



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 6/3/2025

\*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

**\*Title:**

P25FP00001 – AN AMENDED FINAL PLAT FOR LAS CAMPANAS – LOTS 184 THRU 187.

**\*Introduction/Background:**

FINAL PLAT PROCESS TO CREATE LEGALLY SUBDIVIDED PROPERTY

**\*Discussion:**

NA

**\*Conclusion:**

NA

**\*Recommendation:**

STAFF RECOMMENDS APPROVAL

**\*Fiscal Impact:**

NA

**\*Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: DEVELOPMENT SERVICES

Telephone: 724-6490

Contact: THOMAS DRZAZGOWSKI

Telephone: 724-6490

Department Director Signature: \_\_\_\_\_

*[Signature]* For

Date: \_\_\_\_\_

5/13/25

Deputy County Administrator Signature: \_\_\_\_\_

*[Signature]*

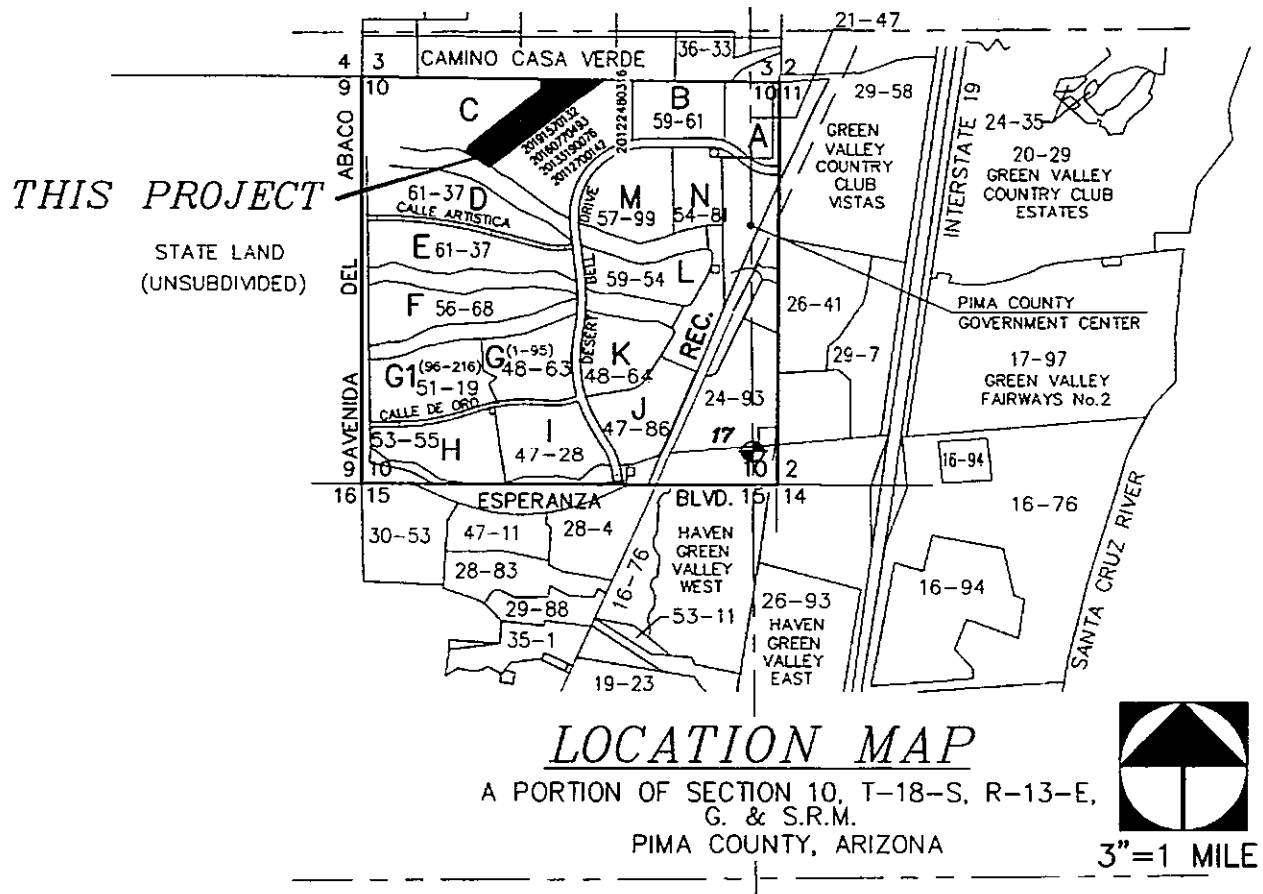
Date: \_\_\_\_\_

5/14/2025

County Administrator Signature: \_\_\_\_\_

Date: \_\_\_\_\_

5/15/2025



P25FP00001

LAS CAMPANAS, LOTS 184 THRU 187.

## DEDICATION

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

WE HEREBY DEDICATE TO PIMA COUNTY ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS, UTILITY EASEMENTS AS SHOWN ON THIS PLAT, ARE DEDICATED TO PIMA COUNTY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS.

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

PRIVATE DRAINAGEWAYS AND COMMON AREA B SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS AND INVITEES, COMMON AREAS BUT NOT PRIVATE DRAINAGEWAYS, ARE GRANTED TO PIMA COUNTY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET 10001 AT PAGE 1844, AMENDED IN DOCKET 10074 AT PAGE 818, AMENDED IN DOCKET 10112 AT PAGE 1551, RECORDED IN DOCKET 10548 AT PAGE 1444, RECORDED IN DOCKET 11108 AT PAGE 2056, RECORDED IN DOCKET 12417 AT PAGE 7854, RECORDED IN SEQUENCE 20112700145, RECORDED IN SEQUENCE 20122400319, RECORDED IN SEQUENCE 20133190078, RECORDED IN SEQUENCE 20161670095, RECORDED IN SEQUENCE 20161667006, RECORDED IN SEQUENCE 20180820668, IN THE OFFICE OF THE PIMA COUNTY RECORDER. EACH AND EVERY OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY OF ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION.

LAS CAMPANAS BLOCK C LAND HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

*David J. Williamson*  
BY DAVID J. WILLIAMSON, MANAGER

*4/16/2025*  
DATE

## ACKNOWLEDGMENT

STATE OF ARIZONA ) FEE

COUNTY OF PIMA ) No

ON THIS, 4 DAY OF APRIL, 2025, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, DAVID J. WILLIAMSON WHO ACKNOWLEDGED HIMSELF TO BE MANAGER OF LAS CAMPANAS BLOCK C LAND HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY HIMSELF AS OWNER.

*4/16/25*  
BY COMMISSION EXPIRES

*Rafaela Hernandez*  
NOTARY PUBLIC

## ASSURANCES

NO ASSURANCES ARE REQUIRED FOR THIS SUBDIVISION. ALL NECESSARY IMPROVEMENTS ARE EXISTING.

CLERK, BOARD OF SUPERVISORS  
PIMA COUNTY, ARIZONA

DATE

## ATTEST:

I, \_\_\_\_\_, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CLERK, BOARD OF SUPERVISORS

DATE

## SHEET INDEX

1 COVER SHEET  
2 PLAN SHEET

## CERTIFICATION

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

ROBERT L. LARSON, R.L.S., No. 26923



## RECORDING DATA

Sequence \_\_\_\_\_

Fee \_\_\_\_\_

State of Arizona \_\_\_\_\_

County of Pima \_\_\_\_\_

I hereby certify that the instrument was filed for record at the request of The WLB Group, Inc.

Date \_\_\_\_\_

Time \_\_\_\_\_

Witness my hand and Official Seal day and year above written.

GABRIELLA CAZARES-KELLY,

County Recorder

BY \_\_\_\_\_

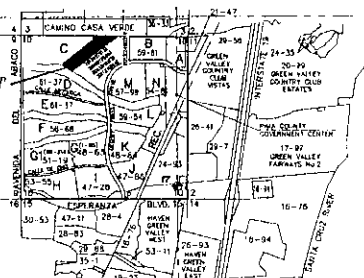
Deputy

## BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PROJECT IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 13 EAST, G. & S.R.M., PIMA COUNTY, ARIZONA, BETWEEN THE FOUND BCSM AT THE NORTH QUARTER CORNER AND THE FOUND BCSM AT THE NORTHEAST CORNER THEREOF AS SHOWN IN SEQ. NO. 2016070403, RECORD OF PIMA COUNTY, ARIZONA, SAID BEARING BEING 58°22'12"E.

THIS PROJECT

STATE LAND  
(UNSUBDIVIDED)



## LOCATION MAP

A PORTION OF SECTION 10, T-18-S, R-13-E,

PIMA COUNTY, ARIZONA



3"=1 MILE

## GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 184-186. THE INTENT IS TO ELIMINATE A LOT AND CREATE LARGER LOTS.
2. ASSURANCE AGREEMENTS ARE NOT REQUIRED FOR THIS RESUBDIVISION GIVEN THAT THE IMPROVEMENTS HAVE BEEN PREVIOUSLY COMPLETED AND ACCEPTED BY PIMA COUNTY.
3. THE GROSS AREA OF THIS SUBDIVISION IS 0.79 ACRES.
4. TOTAL NUMBER OF LOTS IS 4 (5.06 UNITS PER ACRE).
5. ALL STREETS ARE PUBLIC. TOTAL LENGTH OF NEW PUBLIC STREETS IS 0.00 MILES.
6. ZONING FOR THIS PROJECT IS SPECIFIC PLAN (SP).
7. THE AVERAGE LOT SIZE FOR THIS DEVELOPMENT IS 6607 SQ. FT. OR 0.20 ACRES. MINIMUM LOT SIZE SHOWN IS 8180 SQ. FT. OR 0.19 ACRES. MAXIMUM LOT SIZE SHOWN IS 6630 SQ. FT. OR 0.22 ACRES.
8. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF PIMA COUNTY.
9. MAINTENANCE OF EASEMENTS WITHIN THE LOTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
10. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
11. COMMUNITY WATER COMPANY OF GREEN VALLEY WATER SHALL BE THE WATER SERVICE PROVIDER.
12. INTERIOR PROPERTY CORNERS WILL BE SET UP ON APPROVAL OF THIS PLAT.

## LEGEND

---	SUBDIVISION BOUNDARY
---	RIGHT-OF-WAY
---	PROPERTY LINE
---	EASEMENT LINE
○	1/2" IRON PAIN PIN TO BE SET BY AN RLS
□	BRASS CAPPED CENTERLINE MONUMENT PER PRIOR PLAT
□	PUE
□	SADE
□	BCSM
□	PUBLIC UTILITY EASEMENT
□	SLOPE & DRAINAGE EASEMENT
□	BRASS CAPPED SURVEY MONUMENT

## PERMITTING NOTES

1. THIS DEVELOPMENT IS SUBJECT TO THE LAS CAMPANAS SPECIFIC PLAN ORDINANCE (20024424) NO. 1692-117 ADOPTED DECEMBER 15, 1992, AMENDED MAY 16, 1995; JANUARY 18, 1996; JUNE 15, 1996; SEPTEMBER 18, 2000; AND JUNE 28, 2002.
2. APPLICABLE DEVELOPMENT STANDARDS:
  - (1) MINIMUM LOT AREA: 3,000 SQ. FT.
  - (2) MAXIMUM DENSITY: 12 RAC AND SHALL NOT EXCEED THE OVERALL SPECIFIC PLAN DENSITIES UNIT CAP OF 1550 UNITS.
  - (3) MINIMUM LOT WIDTH: 30 FEET
  - (4) MINIMUM BUILDING SETBACK:
    - FRONT: 30 FEET
    - SIDE: 10 FEET
    - REAR: 10 FEET
  - (5) MAXIMUM LOT COVERAGE: 50 PERCENT
  - (6) MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 24 FEET ACCESSORY STRUCTURES IN ACCORDANCE WITH 16.29.040.
3. SIGHT VISIBILITY TRIANGLES WITHIN THIS SUBDIVISION ARE FOR 25 MPH PER TABLE 3.12 OF PC SUBDIVISION & DEVELOPMENT STANDARDS.
  - NEAR SIDE = 187' FAR SIDE = 120' SIGHT = 115'
4. THIS PLAT IS SUBJECT TO AN APPROVED RIPARIAN HABITAT MITIGATION PLAN FOR DISTURBANCE BY PROJECT P1212-026. CUMULATIVE AMOUNT OF REGULATED XEROPHILAN CLASS C HABITAT DISTURBANCE BY PROJECT P1212-026 AND P1212-026 IS 0.85 ACRES.
5. THIS PLAT IS SUBJECT TO THE LANDSCAPE PLAN APPROVED MARCH 24, 2011, PROJECT P1211-021.

P25FP00001  
P21FP00003  
SEQ# 20212440045  
BK. 47, MAP. PG. 17  
P1211-001

WLB No. 187030-K-005

REF:

## FINAL PLAT LAS CAMPANAS LOTS 184 THRU 187

BEING A RESUBDIVISION OF LOTS 184 THRU 186 OF LAS CAMPANAS LOTS 180 THRU 200, AND COMMON AREA "E",  
SEQUENCE# 20212440045, MAPS & PLATS, LOCATED IN SECTION 10,  
TOWNSHIP 18 SOUTH, RANGE 13 EAST, G. & S.R.M., PIMA COUNTY, ARIZONA

JANUARY 2025

SCALE: AS SHOWN

SHEET 1 OF 2

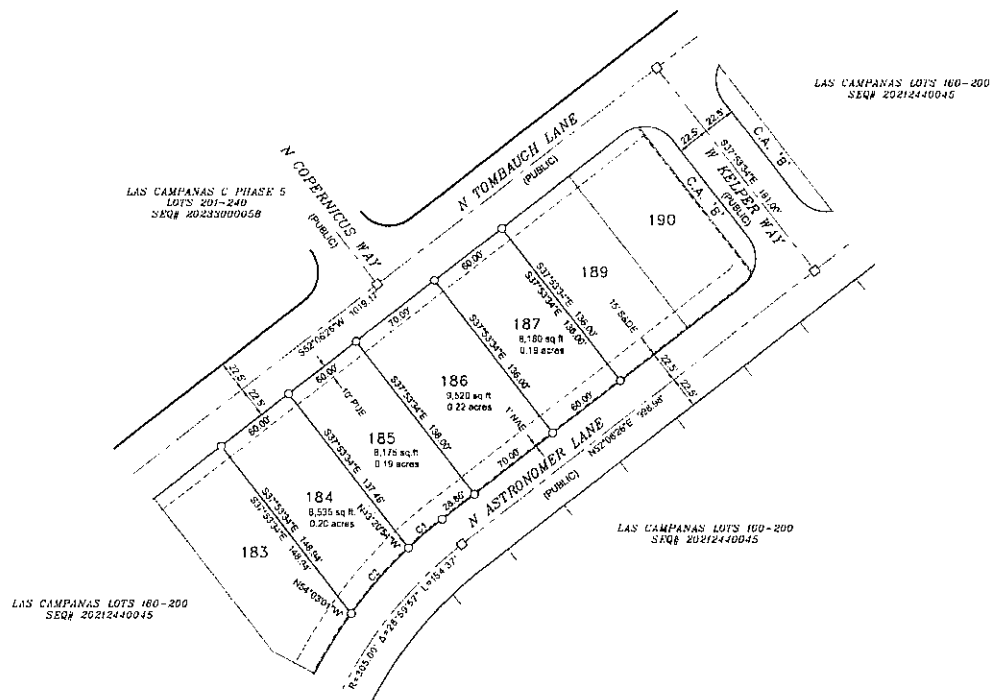
The WLB Group

Engineering • Planning • Surveying  
Landscaping • Architecture • Urban Design  
Offices located in Tucson, Phoenix,  
Flagstaff, AZ and Los Angeles, CA  
4444 East Broadway  
Tucson, Arizona (520) 681-7460

2-187030-K-005 The WLB Group, Inc. 187030-K-005 (2025) 187030-K-005 (2025) 187030-K-005 (2025) 187030-K-005 (2025)

SEQ. #: \_\_\_\_\_

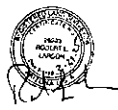
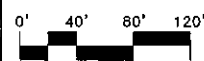
SEQ. #:



Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	31.18	327.50	5°27'19"	N49°22'48"E
C2	61.17	327.50	10°42'01"	N41°18'03"E

The WLB Group

Engineering - Planning - Surveying  
Landscape Architecture - Urban Design  
Utilities Design - Water, Wastewater,  
Sewer, Gas, and Low Voltage, HV  
High Voltage, E-Sub, B-Sub, and  
Transmission  
Tucson, Arizona (520) 581-7485



FINAL PLAT  
LAS CAMPANAS  
LOTS 184 THRU 187

BEING A RESUBDIVISION OF LOTS 184 THRU 188 OF LAS CAMPANAS LOTS  
180 THRU 200, AND COMMON AREA "B",  
SEQUENCE# 20212440045, MAPS & PLATS LOCATED IN SECTION 10,  
TOWNSHIP 18 SOUTH, RANGE 13 EAST, G. & S.R.M., PIMA COUNTY, ARIZONA

WLB No. 187030-K-005

REF: P1211-001

JANUARY 2025 SCALE: AS SHOWN

SHEET 2 OF 2