leonard E. Steele* *Edith W. Steele*  
LEONARD E. STEELE EDITH W. STEELE

STATE OF ARIZONA } S.S.  
COUNTY OF PIMA }

ON THIS 17th DAY OF MARCH 1974, BEFORE ME, DORIS FELZ,  
THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WALTER C. ROEDIGER AND SANDRA C. ROEDIGER,  
HUSBAND AND WIFE, LEONARD E. STEELE AND EDITH W. STEELE, HUSBAND AND WIFE,  
WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED  
TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR  
THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

*Doris Felz*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

CASA RIO  
ESTATES  
LOTS 1 THRU 26

BEING A SUBDIVISION IN A PORTION OF THE  
NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26  
AND A PORTION OF THE SOUTH 1/2 OF THE  
SOUTHEAST 1/4 OF SECTION 23 ALL IN  
T-13-S, R-14-E, G-6-S-R-B-6-M PIMA COUNTY, ARIZONA

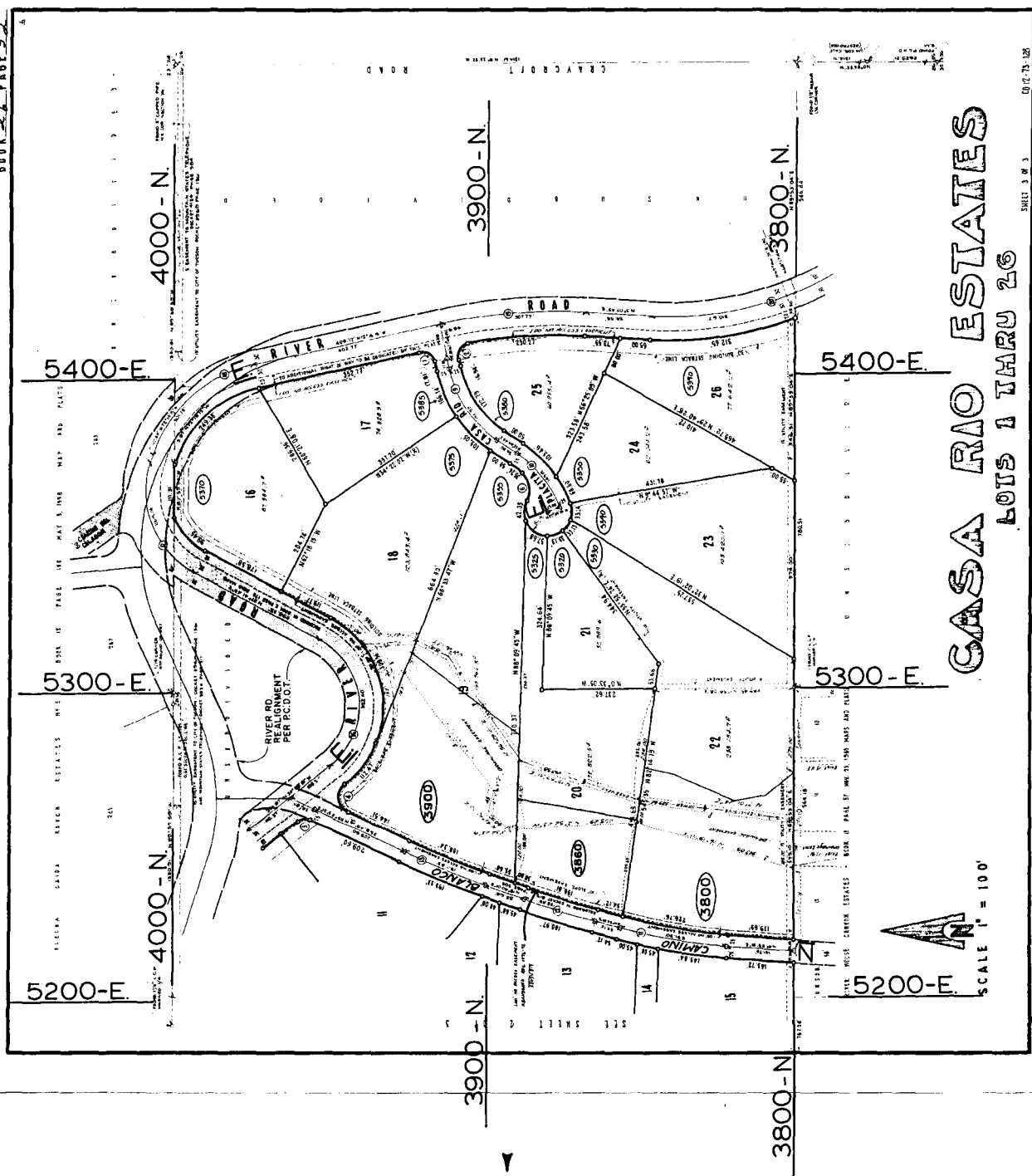
MARCH 1974

E. H. BOCK LEWIS  
CONSULTING ENGINEER  
TUCSON, ARIZONA  
73-115

SHEET 1 OF 3

CD12-75-125





F. ANN RODRIGUEZ, RECORDER  
RECORDED BY: MRB  
DEPUTY RECORDER  
1562 PE-1

W  
CHRISTOPHER HILL  
PO BOX 403  
ST DAVID AZ 85630



DOCKET: 13435  
PAGE: 670  
NO. OF PAGES: 3  
SEQUENCE: 20082230275  
11/17/2008  
ARSTR: 14:12  
MAIL  
AMOUNT PAID \$ 10.00

**FIRST AMENDMENT TO DECLARATION OF ESTABLISHMENT OF COVENANTS,  
RESERVATIONS AND RESTRICTIONS FOR  
CASA RIO ESTATES  
(Affecting Instrument Recorded in Docket 4813, Page 101,  
official records of Pima County, Arizona)**

THIS FIRST AMENDMENT TO DECLARATION OF ESTABLISHMENT OF COVENANTS, RESERVATIONS AND RESTRICTIONS FOR CASA RIO ESTATES ("Amendment") is entered into and dated for reference purposes as of September 10, 2007, in recognition of the following facts and intentions.

A. On July 22, 1974, the Declaration of Establishment of Covenants, Reservations and Restrictions for Casa Rio Estates ("CC&Rs") was recorded at Docket 4813, Page 101, official records of Pima County, Arizona, with respect to certain real property legally described in Exhibit "A" attached thereto ("Property").

B. The Owners of 75% of the residential lots located within the Property desire to amend the CC&Rs.

NOW, THEREFORE, the CC&Rs are hereby amended as follows:

1. Paragraph 21 (consisting of two (2) lines of text) on page 4 of the CC&Rs hereby is deleted in its entirety.
2. Except as expressly set forth herein, the CC&Rs shall remain in full force and effect.
3. The undersigned hereby certify that they are the Owners of 75% of the residential lots located within the Property.

Hartwig Peter  
3900 N. Camino Blanco Tucson AZ

X \_\_\_\_\_

Myers Joshua G.  
5330 E. Placita Casa Rio Tucson AZ

X \_\_\_\_\_

Olson John W. & Amanova-  
Olsen Ovadan K CP/RS  
5355 E. Placita Casa Rio Tucson AZ

X \_\_\_\_\_

Christopher Winslow Hill  
3821 N. Camino Blanco Tucson AZ

X \_\_\_\_\_

This document was  
presented for recording  
without notarization.

13435 0060



X

**x**

X

x



X

X

X

x

**x**

5

5

 $\Sigma$

Ross Stephen Edward &  
Bowned Sheila Marie JT/RS  
5370 E. River Rd Tucson AZ

X 

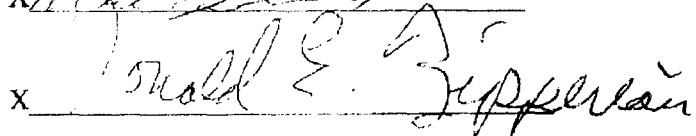
Cotter Thomas G. & Teresa M JT/RS  
5385 E. Placita Casa Rio Tucson AZ

X 

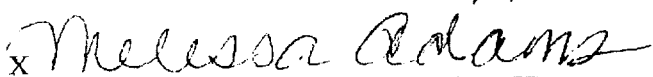
Maurice Forrey  
1820 S Persia Pl Tucson AZ

X 

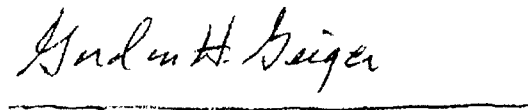
Zipperian Donald E & Frances M JT/RS  
5380 E. Placita Casa Rio Tucson AZ

X 

Adams Marc W & Melissa L CP/RS  
5390 E River Rd. Tucson AZ

X 

Gordon & Ann Geiger  
5340 E. Placita Casa Rio  
Tucson, AZ



Pace Fred & Olga K Trustees  
5320 E. Placita Casa Rio  
Tucson AZ 85718



STATE OF ARIZONA

COUNTY OF PIMA

Witness my hand and Official Seal

Subscribed	Paid	Index

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

JULIA MAE SMYTH

County Recorder

By

No. 60568

Book 4813 Page 101-106

Date 1976 JUL 22 AM 9 46

Recorded at

LAWYERS TITLE OF ARIZONA

Fee 2.50

DECLARATION OF ESTABLISHMENT OF CONDITIONS, RESERVATIONS  
AND RESTRICTIONS FOR CASA RIO ESTATES

KNOW ALL MEN BY THESE PRESENTS:

Leonard E. Steele and Edith W. Steele, and Walter C. Roediger, Jr. and Sandra C. Roediger, a partnership, hereinafter referred to as the Owners, being the Owners of all that certain tract of land situated in the County of Pima, State of Arizona, described as follows to-wit:

All of Casa Rio Estates, a subdivision of Pima County, Arizona, according to the Map or Plat thereof, of record in the office of the County Recorder of Pima County, Arizona, in Book 486 of Maps and Plats, at Page 52 thereof.

and hereby do declare:

That they have established and do hereby establish a general plan for the improvement and development of said property and do hereby establish the provisions, conditions, restrictions, and covenants upon and subject to which all lots and portions of lots in said property shall be improved or sold and conveyed by them as owners thereof; each and all of said provisions, conditions, restrictions and covenants is and are for the benefits of each owner of land in the said property, or any interest therein and shall inure to and pass with each and every parcel of said property and shall apply to and bind the respective successors in interest of the present owner thereof; said provisions, conditions, restrictions, and covenants are and each thereof is imposed upon said lots therein as the dominant tenement or tenements as follows:

- 1) Said property and the whole thereof shall be used for private residential purposes only, no building or structures intended for or adopted to business purposes and no apartment houses, double house, flat building, lodging house, rooming house, hospital sanatorium or doctor's office shall be erected, placed, permitted or maintained on said property or on any part thereof.
- 2) No improvement or structures whatsoever, other than two first class private dwelling houses, patio walls, swimming pool and customary outbuilding, including but not limited to a private stable, garage, carport, servants quarters or guest house with or without kitchens may be erected, placed or maintained on any lot in said property. Second house must be within thirty (30) feet of main house. Guest house with kitchen can be allowed only on lots containing a minimum of two (2) acres. All houses will be single storey structures unless specifically exempted by the Owners, where terrain features may justify a lower or upper level.
- 3) The native growth of said property shall not be permitted to be destroyed or removed except as approved in writing by the Owners, or assigns. In the event such growth is removed, except as stated above, the Owners may require the replanting or replacement of same, the cost thereof to be borne by the lot owner.
- 4) No elevated tanks of any kind shall be erected, placed or permitted upon any part of said property. Air tanks for use in connection with any residence construction on said property, including tanks for the storage of fuels must be buried or walled sufficiently to conceal them from the view of neighboring lots, roads or streets. All clotheslines, garbage cans, gas meters, equipment or storage piles shall be walled in or otherwise concealed from the view of neighboring lots, roads or streets. Plans for all such enclosures of this nature must be approved by the Owners prior to construction.

BOOK 4813 PAGE 101

FILED

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County  
134409214

→ 5) Any single-family dwelling, garage, guest house, building, fence, wall, hedge, coping or other structure erected upon any lot and every part thereof shall be located not closer to any property line of said building site than thirty feet excepting those property lines which form the perimeter of the subdivision. The minimum set-back from such perimeter lot lines shall be ten feet. No fence, hedge, wall or coping may be over six feet in height in any event. In determining the height of such fence, wall, hedge, or coping, the average ground level shall be used.

6) All electrical service and telephone lines from the utility company pole line shall be placed underground and no outside lines shall be placed overhead; provided that the requirement may be waived by the Owners, or assigns: provided however, that one such waiver shall not constitute a waiver as to other lots or lines. No exposed radio transmission and/or receiving antennas shall be erected, placed or maintained on any part of said property: television antennas must be at least partly concealed.

7) One horse will be allowed for every 36,000 square feet of lot area, with a maximum of two horses per lot, regardless of lot size. Ponies and like equine animals are included in the term "horses." Two pairs of customary household variety (including outdoor birds) may be kept on any lot on said property: provided however, that the provisions thereof shall not be deemed to permit the keeping of domestic fowl.

8) No lot shall be used in whole or in part for the storage of rubbish or any character whatsoever, nor for the storage of any property or thing that will cause such lot to appear in an unclean or untidy condition or that will be obnoxious to the eye, nor shall any substance, thing or material be kept upon any lot that will emit sour or obnoxious odors, or that will cause any noise that will or might disturb the peace, quiet, comfort or serenity of the occupants of surrounding property.

9) No billboards or advertising signs of any character shall be erected, placed, permitted or maintained on any lot or improvement thereon of this subdivision, except as herein expressly permitted. A name and address sign, the design of which shall be furnished to the lot owner on request by the Owners, shall be permitted; no other sign of any kind or design shall be allowed. The provisions of this paragraph may be waived by the Owners or assigns only when in his discretion the same is necessary to promote sale and development of this area.

10) No derrick or other structure designed for use in boring for oil or natural gas shall be erected, placed or permitted upon any part of said property, nor shall any oil, natural gas, petroleum, asphaltum, or hydrocarbon products or minerals of any kind be produced or extracted therefrom.

11) The said first class private dwelling house erected upon any such lot shall be constructed of stucco masonry, burnt adobe or clay brick or other material as shall be approved in writing by the Owners, with either a gravel, shake, or mission tile roof; no exposed white or light colored roofs shall be permitted. No exposed evaporative cooler or other equipment shall be placed, installed or maintained on the roof of any building or structure: all coolers shall be concealed. Rental of any guest house or second house is permitted; however, the occupancy thereof shall be considered as either guests or servants of the lot owner.

12) No residence placed or erected on said property shall be occupied in any manner while in the course of construction, or at any time prior to its being fully completed as herein required. No garage or other outbuilding shall be placed, erected or maintained upon any part of said property except for use in connection with a residence already constructed or under construction at the time that such garage or other outbuilding is placed or erected on the property. Nothing herein shall be construed to prevent the incorporation and construction of a garage as part of such dwelling house.

13) No single family private dwelling house placed or erected upon any lot shall be occupied in any manner while in the course of construction, nor at any time prior to its being fully completed, as herein required; nor shall any residence, when completed, be in any manner occupied until made to comply with the improved plans, the requirements herein and all other conditions and restrictions herein set forth; all construction shall be completed within six months from the start thereof; provided, that the Owners may extend such time when in their opinion conditions warrant same. No temporary house, dwelling, garage, outbuilding, trailer-home or other structure shall be placed or erected upon any lot.

14) All plans for the construction of private roads and driveways and all building plans for any building, fence, corral, wall, or structure to be erected upon any lot, including exterior color schemes and the proposed location thereof, upon any lot, any changes for approval thereof, any remodeling, reconstruction, alteration or addition to any building, road, driveway or other structure upon any lot in said property, shall require the approval in writing of Owner's architect. Before beginning the construction of any road, driveway, building, fence, wall, coping or other structure whatsoever, or remodeling, reconstruction or altering such road, driveway or structure upon any lot, the person or persons desiring to erect, construct or modify the same shall be submitted to the Owner's architect as directed, two complete sets of road or driveway plans showing the locations, course and width of same or two complete sets of building plans and specifications for the building, fence, wall, coping or other structure as is applicable, so desired to be erected, constructed or modified; and no structure of any kind, the plans, elevations and specifications of which have not received the written approval of said Owner's architect, and which does not comply fully with such approved plans and specifications, shall be erected, constructed, placed or maintained upon any lot. Approval of such plans and specifications, including exterior colors, shall be evidenced by written endorsement on said plans and specifications, a copy of which shall be delivered to the owner or owners of the lot upon which said prospective building, road, driveway or other structure is contemplated prior to the beginning of said construction. No changes or deviations in or from said plans and specifications as approved shall be made without the prior written consent of the owner's architect. The owner's architect shall not be responsible for any structural defects in said plans and specifications. Owners, or assigns, may waive the set back provisions contained in item numbered five (5) herein. It is intended also that the construction of any corrals or fencing shall not be of a temporary nature, that they must blend architecturally with the main house as to quality, appearance and permanency of materials. Complete detailed plans for any corral structure and fencing must be submitted for approval, as above.

15) The Owner's architect shall determine the location, color, size, design, lettering and all other particulars of any mail or paper delivery boxes, or exterior or electric lamps or lanterns, and standards and brackets for same in order that the area be strictly uniform in appearance with respect thereto.

-- page 3 --

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16) Nothing herein shall be construed to prevent the Owners, or assigns from erecting, placing or maintaining sign structures and offices as may be deemed necessary by it for the operation of the subdivision.

17) At such time as the majority of lots have been sold, the respective owners shall then form an association for the primary purpose of enforcing the restrictions contained herein. A fee of \$20.00 per year per lot shall be paid to an escrow account to be established at a local savings and loan association. This fee shall be paid on the first of August each year. At such time as two thirds (2/3) of the lot owners, or the association of lot owners, should feel this fund sufficient for its purposes, it may be modified, increased or omitted entirely. Until an association is formed, the Owners shall act as authority for this purpose.

18) Drainageways shall conform to the requirements of all lawful public authorities, including the County Engineer of Pima County, State of Arizona, to the full extent of the authority given him by law. Recreational easements described on the attached plat are for the benefit of the subdivision home owners and are for the purpose of pedestrian and horseback (bridal) trails; responsibility for maintenance, cleaning of these easements and drainageways remains with the home owner. Any other use or construction, such as barbecues or fencing within these easements, shall require the approval of a majority of the lot owners, including the owner(s) of the lot(s) in question.

19) Bermuda grass or other grasses shall not be grown on any lot, unless of seedless variety.

20) No commercial vehicles, construction or like equipment or mobile or stationary trailers of any kind shall be permitted on any lot of the subdivision unless first approved by the Owners and kept in a garage completely enclosed.

21) No lot subject thereof shall be resubdivided, except lots which may be resold as two (2) lots. These specifically are lots 19, 20 and 22.

All of the aforesaid conditions and restrictions shall continue and remain in full force and effect at all times as against the owner of any lot in said property; however, his title thereto may be acquired until the commencement of the calendar year 1995, on which date the said conditions and restrictions shall terminate and end, and thereafter be of no further legal or equitable effect on said property or any owner thereof; provided, however, that said conditions and restrictions shall be automatically extended for a period of ten years, and thereafter in successive ten year periods, unless on or before the end of one of such extension periods or the base period the owners of a majority of the lots in said subdivision shall by written instrument duly recorded declare a termination of the same.

If the Owners employ counsel to enforce any of the foregoing provisions, conditions, restrictions or covenants, or re-entry by reason of such breach, all costs incurred in enforcing these restrictions, including a reasonable fee for counsel, shall be paid by the owner of such lot or lots, and the Owner rights shall have a lien upon such lot or lots to secure payment of all such accounts.

PROVIDED, that the breach of any of the foregoing provisions, conditions, restrictions or covenants or any re-entry by reason of such breach, shall not defect or render invalid the lien of any mortgage or deed of trust made in good faith for value as to any lot or lots or portions of such lots in said property, but said provisions, conditions, restrictions and covenants shall be binding upon the effective against any such mortgagee or trustee or owner thereof, whose title hereto or whose grantor's title is or was acquired by foreclosure, trustee's sale or otherwise.

PROVIDED FURTHER, that no delay or omission on the part of the Owners or the owners of other lots in said property in exercising any rights, power or remedy herein provided, in the event of any breach of the conditions, restrictions, covenants or reservations herein contained, shall be construed as a waiver thereof or acquiescence therein, or no right of action shall accrue nor shall any action be brought or maintained by anyone whatsoever against the Owners or on account of their failure to bring any action on account of any breach of said provisions, conditions, restrictions or covenants or for imposing restrictions herein which may be unenforceable by the Owners.

PROVIDED FURTHER, that in the event any one or more of the conditions and restrictions hereinbefore set forth and contained shall be declared for any reason, by a court of competent jurisdiction, to be null and void, such judgment or decree shall not in any manner whatsoever affect, modify, change, abrogate, or nullify any of said conditions or restrictions not so declared to be void, but all of the remaining restrictions not so expressly held to be void shall continue unimpaired and in full force and effect, and,

PROVIDED FURTHER, that in the event the provisions hereunder are declared void by a court of competent jurisdiction by reason of the period of time herein stated for which the same shall be effective, then in that event said terms shall be reduced to a period of time which shall not violate the rule against perpetuities as set forth in the laws of the State of Arizona.

PROVIDED FURTHER, that said property shall be subject to any and all rights and privileges which the City of Tucson or the County of Pima, Arizona, may have acquired through dedication or the filing or recording of maps or plats of said property, as authorized by law, and provided further, that no conditions, restrictions or privileges or acts performed shall be in conflict with any County Zoning Ordinance or Law.

DATED this 19th day of July, 1974

Leonard E. Steele  
Leonard E. Steele

Walter C. Roediger, Jr.  
Walter C. Roediger, Jr.

Edith W. Steele  
Edith W. Steele

Sandra C. Roediger  
Sandra C. Roediger

STATE OF Arizona  
COUNTY OF Pima ) SS:

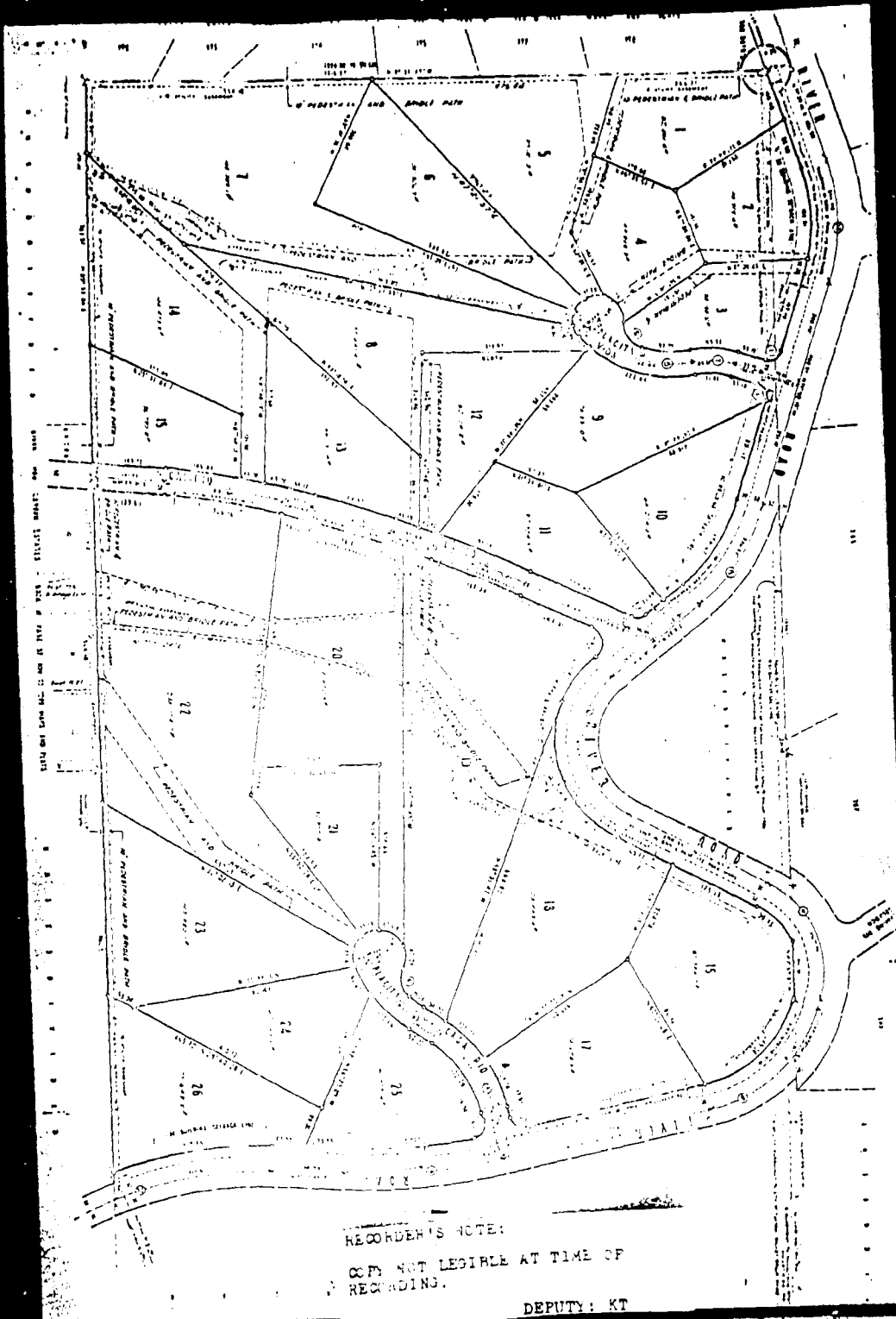
This instrument was acknowledged before me this 19th day of July, 1974 by LEONARD E. STEELE and EDITH W. STEELE and WALTER C. ROEDIGER, JR. and SANDRA C. ROEDIGER, a partnership.

Reta F. Shannon  
Notary Public

My Commission Expires

May 6, 1976

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RECORDER'S NOTE:

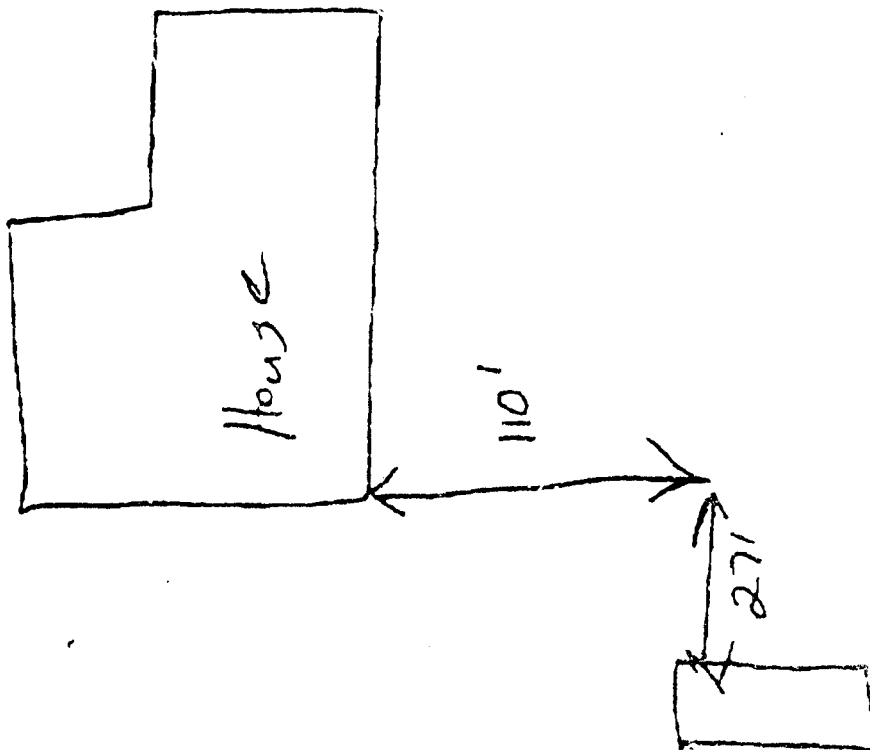
COPIES NOT LEGIBLE AT TIME OF  
RECORDING.

DEPUTY: KT

NO. 1010 10100



Septic



# Lot#14 Split Approval Co12-73-128 BOS Minutes 3-17-09

Michael Marks, MGM Consulting, owner's representative, stated that Development Services staff signed a letter stating the development plan process was proper. He added that no further conditional use permit requests would occur. Typical rezoning process conditions were imposed in the conditional use permit process. The owner agreed to all conditions and planned to connect to the public sewer system. Septic fields will be used until sewer availability. The primary field was outside the ultimate right-of-way. The secondary field had negligible construction to be in the future right-of-way. Additional commercial property will use a rezoning process.

The Chairman inquired whether anyone wished to be heard.

The following speaker addressed the Board:

1. Mike Naifeh, resident

Comments included the following:

- A. Project support was expressed but objection was made to the process.
- B. Concern was expressed that the sewer would not be properly completed and that the septic system was within the future right-of-way.
- C. Other entities in the area required the rezoning process. This entity requested conditional use permits.

On consideration, it was moved by Chairman Elias, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to close the hearing and approve the conditional use permit with standard and special conditions.

## 18. **DEVELOPMENT SERVICES: LOT SPLIT**

### Co12-73-128, CASA RIO ESTATES (LOT 14)

Request of Christopher Hill for a lot split. The applicant requests to split Lot 14 of Casa Rio Estates into two parcels of 1.00 and 1.40 acres. Plat Note No. 14 states that lots in this subdivision will not be further subdivided or split without the approval of the Board of Supervisors. The subject lot is zoned CR-1 and is located on the west side of Camino Blanco, approximately 800 feet south of River Road. Staff recommends APPROVAL WITH CONDITIONS. (District 1)

1. Adherence to the split plan presented at public hearing.
2. There shall be one shared access driveway to Camino Blanco for both lots. The portion of the driveway common to both residences shall be paved with a minimum chipseal surface treatment. Access and access maintenance agreements for both lots shall be incorporated with the lot split.
3. All proposed residential lots must have a minimum area of 43,560 square feet. A maximum of one-half of adjacent rights-of-way or easements may be used in the calculation of the area. The adjacent rights-of-way or easements must be suitable to absorb effluent; and all other design requirements must be satisfied.
4. The subject parcel(s) shall be of sufficient size and designed in such a manner to accommodate the existing and proposed development, primary and reserve leach fields and septic tanks, while meeting all applicable set backs for on-site sewage disposal.
5. No longer than six-months prior to any transfer to another person of title to real property served by an individual sewage disposal system, the system shall be inspected and a certificate of inspection shall be filed with the environmental officer.

Tom Hudson, Zoning Administrator, stated that after the split each lot will contain one of the two existing residences. The site is outside the Conservation Lands System. There was no public comment.

The Chairman inquired whether anyone wished to be heard. No one appeared. On consideration, it was moved by Supervisor Day, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to close the hearing and approve the lot split with conditions.

19. **DEVELOPMENT SERVICES: SUBDIVISION PLAT WAIVER/LOT SPLIT**

RPW08-04, CANOA RANCH BLOCK 8 (PORTION)

Request of Bourn Property Advisors No. 5, L.L.C. and FCR Investments Blocks 8/29, L.L.C., represented by The WLB Group, for a subdivision plat waiver/lot split of a portion of Canoa Ranch Block 8, Tax Parcel Nos. 304-69-018D and 304-69-018H, pursuant to Section 18.69.080 of the Pima County Zoning Code which allows a waiver of any or all code standards for a subdivision which has received or is not subject to an order of exemption from the public report requirements administered by the Arizona Department of Real Estate and pursuant to Condition No. 6 of Ordinance 2005-49 pertaining to Case No. Co9-01-01 Pima County – Canoa Ranch Rezoning and Plat Note No. 4 of the Canoa Ranch subdivision (Bk. 54, Pg. 74), both of which state that there shall (will) be no further lot splitting or subdividing without the written approval of the Board of Supervisors. The applicant proposes to create eight additional parcels in Block 8, which include the private streets Turquoise Canyon Drive and Turquoise Mountain Drive. The subject property is 24.47 acres zoned CB-2 and is located on the south side of Canoa Ranch Drive, approximately 450 feet east of the intersection of Canoa Ranch Drive and Camino del Sol. Staff recommends APPROVAL WITH CONDITIONS. (District 4)

1. All initial and subsequent Development Plans shall be submitted for the entire area covered by this request, including existing, approved and planned development.
2. Access shall be shared between all parcels with appropriate maintenance and access agreements recorded with the Development Plan(s).
3. No additional median openings shall be allowed on Canoa Ranch Drive.
4. Written certification from Arizona Department of Transportation, stating satisfactory compliance with all its requirements shall be submitted to Development Services Department prior to approval of a Development Plan.
5. The property owners shall be responsible for the maintenance, control, safety, and liability of all privately-owned roads, parking areas, drives, physical barriers, drainage improvements/drainageways, drainage easements, landscape/bufferyard elements, and outdoor lighting. A master set of Conditions, Covenants, and Restrictions (CC&Rs) shall be established, recorded, and maintained to address property owner obligations for usage and/or maintenance of these elements.
6. The property owner or the owner's successors in interest shall provide prospective property owners with a copy of the current approved development plan and the conditions of approval of the subdivision plat waiver/lot split.
7. The subdivision plat waiver/lot split approval is limited to uses other than one-family dwellings, townhouses, or residential condominiums.

Tom Hudson, Zoning Administrator, stated that the splits would improve the marketable mix, including retail, restaurants and offices. A master set of conditions will encompass all private streets, maintenance, parking areas, drainageways, open space, landscaping and outside lighting. One comprehensive development plan will be submitted to allow a complete review. No public comment was received.

The Chairman inquired whether anyone wished to be heard. No one appeared. On consideration, it was moved by Supervisor Carroll, seconded by Supervisor Day and unanimously carried by a 5-0 vote, to close the hearing and approve the subdivision plat waiver/lot split with conditions as listed above.

# Lot Split Approval (Lot 19) BOS Minutes 10-12-04

~~Upon the vote being taken, the amended motion carried by a three to zero vote, Chair Bronson and Supervisor Carroll absent.~~

## 20. DEVELOPMENT SERVICES: LOT SPLIT

→ Col2-73-128, CASA RIO ESTATES (LOT 19)

Request of Dibro Development, L.L.P., represented by Rodrigo Diaz Brown, for a lot split of a 4.6 acre subdivision lot into two parcels of 2.0 acres and 2.6 acres. A note on the subdivision plat (Casa Rio Estates; Book 26, Page 52) states that lots in the subdivision will not be subdivided or split without the written approval of the Board of Supervisors. The subject site is zoned CR-1 and is located on the north side of Placita Casa Rio, 200 feet west of River Road. Staff recommends **APPROVAL WITH CONDITIONS**. (District 1)

"Staff recommends **APPROVAL WITH CONDITIONS** of the requested lot split. If the Board approves the request, staff recommends the following conditions:

1. Drainage shall not be altered, disturbed or obstructed without the written approval of the Flood Control District.
2. Structures are recommended to be setback a minimum of 50 feet from the wash located on the site. This setback may be reduced, if determined appropriate, during review of the building plans by the Flood Control District.
3. The applicant shall demonstrate that both lots, as proposed, can accommodate a home site, and a primary and reserve on-site wastewater disposal area, while meeting all required setbacks, within the allowable grading limits. The size of the primary and reserve areas shall be determined by on-site soil evaluations and/or percolation testing and shall be designed to accommodate a hypothetical four (4) bedroom home, unless the applicant requests limiting the size of the proposed new residence.
4. No building permit shall be issued for any structure utilizing an on-site disposal system prior to the issuance of a Certificate of Approval. A Provisional Verification of General Permit Conformance for an on-site wastewater treatment facility shall be required."

Chris Poirer, Zoning Administrator, stated this is a request to split a 4.68 acre lot into a 2.00 acre lot and a 2.68 acre lot respectively. No public comment was received to date. Staff recommended approval. The request is compatible in size with the other lots in the subdivision and because they are subject to the Hillside Development Zone (HDZ) they would be further subject to HDZ regulations.

The Vice Chair inquired whether anyone wished to be heard. No one appeared.

On consideration, it was moved by Supervisor Day, seconded by Vice Chair Elías, and carried by a three to zero vote, Chair Bronson and Supervisor Carroll absent, to close the public hearing and approve Col2-73-128 subject to conditions.



# Modification of Lot Split Condition (Lot 22)

## BOS Minutes 5-21-02

Jim Mazzocco, Planning Official, reported this was a waiver of the platting requirement to the Lago Del Oro Zoning Plan on 2.13 acres from GR-1 (Rural Residential) to SH (Suburban Homestead) for two lots to allow four units. Currently, there is one existing unit and the request was for three proposed units. The Planning and Zoning Commission and Planning staff recommended approval. There was one letter of protest on this case.

The Chair inquired whether anyone wished to address the Board in opposition? No one appeared.

On consideration, it was moved by Chair Bronson, seconded by Supervisor Day, and unanimously carried by a five to zero vote, to close the public hearing and approve the request for Co9-02-03, Waiver of Platting Requirement, subject to conditions as recommended by the Planning and Zoning Commission and conditions and standard and special requirements recommended by Planning staff.

### 27. DEVELOPMENT SERVICES: MODIFICATION OF LOT SPLIT CONDITION

#### Co12-73-128, CASA RIO ESTATES (LOT 22)

Request of Evan and Stephanie Thompson, for a modification of a lot split condition which restricts building heights to a maximum of 24 feet. The applicant requests to allow a maximum building height of 31 feet, 4 inches. The lot split was approved by the Board of Supervisors on September 5, 2000. The subject property is 2.47 acres, rezoned to CR-1 (Single Residence) in 1974 and is located on the east side of Camino Blanco, approximately 700 feet south of the intersection of Camino Blanco and River Road, west of Craycroft Road. Staff recommends **APPROVAL**. (District 1)

#### "STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the requested modification of the lot split height limit condition as follows:

The main structure building height on the western parcel (43A/"Tract A") is restricted to a maximum of 31 feet, 4 inches. This maximum height restriction is afforded those exceptions as provided for maximum building heights per the Zoning Code. Building heights on the eastern parcel (43B/"Tract B") are restricted to a maximum of 24 feet."

Jim Mazzocco, Planning Official, reported this was a modification of the lot split condition for a 24 foot height building height limit. This case was approved as a lot split in September 2000. The request was to allow for 31 feet, 4 inches in height, which was approximately seven feet greater than the 24 feet. Staff recommended approval and there was no protest on this case.

The Chair inquired whether anyone wished to address the Board in opposition to the request? No one appeared.

On consideration, it was moved by Supervisor Day, seconded by Chair Bronson, and unanimously carried by a five to zero vote, to close the public hearing and approve the modification of lot split condition for Col2-73-128, subject to a maximum height of 31 feet, 4 inches per the County building height definition.

28. DEVELOPMENT SERVICES: PLAT NOTE CORRECTION

P1201-042, THE SUMMIT AT FINGER ROCK (LOTS 37-66)  
Request of Fidelity National Title Agency, Inc., TR 10,577,  
represented by Baker and Associates Engineering, Inc., for a plat note correction to conform the Note to paragraph No. 17 of the Modification Agreement recorded in Docket 10815, Page 234. Permitting Note No. 5.d states, "This plat is subject to the Modification Agreement as approved by the Board of Supervisors on May 12, 1998, and recorded at Docket 10815, Page 234, including, but not limited to, development standards as follows: ...d) Lots 37-54, 60-62 and 64-66 to have minimum separation between homes of 50'. The applicant requests replacing item "d" of the Note with the following: "All homes constructed within two-hundred (200) feet of the south border shall have a minimum separation of fifty (50) feet." The gross area of the subject subdivision is 28.20 acres, rezoned to CR-4 (Mixed Dwelling Type) in 1964 and is located north of Skyline Drive, approximately 1/4 mile east of Alvernon Way, abutting the south boundary of the Coronado National Forest. Staff recommends **APPROVAL**. (District 1)

"STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the plat note correction request. The note is recommended to be corrected as follows:

PERMITTING NOTES

10. This plat is subject to the Modification Agreement as approved by the Board of Supervisors on May 12, 1998, and recorded at Docket 10815, Pg. 234, including, but not limited to, development standards as follows:

.....

- d) ~~Lots 37-54, 60-62 and 64-66 to have minimum separation between homes of 50'.~~ All homes constructed within two-hundred (200) feet of the south border shall have a minimum separation of fifty (50) feet."

Jim Mazzocco, Planning Official, reported this was a plat note correction for The Summit at Finger Rock Subdivision. The purpose of the correction was to clarify a court case agreement in the wording of the plat note. Staff recommended approval. One letter of protest was received.

# Lot Split Approval (Lot 22)

BOS Min. 9-5-00

Col2-73-128, CASA RIO ESTATES (LOT #22)

Request of Rubin and Irene Fernandez, represented by Richard Pearson, for a lot split. The applicant requests to split a 5.47 acre parcel into parcels of 2.50 and 2.97 acres. Plat note #14 requires no further subdividing or lot splitting without the written approval of the Board of Supervisors. The subject site is zoned CR-1 (1974) and is located at the terminus of Placita Casa Rio, between River Road and Camino Blanco, west of Craycroft Road. Staff recommends **APPROVAL** with conditions. (District 1)

"Staff recommends **APPROVAL** of the request, subject to the following:

1. Adherence to the split plan presented at public hearing.
2. Building heights are restricted to a maximum of 24 feet.
3. The design, location and number of access points to Camino Blanco from the proposed "Tract A" parcel of Lot #22 shall need approval by the Department of Transportation prior to the issuance of any building permits for "Tract A".

Jim Mazzocco, Planning Official, reported this is a lot split request for Lot 22 of Casa Rio Estates Subdivision to create a 2.5 acre and 2.97 acre lot out of a 5.47 acre lot. Staff recommended approval.

Richard Pearson, applicant representative, was present to answer questions.

The Chair inquired whether anyone wished to be heard. No one appeared.

On consideration, it was moved by Supervisor Boyd, seconded by Supervisor Eckstrom, and unanimously carried by a five to zero vote, to close the public hearing and adopt petitioner's request subject to conditions.

## DEVELOPMENT SERVICES: REZONING

CG-00-37, MIJ LAND MANAGEMENT COMPANY INC. - ORANGE GROVE ROAD REZONING

Request of MIJ Land Development Company Inc. for a rezoning of 0.48 acres from conditional CB-1 (Local Business) to CB-2 (General Business), located on the southwest corner of Orange Grove Road and Camino de La Tierra. On motion, the Planning and Zoning Commission voted 7 - 0, (Commissioners Gungle and Storm were absent) to recommend **APPROVAL WITH CONDITIONS**, as amended. Staff recommends **APPROVAL WITH CONDITIONS**, subject to standard and special requirements. (District 3)

Jim Mazzocco, Planning Official, reported this is a rezoning from CB-1 to CB-2 on approximately one-half an acre. The use would be a mobile food unit that is planned to be a permanent restaurant and an outdoor pottery sales

09-05-00 (19)

# Lot Split Request Con't (Lot 22)

Col2-73-128 BOS Minutes

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On consideration, it was moved by Chair Bronson, seconded by Supervisor Grijalva, and unanimously carried by a five to zero vote, to close the public hearing and approve the rezoning closure.

## 23. DEVELOPMENT SERVICES: REZONING CLOSURE

Co9-87-20, EXECUTIVE PROPERTY DEVELOPMENT ET. AL. - LA CANADA DRIVE REZONING

Proposal to close Co9-87-20, a rezoning from SH to CB-1 of 3.65 acres located on the northwest corner of La Canada Drive and River Road. This rezoning was approved in 1987 and expired on August 4, 2000. Staff recommends **THE CASE REMAIN OPEN**. (District 1)

Jim Mazzocco, Planning Official, stated the developer has not completed their development on this site and staff recommends keeping this case open to allow the applicant to apply for a time extension to complete the development.

The Chair inquired whether anyone wished to be heard. No one appeared.

On consideration, it was moved by Supervisor Boyd, seconded by Chair Bronson, and unanimously carried by a five to zero vote, to close the public hearing and approve the case remain open.

## 24. DEVELOPMENT SERVICES: LOT SPLIT

Col2-73-128, CASA RIO ESTATES (LOT #22)

Request of Rubin and Irene Fernandez, represented by Richard Pearson, for a lot split. The applicant requests to split a 5.47 acre parcel into parcels of 2.50 and 2.97 acres. Plat note #14 requires no further subdividing or lot splitting without the written approval of the Board of Supervisors. The subject site is zoned CR-1 (1974) and is located at the terminus of Placita Casa Rio, between River Road and Camino Blanco, west of Craycroft Road. Staff recommends **APPROVAL** with conditions. (District 1)

Staff recommends **APPROVAL** of the request, subject to the following:

1. Adherence to the split plan presented at public hearing.
2. Building heights are restricted to a maximum of 24 feet.
3. The design, location and number of access points to Camino Blanco from the proposed "Tract A" parcel of Lot #22 shall need approval by the Department of Transportation prior to the issuance of any building permits for "Tract A".

The request will result in two lots created from the original 5.47-acre

CR-1 subdivision lot. The condition requiring adherence to the proposed split plan will ensure compliance with HDZ slope density requirements, as well as compliance with minimum CR-1 development standards for the existing residence on the proposed eastern parcel and minimum setback requirements for the septic system. The condition regulating access provisions will ensure review for adequate on-site visibility of traffic on Camino Blanco, which slopes downward. The 24-foot maximum height restriction is consistent with Comprehensive Plan Special Area Policy 2-19.

Jim Mazzocco, Planning Official, stated this is a request for a creation of a 2.50 and a 2.75 acre lot from a 5.47 acre lot. Staff recommends approval.

The Chair inquired whether anyone wished to be heard. No one appeared.

On consideration, it was moved by Supervisor Boyd, seconded by Chair Bronson, and unanimously carried by a five to zero vote, to continue this item to the Board of Supervisors Regular meeting of September 5, 2000.

25. DEVELOPMENT SERVICES: ASSISTED LIVING FACILITIES

Staff requests direction to place/use an eighth of a page display ad for public notice on a Zoning Code Text Amendment regarding standards for assisted living facilities. (All Districts)

Jim Mazzocco, Planning Official, stated this is a request to display an ad for public notice on a Zoning Code Text Amendment regarding standards for assisted living facilities.

The Chair inquired whether anyone wished to be heard. No one appeared.

On consideration, it was moved by Chair Bronson, seconded by Supervisor Boyd, and unanimously carried by a five to zero vote, to close the unadvertised hearing and approve the request.

26. DEVELOPMENT SERVICES: PROPOSED ORDINANCES

- A. ORDINANCE NO. 2000- 67, Co9-00-21, Northwest Hospital, L.L.C. - Hospital Drive Rezoning. Owner: Northwest Hospital, L.L.C. (District 1)

# Lot #20 Split Approval Col2-73-128

## BOS Minutes 8-7-78

100. EFS&S-H&SA: HOSPITAL SUPPLIES (B. 4252)

The Chief Administrative Officer presented and filed with the Deputy Clerk a tabulation prepared by the Purchasing Agent of bids B. 4252 to furnish various departments Surgical Dressings, Underpads, Sterile Surgeons' Gloves; Catheters (Sterile); and associated items. On their recommendation, it was moved by Supervisor Dusenberry, seconded by Supervisor Lena, and unanimously carried, various companies and prices as listed on the tabulation be accepted as the lowest and best bids meeting specifications.

101. EFS&S-P&R: M (B. 4266)

The Chief Administrative Officer presented and filed with the Deputy Clerk a tabulation prepared by the Purchasing Agent of bids B. 4266 to furnish the Parks and Recreation Department soft drinks, soft drink syrup, cups and equipment.

Supervisor Joyner expressed the opinion that there is a discrepancy in the method of calculation of the lowest bidder. The Chief Administrative Officer suggested the Board continue the matter until the Purchasing Director and Supervisor Joyner can re-evaluate the tabulation.

On consideration, it was moved by Supervisor Dusenberry, seconded by Supervisor Lena, and unanimously carried, to postpone award of B. 4266 indefinitely pending re-evaluation of the bids.

102. DP&Z-PLATS: CASA RIO ESTATES, LOTS 1 THRU 26 (Col2-73-128)

Robert Patrick, representing Cella, Barr, Evans & Associates, appeared in connection with the final plat of Casa Rio Estates, Lots 1 through 26 (Col2-73-128), and requested Board approval to split Lot 20 into two parcels. After discussion between Mr. Patrick and the Directors of Property Management, Highway, Wastewater Management and Planning and Zoning the various Departments reported no objections to the request. It was thereupon moved by Supervisor Dusenberry, seconded by Supervisor Lena, and unanimously carried, the request be granted.

103. HEALTH SYSTEMS AGENCY

It was moved by Supervisor Joyner, seconded by Supervisor Lena, and unanimously carried, Supervisor Dusenberry and Lena be reappointed to the Health Systems Agency of Southern Arizona.