



# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 7/2/2024

\*= Mandatory, information must be provided

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

**\*Title:**

Co9-07-21 – STEWART TITLE AND TRUST TR 3652 – N. COMO DRIVE REZONING

**\*Introduction/Background:**

The applicant requests a five-year time extension. The 59.91-acre rezoning was from the RH (Rural Homestead) to the SR-2 (Suburban Ranch Estate) zone, located approximately 2,500 feet west of N. Como Drive and approximately one-half mile northwest of the intersection of W. Moore Road and N. La Cholla Boulevard. The rezoning was approved in 2009, received time extensions, the most recent of which expired May 5, 2024.

**\*Discussion:**

Due to the rezoning case expiring May 2024, the applicant cites the need for a five-year time extension to locate an appropriate buyer for this property.

**\*Conclusion:**

The proposed five-year time extension will allow for a total of 20 years from the original Board of Supervisors approval to complete rezoning conditions for an 18-lot residential subdivision.

**\*Recommendation:**

Staff recommends APPROVAL of a five-year time extension subject to modified standard and special conditions.

**\*Fiscal Impact:**

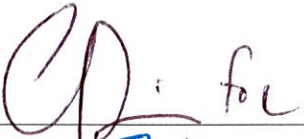
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**\*Board of Supervisor District:**


1    2    3    4    5    All

Department: Thomas Drzazgowski, Zoning Adm.      Telephone: 724-6675

Contact: Donna Spicola, Senior Planner      Telephone: 724-9513

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

Deputy County Administrator Signature:  Date: 6/12/2024

County Administrator Signature:  Date: 6/13/2024



**PIMA COUNTY**  
DEVELOPMENT SERVICES

**TO:** Honorable Rex Scott, Supervisor, District 1

**FROM:** Chris Poirier, Deputy Director  
Public Works-Development Services Department-Planning Division

**DATE:** June 11, 2024

**SUBJECT:** Co9-07-21 STEWART TITLE AND TRUST TR 3652 – N. COMO DRIVE REZONING

The above referenced **Rezoning Time Extension** is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JULY 2, 2024** hearing.

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**REQUEST:** A **five-year time extension** for an approximate 59.91-acre rezoning (portion of parcel code 219-26-009E) from the RH (Rural Homestead) to the SR-2 (Suburban Ranch Estate) zone, located approximately 2,500 feet west of N. Como Drive and approximately one-half mile northwest of the intersection of W. Moore Road and N. La Cholla Boulevard. The subject site was rezoned in 2009 and received two five-year time extensions, the most recent of which expired May 5, 2024. (District 1)

**OWNER:** Stewart Title & Trust TR 3652  
Attn: Aboud & Aboud  
Michael Aboud or John E. Aboud  
1661 N Swan Rd, Suite 234  
Tucson, AZ 85712

**AGENT:** The Planning Center  
Attn: Linda Morales, AICP, CEO  
2 E. Congress St, Suite 600  
Tucson, AZ 85701

**DISTRICT:** 1

**STAFF CONTACT:** Donna Spicola, Planner II

**PUBLIC COMMENT TO DATE:** As of the date of writing this report, no written public comment has been received.

**STAFF RECOMMENDATION: APPROVAL OF A FIVE-YEAR TIME EXTENSION SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS**

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS:** The site is located within the Maeveen Marie Behan Conservation Land System (CLS) classified as Multiple Use Management Area and a small portion is within the Important Riparian Area. The entire site is within the Special Species Management Area of the CLS.

TD/DS  
Attachments



**BOARD OF SUPERVISORS MEMORANDUM**

**SUBJECT: Co9-07-21**

**Page 1 of 7**

**JULY 2, 2024 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS  
**FROM:** Chris Poirier, Deputy Director  
Public Works-Development Services Department-Planning Division  
**DATE:** June 11, 2024

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**ADVERTISED ITEM FOR PUBLIC HEARING**

**REZONING TIME EXTENSION**

**Co9-07-21 STEWART TITLE AND TRUST TR 3652– NORTH COMO DRIVE REZONING**

Stewart Title and Trust TR 3652, represented by The Planning Center, requests a **five-year time extension** for an approximate 59.91-acre rezoning (portion of parcel code 219-26-009E) from the RH (Rural Homestead) to the SR-2 (Suburban Ranch Estate) zone, located approximately 2,500 feet west of N. Como Drive and approximately one-half mile northwest of the intersection of W. Moore Road and N. La Cholla Boulevard. The subject site was rezoned in 2009 and received two five-year time extensions, the most recent of which expired May 5, 2024. Staff recommends **APPROVAL OF THE FIVE-YEAR TIME EXTENSION SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS.**  
(District 1)

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**STAFF RECOMMENDATION**

Staff recommends **APPROVAL of a five-year time extension** to May 5, 2029 for the 59.91-acre rezoning (portion of parcel code 219-26-009E) from the RH (Rural Homestead) to the SR-2 (Suburban Ranch Estate) zone subject to modified standard and special conditions as follows:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
  - A. Offsite improvements to Moore Road and Como Drive may be required as determined necessary by the Department of Transportation.
  - B. Offsite improvements shall be required for the access between the rezoning subject property and Como Drive as determined necessary by the Department of Transportation (shown as Street A on the Preliminary Development Plan).
3. Environmental Quality conditions:
  - A. A geologic report shall be provided that contains the results of percolation testing/soil characterization and appropriate depth boring logs for each proposed lot in the subdivision. These tests shall be performed by an Arizona registered professional

engineer, and shall demonstrate that an on-site disposal system can be permitted on each lot. The depth to groundwater shall be provided in this report.

- B. In accordance with R18-5-404, please show, on each proposed lot, suitable locations for an on-site wastewater disposal system and a 100% reserve area. The size of these systems shall be determined from the tests performed as required above, and applied to a hypothetical four bedroom residence (also to be shown on the Tentative Plat). Also, include the design calculations used to size the preliminary and reserve on-site disposal fields. On-site disposal systems may not be located in floodway areas, erosion hazard setbacks, or within fifty feet of washes, whichever is more restrictive.
  - C. Percolation test/soil evaluation holes shall be shown on the Tentative Plat.
4. Flood Control conditions:
- A. ~~Development associated with the rezoning subject property shall meet Critical Basin detention requirements before approval of a tentative plat and/or development plan, as determined necessary and approved by the Flood Control District.~~  
First flush retention shall be provided in Low Impact Development practices distributed throughout the site.
  - B. Off-site improvements shall be required to provide all weather access to the subject site along Street A, as shown on the preliminary development plan, before approval of a tentative plat and/or development plan, as determined necessary and approved by the Flood Control District.
  - C. A letter of intent to serve from a water service provider (Tucson Water) shall be submitted with the tentative plat.
  - D. ~~The applicant shall prepare a water conservation plan with the tentative plat. The plan shall indicate the maximum allowed turf area for each individual lot. The maximum turf area shall be included in the subdivision's recorded CC&R's.~~  
Critical detention basin standards shall be met for on-site flows. Detention basins shall not capture and detain off-site flows.
  - E. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table A such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
5. Wastewater Reclamation conditions:  
The owner / developer shall secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal systems within the rezoning area at the time a tentative plat, development plan or request for building permit is submitted for review.
6. Environmental Planning condition:
- A. Total grading for the rezoning site shall not exceed 492,230 square feet. Maximum grading limits for individual lots shall be determined at the time of platting. The plat shall identify all common areas and those areas on individual lots that are set-aside and reserved from grading as natural open space.
  - B. Upon the effective date of the Ordinance, the owner(s)/~~developer(s)~~ shall have a continuing responsibility to remove invasive non-native species from the property, including those below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the current property owner. ~~Prior to issuance of the Certificate of Compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.~~  
Invasive Non-Native Plant Species Subject to Control:  
Ailanthus altissima                      Tree of Heaven



Alhagi pseudalhagi	Camelthorn
Arundo donax	Giant reed
Brassica tournefortii	Sahara mustard
Bromus rubens	Red brome
Bromus tectorum	Cheatgrass
Centaurea melitensis	Malta starthistle
Centaurea solstitialis	Yellow starthistle
Cortaderia spp.	Pampas grass
Cynodon dactylon	Bermuda grass (excluding sod hybrid)
Digitaria spp.	Crabgrass
Elaeagnus angustifolia	Russian olive
Eragrostis spp.	Lovegrass (excluding E. intermedia, plains lovegrass)
Melinis repens	Natal grass
Mesembryanthemum spp.	Iceplant
<u>Oncosiphon piluliferum</u>	<u>Stinknet</u>
Peganum harmala	African rue
Pennisetum ciliare	Buffelgrass
Pennisetum setaceum	Fountain grass
Rhus lancea	African sumac
Salsola spp.	Russian thistle
Schismus arabicus	Arabian grass
Schismus barbatus	Mediterranean grass
Sorghum halepense	Johnson grass
Tamarix spp.	Tamarisk

- C. Walls or fences shall not be allowed along the perimeter of any lot or on the perimeter of the subject property, except for walls immediately adjacent to the gated entryway; however, walls and fences may be erected within the maximum grading area for each lot established by the subdivision plat. Walls shall not be located within natural open space designated on each individual lot. These restrictions shall be a Permitting Note on the plat.
7. A. A cultural resources mitigation plan (that includes strategies for Preservation and/or Data Recovery) for any identified archaeological sites on the subject property that are not avoided by development shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate.
- B. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
8. The following conditions shall be required in support of County Sustainability Initiatives:
- A. Water harvesting techniques to be employed with subdivision roadway design and individual grading on each individual lot. Roof runoff to be directed into landscaped areas. Swales and micro basins to use stormwater to irrigate vegetation.
- B. The recorded private subdivision Covenants, Conditions, and Restrictions (CC&Rs) shall not prohibit and shall encourage the use of solar energy and other alternative energy sources shall be encouraged and not be prohibited.
- C. Each home shall be oriented for optimal solar orientation, to the maximum extent possible.
- D. Each house shall be built with a greywater stub out.

9. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
10. The property owner shall execute and record the following disclaimer regarding the Private Property Rights Protection Act Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner ~~to~~ any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."
11. Adherence to the preliminary development plan (EXHIBIT C) as approved at public hearing.
12. There shall be a maximum of 18 residences.

Former Regional Flood Control District conditions #4A-D are modified to conditions #4A-E, to delete and add new conditions for providing first flush retention, meeting critical detention basin standards and selecting of water conservation measures to meet up-to-date requirements for the department.

The conditions provided under approved Resolution 2020-19 for other reporting departments are essentially the same conditions other than minor updates for current condition language.

**STAFF REPORT:**

Staff supports the five-year rezoning time extension requested by the applicant, which if approved, will provide a total of 20 years to complete rezoning conditions from the initial approval date by extending the expiration date to May 5, 2029. The initial time limit for an approved rezoning is recommended by staff at five years; and five years is typically the maximum interval of staff recommended time extensions. The applicant states that "at a great expense, the owners worked with neighboring property owners to secure easements and supply potable water to the property" for this rare large lot subdivision. Also, they have worked with "environmental experts to preserve the beautiful natural setting, avoid rock outcrops, archeological resources and significant vegetation, and maintain the most sensitive portions of the site as natural open space." The applicant mentions that there has been interest from builders but would like additional time to find the right buyer for this property. Because of the continued appropriateness of this rezoning, including the rezoning conditions and the site plan layout, staff supports the time extension.

This rezoning consists of approximately 59.91 acres from the RH (Rural Homestead) to the SR-2 (Suburban Ranch Estate) zone for an 18-lot subdivision. The 18 detached single-family residences with a maximum height of 34 feet will be on minimum 1.65-acre lots.

Due to the site's location within the Maeveen Marie Behan Conservation Lands System (CLS) categories designated as Special Species Management Area, Multiple Use Management Area and Important Riparian Area, the preliminary development plan provides 48.4 total acres of natural open space (29.3 acres within individual lots and 19.1 acres outside of lots). A total of 11.3 acres of disturbance provides compliance with rezoning condition #6A.

The rezoning preliminary development plan shows a gated private interior street is planned and shown connecting to proposed RH lots north of the rezoning site. The site is served by Como Bosque Trail but offsite improvements to Moore Road and Como Road may be required per

condition #2A. Staff notes that a tentative plat for the rezoning site and the RH-zoned area was approved on October 19, 2017 (P17TP00003) that included a Landscape Plan, Native Plant Preservation Plan, and Riparian Habitat Mitigation Plan.

The proposed density of approximately 0.3 RAC is compliant with the maximum density allowed of the site's Low Intensity Rural (LIR) plan designation which designates areas for residential uses at densities consistent with rural and resource-based characteristics. The site has no special area or rezoning policies.

The property lies mainly surrounded by RH-zoned unsubdivided parcels with a minimum of 4.12-acres that are either vacant or with single-family residences. The nearest public elementary school is located approximately 2.0 miles to the south. The nearest fire station is located approximately 2.5 miles to the southwest. Tortolita Mountain Park exists one mile north of the site. The Town of Marana jurisdiction is approximately one-quarter mile to the west and the Town of Oro Valley jurisdiction is approximately three-quarters of a mile to the east of the rezoning site.

Due to the continued appropriateness of the slightly higher residential density and extensive open space provided in the approved PDP, staff supports the time extension along with the original and modified standard special conditions.

Staff finds concurrency of infrastructure per reporting agencies subject to off-site road improvement to serve the project site. On-site sewage disposal will be used for each residential lot. Tucson Water did not respond but the site is located within the Tucson Water Obligated Service Area.

Denial of the time extension will cause the site to revert to unrestricted RH zoning which would conform to the LIR plan designation. Closure of the rezoning would not preclude the possibility of a future rezoning.

### **TRANSPORTATION REPORT**

The proposed site is served directly by Como Bosque Trail, an unimproved minor local road with an existing 50 feet of right-of-way. Como Bosque Trail is a deed of easement to the public for road purposes. It is not maintained by the County. Como Drive is approximately 1900 feet in distance to the east. Moore Road is approximately 0.50 miles to the south.

There are no available traffic counts for Como Bosque Trail but the traffic capacity for the road is approximately 9,310 average daily trips (ADT). Como Drive is a 45-mile per hour (mph) posted speed limit, paved, two-lane, County-maintained Urban Minor Collector. The most recent traffic counts for Como Drive are 841 average daily trips (ADT) with an approximate capacity of 11,340 ADT. Moore Road is a 45-mph posted speed limit, paved, two-lane, County-maintained Urban Collector. The most recent traffic counts for Moore Road are 3,511 ADT with an approximate capacity of 11,340 ADT.

The preliminary development plan proposes 18 units that will generate approximately 180 ADT. The surrounding area to the proposed rezoning site is considered rural, therefore the proposed site will not significantly impact the surrounding roadways. There are no Transportation concurrency concerns for the proposed rezoning site.

A Tentative Plat was approved in 2019 for a subdivision with 27 lots that includes this rezoning site. Said Tentative Plat shows proposed improvements for Como Bosque Trail. Como Bosque Trail will not be a County maintained road.

The Department of Transportation has no objection to the rezoning extension subject to existing Transportation conditions #2A-B.

### **FLOOD CONTROL REPORT**

The Regional Flood Control District (District) has reviewed the request and offers the following information:

- This property within the rezoning boundary is not impacted by a Federal Emergency Management Agency floodplain.
- Since the rezoning the District has studied the upper watershed area (*The Canada Agua 1 Wash Floodplain Study*, effective December 3<sup>rd</sup>, 2021) and has mapped a local floodplain that impacts the subject property. A regulatory wash resides within the local floodplain and has an associated erosion hazard setback of 25'. At the time of permitting updated floodplain information shall be used.
- There is a second regulatory wash located along the north boundary of the rezoning and has mapped Regulated Riparian Habitat (RRH) classified as Important Riparian Area with an underlying classification of Xeroriparian Class C. The proposed development is not impacting the regulatory wash and RRH.
- The property is located within a Critical Basin where a 10% reduction is required and the PDP appears to not show the location of detention basin(s). The applicant will be required at the time of permitting to demonstrate the drainage design to provide proposed detention basin(s) to collect on-site flows prior to discharging into the regulatory floodplain. At the time of permitting the 10% reduction through detention shall be addressed in the drainage report.
- First Flush retention is a requirement. Opportunities to retain First Flush throughout a project site shall be prioritized by utilizing Low Impact Development (LID) practices, including within bufferyards and other landscape areas. First Flush is also allowed to be incorporated into detention basins. A condition will be provided to ensure compliance and the project will maximize First Flush Retention through LID practices and in landscape areas.
- A Preliminary Integrated Water Management Plan (PIWMP) is required pursuant to the Pima County Comprehensive Plan for projects greater than five acres in size to be developed. This requirement was initiated by the Board of Supervisors, under the Water Resources Element in 2008 (C07-07-04, Resolution 2008-72). Please see the following link and refer Attachment A and Table A Water Conservation Measures. At the time of development choose enough indoor and outdoor measures from Table A to meet 15 points, provide the filled out table with said measures and indicate on the plan set any outdoor measures that will be used to meet this requirement. A condition will be provided to ensure compliance with the Water Resources Element of the Comprehensive Plan. [a2cb67e6-39eb-4e15-92f9-7803a7cccb16 \(civicplus.com\)](https://www.civicplus.com/a2cb67e6-39eb-4e15-92f9-7803a7cccb16)

In conclusion, the District has no objection to the time extension subject to the modified rezoning conditions listed under #4A-E.

### **WASTEWATER RECLAMATION REPORT**

The Planning Unit of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has no objection to the five-year rezoning time extension request subject to condition #5 and provides the following comment:

- The property is located approx. 2,500 feet west of N. Como Drive and one-half mile northwest of the intersection of W. Moore Road and N. La Cholla Blvd; the area is currently not served by the public sewer system. PCRWRD currently has no plans to extend public



sewers to the area.

**DEPARTMENT OF ENVIRONMENTAL QUALITY**

The Department of Environmental Quality has no objection to the request.

**OSC - ENVIRONMENTAL PLANNING**

OSC- Environmental Planning has no objection to this time extension request subject to rezoning conditions #6A-C.

**CULTURAL RESOURCES**

Cultural Resources has no objection to the time extension subject to rezoning conditions #7A-B.

**UNITED STATES FISH AND WILDLIFE SERVICE**

The United States Fish and Wildlife Service has no concerns but has provided the following comment:

- The parcel is located within the Priority Conservation Area for the Cactus ferruginous pygmy-owl. However, we do not believe the proposed rezoning will affect the pygmy-owl due to the lack of suitable habitat from the intensity of the existing land use and disturbance of the area.

**TOWN OF MARANA**

The Town of Marana does not have any comments or concerns.

**TOWN OF ORO VALLEY**

The Town of Oro Valley has no objection.

**WATER DISTRICT**

Tucson City Water has no comment.

**FIRE DISTRICT**

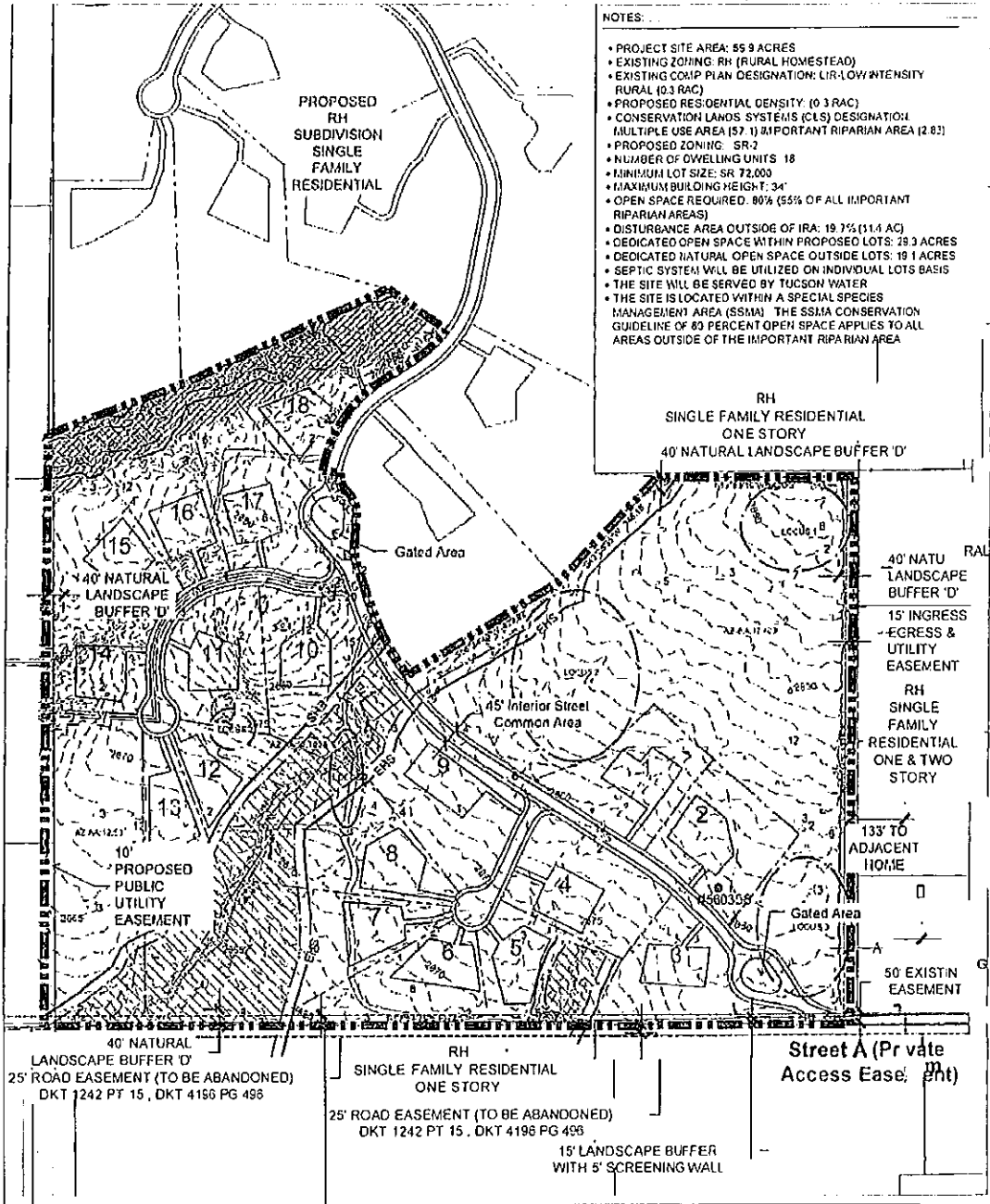
Golder Ranch Fire District has reviewed the request and has no objection. The Fire District will require the development to meet fire flow requirements along with access for fire apparatus.

**TUCSON ELECTRIC POWER**

Tucson Electric Power (TEP) has no objection to this rezoning time extension. The site is located within TEP's service territory and will require a new service application from the owner/developer to extend service to the new location.

TD/DS

c: The Planning Center, Linda Morales, AICP, CEO



- NOTES:**
- PROJECT SITE AREA: 55.9 ACRES
  - EXISTING ZONING: RH (RURAL HOMESTEAD)
  - EXISTING COMP PLAN DESIGNATION: LIR-LOW INTENSITY RURAL (0.3 RAC)
  - PROPOSED RESIDENTIAL DENSITY: (0.3 RAC)
  - CONSERVATION LANDS SYSTEMS (CLS) DESIGNATION: MULTIPLE USE AREA (57.1) & IMPORTANT RIPARIAN AREA (2.83)
  - PROPOSED ZONING: SR-2
  - NUMBER OF DWELLING UNITS: 18
  - MINIMUM LOT SIZE: SR 72,000
  - MAXIMUM BUILDING HEIGHT: 34'
  - OPEN SPACE REQUIRED: 80% (55% OF ALL IMPORTANT RIPARIAN AREAS)
  - DISTURBANCE AREA OUTSIDE OF IRA: 19.7% (11.4 AC)
  - DEDICATED OPEN SPACE WITHIN PROPOSED LOTS: 38.3 ACRES
  - DEDICATED NATURAL OPEN SPACE OUTSIDE LOTS: 19.1 ACRES
  - SEPTIC SYSTEM WILL BE UTILIZED ON INDIVIDUAL LOTS BASIS
  - THE SITE WILL BE SERVED BY TUCSON WATER
  - THE SITE IS LOCATED WITHIN A SPECIAL SPECIES MANAGEMENT AREA (SSMA). THE SSMA CONSERVATION GUIDELINE OF 80 PERCENT OPEN SPACE APPLIES TO ALL AREAS OUTSIDE OF THE IMPORTANT RIPARIAN AREA

**LEGEND:**

	Site Boundary		Important Riparian Area (2.83 Acres)		Building Setback
	1' Elevation Contours		Archaeological Locus		Easement
	Erosion Hazard Setback		Archaeological Sites		Saguaro (110)
	Rock Outcrops		15%-25% Slopes		
	100 Year Floodplain		25%+ Slopes		
	Conceptual Building Envelopes		Preliminary 404 Jurisdictional Washes		
	Landscape Buffer 'D'		Existing Well Site		

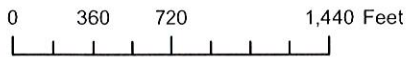
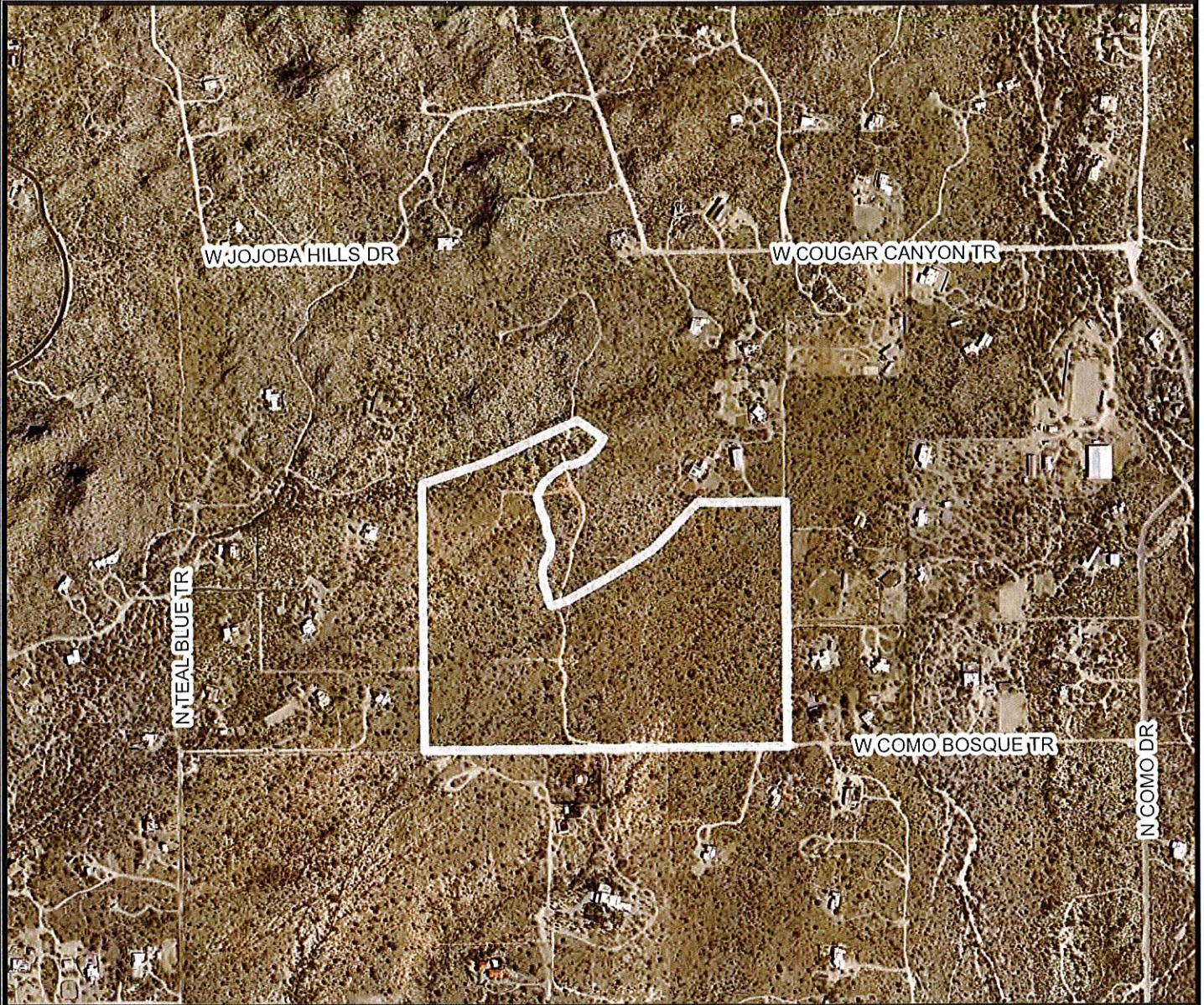
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 THE PLANNING CENTER  
 16000 01 PLANNING CENTER DRIVE, PHOENIX, AZ 85018  
 60311





**Case #: Co9-07-21 STEWART TITLE & TRUST TR 3652 -  
N. COMO DRIVE REZONING**

Tax Code(s): Ptn of 219-26-009E

**Aerial Exhibit**



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

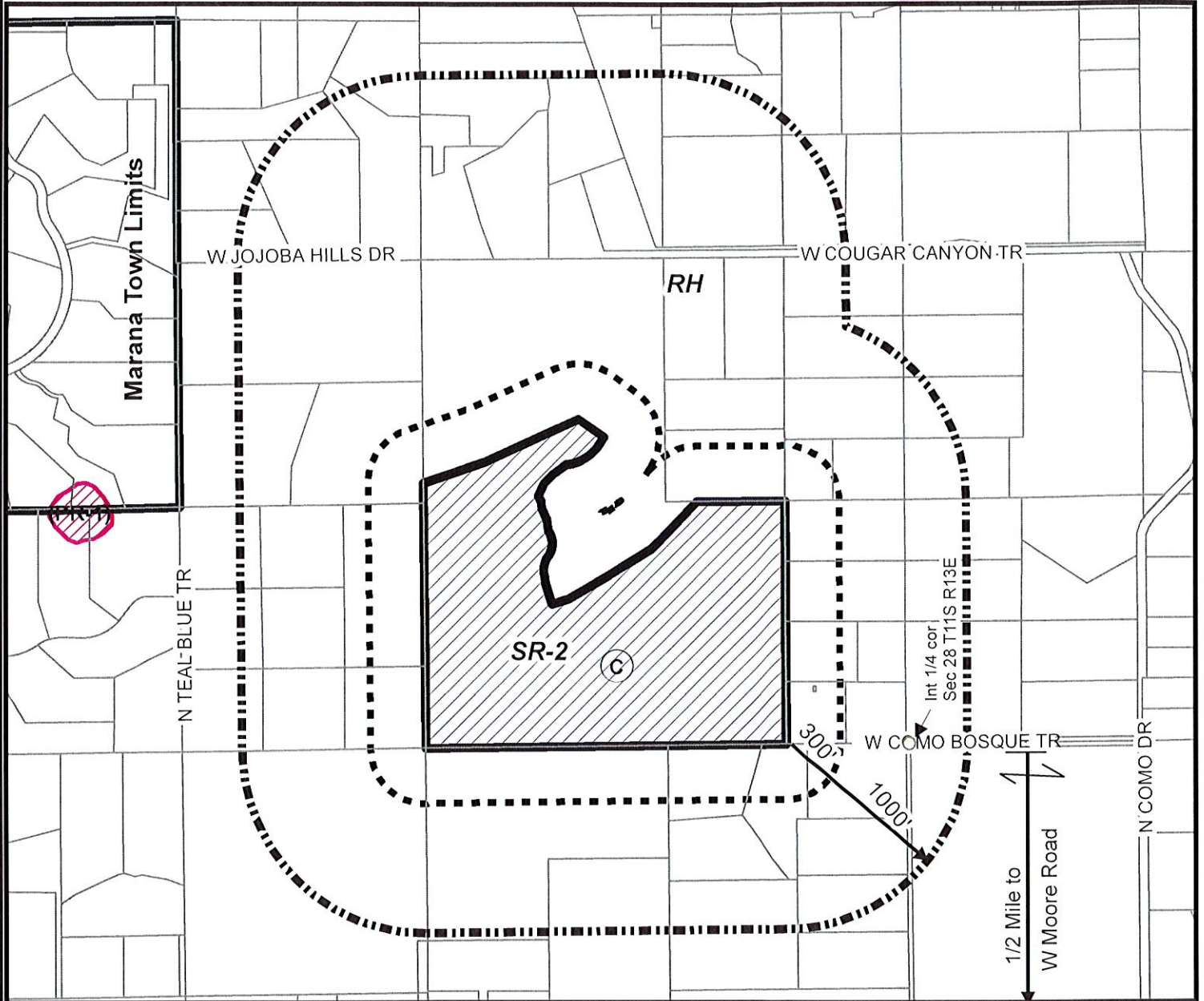
	Notes: <b>Rezoning Time Extension</b>		
	Ref Case #: P24SA00001		
	Map Scale: 1:10,000	Map Date: 5/31/2024 - ds	



# Case #: Co9-07-21- STEWART TITLE & TRUST TR 3652 - N. COMO DRIVE REZONING

Tax Code(s): Ptn of 219-26-009E

-  1000' Notification Area
-  Subject Property
-  300' Notification Area
-  Protected Peaks and Ridges - Level 1



0 360 720 1,440 Feet

## PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION



Notes: **Rezoning Time Extension**

PIMA COUNTY COMPREHENSIVE PLAN C07-13-10

Board of Supervisors Hearing: 7/2/2024

Ref Case #: P24SA00001

Base Map(s): 351

Map Scale: 1:10,000

Map Date: 5/30/2024 - ds







## Land Use Legend and Map

### **Low Intensity Rural (LIR)**

Objective: To designate areas for residential uses at densities consistent with rural and resource-based characteristics.

- Residential Gross Density: Minimum- none; Maximum- 0.3 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 0.3 RAC

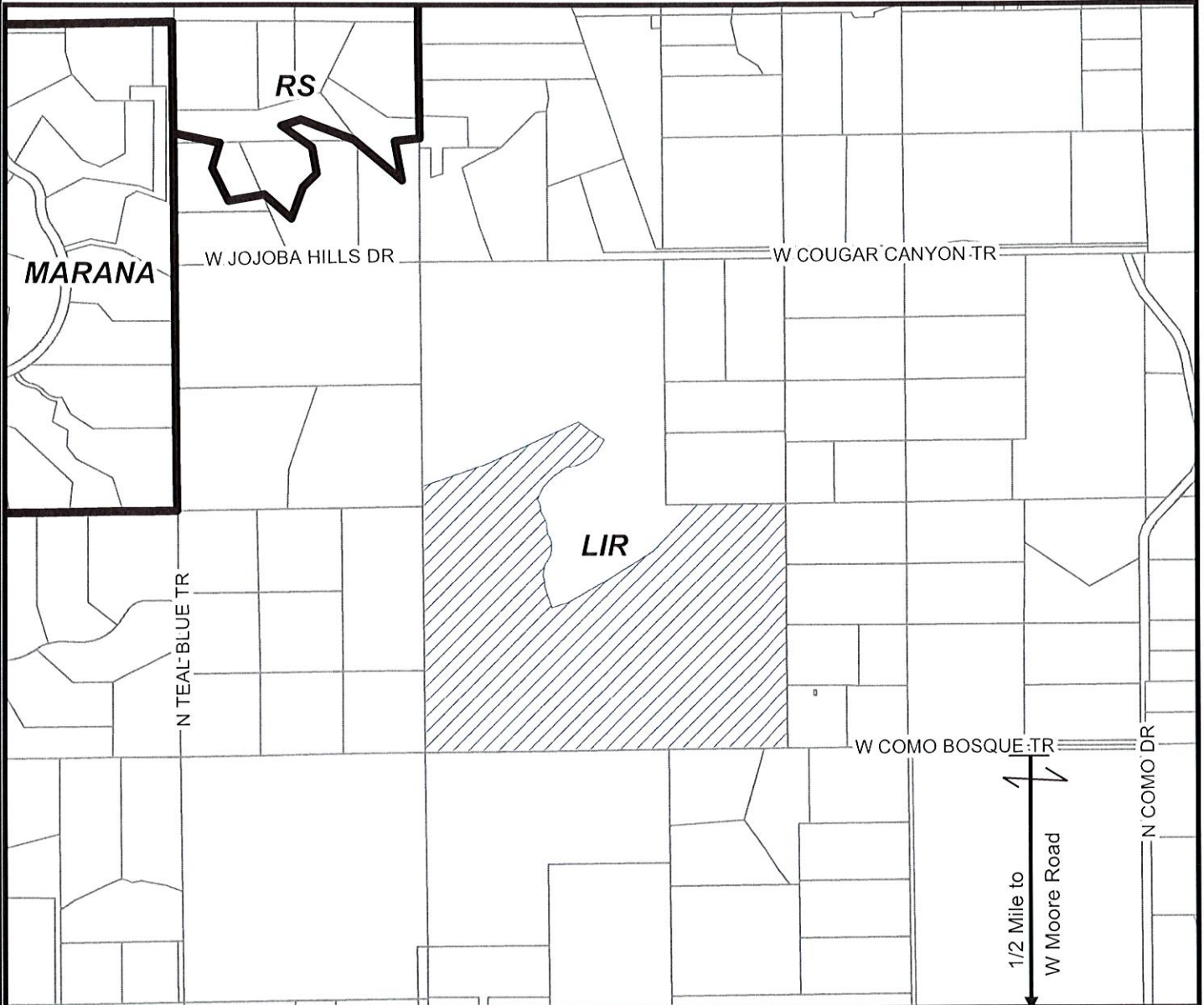
**Case #: Co9-07-21 STEWART TITLE & TRUST TR 3652 -  
N. COMO DRIVE REZONING**

Tax Code(s): Ptn of 219-26-009E

Comprehensive Plan Exhibit



Subject Property



1/2 Mile to  
W Moore Road

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

	Notes: <b>Rezoning Time Extension</b>	
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10	
	Ref Case #: P24SA00001	
	Map Scale: 1:10,000      Map Date: 5/31/2024 - ds	



201 N. Stone Avenue, Tucson, AZ 85701  
(520) 724-9000  
www.pima.gov/developmentservices

## BIOLOGICAL IMPACT REPORT

*(Not applicable for rezonings that require a site analysis)*

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

**INSTRUCTIONS FOR SAVING FORM:** 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

**Project ID** (*case no., APN no., address, or other identifying info*):

Saguaro Ridge Estates - Co9-07-21 - APN: 219-26-009E

### **Part I. Information Provided by Pima County Staff**

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) NA  
 Important Riparian Area  
 Biological Core  
 Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? Yes
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? Yes
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
5. Is the project located within a Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl: Yes
  - b. Western burrowing owl: No
  - c. Pima pineapple cactus: No
  - d. Needle-spined pineapple cactus: No

**Part II. Information Provided by the Applicant**

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No  
If yes, provide a summary of those communications:
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No		No
Western burrowing owl	No		No
Pima pineapple cactus	No		No
Needle-spined pineapple cactus	No		No

Questions about this form?  
Contact the Office of Sustainability and Conservation at (520) 724-6940.



April 26, 2024

Donna Spicola  
Senior Planner, Planning Department  
Pima County Development Services  
201 North Stone Avenue  
Tucson, AZ 85701

**SUBJECT: TIME EXTENSION REQUEST: Co9-07-21 – North Como Drive Rezoning**

Dear Ms. Spicola:

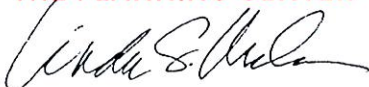
On behalf of Stewart Title & Trust TR 3652, landowners of the subject property, we request a 5-year time extension for rezoning Case #Co9-07-21, North Como Drive Rezoning. The project site is approximately 99 acres, and the rezoned area is approximately 59.91 acres. It is located roughly 2,000 feet west of Como Drive in Township 11 South, Range 13 East, Section 28. The County Assessor's Parcel Number is 219-26-009E. A location map is attached.

This proposed subdivision is somewhat rare in the Tucson metro housing market, featuring large lots and designated gradable areas for the homes. It was carefully designed working hand-in-hand with environmental experts to preserve the beautiful natural setting, avoid rock outcrops, archeological resources and significant vegetation, and maintain the most sensitive portions of the site as natural undisturbed open space in line with the Conservation Lands System. At great expense, the owners worked with neighboring property owners to secure easements and supply potable water to the property.

While the overall housing market has been strong, this property requires a unique approach to homebuilding. The owner has had strong interest from builders but has not yet sold the property. They plan to use this additional time to continue to find the right buyer to build this special, exceptional community. Thank you for your consideration.

Sincerely,

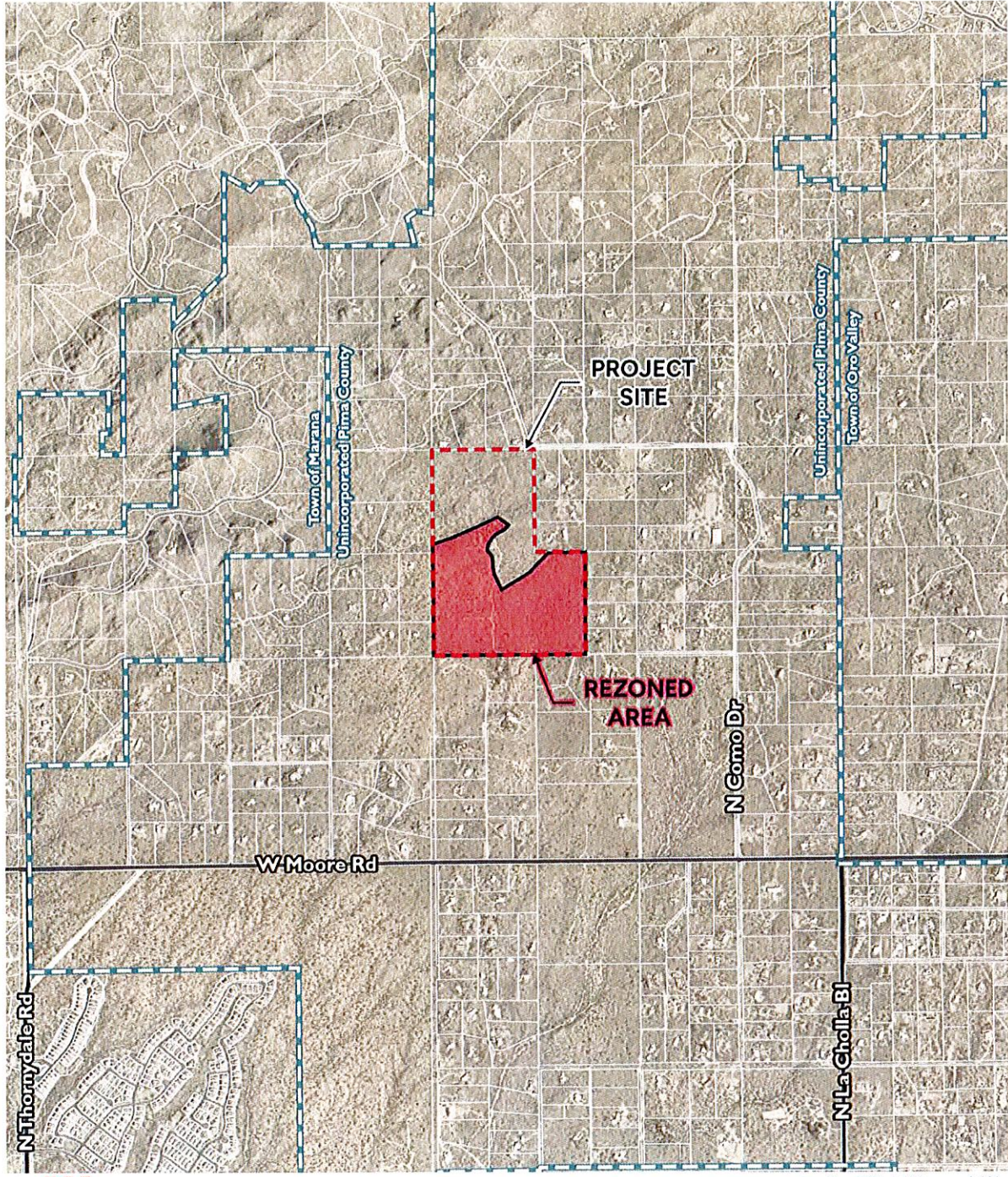
**THE PLANNING CENTER**



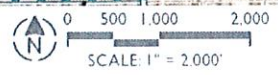
Linda S. Morales, AICP  
CEO







- LEGEND**
- Project Site
  - Rezoned Area
  - Parcels
  - Jurisdictional Boundary
  - Major Streets



SOURCE: Pima County GIS, 2024  
 PROJECT: AAA-04 Maps  
 FILE NAME: Location Map DATE: 3/22/2024



April 17, 2024

Pima County Development Services  
201 North Stone Avenue  
Tucson, AZ 85701

**Subject: Rezoning Time Extension for Saguaro Ridge Estates**  
**On Tax Parcel: 219-26-009E**  
**AAA-04**

Pima County Development Services:

On behalf of Stewart Title & Trust of Tucson, an Arizona corporation, whose Trust No. 3652 is the owner of the above-referenced tax parcel, I hereby authorize The Planning Center to act as the agent for said Trust throughout the rezoning time extension application process.

The beneficiaries of the said Trust are disclosed in Docket 13105 at page 2804, a copy of which is attached hereto, and the current mailing address for all of the beneficiaries is 1661 N. Swan, Suite 234, Tucson, AZ 85712.

Sincerely,

STEWART TITLE & TRUST of TUCSON an Arizona corporation as Trustee under Trust 3652 and not otherwise,

By:

  
Erik Zwerk, Trust Officer

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F. ANN RODRIGUEZ, RECORDER  
RECORDED BY: D  
DEPUTY RECORDER  
9999 ESI  
TSTTI  
STEWART TITLE  
PICK UP



SOCKET: 13105  
PAGE: 2804  
NO. OF PAGES: 1  
SEQUENCE: 20071440714  
DATE: 07/26/2007  
DECTR 16:05  
PICKUP  
AMOUNT PAID \$ 9.00

DECLARATION OF TRUST AND AFFIDAVIT

STEWART TITLE & TRUST OF TUCSON, an Arizona corporation, was employed to act in a Trustee capacity under its Trust No. 3652 and hereby declares that it has acquired title to various parcels of property in the name of Trust No. 3652.

The beneficiary (ies) of said Trust No. 3652 is (are):

<u>NAME</u>	<u>ADDRESS</u>
MICHAEL J. ABOUD & SALLY ABOUD	c/o ABOUD & ABOUD 100 N. Stone, 3rd floor Tucson, AZ 85701
JOHN E. ABOUD	" "
PAULA A. ABOUD	" "
A. JEAN ABOUD	" "
SHELLEY LYNN ABOUD	" "
JEFFREY M. HOLZMAN & LESLIE ABOUD HOLZMAN	" "
ABOUD & ABOUD, P.C. PROFIT SHARING PLAN	" "

Properties in Section 28-11-13

Dated this 26th day of JULY, 2007.

STEWART TITLE & TRUST OF TUCSON, an Arizona corporation, as Trustee under Trust No. 3652, as trustee only and not otherwise.  
  
Pat Spaulding Trust Officer

STATE OF ARIZONA )  
                          ) ss:  
County of Pima )

This Instrument was acknowledged before me this 26th day of JULY, 2007 by Pat Spaulding as Trust Officer for Stewart Title & Trust of Tucson, an Arizona corporation, as trustee only & not otherwise.

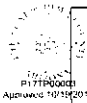
My Commis   
OFFICIAL SEAL  
CAROL A. CASTRO  
Notary Public - Arizona  
PIMA COUNTY  
My Comm Exp 5/18/2008

Notary Public

WHEN RECORDED, RETURN TO: STEWART TITLE, TRUST DEPT. ATTN: Pat S.

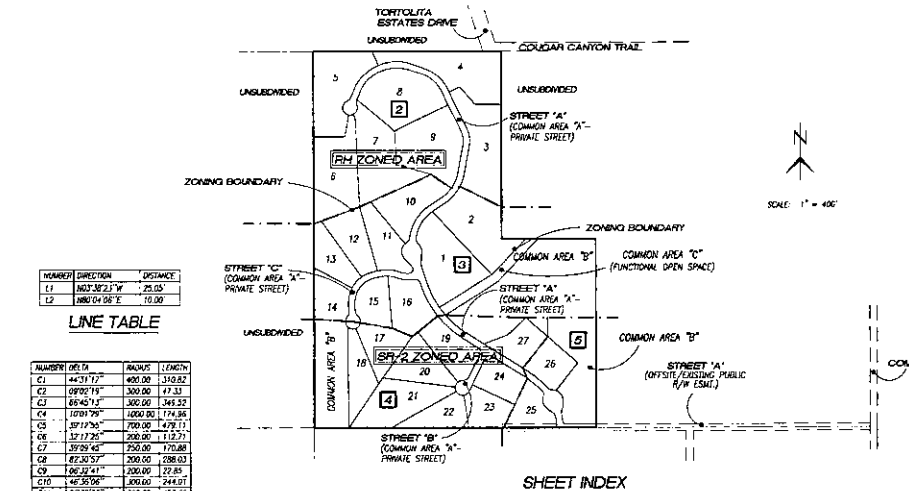
1  
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### GENERAL NOTES

- THE GROSS AREA OF THE SUBDIVISION IS 99.6 ACRES
- CROSS DENSITY IS .27 RNC
- ACCESSORY'S TAX PARCEL # IS 219-26-006F
- EXISTING ZONING FOR LOTS 1-9 IS SR-2 (SEE "SHEET INDEX," THIS SHEET)
- CONVENTIONAL ZONING FOR LOTS 10-27 IS SR-2 (SEE "SHEET INDEX," THIS SHEET)
- THE USE OF THIS PLAT IS SINGLE FAMILY RESIDENTIAL AND IS PERMITTED IN ACCORDANCE WITH SECTION 16.1.002(A.1) AND 16.1.002(A.2) OF THE ZONING CODE
- COMO DRIVE IS THE NEAREST PAVED ACCESS MAINTAINED BY PIMA COUNTY WHICH SERVES THIS SUBDIVISION. IT IS APPROXIMATELY 1945 FEET AWAY FROM THIS SUBDIVISION.
- TOTAL MILES OF NEW PRIVATE STREETS = 1.0 MILE
- THE WATER COMPANY THAT WILL SERVICE THIS SUBDIVISION IS TUCSON WATER
- SOILS DISPOSAL FOR ALL LOTS WILL BE BY PRIVATE ON-SITE DISPOSAL SYSTEMS. BASED UPON PRELIMINARY SOIL ADSORPTION RATE TESTING AT THE LOCATIONS SHOWN HEREON, SOME LOTS MAY ALLOW A CONVENTIONAL SEPTIC SYSTEM, AND ALL LOTS (BASED UPON LIMITED SURFACE TESTING) MAY REQUIRE AN ALTERNATIVE SYSTEM (SUCH AS A LIMITED TRENCH-SEWERAGE U.S.D. WHICH MAY COST SUBSTANTIALLY MORE THAN STANDARD SYSTEMS) AND MUST BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF ARIZONA, BASED UPON ADDITIONAL TESTING AT THE FINAL LOCATION OF THE DISPOSAL SYSTEM AT THE TIME OF SEPTIC SYSTEM PERMITTING.
- THE BASIS OF READING FOR THIS SUBDIVISION IS THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 11 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA. SMO BEARING BEING SOUTH 88DEG49' WEST; AS SHOWN HEREON.
- THE BASIS OF READING FOR THIS SUBDIVISION IS A STANDARD GRID STRAIGHT TO AND FROM 1978 28.23 U.S. DEPARTMENT OF THE INTERIOR LOCATED 12.00 FEET WEST OF THE ROAD CORNER SOUTH 60 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA AND SALT RIVER MERIDIAN BEING 2824.97 (NAD83) DATUM.
- THIS PROJECT IS SUBJECT TO THE HILLSIDE DEVELOPMENT OVERLAY ZONE. SEE "OVERLAY X-SLOPE CONFORMANCE" CHART BELOW.
- NEW ZONING 16.1.002(A.1) THIS PROJECT IS EXEMPT AS ALL 15% SLOPES ARE EXCLUDED FROM THOSE AREAS PROPOSED FOR GRADING. AT THE TIME OF HOME PERMITTING FOR INDIVIDUAL LOTS, MEASUREMENTS OF SLOPE (16.1.002(A.1)) WILL BE ADDRESSED IF ANY DRAINAGE DEVELOPMENTS EXIST WITHIN THE 15% SLOPE AREAS.
- NATURAL WETLANDS, PARKS AND PRESERVATION IN-LIQUID FEET OF 831,784.00 SHALL BE PAID AT THE TIME THE 20TH LOT FOR THE SUBDIVISION ASSURANCES IS RELEASED.
- LOTS 3, 6, 7, 9, 10, 11, 12, 13, 16, 17, 18, 20 AND 21 ARE IMPACTED BY REGULATORY FLOODPLAIN LIMITS AND EROSION HAZARD STANDARDS. DEVELOPMENT ON THESE LOTS REQUIRES FLOOD CONTROL, EROSION CONTROL AND APPROVAL FROM THE DIVISION OF WATER RESOURCES.
- TO PREVENT ADVERSE IMPACTS TO SURROUNDING PROPERTIES, THE GRADING AND IMPROVEMENTS ON ANY LOT THAT IS IMPACTED BY EXISTING DRAINAGE PATTERNS FROM FLOOD SHALL BE WITHIN THE REGULATORY FLOODPLAIN LIMITS AND APPROVAL FROM THE DIVISION OF WATER RESOURCES.
- RETENTION/PREVENTION REQUIREMENTS FOR THIS PROJECT HAVE BEEN MET BY THE REGIONAL FLOOD CONTROL DISTRICT. THE OWNER WILL PAY A FEE IN-LIQUID OF PREVENTION/RETENTION FACILITIES.
- THIS PROJECT IS IMPACTED BY REGULATED RIPARIAN HABITAT AS DEFINED ON THIS PLAT AND SUBJECT TO THE RIPARIAN CLASSIFICATION MAPS ADOPTED UNDER ORDINANCE NO. 2005-102, TITLE 16 OF THE PIMA COUNTY CODE. SEE ALSO "RIPARIAN HABITAT CALCULATIONS" CHART BELOW.
- CONSTRUCTION OF THE OFFSITE RIPARIAN CONNECTION FROM THE SOUTHWEST CORNER OF THE SUBDIVISION BOUNDARY TO COMO DRIVE SHALL BE COMPLETED PRIOR TO THE RELEASE OF ANY ASSURANCES. THESE IMPROVEMENTS SHALL INCLUDE ANY AND ALL PAVING, DRAINAGE, EROSION PROTECTION AND STORAGE IMPROVEMENTS AS SHOWN ON THE APPROVED IMPROVEMENT PLANS TO PROVIDE FUTURE ACCESS TO THE SUBDIVISION.
- THE POSTED SPEED LIMIT FOR COMO DRIVE IS 25 MPH.
- ADDITIONAL SURVEY AND/OR ANCHORING MAY BE REQUIRED PRIOR TO THE RELEASE OF A TYPE 9 GRADING PLANS BASED ON REVIEW OF THE AERIAL PHOTO SURVEY FOR THIS PROJECT.
- THIS SUBDIVISION IS SUBJECT TO RECORD OF SURVEYS BEING CONDUCTED IN CASE NUMBER 049-07-27 AS APPROVED ON MAY 5, 2008 AND AS UPDATED ON JULY 2, 2015. THE FOLLOWING CONDITIONS APPLY TO THIS RECORD OF SURVEY:
  - PRECISE IMPROVEMENTS SHALL BE REQUIRED FOR THE ACCESS BETWEEN THE RECORDING SUBJECT PROPERTY AND COMO DRIVE AS DETERMINED NECESSARY BY THE DEPARTMENT OF TRANSPORTATION.
  - PRECISE IMPROVEMENTS SHALL BE REQUIRED TO PROVIDE ALL NEAREST ACCESS TO THE SUBJECT SITE ALONG STREET A AS SHOWN ON THE PRELIMINARY DEVELOPMENT PLAN, BEFORE APPROVAL OF A TENTATIVE PLAT AND/OR DEVELOPMENT PLAN, AS DETERMINED NECESSARY AND APPROVED BY THE FLOOD CONTROL DISTRICT.
  - THE OWNER/DEVELOPER SHALL SECURE APPROVAL FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY TO USE ON-SITE STORAGE DISPOSAL SYSTEMS WITHIN THE RIPARIAN AREA AT THE TIME OF TENTATIVE PLAT, DEVELOPMENT PLAN OR REQUEST FOR BUILDING PERMIT IS SUBMITTED FOR REVIEW.
  - TOTAL GRADING FOR THE RECORDING SITE SHALL NOT EXCEED 492,230 SQUARE FEET. MAXIMUM GRADING SLOPES FOR INDIVIDUAL LOTS SHALL BE DETERMINED AT THE TIME OF PERMITTING. THE PLAT SHALL REFLECT ALL COMMON AREAS AND THOSE AREAS ON INDIVIDUAL LOTS THAT ARE SET-ASIDE AND RESERVED FROM GRADING AS NATURAL OPEN SPACE.
  - WALLS OR FENCES SHALL NOT BE ALLOWED ALONG THE PERIMETER OF ANY LOT OR ON THE PERIMETER OF THE SUBJECT PROPERTY, EXCEPT FOR WALLS IMMEDIATELY ADJACENT TO THE GATED ENTRANCE. HOWEVER, WALLS AND FENCES MAY BE ERRECTED WITHIN THE RIPARIAN HABITAT AREA FOR EACH LOT ESTABLISHED BY THE SUBDIVISION PLAT. WALLS SHALL NOT BE LOCATED WITHIN NATURAL OPEN SPACE DESCRIBED ON EACH INDIVIDUAL LOT. THESE RESTRICTIONS SHALL BE A PERMANENT NOTE ON THE PLAT. EACH WALL SHALL BE ORIENTED FOR OPTIMAL SOLAR ORIENTATION TO THE MAXIMUM EXTENT POSSIBLE. GOLF COURSE SHALL BE BUILT WITH A GREYWATER SUE OUT.
- PER SUBDIVISION AND DEVELOPMENT STREET STANDARDS ADDENDUM AS APPROVED ON 2/4/09, THE FOLLOWING NOTES ARE PROVIDED:
  - CUT-OF WALLS WILL BE PROVIDED ALONG BOTH SIDES OF THE ROAD ACROSS THE FULL WIDTH OF THE FLOODPLAIN.
  - ALL WEATHER ACCESS, AS DEFINED BY THE PIMA COUNTY FLOODPLAIN AND EROSION HAZARD MANAGEMENT ORDINANCE, IS NOT PERMITTED TO PARALLEL WITHIN THIS SUBDIVISION AND THE ACCESS ROAD IS SUSCEPTIBLE TO FLOW DURING RAIN IN EXCESS OF 1.0 DRAINAGE HOUR GROUND EVENTS - THE ACCESS ROAD FROM COMO DRIVE TO THIS SUBDIVISION IS NOT A COUNTY-MAINTAINED ROAD.
- WETLANDS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED 50 AS NOT TO INTERFERE WITH A VISIBILITY PLAT DESCRIBED BY TWO (2) HORIZONTAL LINES LOCATED 30 FEET AND 72 FEET ABOVE FINISHED GRADE OF THE HIGHWAY.
- THE TOTAL NUMBER OF LOTS IS 27.
- NATURAL OPEN SPACE AREAS ARE DELINEATED AS "N.O.S. AREA" WITHIN LOTS 1 - 9 AND "SR-2" NATURAL OPEN SPACE AREAS (OWNS) TO BE DETERMINED AT TIME OF PERMITTING FROM LOTS 10 - 27.
- A SINGLE LOT NATIVE PLANT PRESERVATION PLAN IS REQUIRED FOR LOTS 10-27, REGARDLESS OF THE AMOUNT OF GRADING.



#### LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	NAD-3023.23' W	25.05
L2	NAD-16.02' E	70.00

#### CURVE TABLE

NUMBER	ORIGIN	RAIUS	LENGTH
C1	44.71717°	405.00	310.82
C2	09.0219°	300.00	47.33
C3	86.4513°	300.00	345.92
C4	10.0799°	1000.00	174.84
C5	1.07125°	700.00	479.71
C6	37.1724°	200.00	110.27
C7	10.7874°	700.00	170.88
C8	82.4037°	200.00	228.63
C9	06.3247°	300.00	72.85
C10	14.2650°	300.00	244.97
C11	1.82383°	300.00	433.92
C12	35.0948°	150.00	171.56
C13	44.9419°	290.00	227.33

### RIPARIAN HABITAT CALCULATIONS

#### ON-SITE

"RIPARIAN" RIPARIAN AREA WITH UNDERLYING TERRESTRIAL CLASS (B):  
 AMOUNT OF EXISTING "RIPARIAN" RIPARIAN HABITAT DISTURBANCE: 5.88 ACRES  
 PERCENTAGE OF ON-SITE DISTURBED "RIPARIAN" RIPARIAN HABITAT: 3.2%

#### OFF-SITE/ACCESS ROAD

TOTAL "RIPARIAN" RIPARIAN AREA WITH UNDERLYING TERRESTRIAL CLASS (B): 2.3 ACRES  
 AMOUNT OF EXISTING OFF-SITE ACCESS ROAD "RIPARIAN" RIPARIAN HABITAT DISTURBANCE: 16 ACRES  
 AMOUNT OF NEW OFF-SITE ACCESS ROAD "RIPARIAN" RIPARIAN HABITAT DISTURBANCE: 16 ACRES  
 PERCENTAGE OF EXISTING AND NEW ACCESS ROAD DISTURBED "RIPARIAN" RIPARIAN HABITAT: 68.5%

TOTAL "RIPARIAN" RIPARIAN CLASS (B): 1.23 ACRES  
 AMOUNT OF EXISTING OFF-SITE ACCESS ROAD "RIPARIAN" RIPARIAN HABITAT DISTURBANCE: 40 ACRES  
 AMOUNT OF NEW OFF-SITE ACCESS ROAD "RIPARIAN" RIPARIAN HABITAT DISTURBANCE: 40 ACRES  
 PERCENTAGE OF EXISTING AND NEW ACCESS ROAD DISTURBED "RIPARIAN" RIPARIAN HABITAT: 67.0%

#### NOTES:

- OFF-SITE ACCESS ROAD EASEMENT WAS GRANTED PER DECRET 1242/115 AND 4196/496
- THE EXISTING ACCESS/UTILITY EASEMENT WAS NOT UTILIZED DUE TO THE PRESERVATION OF ROCK OUTCROPPINGS, CONCRETIZED AS NOT, AND SOLS CONDITIONS NORTH OF THE REGULATED RIPARIAN HABITAT AREA ("RIPARIAN"). THE PROPOSED LOCATION FOR THE ROAD GRADING WAS SELECTED FOR ITS MINOR IMPACT WITHIN THIS UNIMPACTED AREA.

AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED OFF-SITE AND OFF-SITE (1.18 ACRES) DOES REQUIRE A RIPARIAN MITIGATION AREA  
 TOTAL AMOUNT OF RIPARIAN MITIGATION AREA PROVIDED ON THIS PROJECT: 1.2 ACRES

### NATURAL OPEN SPACE ("N.O.S.") CHART (RH ZONED AREA)

TOTAL PROJECT AREA	99.6 ACRES
TOTAL AREA OF NATURAL OPEN SPACE (N.O.S.) (EASEMENT TO BE GRANTED BY FINAL PLAT)	120.0 ACRES
PERCENTAGE OF OPEN SPACE	100%

### NATURAL OPEN SPACE ("N.O.S.") CHART (SR-2 ZONED AREA)

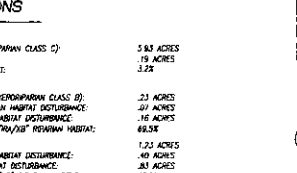
TOTAL PROJECT AREA	59.9 ACRES (2,611,097 S.F.)
TOTAL NATURAL GRADING S.F. (PER RECORDING CONDITION (B)) ALLOWED	113.3 ACRES (4,922,230 S.F.)
NATURAL GRADING S.F. PROPOSED:	58.8 ACRES (2,511,697 S.F.)
- GRADING WITHIN COMMON AREA "A" (PRIVATE STREET)	3.9 ACRES (168,817 S.F.)
- GRADING WITHIN COMMON AREA "B" (FUNCTIONAL OPEN SPACE)	0.0 ACRES
- GRADING WITHIN COMMON AREA "C" (FUNCTIONAL OPEN SPACE)	0.0 ACRES
- ON-LOT DISTURBANCE ALLOWANCE WITHIN LOTS 10 - 27 (SEE SHEETS J - K)	74.4 ACRES (3,233,375 S.F.)

\* NOTES:  
 - COMMON AREA "B" (FUNCTIONAL OPEN SPACE) TOTAL: 16.3 ACRES  
 - FINAL SPECIFIC LOCATION/CONTOUR OF DISTURBANCE AREA WITHIN LOTS 10 - 27 WILL BE DELINEATED AT THE TIME OF INDIVIDUAL BUILDING PERMIT.

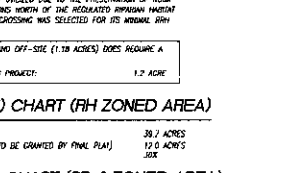
### TABLE OF ALLOWABLE DISTURBANCE FOR SR-2 ZONED AREA (LOTS 10-27)

LOT #	DISTURBANCE	LOT #	DISTURBANCE
10	18,425 SF	16	18,400 SF
11	17,000 SF	17	18,475 SF
12	18,475 SF	18	18,425 SF
13	17,350 SF	19	17,000 SF
14	18,250 SF	20	18,000 SF
15	18,000 SF	21	18,000 SF
		22	18,250 SF
		23	17,375 SF

### TYPICAL PRIVATE ROADWAY X-SECTION

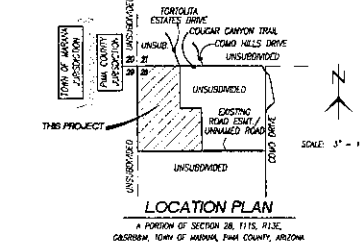


### TYPICAL EXISTING PUBLIC ROADWAY EASEMENT/ROADWAY IMPROVEMENTS X-SECTION



### AVERAGE X-SLOPE COMPUTATIONS

X' = GROSS AREA OF SUBDIVISION: 99.6 AC  
 Y' = CONTOUR INTERVAL: 5 FEET  
 Z' = LENGTH OF CONTOUR: 36,288 FT  
 CONN. OF "X" INTO "ZONES" X 100%  
 AVERAGE X-SLOPE CALCULATION:  $\frac{Y' \times Z'}{X' \times 100} = \frac{5 \times 36,288}{99.6 \times 100} = 0.035$



### LEGEND

- SUBDIVISION BOUNDARY
- WATERLINE
- SURVEY MONUMENT TO BE SET
- SET 1/2" P.V. PROPERTY CORNER OR FOUND MONUMENT AS SHOWN
- EXISTING PUBLIC RIGHT-OF-WAY
- EXISTING LINE
- EXISTING WATER
- NEW WATER
- DRAINAGE CONTOURS
- 100 YEAR FLOODING LINE (7.5% I.P.)
- FEAR FLOODING LINE (7.5% F.P.I.)
- EROSION CONTROL LINE (7.5% L.)
- 45% JURISDICTIONAL LIMITS (HIGH LIMITS)
- HILLSIDE DEVELOPMENT ZONE (70% 15% SLOPE AREAS (SEE ALSO NOTE #12))
- RIPARIAN MITIGATION AREA
- "RIPARIAN" RIPARIAN AREA (IMPORTANT RIPARIAN AREA WITH UNDERLYING TERRESTRIAL CLASS (B))
- "RIPARIAN" RIPARIAN AREA (IMPORTANT RIPARIAN AREA WITH UNDERLYING TERRESTRIAL CLASS (C)) ON "RIPARIAN" RIPARIAN AREA (RIPARIAN (B)), PER PLAN VIEW. (SEE ALSO RIPARIAN HABITAT CALCULATIONS CHART, THIS SHEET)
- PUBLIC UTILITY EASEMENT TO BE GRANTED BY FINAL PLAT (10' STRIP EASTWEST EXCEPT WHERE SHOWN)
- N.A.E. NO-VEHICULAR-ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT
- CUT-OFF WALL
- NEW PAVEMENT
- FIXEDS PAVEMENT
- DRAINAGE CONCENTRATION
- 100 YEAR WATER SURFACE ELEVATION
- PRELIMINARY SPOT GRADES
- FLOW ARROW
- SHEET INDEX
- THEORETICAL BUILDING ENVELOPE & PRELIMINARY PRIMARY RESERVE LEACH FIELD LOCATIONS FOR INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM (SIZES VARY - SEE PLAN VIEW; SEE ALSO GENERAL NOTE #2)
- THEORETICAL BUILDING ENVELOPE & PRELIMINARY ENVIRONMENTAL PROTECTION BED LOCATIONS. SEE ALSO GENERAL NOTE #2
- PRECEDENCE TEST LOCATION FOR SEPTIC
- N.O.S./NATURAL OPEN SPACE
- CHARTS, THIS SHEET
- OWNS
- NATURAL
- JURISDICTIONAL LIMITS (SEE LOCATION PLAN)
- SIGHT VISIBILITY TRIANGLES - 100' (HEAD), 100' (TAIL)

### OWNER/DEVELOPER:

STEWART TITLE & TRUST #3652  
 C/O: ANDREW & ANDREA, P.C.  
 1661 N. SHAW ROAD, SUITE 214  
 TUCSON, ARIZONA 85712  
 PHONE: 520-883-9727

#P177P0003 REF: CD# 07 21; P1208-089 ADMINISTRATIVE ADDRESS: 13253 N. COMO DRIVE

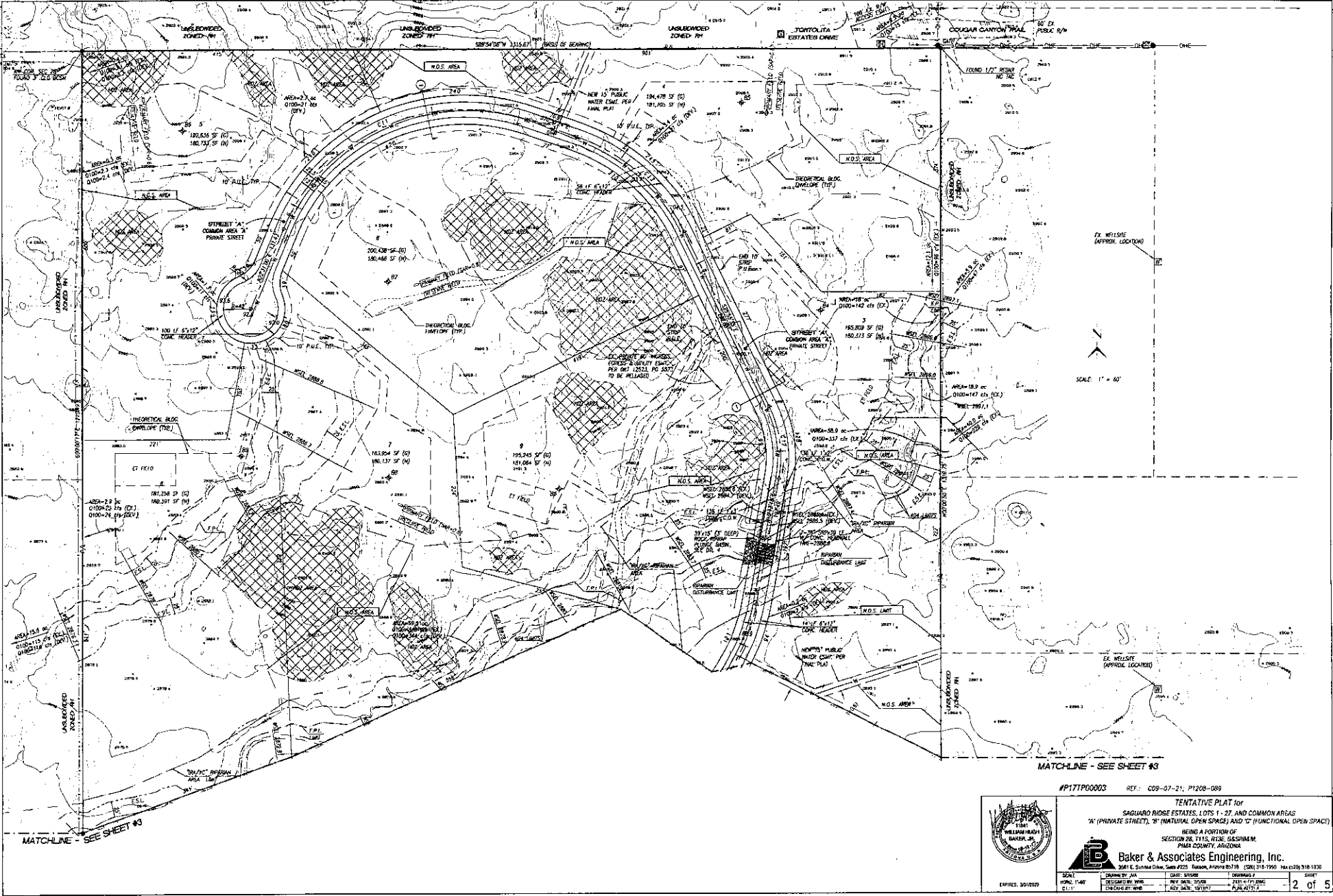
TENTATIVE PLAT FOR SAGUARO RIDGE ESTATES, LOTS 1 - 27, AND COMMON AREAS "A" (PRIVATE STREET), "B" (FUNCTIONAL OPEN SPACE) AND "C" (FUNCTIONAL OPEN SPACE)

BEING A PORTION OF SECTION 28, T11S, R11E, S6ASRPM, PIMA COUNTY, ARIZONA

**Baker & Associates Engineering, Inc.**  
 5061 E. Sunrise Drive, Suite 2215, Tucson, Arizona 85718 (520) 286-1920 Fax (520) 318-1230

SCALE: HORIZ. 1"=400' VERT. 1"=20' PLAN 1"=100' SHEET: 1 OF 5

Approved 10/11/11



EX. WELLSITE (APPROX. LOCATION)

SCALE: 1" = 40'

EX. WELLSITE (APPROX. LOCATION)

MATCHLINE - SEE SHEET #3

MATCHLINE - SEE SHEET #3

#P171P0003 REF: COP-07-21, P1208-089

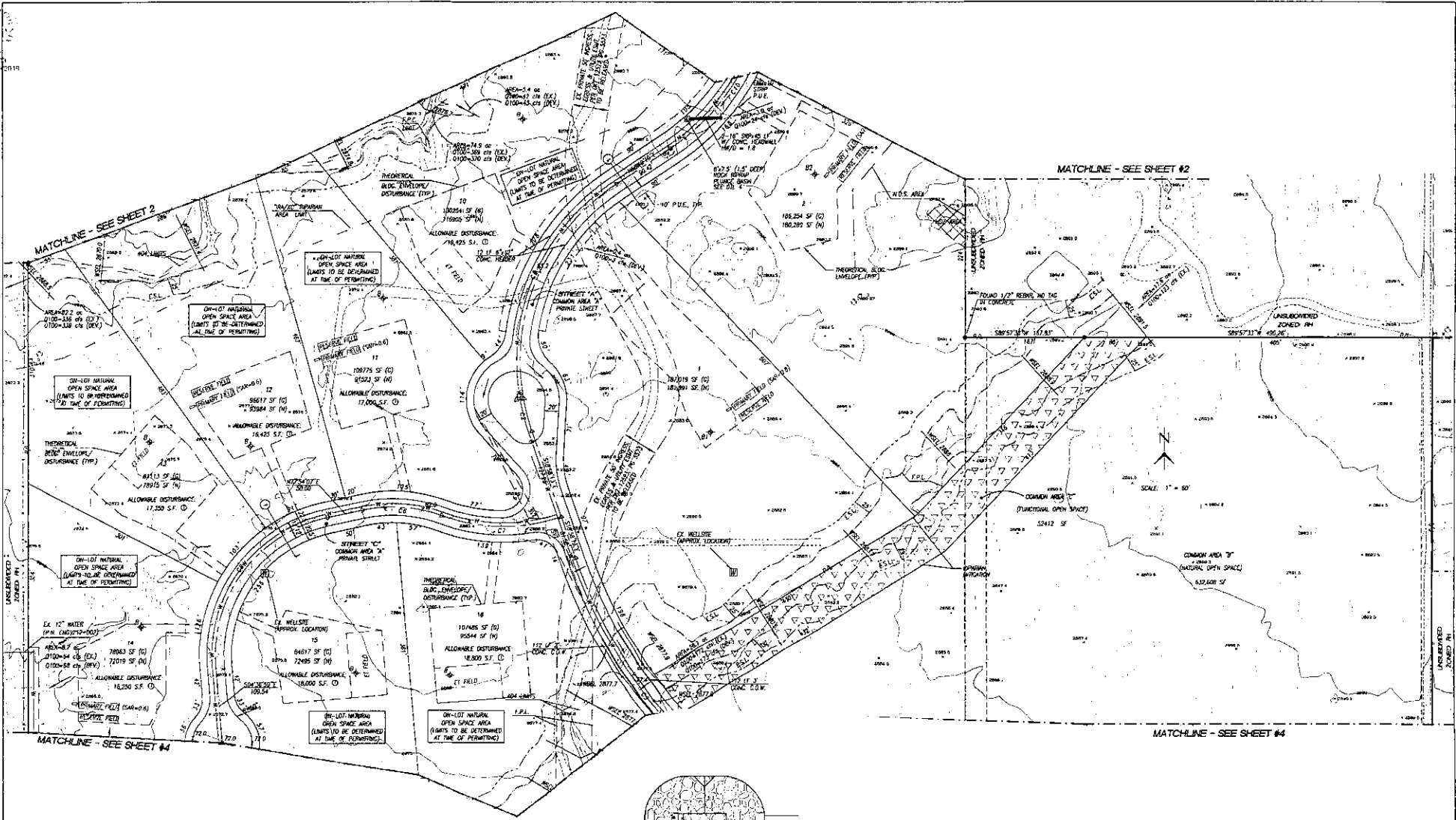


TENTATIVE PLAT for  
SAGUARO RIDGE ESTATES, LOTS 1 - 27, AND COMMON AREAS  
'A' (PRIVATE STREET), 'B' (NATURAL OPEN SPACE) AND 'C' (FUNCTIONAL OPEN SPACE)

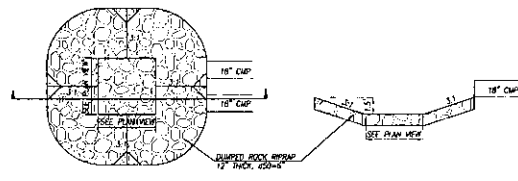
BEING A PORTION OF  
SECTION 28, T11S, R10E, G08384M,  
PINAL COUNTY, ARIZONA

**Baker & Associates Engineering, Inc.**  
3081 E. Sahara Drive, Suite #225, Tucson, Arizona 85718 (520) 318-1999 Fax (520) 318-1830

SCALE:	DRAWN BY: JVA	CHECKED BY: WMB	DATE: 03/20/10	DESIGNED BY: JVA
PROJECT NO: #171P0003	REV: 04/11/11	REV: 04/11/11	REV: 04/11/11	REV: 04/11/11
DATE: 10/11/11	BY: WMB	BY: WMB	BY: WMB	BY: WMB



**ON-LOT DISTURBANCE ALLOWANCE KEYNOTE (LOTS 10 - 27)**  
 ① FINAL SPECIFIC LOCATION/COMPOSITION OF DISTURBANCE AREA FOR LOTS 10 - 27 WILL BE DETERMINED/DELIMITED AT THE TIME OF PROPOSED BUILDING PERMIT



4 PLUNGE BASIN OUTLET DETAIL

#P17FP00003 R1: C05-07-21; P1208-089



**TENTATIVE PLAT** for  
 SAGUARO RIDGE ESTATES, LOTS 1 - 27, AND COMMON AREAS  
 "A" (PRIVATE STREET), "B" (NATURAL OPEN SPACE) AND "C" (FUNCTIONAL OPEN SPACE)  
 BEING A PORTION OF  
 SECTION 28, T11S, R13E, G4S08AM,  
 PIMA COUNTY, ARIZONA

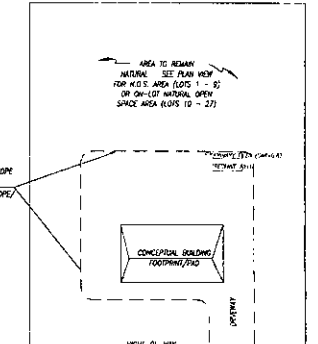
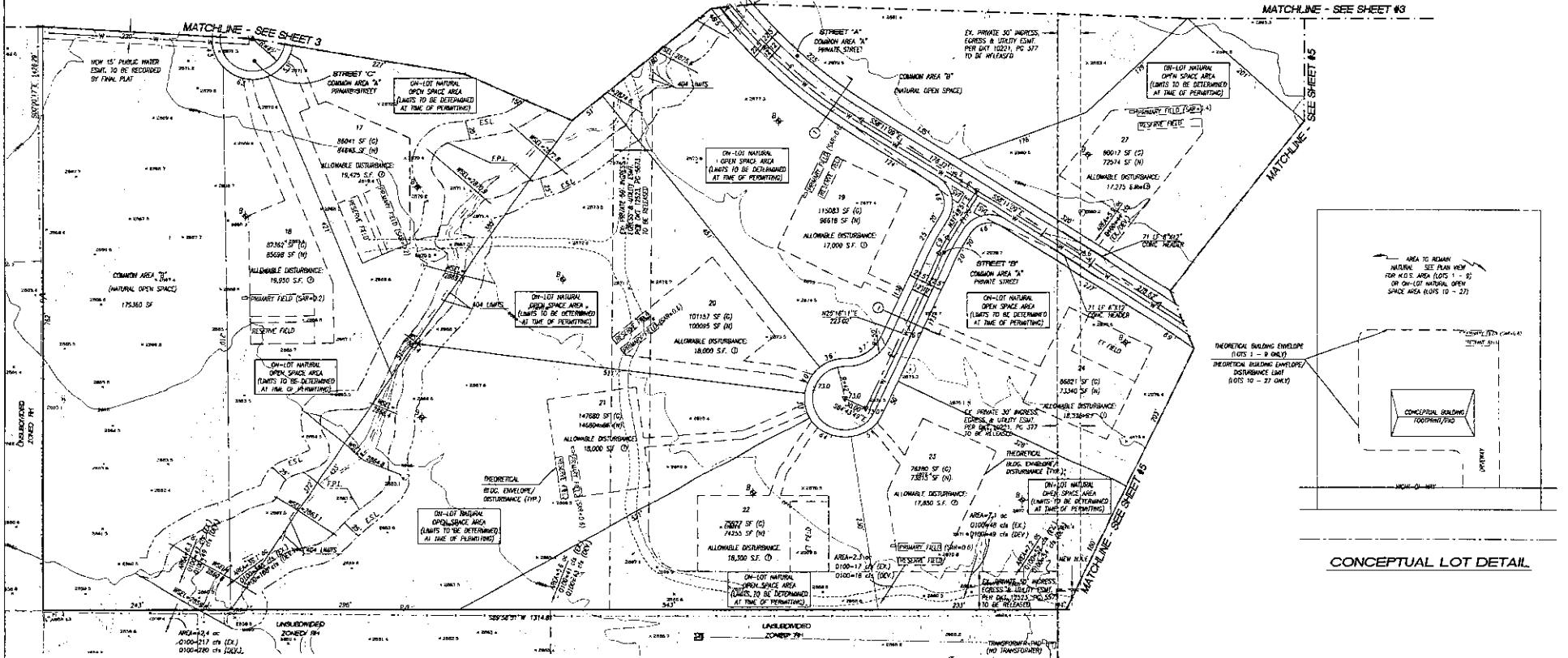
**Baker & Associates Engineering, Inc.**  
 3481 E. Sunrise Drive, Suite 2025, Tucson, Arizona 85718 (520) 218-1959 Fax (520) 318-1030

SCALE:	DRAWN BY: JVA	CHECKED BY: JWB	DATE: 6/25/20	DRAWING #:
DATE PLOTTED:	PROJECT NO.:	DATE OF PLOT:	DATE OF PLOT:	PLOT BY:
CHECKED BY:	PROJECT NO.:	DATE OF PLOT:	DATE OF PLOT:	DATE OF PLOT:
3 of 5				SHEET

**ON-LOT DISTURBANCE ALLOWANCE KEYNOTE (LOTS 10 - 27)**

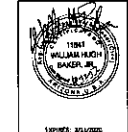
① FINAL SPECIFIC LOCATION/CONFIGURATION OF DISTURBANCE AREA FOR LOTS 10 - 27 WILL BE DETERMINED/DELINEATED AT THE TIME OF INDIVIDUAL BUILDING PERMIT

SCALE: 1" = 80'  
 N



**CONCEPTUAL LOT DETAIL**

#177P00003 REF: C09-07-21, #1208-085



**TENTATIVE PLAT for**  
**SAGUARO RIDGE ESTATES, LOTS 1 - 27, AND COMMON AREAS**  
**"A" (PRIVATE STREET), "B" (NATURAL OPEN SPACE) AND "C" (FUNCTIONAL OPEN SPACE)**  
 BEING A PORTION OF  
 SECTION 28, T11S, R10E, OSCURUM  
 RANGE COUNTY, ARIZONA

**Baker & Associates Engineering, Inc.**  
 2681 E. Sunbird Circle, Suite #225, Tempe, Arizona 85718 (325) 216 1956 Fax (325) 318-1920

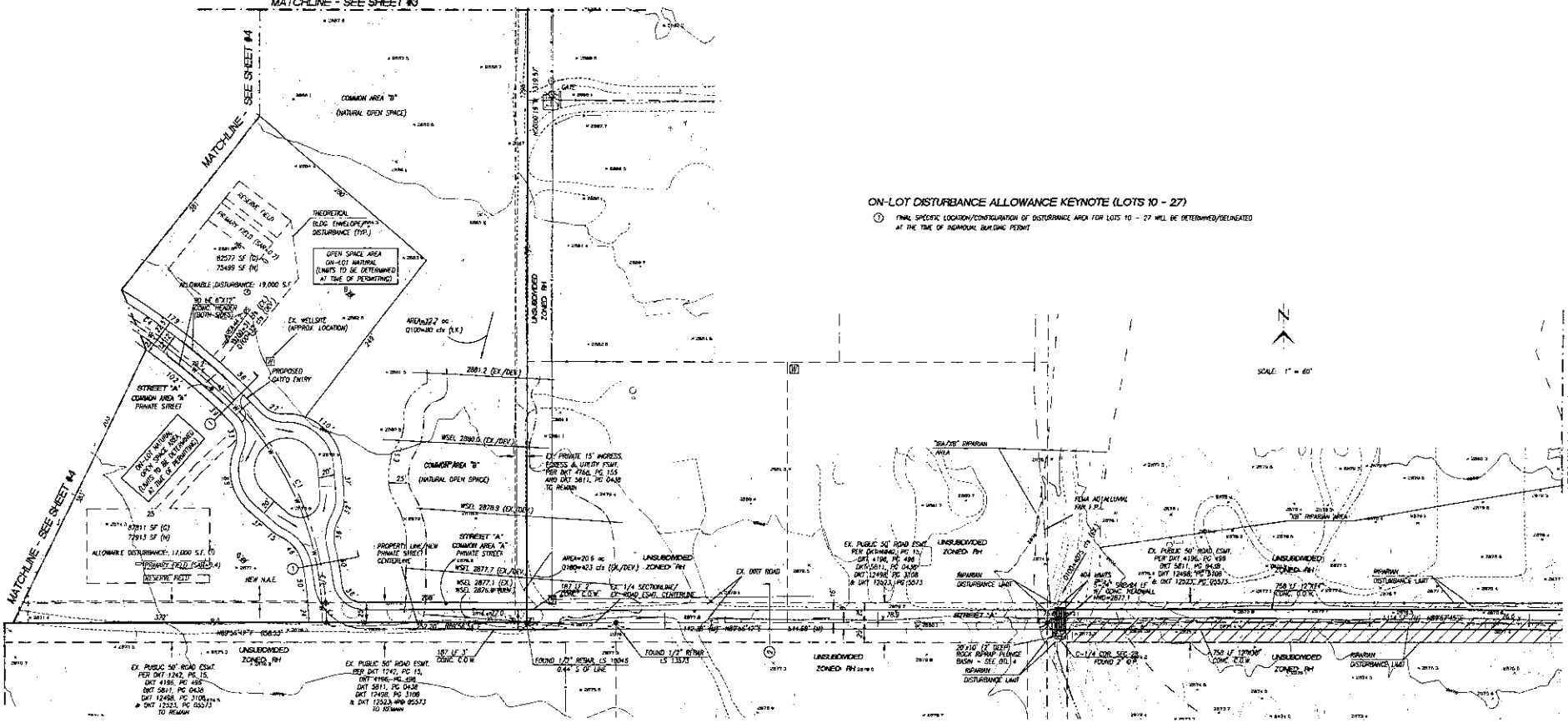
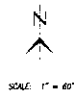
SCALE: HORIZONTAL	DATE: 5/20/19	DRAWING #	SHEET
DESIGNED BY: WMB	REV DATE: 05/09/19	270-214-2400	4 of 5
CHECKED BY: WMB	REV DATE: 10/15/19	PLAN #13-2	



MATCHLINE - SEE SHEET #3

**ON-LOT DISTURBANCE ALLOWANCE KEYNOTE (LOTS 10 - 27)**

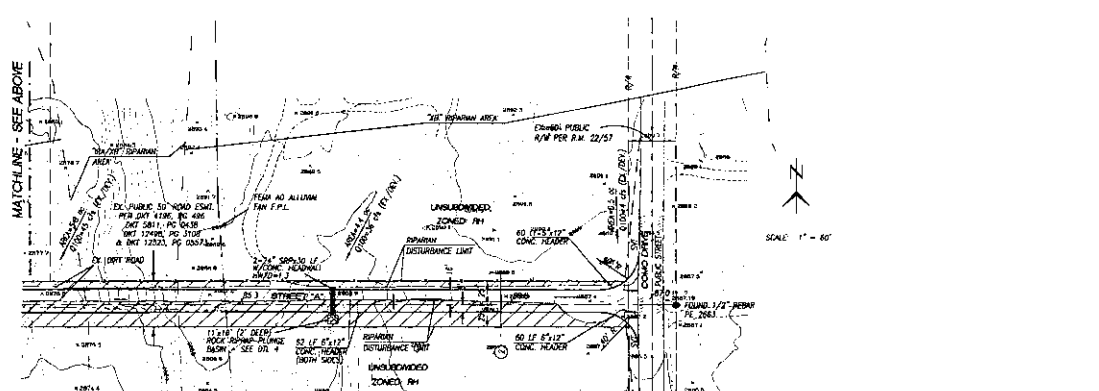
① FINAL SPECIFIC LOCATION/CONFIGURATION OF DISTURBANCE AREA FOR LOTS 10 - 27 WILL BE DETERMINED/DELINEATED AT THE TIME OF SIGNATURE BUILDING PERMIT



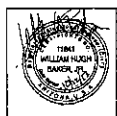
MATCHLINE - SEE SHEET #4

MATCHLINE - SEE ABOVE

**OFFSITE ACCESS/IMPROVEMENTS**



#P171P0003 REF: CD9-07-21; P1208-089



**TENTATIVE PLAT FOR**  
**SAGUARO RIDGE ESTATES, LOTS 1 - 27, AND COMMON AREAS**  
**"A" (PRIVATE STREET), "B" (NATURAL OPEN SPACE) AND "C" (FUNCTIONAL OPEN SPACE)**  
 BEING A PORTION OF  
 SECTION 28, T11S, R15E, GAZZARUM,  
 MARICOPA COUNTY, ARIZONA

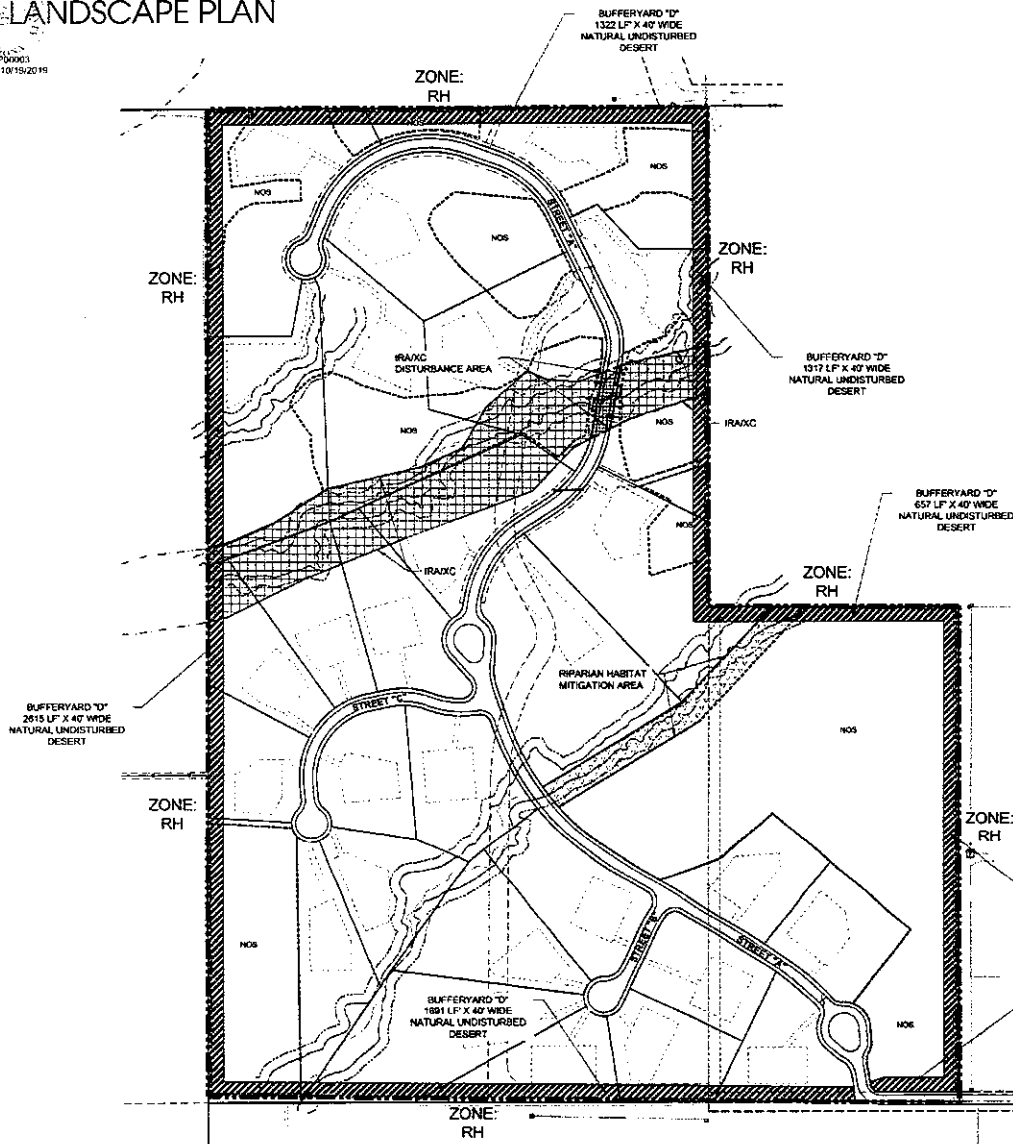
**Baker & Associates Engineering, Inc.**  
 2841 E. Summit Drive, Suite 402 • Tempe, Arizona 85278 • (480) 318-1150 • Fax (480) 318-1550

SCALE	DATE	DESIGNED BY	PROJECT NO.
HORIZ: 1"=40'	07/20/19	W.H.B.	17114-TP-0003
VERT: 1"=10'	07/20/19	W.H.B.	17114-TP-0003
CHECKED BY: W.H.B.	REV. DATE:	DESCRIPTION:	PLANS: 001-1

OFFSITE ACCESS/IMPROVEMENTS MATCHLINE - SEE BELOW

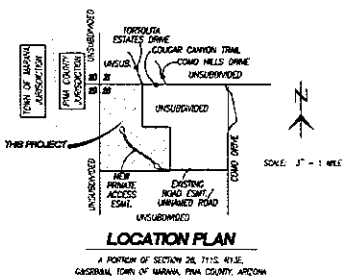
# LANDSCAPE PLAN

PL12-P00003  
Approved 10/19/2019



## GENERAL NOTES

- Existing Zoning for lots 1-9 is RH. Conditional Zoning for lots 10-27 is SR-2.
- Area: The project area is approximately 99.6 acres.
- Land Use: Residential Development.
- Any changes in grading levels or development layout must be submitted to the Planning Department to determine if a revised plan will be required.
- Asias:
  - Gross site area: 99.6 Acres
  - Total area to be graded: 5.7 Acres
  - Total Natural Open Space: 30.3 Acres
  - Total riparian habitat on site: 5.9 Acres
  - Total proposed riparian habitat disturbance: 19 Acres
- Sight visibility triangles: plant material installed within the sight visibility triangles shall be maintained so as not to interfere with a visibility plane described as two horizontal lines at located at 18' and 72' above finished grade of the roadway surface.
- Implosion: the landscape will be irrigated by means of a permanent underground implosion system operated by automatic controller. All water used for implosion purposes will conform to the Arizona Groundwater Code, Arizona Revised Statutes Title 43, Chapter 2.
- Hardscape, landscape, and irrigation construction shall comply with mass plans and Pima County standard specifications. Deviations from approved plans require landscape architect and Pima County approval prior to implementation.
- All Pima County and landscape architect inspections require a minimum advance notice of 48 hours. A substantial completion inspection by owner's authorized representative will be conducted and all deficiencies listed. Separate inspections may be required for backflow prevention assemblies and electrical work. Contractor shall rectify all deficiencies prior to final inspection by owner's authorized representative and Pima County.
- All equipment, materials, labor, and transportation not indicated or explicitly specified by these plans or Pima County standard specifications, but required for the execution of the work shall be supplied by the contractor and are considered incidental to the work.
- Project maintenance shall be the responsibility of the developer and/or its successors.
- All walls, fences, signs and gates require separate permits.
- All screen and decorative walls must be constructed of traffic resistant materials.



SHEET INDEX:  
COVER THIS SHEET

SUBMITTAL HISTORY:

SUBMITTAL	DATE	COUNTY
1ST SUBMITTAL	09/25/08	PIMA COUNTY
2ND SUBMITTAL	04/22/09	PIMA COUNTY
3RD SUBMITTAL	03/10/17	PIMA COUNTY
4TH SUBMITTAL	08/10/17	PIMA COUNTY
5TH SUBMITTAL	10/11/17	PIMA COUNTY

LEGEND

SITE BOUNDARY	— · — · —
LOT LINE	— — — — —
PAD BOUNDARY	— · — · —
LANDSCAPE BUFFERYARD: BUFFERYARD D NATURAL UNDISTURBED DESERT	▨ ▨ ▨ ▨ ▨
IRAXC: IMPORTANT RIPARIAN AREA (WITH UNDERLYING XERORIPARIAN CLASS C)	▨ ▨ ▨ ▨ ▨
IRAXC: IMPORTANT RIPARIAN AREA (WITH UNDERLYING XERORIPARIAN CLASS C) AREA OF DISTURBANCE	▨ ▨ ▨ ▨ ▨
XIB: XERORIPARIAN CLASS B AREA OF DISTURBANCE	▨ ▨ ▨ ▨ ▨
RIPARIAN MITIGATION AREA	▨ ▨ ▨ ▨ ▨
30% SET-ASIDE AREA: NATURAL OPEN SPACE (INCLUDES RIPARIAN AREA)	NOS

NOTE:

- (99) CARNEGIA GIGANTEA (SAGUARO) WILL BE FIELD LOCATED ALONG THE ROADWAY TO COMPLY WITH NATIVE PLANT PRESERVATION REQUIREMENTS. SHRUBS WERE NOT SHOWN FOR THESE PLANTS, AS FIELD CONDITIONS ARE UNCERTAIN. NUMEROUS ROCKY OUTCROPS MAKE PLANTING IN SPECIFIC LOCATIONS UNCERTAIN. (18) OLNEYA TESOTA ARE SHOWN ON RIPARIAN HABITAT MITIGATION PLAN.
- ANY DISTURBANCE TO THE BUFFERYARD THAT OCCURS DURING THE CONSTRUCTION OF THE ENTRY ROAD SHALL BE HYDROSEEDING PER THE HYDROSEEDING NOTES FOUND ON SHEET R.1 OF THE RIPARIAN HABITAT MITIGATION PLANS ASSOCIATED WITH THIS PROJECT.

APPROVAL SIGNATURES: \_\_\_\_\_ DATE \_\_\_\_\_

**THE PLANNING CENTER**  
2400 W. WILSON AVENUE, TUCSON, AZ 85717  
TEL: (520) 293-1100 FAX: (520) 293-1101  
WWW.THEPLANNINGCENTER.COM

PROJECT: AAA-02  
DATE: 10/11/17  
DRAWN BY: C.J.L.  
CHECKED BY: F.W.

REVISIONS/SUBMITTALS	DATE
1. REVISED PER COMMENTS	6/31/17

CALL TWO WORKING DAYS BEFORE YOU DIG (520) 293-1100 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

ENGINEER: **Robert & Associates Engineering**  
3521 E. Sunrise Dr. #225  
Tucson, AZ 85718  
TEL: (520) 378-1950

OWNER/DEVELOPER: **Stewart Title & Trust #2562**  
C/O Abouard & Abouard P.C.  
Attn: Michael Abouard  
1661 North Swan, Ste. 303  
Tucson, AZ 85701  
TEL: (520) 623-5721  
FAX: (520) 623-5727

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING.

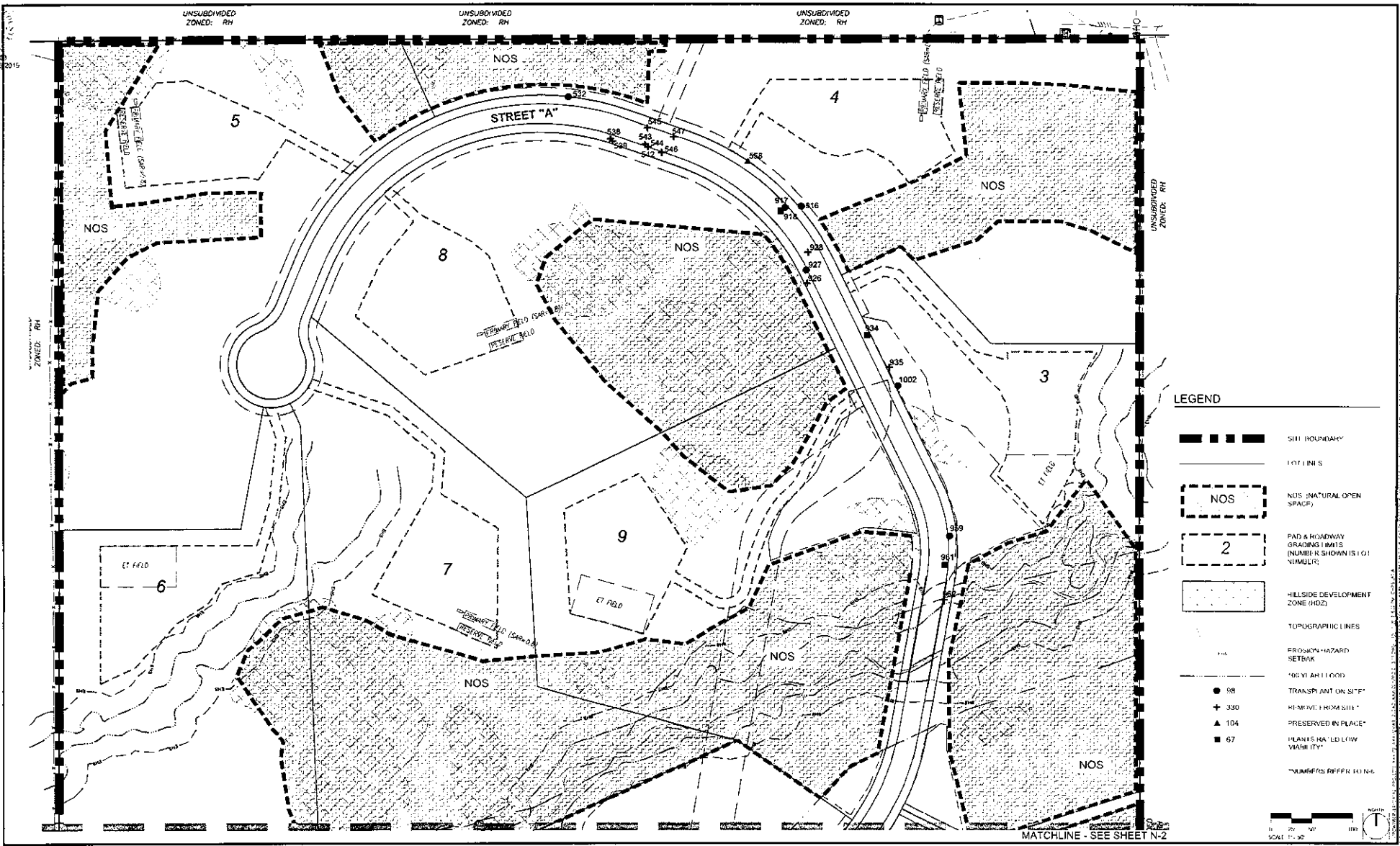


**LANDSCAPE PLAN**  
SAGUARO RIDGE ESTATES

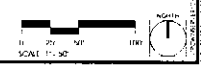
BEING A PORTION OF SECTION 26, 111S. 41SE, GAZDAR, TOWN OF SAGUARO, PIMA COUNTY, ARIZONA

CASE NO.: P12-P00003  
REFERENCE: G09407-21  
COVER 1 of 1

APR 11 2015  
 P177P0000  
 Approved 10/11/2015



- LEGEND**
- SITE BOUNDARY
  - LOT LINES
  - NOS (DASHED) NOS (NATURAL OPEN SPACE)
  - 2 (DASHED) PAD & ROADWAY GRADING LIMITS (NUMBER SHOWN IS LOT NUMBER)
  - HILLSIDE DEVELOPMENT ZONE (HDZ)
  - TOPOGRAPHIC LINES
  - EROSION HAZARD SETBACK
  - "NO VARIATION" TRANSPARENT ON SITE
  - 88 REMOVE FROM SITE
  - + 330 PRESERVED IN PLACE
  - ▲ 104 PLANT'S HARD LOW VARIETY
  - 67
- \*NUMBERS REFER TO NS



**THE PLANNING CENTER**  
 1100 S. GARDEN ST. SUITE 100  
 TUCSON, AZ 85724  
 (520) 797-1950

PROJECT: AAA-02  
 DATE: 10/11/12  
 DRAWN BY: CJL  
 CHECKED BY: FW

CALL TWO WORKING DAYS BEFORE YOU DIG  
 487 243 1100  
 1 800 STAKE II  
 (OUTSIDE MARICOPA COUNTY)

NO VISITORS/ADMITTALS  
 REVISION COMMENTS  
 DATE: 8/21/12

**NPPO PLAN SHEET**



NPPO (30% SET-ASIDE METHOD)  
 SAGUARO RIDGE ESTATES  
 BRING A PORTION OF SECTION 28.115, RISE GAS/M&M

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING.

CASE NO. P177P0000  
 SHEET NO. N-1  
 2 of 7



APPROVED  
P177F0000  
Approved 10/10/2019



**LEGEND**

- SITE BOUNDARY
- ROW AND LOT LINES
- NOS (NATURAL OPEN SPACE)
- PAD & ROADWAY GRADING LIMITS (NUMBER IS SHOWN IN LOT NUMBER)
- HILLSIDE DEVELOPMENT ZONE (HDZ)
- TOPOGRAPHIC LINES
- EROSION HAZARD SETBACK
- 100 YEAR FLOOD
- 98 TRANSPLANT ON SITE\*
- 330 REMOVE FROM SITE\*
- 104 PRESERVED IN PLACE\*
- 67 PLANTS WITH LOW VIABILITY\*

\*NUMBERS REFER TO N-4

SCALE: 1"=50'

**THE PLANNING CENTER**  
a division of PC Group, Inc.  
744 CAMPBELL STREET, SUITE 200, SAN JOSE, CA 95128  
408.222.1950 | www.planningcenter.com

PROJECT: AAA-02  
DATE: 10/11/17  
DRAWN BY: CJL  
CHECKED BY: FW

CALL TWO WORKING DAYS BEFORE YOU DIG  
800-268-1100  
1-800 STAKE IT  
CALIFORNIA  
MARICOPA COUNTY

NO.	REVISIONS/SUBMITTALS	DATE
1	REVISD PER COMMENTS	8/31/17

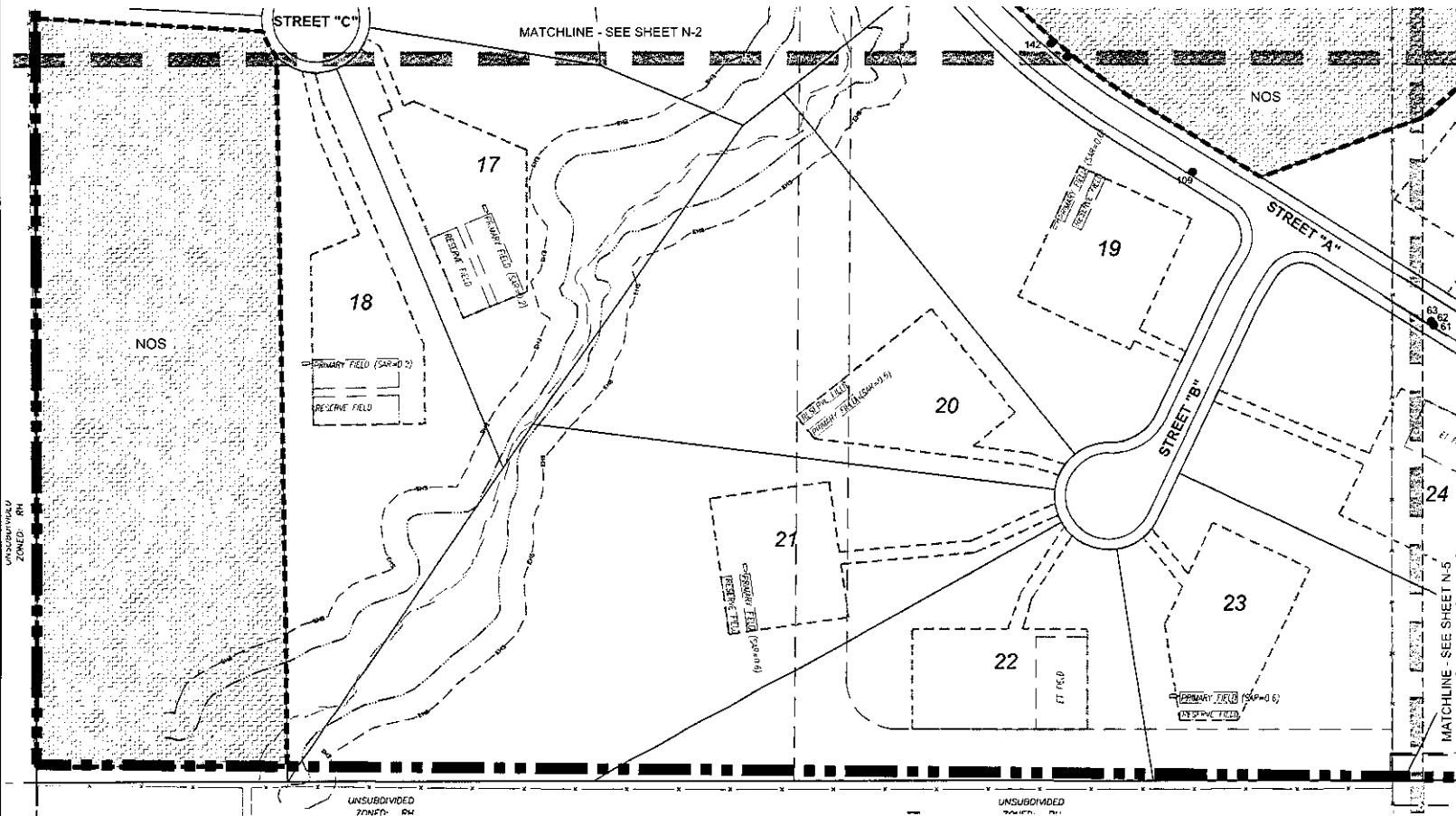
**NPPO PLAN SHEET**

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING.

**NPPO (30% SET-ASIDE METHOD)  
SAGUARO RIDGE ESTATES**

BEING A PORTION OF SECTION 28.1115  
WITH CORRECTION

PLANS NO. P177F0000  
REFERENCE: N-2  
3 OF 7



- LEGEND**
- SITE BOUNDARY
  - ROW AND LOT LINES
  - NOS (NATURAL OPEN SPACE)
  - GRADING LIMITS (NUMBER SHOWN IS LOT NUMBER)
  - HILLSIDE DEVELOPMENT ZONE (HDZ)
  - TOPOGRAPHIC LINE
  - EROSION HAZARD SETBACK
  - 100 YEAR FLOOD
  - 55' HUMAN PLANT ON SITE\*
  - 330' RE-MOVE FROM SITE\*
  - 104' PRESERVED IN PLACE\*
  - 67' PLANTS RAISED LOW VIABILITY\*
- \*NUMBERS REFER TO N-3



**THE PLANNING CENTER**  
 3100 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202-2292 (303) 733-1177  
 www.theplanningcenter.com

PROJECT: AAA-02  
 DATE: 10/11/17  
 DRAWN BY: CJL  
 CHECKED BY: JMW

CALL TWO WORKING DAYS BEFORE YOU START  
 1-800-263-1100  
 1-800 STAKE-IT  
 (OUTSIDE MARIQUA COUNTY)

#	REVISIONS/INITIALS	DATE
1	REVISOR PER COMMENTS	10/11/17

**NPPO PLAN SHEET**

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING.

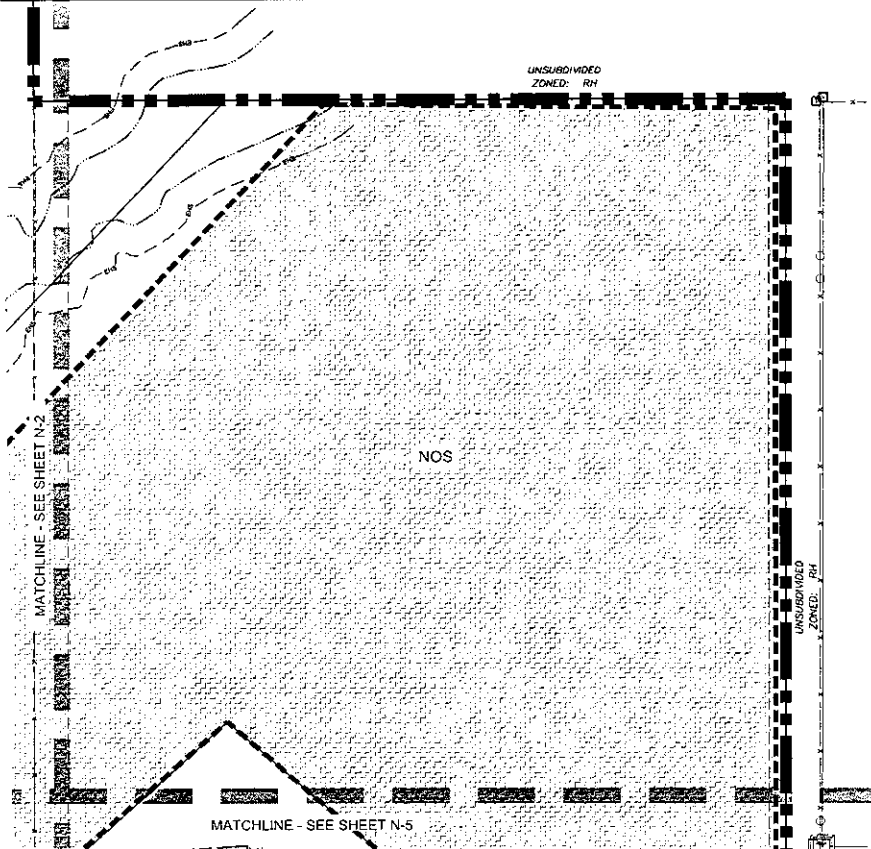


**NPPO (30% SET-ASIDE METHOD) SAGUARO RIDGE ESTATES**

BEING A PORTION OF SECTION 28 T11S R3E FC67M

LAST PLAN FILED 10/11/17  
 REFERENCE N-3  
 1 OF 7

APPROVED  
 10/15/2019  
 P171P0000



**LEGEND**

- SITE BOUNDARY
  - ROW AND LOT LINES
  - NOS (NATURAL OPEN SPACE)
  - PAV & ROADWAY SHADING LIMITS (NUMBER SHOWN IS LOT NUMBER)
  - ERZ
  - TOPOGRAPHIC LINES
  - EMISSION HAZARD SLEWBACK
  - 100 YEAR FLOOD
  - 98 TRANSPLANT ON SITE\*
  - 330 REMOVE FROM SITE\*
  - 104 PRESERVED IN PLACE\*
  - 67 PLANTS RATED LOW VIABILITY\*
- \*NUMBERS REFER TO N-6



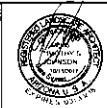
**THE PLANNING CENTER**  
 2000 PUEBLO AVE. #100, TUCSON, AZ 85711  
 520.545.1100 FAX 520.545.1100 www.planningcenter.com

PROJECT: AAA-02  
 DATE: 10/11/17  
 DRAWN BY: CJL  
 CHECKED BY: EW

CALL TWO WORKING DAYS BEFORE HOLDING 800-263-1100 1-800 STAKE IT OUTSIDE MARICOPA COUNTY

#	REVISIONS/SUBMITTALS	DATE
1	REVISION PER COMMENTS	8/31/17

**NPP0 PLAN SHEET**



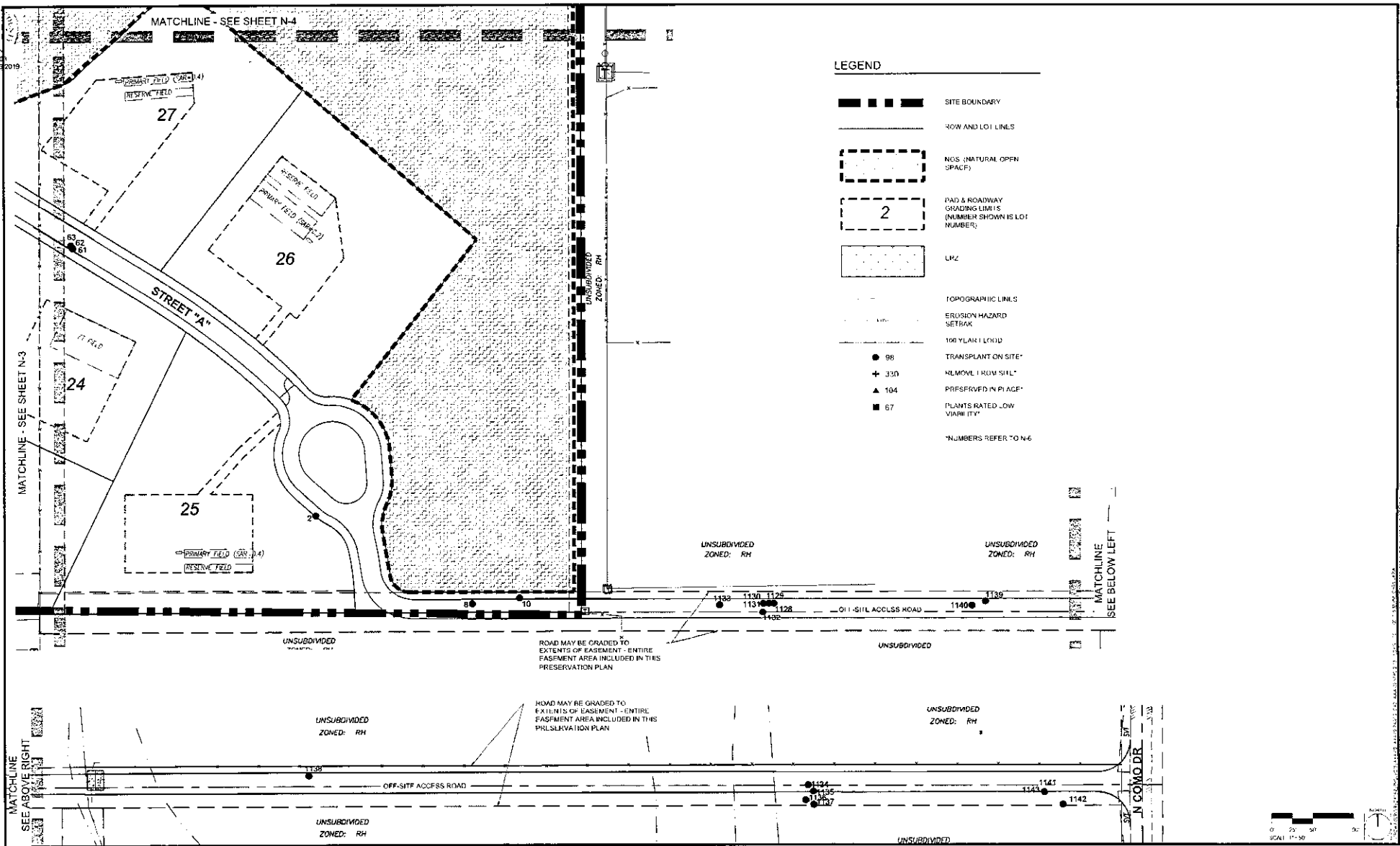
**NPP0 (30% SET-ASIDE METHOD) SAGUARO RIDGE ESTATES**

BEING A PORTION OF SECTION 28115 P332 CHSR300M

CASH PER P42100000 REFERENCE N-4 S. OF 7

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING.





- LEGEND**
- SITE BOUNDARY
  - ROW AND LOT LINES
  - NGS (NATURAL OPEN SPACE)
  - PAD & ROADWAY GRADING LIMITS (NUMBER SHOWN IS LOT NUMBER)
  - LKZ
  - TOPOGRAPHIC LINES
  - EROSION HAZARD SETBACK
  - 100 YEAR FLOOD
  - 98 TRANSPLANT ON SITE\*
  - 350 REMOVE 1' ROW STAKE\*
  - 104 PRESERVED IN PLACE\*
  - 67 PLANTS RATED LOW VIABILITY\*
- \*NUMBERS REFER TO N-6

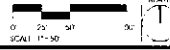
ROAD MAY BE GRADED TO EXTENTS OF EASEMENT - ENTIRE EASEMENT AREA INCLUDED IN THIS PRESERVATION PLAN

ROAD MAY BE GRADED TO EXTENTS OF EASEMENT - ENTIRE EASEMENT AREA INCLUDED IN THIS PRESERVATION PLAN

MATCHLINE - SEE SHEET N-3

MATCHLINE - SEE SHEET N-4

MATCHLINE - SEE BELOW LEFT



PROJECT 201917  
 DATE 10/11/17  
 DRAWN BY C.S.  
 CHECKED BY E.W.

CALL TWO WORKING DAYS BEFORE YOU DIG  
 800.268.1100  
 1-800 STAKE IT OUTSIDE MARICOPA COUNTY

# REVISIONS/SUBMITTALS  
 1 REVISED PER COMMENTS  
 DATE 6/30/17

**NPPO PLAN SHEET**



NPPO (30% SET-ASIDE METHOD)  
 SAGUARO RIDGE ESTATES  
 BRING A PORTION OF SECTION 28.11.05 WITH CHAIRMAN

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR RECORD.

CASE NO. 17-00000  
 RE-APPNO  
 N-5  
 6 OF 6

Approved 10/19/2015

1. MITIGATION MEASURES AND PROCEDURES

ALL SPECIES THAT ARE IDENTIFIED AS SALVAGEABLE WILL BE SALVAGED DURING THE COURSE OF THIS PROJECT AND UTILIZED ON SITE. THE PREFERRED METHOD OF TREE SALVAGE IS THE SIDE BOXING TECHNIQUE. HOWEVER BOTH BOX AND SPREAD SALVAGE METHODS MAY BE USED.

ALL SALVAGED SPECIES WILL BE PROVIDED WITH TEMPORARY IRRIGATION AT THE HOLDING NURSERY AND PERMANENT IRRIGATION WHEN TRANSPLANTED TO THEIR FINAL LOCATION AREAS.

ALL SALVAGEABLE PLANT SPECIES THAT ARE DAMAGED THROUGH CONSTRUCTION OR TRANSPLANTING OPERATION WILL BE REPLACED WITH CONTAINERIZED NURSERY STOCK.

2. BOXING VS. SPADING

BOXING TECHNIQUES ARE RECOMMENDED FOR ALL TREES WITH A CALIPER MORE THAN 6" THE TREE TRUNK. OPERATION SHOULD BEGIN IDEALLY AT LEAST SIX WEEKS IN ADVANCE OF SITE GRADING TO AVOID SCHEDULING CONFLICTS.

3. DIMENSIONING OF BOX SIZE

FOR THOSE TREES, WHICH ARE GREATER THAN 6" IN DBH, THE SIZE OF BOX THAT THE TREE WILL BE TRANSPLANTED IN SHOULD BE DETERMINED PRIOR TO BEGINNING THE TRANSPLANT PROCEDURE. IN GENERAL, THE FOLLOWING SIZE RANGES APPLY.

Table with 2 columns: TRUNK DIAMETER, BOX SIZE. Rows include 2.5'-4.0', 4.0'-5.5', 5.5'-7.0', 7.0'-9.5', 9.5'-11.5', 11.0'-13.0', 13.0'-15.5', 15.5'-18.0'.

4. PRUNING

LIMIT PRUNING TO LESS THAN 15% OF THE TOTAL TREE CANOPY. THE OBJECTIVE IS TO PREVENT ANIMALS THE TIC FRAMEWORK OF BRANCHES THAT PRESERVES THE ORIGINAL NATURAL FEATURES OF THE TREE BEING SALVAGED.

5. SIDE BOXING AND CONSTRUCTION OF BOX

AT THE COMPLETION OF PRUNING WORK, TREES CAN BE SIDE-BOXED IRRIGATED. THE FILL AND SURROUNDING SOIL BEFORE BOXING. EXCAVATE AT THE BASE OF EACH TREE AND TRIM THE ROOT BALL TO THE PROPER SIZE.

A TRENCH SHOULD BE DUG AROUND THE TREE TO ENABLE THE PLACING OF THE BOX SIDES. CAREFULLY CUT THE ROOTS FLUSH WITH THE SIDE OF THE ROOT BALL AS THEY ARE ENCOUNTERED. CUT ROOTS WITH CLEAN, SHARP TOOLS TO AVOID MISSING AND SPLITTING OF THE ROOTS.

THE SIDE-BOXED TREES SHOULD REMAIN IN THEIR EXISTING LOCATIONS, WITHOUT MODIFICATIONS TO THE ROOT SYSTEM AT THE BASE OF THE ROOT BALL, OR A PERIOD OF APPROXIMATELY 4-6 WEEKS AFTER COMPLETION OF SIDE BOXING WORK.

6. CONSTRUCTION OF BOX SIDES

BOX SHOULD BE CONSTRUCTED OF WOOD THAT IS RESISTANT TO ROT AND FUNGUS, AND CAPABLE OF LASTING 1-2 YEARS IN A TEMPORARY HOLDING NURSERY. THE FOLLOWING ARE GUIDELINES FOR BOX SIZING, WHICH MAY BE MODIFIED TO ACCOMMODATE DIFFERENT CIRCUMSTANCES.

HORIZONTAL MEMBERS

1" MATERIAL UP TO 60" BOX

VERTICAL MEMBERS

1" MATERIAL UP TO 42" BOX

1" MATERIAL IS USUALLY 1 X 2 OR 2 X 2 S PINE

7. ROOT TOMING OF BOXES

THE OBJECTIVE OF THE ROOT TOMING PROCESS IS TO CUT THE REMAINING ROOTS WHILE MINIMIZING THE LOSS OF SOIL FROM THE BOTTOM OF THE ROOT BALL.

PLACE STAKE A SAFE DISTANCE FROM THE TRENCH IN THE DIRECTION PLANT IS TO BE TIPPED. ATTACH THE "COME ALONG" AND ONE END OF A CHAIN. WRAP THE OTHER END OF THE CHAIN AROUND THE BOX AND SECURE. BENCH THE CHAIN UNTIL IT IS TIGHT.

FREQUENTLY TEST THE TIGHTNESS OF THE CHAIN BELT TO TIP THE BOX OVER IN THE DIRECTION OF THE STAKE. WHEN THE BOX BELTIONS TO TIP, PLACE A SMALLLY BRACE, AGAINST THE BOTTOM OF THE BOX TO PREVENT THE BOX FROM FALLING IN CASE OF STAKE OR CHAIN FAILURE.

PLACE BANDING UNDERNEATH THE CROSS MEMBERS AND LOWER THE BOX DOWN TO ITS ORIGINAL ORIENTATION. BRING BANDING UP ALONG THE SIDES AND OVER THE TOP OF THE BOX. TIGHTEN THE BANDING AND SECURE WITH A CRIMPER.

ONCE THE TRENCH IS DUG THE BOX MAY BE TIPPED IN ANY ONE OF FOUR DIRECTIONS. CORRESPONDING WITH THE BOX SIDES. IN CHOOSING THE DIRECTION TO TIP THE TREE, CONSIDERATION SHOULD BE GIVEN TO LOW BRANCHES ON THE SUBJECT PLANT, OTHER NEARBY PLANTS, OR ANY OTHER OBSTACLES THAT WOULD IMPED TIPPING TO THE LEFT OR NECESSARY TO ATTACH THE BOTTOM.

8. PLACING SUPPORTING "TOPWOOD"

THE OBJECTIVE OF PLACING TOPWOOD IS TO MINIMIZE MOVEMENT OF THE TREE AND ITS ROOT SYSTEM, AND TO REDUCE THE LOSS OF SOIL DURING TRANSPORTATION AND HANDLING. PLACING TOPWOOD IS ACCOMPLISHED BY ANCHORING THE TREE TRUNK AND ROOT BALL SECURELY TO THE BOX.

MEASURE 2X4 OR 2X6 WOOD TO FIT THE WIDTH OF THE BOX, CUT THE WOOD TO FIT THE WIDTH OF EACH SIDE OF THE TRUNK. NAIL THE WOOD TO THE BOX SIDE.

PLACE CROSS MEMBERS AND ADDITIONAL SUPPORTING WOOD AS NECESSARY BASED ON THE SIZE AND ORIENTATION OF THE TREE.

9. TRANSPORTING

IF A BACKHOE OR A FRONT LOADER IS BEING USED TO TRANSPORT A BOXED TREE, PLACE A CHAIN AROUND THE BOX AND SECURE IT TO THE HOOKS OF THE MACHINE. IF A FORK LIFTER IS BEING USED, PLACE TWO CHAINS CROSS-WISE AROUND THE BOX AND ATTACH IT TO THE HOOK LIFT. IF THE BOXED TREE OUT OF THE HOLE, ROUTE THE CHAINS TO BRANCHES AND NOT DAMAGED WHEN IT IS TAKEN UP.

10. STORAGE

THE OBJECTIVE OF THE HOLDING NURSERY IS TO PROVIDE THE OPTIMUM CONDITIONS FOR THE TREES TO OVERCOME TRANSPLANT SHOCK AND TO MAINTAIN VIABILITY THROUGHOUT THE STORAGE PERIOD. GENERAL PROCEDURE INCLUDES:

AT EACH TREE TO A DRIP WAITING SYSTEM. SOAK THE SOIL WITHIN THE CONTAINER THOROUGHLY ACCORDING TO A REGULAR SCHEDULE BASED ON THE WEATHER CONDITIONS.

APPLY SLOW-RELEASE FERTILIZER IF NEEDED

11. HIRI ILLATION

DURING PLANTING UP BOXED TREES, FERTILIZER TABLETS MAY BE PLACED IN EACH PLANTING PIT. THE TABLET IS SMALL BUT SHOULD BE BURIED BACK HALF WAY UP THE ROOT BALL - APPROXIMATELY 1" FROM THE ROOT TIPS.

12. IRRIGATION OF SALVAGED PLANTS

IRRIGATION IN THE TEMPORARY HOLDING AREA WILL BE PROVIDED BY THE DRIP SYSTEM. DURING THE PERIOD OF IRRIGATION, THE SYSTEM WILL BE ABANDONED/REMOVED.

NATIVE PLANT INVENTORY

Table with columns: ID, SPECIES, COMMON CALIFORNIAN, CALIPER, TRUNK, HEIGHT, ARMS, VIABILITY, COMMENTS, TRANSPLANT COMMENTS, DISPOSITION. Lists various native plant species like Cercocarpus, Quercus, etc.

THE PLANNING CENTER logo and contact information: 1001 W. 10th Street, Suite 100, Phoenix, AZ 85007. Phone: 602.252.2021. Website: www.planningcenter.com

PROJECT: AA02 DATE: 10/11/17 DRAWN BY: GJC CHECKED BY: PW CALL TWO WORKING DAYS IN ADVANCE TO SCHEDULE VISIT.

Table with 2 columns: # OF REVISIONS/SUMMARY, DATE. Shows revision history with 3 revisions.

NPPD NOTES section with a grid for notes and a stamp area.

NPPD (30% SET-ASIDE METHOD) SAGUARO FIELD ESTATES. BEING A PORTION OF SECTION 28.1115. REFERENCE: N-6

PLANNING CENTER  
P177P0001  
Approved 10/19/2015

# NATIVE PLANT PRESERVATION PLAN SAGUARO RIDGE ESTATES ROADWAY

## PLANT PRESERVATION METHOD

THE PLANT PRESERVATION METHODOLOGY SELECTED FOR THIS SUBMITTAL IS 30% SET-ASIDE METHODOLOGY.

THIS PLAN ESTABLISHES THE 30% SET-ASIDE AREA FOR THE WHOLE SITE BUT DISTURBANCE IS ON-Y FROM THE ROADWAY.

INDIVIDUAL LOT NPPPS SHALL BE SUBMITTED AS EACH LOT HAS ITS GRADING PLAN DEVELOPED. EXISTING CHAINING PADS AS SHOWN ARE PRELIMINARY AND NO DISTURBANCE RELATED TO THOSE LIMITS HAVE BEEN CALCULATED AND ARE NOT INCLUDED IN THIS PLAN.

SEE ASSOCIATED RIPARIAN HABITAT MITIGATION PLAN FOR NPPD MITIGATION PLANTING

## SITE SUMMARY

TOTAL SITE AREA: 99.6 ACRES  
TOTAL ROADWAY DISTURBANCE: 6.18 AC ACRES  
TOTAL UNDISTURBED NATURAL OPEN SPACE: 39.3 ACRES  
TOTAL RIPARIAN HABITAT ON SITE: 3.9 ACRES  
TOTAL DISTURBED RIPARIAN HABITAT: 0.18 ACRES

## REZONING CONDITION (PERTAINS TO THE SOUTHERN HALF OF THE SITE, LOTS 10-27)

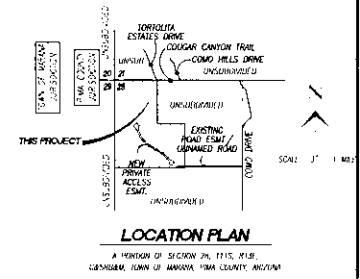
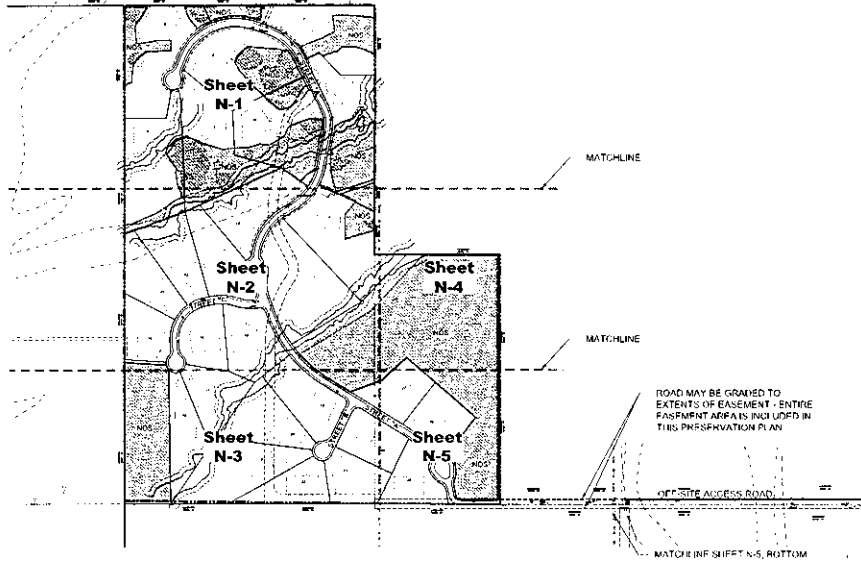
10.A. TOTAL GRADING FOR THE REZONING SITE SHALL NOT EXCEED 492,270 SQUARE FEET. MAXIMUM GRADING LIMITS FOR INDIVIDUAL LOTS SHALL BE DETERMINED AT THE TIME OF PLANTING. THE PLAN SHALL IDENTIFY ALL COMMON AREAS AND THOSE AREAS ON INDIVIDUAL LOTS THAT ARE SET-ASIDE AND RESERVED FROM GRADING AS NATURAL OPEN SPACE.

## NOTES

- DESCRIPTION: THE 30% SET-ASIDE METHOD IS BASED ON AN EVALUATION OF THE RESOURCE VALUES OF THE SPECIMENS ON SITE. THE DESIGNATION OF A MINIMUM OF 30% OF THE SITE WITH THE HIGHEST RESOURCE VALUE AS A SET-ASIDE AREA TO BE PERMANENTLY PROTECTED NATURAL OPEN SPACE WHEN DEVELOPMENT SHALL NOT OCCUR, AND THE PRESERVATION IN PLACE OR SALVAGING AND TRANSPLANTING ON SITE OF SAFEGUARDED PLANTS AND SPECIMENS SUCH AS SAGUAROS AND IRONWOODS.
- ANY RIPARIAN HABITAT MITIGATION REQUIREMENTS WILL BE SHOWN IN THE RIPARIAN MITIGATION PLAN.
- ALL AREAS DESIGNATED TO BE PRESERVED AS NATURAL OPEN SPACE SHALL BE FENCED FOR PROTECTION DURING CONSTRUCTION USING A MINIMUM 4-FOOT HIGH CHAIN LINK BARRICADE FENCING. ALL PRESERVED IN PLACE, TRANSPLANTED AND SUPPLEMENTAL PLANTS WILL BE LOCATED AT THE DRAIN LINE. THE DRAIN LINE FOR SAGUAROS WILL BE AT A RADIUS OF THE HEIGHT OF THE PLANT. GRADING SHALL NOT ENCRoACH INTO NATURAL OPEN SPACE OR WITHIN THE DRAIN LINE OF A PRESERVED, TRANSPLANTED OR SUPPLEMENTAL PROTECTED NATIVE PLANT.
- THE DEVELOPER IS RESPONSIBLE FOR INSURING THAT PROTECTIVE FENCING REMAINS THROUGHOUT THE CONSTRUCTION AND DEVELOPMENT PROCESS.
- BEFORE THE ISSUING OF GRADING PERMITS, ALL VIABLE IDENTIFIED PLANTS PROPOSED FOR PRESERVATION IN PLACE, SALVAGED AND TRANSPLANTED ON-SITE, AND REMOVED FROM SITE, SHALL BE TAGGED WITH THEIR ASSIGNED NUMBERS, AND COLOR CODED AS FOLLOWS:  
REMOVED FROM SITE (RFS) = YELLOW  
PRESERVED IN PLACE (PIP) = WHITE  
TRANSPLANTED ON SITE (TOS) = BLUE

THE PLANT INVENTORY TABLE HAS ACCURATE GPS COORDINATES FOR EVERY INVENTORIED PLANT AS WELL AS DISPOSITION (PIP, TOS, RFS). THE LANDSCAPE CONTRACTOR SHALL UTILIZE GPS AND THE PLANT INVENTORY TABLE TO ACCOMPLISH SALVAGE AND TRANSPLANTING.

- THE ASSIGNED MONITOR MUST PROVIDE A REPORT TO THE SUBDIVISION REVIEW SECTION OF THE PLANNING DIVISION THAT THE FENCING HAS BEEN PROPERLY INSTALLED.
- THE NORTH SIDE OF ALL SAGUARO AND BARREL CACTI APPROVED FOR TRANSPLANTING SHALL BE MARKED PRIOR TO REMOVAL TO ENSURE PROPER ORIENTATION IN THEIR NEW LOCATION.
- ALL NATIVE VEGETATION MITIGATION, SALVAGE AND PRESERVATION PLANS SHALL BE INTEGRATED INTO THE LANDSCAPE PLAN.
- ANY CHANGES IN GRADING LIMITS OR DEVELOPMENT LAYOUT MUST BE SUBMITTED TO THE PLANNING DEPARTMENT TO DETERMINE IF A REVISED PRESERVATION PLAN WILL BE REQUIRED.
- SALVAGED PLANTS WILL BE IRRIGATED BY MEANS OF A TEMPORARY DRIP IRRIGATION SYSTEM WHILE IN THE TEMPORARY NURSERY. MAINTENANCE OF THE TEMPORARY NURSERY, ITS IRRIGATION SYSTEM, AND ALL TRANSPLANTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR DEVELOPER.
- THIS PRESERVATION PLAN SHALL BE IN CONFORMANCE WITH THE FEDERAL ENDANGERED SPECIES ACT AND ARIZONA NATIVE PLANT LAW.
- THIS PROJECT WILL NOT PROVIDE FOR THE HARVESTING PROCESS.
- ON-SITE MONITORING OF ALL ASPECTS OF SITE CONSTRUCTION AND GRADING SHALL BE PROVIDED AT ALL TIMES BY ONE OF THE DEVELOPER, DURING CONSTRUCTION AND AT 22 YEAR AFTER FINAL INSPECTION, TO ENSURE THE PROTECTION OF PRESERVED PLANTS AND SET-ASIDE AREAS. MONITORING SHALL BE PERFORMED BY AN INDIVIDUAL QUALIFIED IN NATURAL RESOURCE IDENTIFICATION AND PROTECTION, AND BE APPROVED BY PIMA COUNTY.
- THE ASSIGNED MONITOR FOR THIS PROJECT IS THE PLANNING CENTER, PHONE # 520-623-6166.



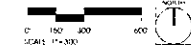
**SHEET INDEX:**

COVER	N-1 TO N-5
NPPD PLAN SHEETS	N-6
NOTES	

**SUBMITTAL HISTORY:**

1ST SUBMITTAL	09/25/08	PIMA COUNTY
2ND SUBMITTAL	04/22/09	PIMA COUNTY
3RD SUBMITTAL	03/10/17	PIMA COUNTY
4TH SUBMITTAL	08/10/17	PIMA COUNTY
5TH SUBMITTAL	10/11/17	PIMA COUNTY

- ALL SALVAGE AND TRANSPLANTING OPERATIONS WILL BE PERFORMED BY A LANDSCAPE CONTRACTOR LICENSED IN THE STATE OF ARIZONA.
- ALL TRANSPLANTED SPECIMENS WILL BE IN GOOD HEALTH AND CONDITION, PLANTED IN ASSOCIATION WITH NURSERY PLANTS WHEN REQUIRED TO ASSURE SURVIVABILITY, AND PROTECTED AND MAINTAINED TO ENSURE THEIR SURVIVAL AND FLUORESCENCE. THE DURATION OF ANY SITE IN A TEMPORARY HOLDING AREA AND IN THEIR PERMANENT LOCATION ON-SITE, PRESERVED-IN-PLACE PLANTS MAY SERVE THE FUNCTION OF NURSERY PLANTS.
- CONTAINERIZED PLANTS USED TO MEET THE REQUIREMENTS OF CHAPTER 18-72 WILL BE PROTECTED WITH BROWN CONTROL CAGES OR OTHER TECHNIQUES PROVIDED IN THE DETAILING REQUIREMENTS AS APPROVED BY THE COUNTY.
- SAGUAROS LESS THAN THREE FEET IN HEIGHT WILL BE TRANSPLANTED BELOW "NURSERY" PLANTS: 91. MAJOR, MESQUITE, PALO VERDE, OR AGACIA (SISLS) SUCH THAT THE OVERLAPPING CANOPY PROVIDES PARTIAL SHADE AND PROTECTION. PROVIDE ARTIFICIAL SHADE FOR A SEASON, OR PLANT UNDER A TREE OR SHRUB UNLESS THE CACTUS OR SAGUARO THREE FEET OR GREATER IN HEIGHT WAS ORIGINALLY GROWING IN FULL SUN.
- ALL SAGUAROS WILL BE PLANTED AWAY FROM THE SHADRE OF INFLUENCE OF ANY IRRIGATION DESIGNED FOR A NURSERY PLANT.
- ALL LISTED PLANTS WILL BE PLANTED IN LOCATIONS ABLE TO SUPPORT THEIR LONG TERM HEALTH AND SURVIVAL.
- MISCELLANEOUS SPECIMENS WILL BE REMOVED FROM SPECIMENS BEFORE TRANSPLANTING.
- THE APPROVED NATIVE PLANT PRESERVATION PLAN MUST BE ON-SITE AT ALL TIMES DURING CONSTRUCTION.



**LEGEND**

- SITE BOUNDARY
- LOT LINES
- MATCHLINES
- NOS (NATURAL OPEN SPACE)
- PIP (PRESERVED IN PLACE)
- TOS (TRANSPLANTED ON SITE)
- RFS (REMOVED FROM SITE)

## NATIVE PLANT MITIGATION SUMMARY

Inventory by The Planning Center from 6/17/2014 to 8/11/2014  
Inventory was field verified and updated to reflect current conditions 12/5/2015  
Native Plant Inventory Summary Table

Species	Total # Plants	# Viable	PIP	TOS	RFS	Mitigation Required	Total # of Plants that will be set aside
Cholla cactus	61	57	3	44	8	60 Total (after 30% set aside survey)	12
Cholla cactus	6	5	0	4	1	13 Total (12 set aside, 1 set aside)	18

THE PLANNING CENTER  
1200 S. 17th Ave., Suite 100, Tucson, AZ 85710  
Phone: (520) 623-6166 Fax: (520) 623-6166  
www.planningcenter.com

BROU CL, AAA-00  
DATE: 10/11/17  
DRAWN BY: CJE  
CHECKED BY: FW

# REVISIONS/SUBMITTALS	DATE
1 REVISED PER COMMENTS	8/21/17

ENGINEER  
Brown and Associates  
3541 East Sunrise Drive #205  
Tucson, Arizona 85718  
TEL: (520) 318-1900  
FAX: (520) 318-1930

OWNER/DEVELOPER  
Shawortt Hill & Hill #3067  
C/O: ARIZONA & ASSOCIATES  
Attn: Michael Abbott  
183 North Street, Suite 303  
Tucson, Arizona 85701  
TEL: (520) 623-6721  
FAX: (520) 623-6721



NPPD  
(30% SET-ASIDE METHOD)  
SAGUARO RIDGE ESTATES

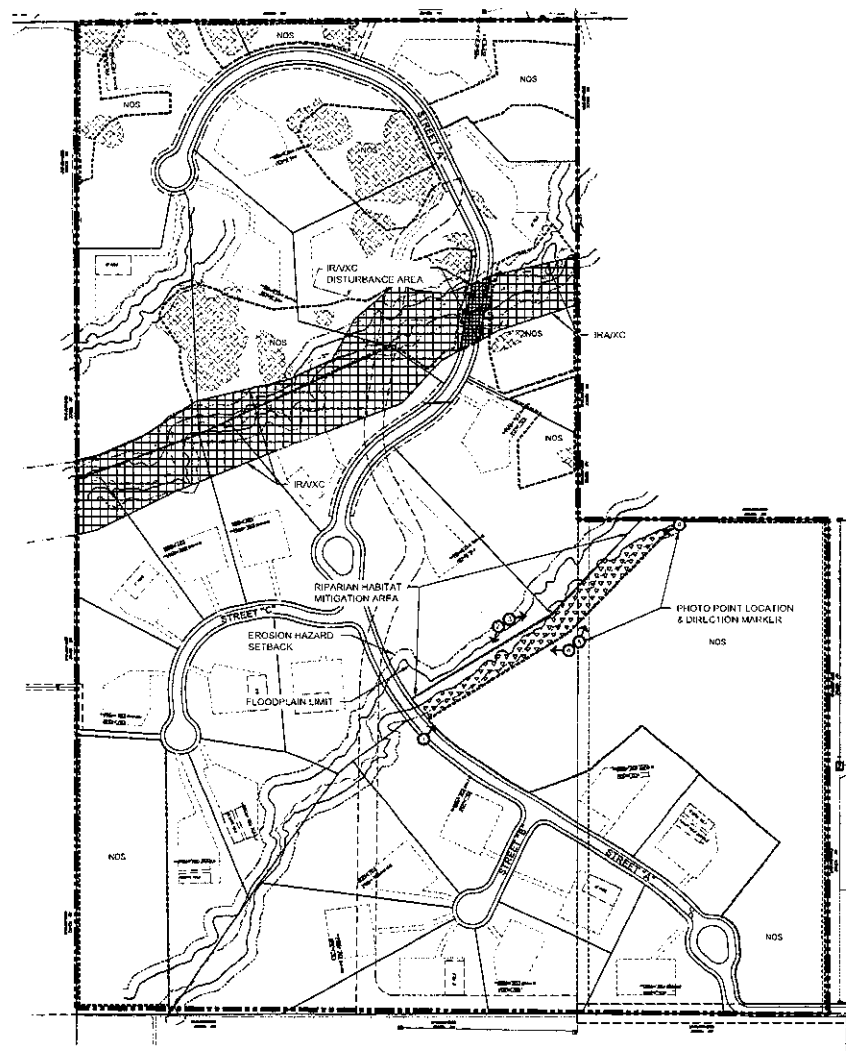
BEING A PORTION OF SECTION 24, T11S, R1E, GREENSBURG TOWN OF MARANA, PIMA COUNTY, ARIZONA

DATE: 10/11/2017  
DRAWN BY: CJE  
CHECKED BY: FW

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING.



# RIPARIAN HABITAT MITIGATION PLAN



### RIPARIAN HABITAT CALCULATIONS:

SITE AREA: 99.6 AC

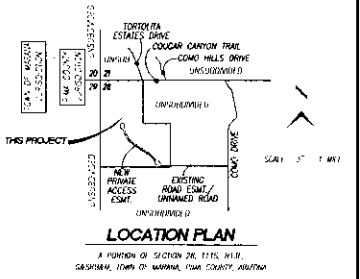
<b>ON SITE</b>	
IRAXC (IMPORTANT RIPARIAN AREA (WITH UNDERLYING XERORIPARIAN CLASS C))	0.93 ACRES
AMOUNT OF "ON-SITE" RIPARIAN HABITAT DISTURBANCE	19 ACRES
TREES REQUIRED = 19 ACRES X 45 TREES/ACRE X 1.5 = 13 TREES	
SHRUBS REQUIRED = 19 ACRES X 70 SHRUBS/ACRE X 1.5 = 20 SHRUBS	
<b>OFF SITE ACCESS ROAD</b>	
IRAXB (IMPORTANT RIPARIAN AREA WITH UNDERLYING XERORIPARIAN CLASS B)	21 ACRES
AMOUNT OF EXISTING ACCESS ROAD "IRAXB" RIPARIAN HABITAT DISTURBANCE	07 ACRES
AMOUNT OF NEW ACCESS ROAD "IRAXB" RIPARIAN HABITAT DISTURBANCE	16 ACRES
TREES REQUIRED = 16 ACRES X 60 TREES/ACRE X 1.5 = 19 TREES	
SHRUBS REQUIRED = 16 ACRES X 80 SHRUBS/ACRE X 1.5 = 19 SHRUBS	
<b>XB RIPARIAN HABITAT</b>	
AMOUNT OF EXISTING ACCESS ROAD "XB" RIPARIAN HABITAT DISTURBANCE	1.20 ACRES
AMOUNT OF NEW ACCESS ROAD "XB" RIPARIAN HABITAT DISTURBANCE	40 ACRES
SHRUBS REQUIRED = 43 ACRES X 60 SHRUBS/ACRE = 60 SHRUBS	
SHRUBS REQUIRED = 43 ACRES X 80 SHRUBS/ACRE = 66 SHRUBS	

TOTAL TREES REQUIRED FOR MITIGATION = 77  
 TOTAL SHRUBS REQUIRED FOR MITIGATION = 106  
 QUANTITIES CAN BE REDUCED BY 20% IF ALL TRAILS ARE MINIMUM 15 GAL AND ALL SHRUBS ARE MINIMUM 5 GAL  
 77 TREES - 20% = 62 TREES REQUIRED (15 GAL OR 52 PROVIDED)  
 106 SHRUBS - 20% = 84 SHRUBS REQUIRED (5 GAL OR 84 PROVIDED)

IRAXC RIPARIAN HABITAT AREA TO REMAIN NATURAL (ON-SITE) 5.74 AC  
 TOTAL RIPARIAN AREA OF DISTURBANCE (INCLUDES OFF-SITE ACCESS ROAD) 1.38 ACRES  
 TOTAL MITIGATION AREA 1.2 ACRE  
 MITIGATION AREA SHALL BE LOCATED IN COMMON AREA "C" AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA)  
 HYDROSEED WITH TACKIFIER PROVIDED THROUGHOUT ENTIRE MITIGATION AREA  
 NOTE: SEE SHEET R-1 FOR SPECIES PROVIDED.

### REGULATED RIPARIAN HABITAT DISTURBANCE JUSTIFICATION

THE EXISTING INGLESLOUGH'S HILLBILT LASELMENT WAS NOT UTILIZED DUE TO THE PRESERVATION OF ROCK OUTCROPPINGS, CALICORNIFIED AS HILLSIDE DEVELOPMENT ZONE (HSDZ), AND SOIL CONDITIONS NORTH OF THE REGULATED RIPARIAN HABITAT (RH). THE PROPOSED LOCATION FOR THE ROAD CROSSING WAS SELECTED FOR ITS MINIMAL RRI WIDTH THUS MINIMIZING IMPACTS.



### SHEET INDEX:

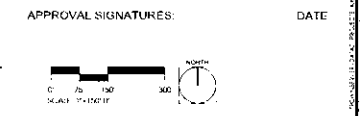
COVER		THIS SHEET
RIPARIAN MITIGATION PLAN		R-1
IRRIGATION PLAN		I-1
DETAILS		D-1
SPECIFICATIONS		S-1

### SUBMITTAL HISTORY:

1ST SUBMITTAL	09/25/08	PIMA COUNTY
2ND SUBMITTAL	04/22/09	PIMA COUNTY
3RD SUBMITTAL	03/10/17	PIMA COUNTY
4TH SUBMITTAL	08/10/17	PIMA COUNTY
5TH SUBMITTAL	10/11/17	PIMA COUNTY

### LEGEND

SITE BOUNDARY	---
LOT LINE	---
PAV. BOUNDARY	---
IRAXC (IMPORTANT RIPARIAN AREA (WITH UNDERLYING XERORIPARIAN CLASS C))	[Grid Pattern]
IRAXB (IMPORTANT RIPARIAN AREA (WITH UNDERLYING XERORIPARIAN CLASS B)) AREA OF DISTURBANCE	[Cross-hatch Pattern]
IRAXB (IMPORTANT RIPARIAN AREA (WITH UNDERLYING XERORIPARIAN CLASS B)) AREA OF DISTURBANCE	[Dotted Pattern]
XB (XERORIPARIAN CLASS B AREA OF DISTURBANCE)	[Diagonal Line Pattern]
RIPARIAN MITIGATION AREA	[Stippled Pattern]
30% SLOPE ASIDE AREA - NATURAL OPEN SPACE (INCLUDES RIPARIAN AREA)	[Blank]
HILLSIDE DEVELOPMENT ZONE (HSDZ)	[Dotted Pattern]
PHOTO POINT LOCATION & DIRECTION MARKER	[Symbol]



PROJECT: AAA-02  
 DATE: 10/19/17  
 DRAWN BY: CJF  
 CHECKED BY: FW

CALL TWO WORKING DAYS BEFORE YOU DIE!  
 402-263-1100  
 1-800-SI-ASK-F  
 (OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE
1	REVISION 1 PER COMMENTS	8/31/17

ENGINEER  
 Robert S. Adams, Inc. Engineering  
 3551 E. Sunrise Dr. #225  
 Tucson, AZ 85718  
 Tel: (520) 218-1960

OWNER/DEVELOPER  
 Stewart Hill & Associates  
 6700 Alameda & Alameda, P.O.  
 Attn: Michael Albrecht  
 1641 North Swan, Ste. 300  
 Tucson, AZ 85711  
 Tel: (520) 623-5727  
 Fax: (520) 623-5727

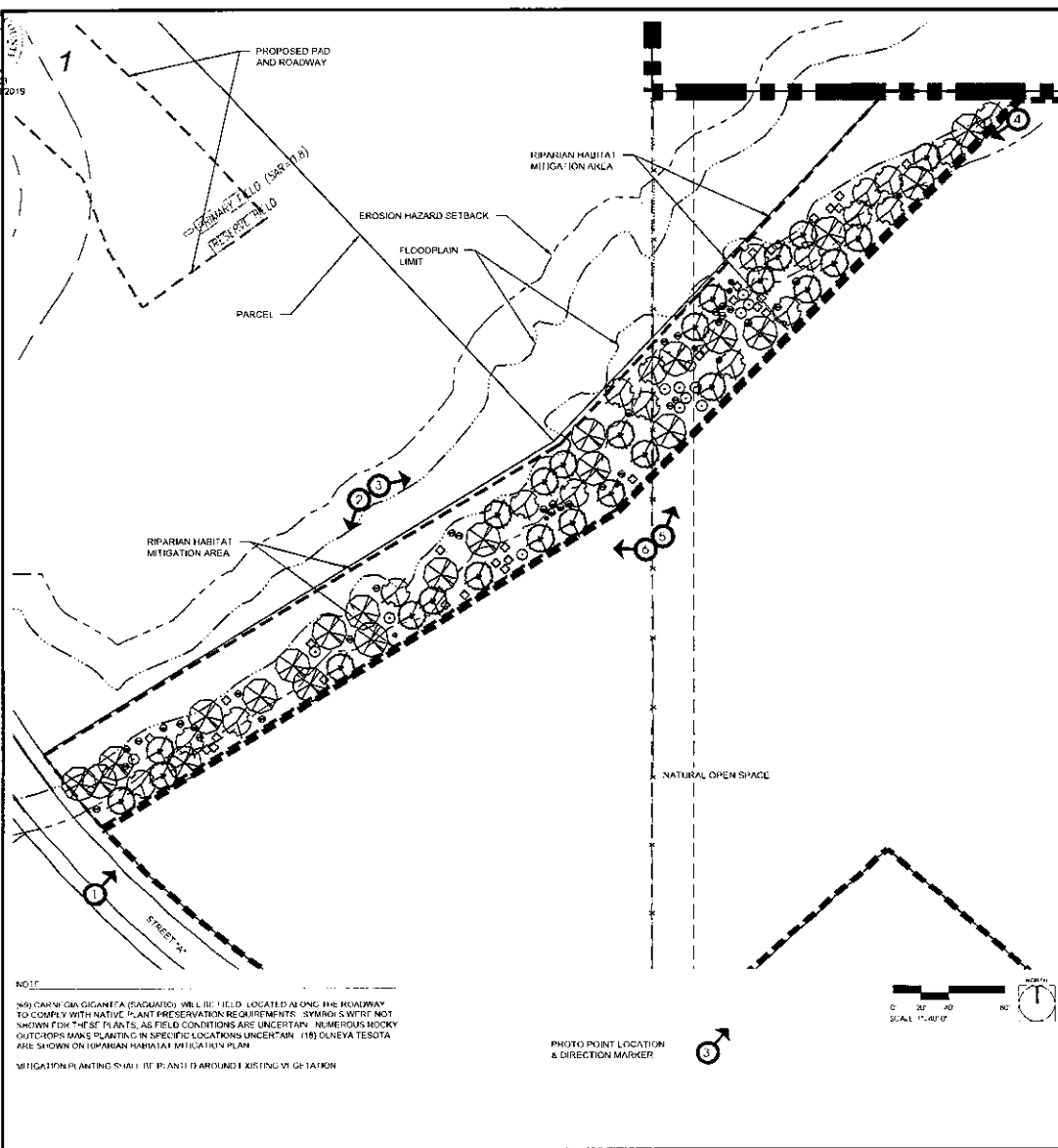


RIPARIAN HABITAT MITIGATION PLANS  
 SAGUARO RIDGE ESTATES  
 BEING A PORTION OF SECTION 28 1115  
 T12L 2388888

CASE NO. P14100000  
 SHEET NO. 009 02 21  
 COVER 1 OF 5

FOR AGENCY REVIEW AND APPROVAL ONLY - NOT FOR CONSTRUCTION, NOT FOR BIDDING

PLANNING CENTER  
Approved 10/10/2019



**RIPARIAN MITIGATION NOTES:**

- MITIGATION AREA IS TO BE LEFT IN A NATURAL STATE. NO DISTURBANCE SHALL OCCUR WITHIN THE MITIGATION AREA WITHOUT RFDG APPROVAL.
- SEEDING EQUIPMENT: MITIGATION AREA WILL BE HYDROSEEDED WITH A MINIMUM OF 12 SPECIES FORM THE APPROVED MIXTURE. SEEDING EQUIPMENT MUST BE CALIBRATED FOR THE MITIGATION PLAN AND AVAILABLE. REPLACEMENT SPECIES FROM THE APPROVED PLANT LIST MAY BE SELECTED BASED UPON AVAILABILITY. OF THE 12 SPECIES, 4 SHALL BE SHRUBS, 4 SHALL BE ANNUAL BIFLOREAN SAVINGS, AND 4 SHALL BE GRASSES. ANY CHANGES TO THE SEED MIX SHALL BE NOTED ON THE FIRST MONITORING PLAN SUBMITTAL.
- METHOD OF IRRIGATION: MITIGATED PLANTS WILL BE WATERED WITH AN AUTOMATIC DRAIN WASHING SYSTEM. ADEQUATE WATER WILL BE PROVIDED IN ORDER FOR PLANT ESTABLISHMENT WITH THE GOAL OF THE PLANTS BEING SELF-SUPPORTING. ONCE PLANTS HAVE BEEN ESTABLISHED (APPROXIMATELY 1 TO 3 YEARS AFTER INSTALLATION) SUPPLEMENTAL IRRIGATION WILL BE DISCONTINUED IN ACCORDANCE WITH APPROPRIATE GUIDELINES.
- BASIC STATEMENT OF MAINTENANCE: THE MITIGATION AREA SHALL BE MAINTAINED FOR A PERIOD OF 5 CALENDAR YEARS FOLLOWING INSTALLATION. TO ENSURE ESTABLISHMENT OF A NEW RIPARIAN PLANT COMMUNITY, THE INTENT OF THE MITIGATION AREA IS TO ESTABLISH VEGETATION THAT REPLICATES THE NATURAL CONDITIONS WITHIN A RIPARIAN HABITAT WITH THE GOAL, REGULAR PRUNING AND SHAPING OF THESE AS PROHIBITED. UNDERSTORY PLANTS SHOULD ALSO BE ALLOWED TO GROW TO THEIR NATURAL FORM. MOWING AND/OR CHEMICAL CONTROL OF UNDERSTORY PLANT GROWTH SHOULD BE AVOIDED, UNLESS IT IS SELECTIVELY USED ON NONWILD AND/OR INVASIVE PLANT SPECIES. THE ULTIMATE GOAL IS TO ENSURE PLANTS DEVELOP A DEEP AND STABLE ROOT SYSTEM TO SURVIVE IN LOCAL CONDITIONS. THE MONITORING, REPAIR, AND PROPER OPERATION OF THE IRRIGATION SYSTEM WILL BE AN ESSENTIAL PART OF THE MAINTENANCE PROGRAM. THE FOLLOWING IS AN OUTLINE OF THE MINIMUM REQUIREMENTS FOR MITIGATION PLANTING MAINTENANCE:
 

What to do	How Often
Check plant/replace dead trees and shrubs	4 times/year
Remove Noxious and/or Invasive Plant Species/Weeds	2 times/year or as needed
Reveal & Stabilize Eroded Areas	As needed
Check & Repair Damaged Tree Stakes and branch cages	Once a month for first growing season
Fencing used to exclude livestock from Mitigation Area	As needed

What to do	How Often
Check plant/replace dead trees and shrubs	4 times/year
Remove Noxious and/or Invasive Plant Species/Weeds	2 times/year or as needed
Reveal & Stabilize Eroded Areas	As needed
Check & Repair Damaged Tree Stakes and branch cages	Once a month for first growing season
Fencing used to exclude livestock from Mitigation Area	As needed

**CRITERIA FOR SUCCESS:**  
NATIVE PLANTS ARE WELL ADAPTED TO ANNUAL RAINFALL AMOUNTS IN THE TUCSON BASIN AND MOST WILL SURVIVE ON NATURAL RAINFALL ALONE. ONCE ESTABLISHED TO CREATE A SUCCESSFUL MITIGATION AREA, INITIAL PLANT ESTABLISHMENT IS IMPORTANT. PROPER MAINTENANCE OF THE PLANT FROM SUPPLEMENTAL IRRIGATION IN ORDER TO ESTABLISH A HEALTHY ROOT SYSTEM, AS MENTIONED ABOVE, IS ESSENTIAL. ONCE SUPPLEMENTAL IRRIGATION HAS BEEN REDUCED OR ELIMINATED, IT IS THE APPLICANT'S OR THEIR SUCCESSOR'S RESPONSIBILITY TO CONTINUE MONITORING PLANT HEALTH FOR THE REMAINDER OF THE FIVE YEAR MAINTENANCE PERIOD. ESTABLISHMENT OF THE MITIGATION AREA WILL BE CONSIDERED SUCCESSFUL WHEN MOST OF THE PLANTS ARE LIVING AND ACTIVELY GROWING (WITHOUT SIGNIFICANT DIE BACK OR LOSS) AFTER ONE YEAR WITHOUT SUPPLEMENTAL IRRIGATION.

- RIPARIAN HABITAT AREA TO BE FENCED OFF PRIOR TO ANY GRADING OR CONSTRUCTIONS SO AS TO MAINTAIN IT IN UNALTERED CONDITION.
- THE PRIMARY RESPONSIBILITY OF IMPLEMENTATION OF THE MITIGATION PLAN, MONITORING OF THE MITIGATION AREA AND THE ENTRY OF INDIVIDUAL RESPONSIBLE FOR LONG TERM OWNERSHIP AND MANAGEMENT OF THE MITIGATED AREA IS THE PROPERTY OWNER, STEWARD TITLE AND TRUST, CO-OWNER & TRUST, CO-OWNER & TRUST SUCCESSORS.
- MITIGATION PLAN IMPLEMENTATION SHALL BE COMPLETED BY THE FIRST GROWING SEASON FOLLOWING COMPLETION OF CONSTRUCTION, ONCE RIPARIAN HABITAT HAS BEEN IMPACTED, MITIGATION MUST OCCUR.
- A MONITORING PLAN, IN ACCORDANCE WITH THE GUIDELINES, WILL BE SUBMITTED ANNUALLY FOR A PERIOD OF FIVE YEARS FOLLOWING IMPLEMENTATION OF THE MITIGATION PLAN. ANY CHANGES FROM THE APPROVED MITIGATION PLAN SHALL BE NOTED ON THE MONITORING PLAN SUBMITTAL.

AN ANNUAL MONITORING SUBMITTAL FOR A PERIOD OF FIVE YEARS FOLLOWING MITIGATION PLAN IMPLEMENTATION WILL BE REQUIRED TO INSURE THE PLAN IS IMPLEMENTED AND MAINTAINED. THE MONITORING POINT LOCATION (10 POINTS PER MITIGATION AREA) SHALL BE SHOWN ON THE MITIGATION PLAN WITH AN ARROW POINTING TO THE DIRECTION IN WHICH THE PHOTO WILL BE TAKEN. A MONITORING PLAN, IN ACCORDANCE WITH THE GUIDELINES, WILL BE SUBMITTED ANNUALLY FOR A PERIOD OF FIVE YEARS FOLLOWING IMPLEMENTATION OF THE MITIGATION PLAN.

SUBMITTALS SHALL BE LABELED "ANNUAL MONITORING REPORT" OR "HYDROSEEDING REPORT" AND SENT TO THE FOLLOWING ADDRESS: PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT, ATTN: WATER RESOURCES DIVISION STAFF, 250 N. STATE AVE., 31111 GERM, TUCSON AZ. MORE ALPHAS FOR SEEING MONITORING PLAN SUBMITTAL ON THE MITIGATION PLAN. THE INDIVIDUAL OR ENTITY RESPONSIBLE FOR IMPLEMENTATION AND MONITORING OF THE MITIGATION AREA SHALL PROVIDE INFORMATION TO THE MITIGATION PLAN WITH THE ANNUAL MONITORING PLAN SUBMITTAL. ANY CHANGE TO THE PLANT SPECIES COMPOSITION SHOWN ON THE MITIGATION PLAN DUE TO AVAILABILITY SHALL BE NOTED ON THE ANNUAL MONITORING PLAN. IF THE MITIGATION AREA IS NOT PROGRESSING AS ANTICIPATED, PROPOSED CORRECTIVE ACTIONS SHALL BE PROVIDED IN THE ANNUAL MONITORING REPORT.

**PLANTS FOR MITIGATION AREA**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
PROSOPIS JULIFLORA	VIVIPARIS MESQUITE	15 GAL	25	
CERCIDIPHYLLUM FLOREUM	FLORIDA SILVERCHERRY	15 GAL	19	
OLNEYA TESOTA	IRONWOOD	(5) TRANSPLANTED (11 2" x 10 1/2") 15 GAL	18	
SHRUBS/ACCENTS	LIALIA ANDRA PARIPIPIVITA	FARTY DUSTEN	5 GAL	20
	CELLIS PALMBA	DESERT HACKBERRY	5 GAL	9
	ENCELIA FARINOSA	PIITULI BUSH	5 GAL	15
	LARREA TRIDENTATA	CREOSOTE	5 GAL	30
	NOLINA MICROCARPA	BEAR GRASS	5 GAL	5

HYDROSEED MIX WITH JACKBERRY SHALL BE APPLIED TO ENTIRE MITIGATION AREA

BOTANICAL NAME	COMMON NAME	QTY
Azadirachta indica	Purple Tree-Lemon	200
Acacia salicifolia	Purple Acacia	300
Stemodia multiflora	Desert Verbena	15
Chrysothamnus graveolens	Open Dicks	50
Chrysothamnus graveolens	Zurpeline Sage	15
Prosopis juliflora	Live Oak	10
Prosopis juliflora	Desert Sycamore	40
Prosopis juliflora	Green Sycamore	40
Prosopis juliflora	Walberry	30
Prosopis juliflora	Grass	20
Prosopis juliflora	Manilla	20
Prosopis juliflora	Prosopis	40
Prosopis juliflora	Jesuit Libanum	30
Prosopis juliflora	Sand Ingot	20

NOT: (S) CAROLINA GIGANTEA (SAGUARO) WILL BE FIELD LOCATED ALONG THE ROADWAY TO COMPLY WITH NATIVE PLANT PRESERVATION REQUIREMENTS. SYMBOLS WITHIN NOT SHOWN FOR THESE PLANTS AS FIELD CONDITIONS ARE UNCERTAIN. NUMEROUS ROCKY OUTCROPS MAKE PLANTING IN SPECIFIC LOCATIONS UNCERTAIN. (18) OLNEYA TESOTA ARE SHOWN ON RIPARIAN HABITAT MITIGATION PLAN. MITIGATION PLANTING SHALL BE PLANTED AROUND EXISTING VEGETATION.

**THE PLANNING CENTER**  
 1000 N. GILBERT AVENUE, SUITE 100  
 TUCSON, AZ 85719  
 TEL: 520.622.1050  
 FAX: 520.622.1051  
 WWW.PLANNINGCENTER.COM

PROJECT: AAA-02  
 DATE: 10/11/17  
 DRAWN BY: CML  
 CHECKED BY: JFW

CALL TWO WORKING DAYS BEFORE YOU DIG  
 800-4-A-DIG  
 1-800-STAKE-IT  
 (OUTSIDE MARICOPA COUNTY)

REVISIONS/SUBMITTALS	DATE
1. REVISED PER COMMENTS	8/3/17

**RIPARIAN HABITAT MITIGATION PLAN**

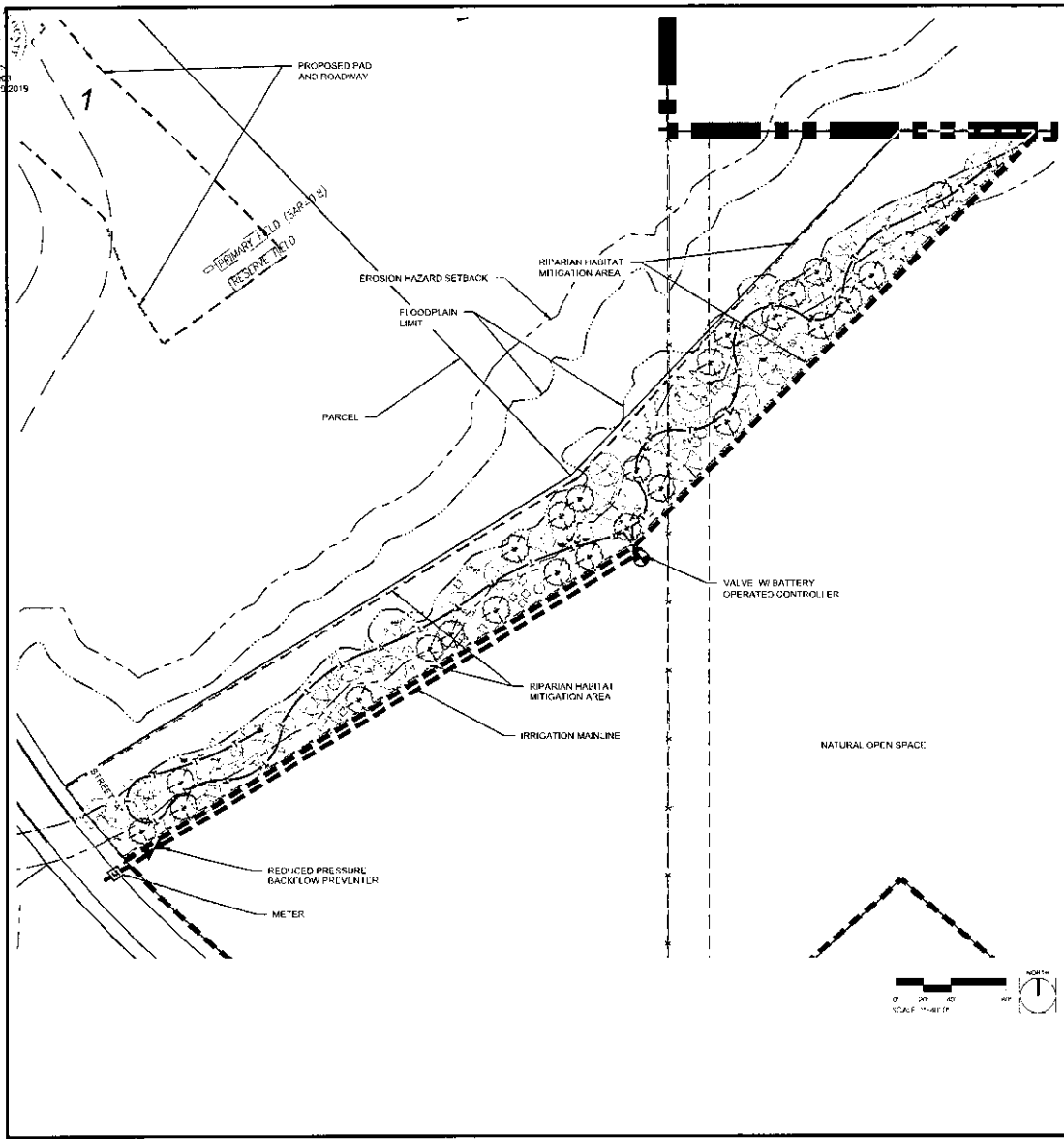
FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR SIDDING

**RIPARIAN HABITAT MITIGATION PLANS SAGUARO RIDGE ESTATES**

BEING A PORTION OF SECTION 28.5115 RITE CONSUMM

DATE: 10/11/2019  
 SHEET NO: 09 OF 21  
 OF 5

Approved 10/10/2019



**IRRIGATION NOTES:**

1. ALL IRRIGATION EQUIPMENT SYMBOLS HAVE BEEN SHOWN IN THE RECURRING LOCATION FOR GRAPHIC CLARITY ONLY. ALL IRRIGATION EQUIPMENT IS SHALL BE LOCATED IN RIPARIAN HABITAT MITIGATION AREA ONLY. INSTALLATION SHALL MAKE EVERY EFFORT TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION. IRRIGATION EQUIPMENT SHALL NOT BE LOCATED WITHIN FLOODPLAIN LIMITS.
2. METHOD OF IRRIGATION: MITIGATED PLANTS WILL BE WATERED WITH AN AUTOMATIC DRIP WATERING SYSTEM. FOGPACT WATER WILL BE PROVIDED IN ORDER FOR PLANT ESTABLISHMENT WITH THE GOAL OF THE PLANTS BEING SELF SUFFICIENT.
3. ONCE PLANTS HAVE BEEN ESTABLISHED (APPROXIMATELY 1 TO 3 YEARS AFTER INSTALLATION) SUPPLEMENTAL IRRIGATION WILL BE DECREASED IN ACCORDANCE WITH APPROXIMATE OF THE GROWTH PHASE.

**IRRIGATION STANDARDS FOR MAINTENANCE**

AN IRRIGATION SYSTEM NEEDS REGULAR MAINTENANCE TO RUN PROPERLY. THE FOLLOWING IS AN OUTLINE OF MINIMUM REQUIREMENTS FOR MAINTAINING A DRIP IRRIGATION SYSTEM.

What to do	How Often
Check irrigation system operation	At least once a month
Reprogram irrigation system controller(s)	4 times/year (see general schedule)
Repair damaged irrigation system components	As needed
Run the irrigation for double the normal run time to flush salt buildup from the soil	Twice yearly
Make drip irrigation emitters to drip line as the plant grows	As needed

**WATERING REQUIREMENTS FOR MAINTENANCE**

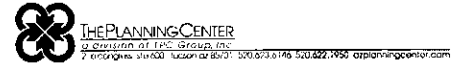
ONCE HEALTHY ROOT SYSTEMS ARE ESTABLISHED (APPROXIMATELY TWO YEARS BUT VARIES WITH SITE CONDITIONS), THE PLANTS SHOULD BE "WEANED" FROM SUPPLEMENTAL IRRIGATION. ADJUST THE IRRIGATION SCHEDULE UNTIL PLANTS CAN SURVIVE ON NATURAL RAINFALL. THIS CAN BE ACCOMPLISHED BY DECREASING THE FREQUENCY OF IRRIGATION EACH YEAR. FOR EXAMPLE, IF PLANTS ARE WATERED ONCE EACH WEEK DURING THE ESTABLISHMENT PERIOD, THE FREQUENCY WOULD BE ADJUSTED TO ONCE EVERY TWO WEEKS DURING THE FIRST YEAR OF WEANING, ONCE EVERY THREE WEEKS DURING THE SECOND YEAR OF WEANING, ONCE EVERY FOUR WEEKS DURING THE THIRD YEAR OF WEANING, AND NO WATERING WOULD OCCUR IN SUBSEQUENT YEARS. EVEN AFTER ESTABLISHMENT, DURING EXTREME DROUGHT, CERTAIN PLANTS MAY REQUIRE SUPPLEMENTAL IRRIGATION.

**CRITERIA FOR SUCCESS**

NAIVE PLANTS ARE WELL ADAPTED TO ANNUAL RAINFALL AMOUNTS IN THE TUCSON BASIN AND MOST WILL SURVIVE ON NATURAL RAINFALL ALONE. ONCE ESTABLISHED, TO CREATE A SUCCESSFUL MITIGATION AREA, INITIAL PLANT ESTABLISHMENT IS IMPORTANT. THOUGH "WEANING" OF THE PLANTS FROM SUPPLEMENTAL IRRIGATION IN ORDER TO ESTABLISH A HEALTHY ROOT SYSTEM, AS MENTIONED ABOVE, IS ESSENTIAL, ONCE SUPPLEMENTAL IRRIGATION HAS BEEN DECEASED OR ELIMINATED, IT IS THE APPLICANT'S OR THEIR SUCCESSORS RESPONSIBILITY TO CONTINUE MONITORING PLANT HEALTH FOR THE REMAINDER OF THE FIVE YEAR MAINTENANCE PERIOD. ESTABLISHMENT OF THE MITIGATION AREA WILL BE CONSIDERED SUCCESSFUL WHEN 80% OF THE PLANTS ARE THRIVING AND ACTIVELY GROWING (WITHOUT SIGNIFICANT DIE-BACK OR LOSS) AFTER ONE YEAR WITHOUT SUPPLEMENTAL IRRIGATION.

**IRRIGATION LEGEND**

- 1" METER
- 1" REDUCED PRESSURE BACKFLOW PREVENTER
- 1" VALVE WITH BATTERY OPERATED CONTROLLER
- IRRIGATION MAINLINE
- IRRIGATION POLYLINE WITH ENDCAP



PROJECT: AAA 02  
 DATE: 10/17/17  
 DRAWN BY: CJL  
 CHECKED BY: FW

CALL TWO WORKING DAYS TO LEAVE YOURS (925-263-1100) 1-800-STAKE-IT (COURSES: MARICOPA COUNTY)

#	REVISIONS/REMARKS	DATE
1	REVISED PER COMMENTS	8/31/17

**RIPARIAN HABITAT MITIGATION PLAN**

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING.

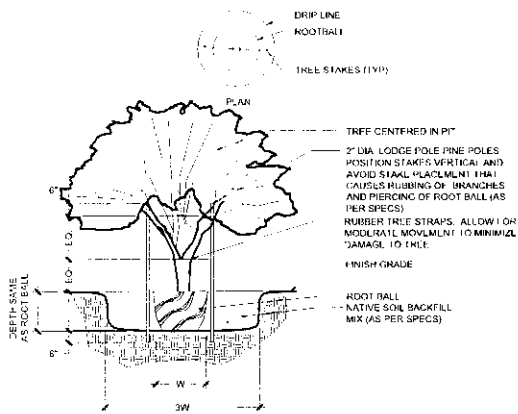


RIPARIAN HABITAT MITIGATION PLANS SAGUARO RIDGE ESTATES

BEING A PORTION OF SECTION 28-1115 WITH GASQUAM

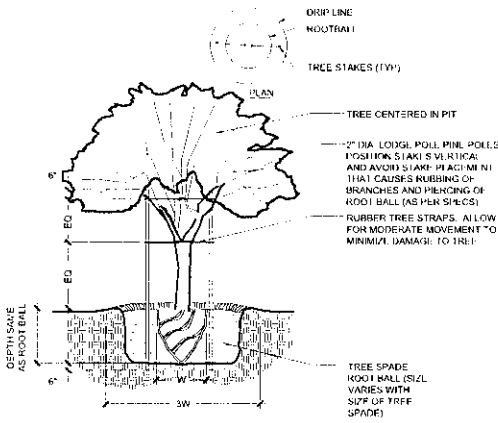
CADD No. P171P0003  
 REFERENCE: 06/02/17  
 3 OF 5





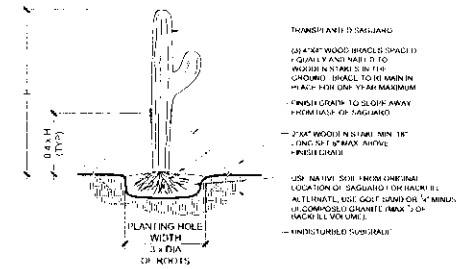
- NOTES
1. MARK THE NORTH SIDE OF THE TREE IN THE FIELD BEFORE TRANSPLANTING, AND WHEN TRANSPLANTING ROTATE THE TREE TO FACE NORTH, WHENEVER POSSIBLE.
  2. STAKING SHALL BE CONSTRUCTED SO TRUNK HAS FLEXIBILITY.
  3. PLANTS TO BE STAKED ARE NOTED ON PLANTING SCHEDULE SHEET UNDER REMARKS.
  4. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN PLANTS AND UTILITY FACILITIES SO AS TO NOT HINDER UTILITY MAINTENANCE.
  5. PRUNE TREES AT TIME OF STAKE REMOVAL, ONE YEAR AFTER INSTALLATION.
  6. TREES SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.

4 TREE PLANTING



- NOTES
1. MARK THE NORTH SIDE OF THE TREE IN THE FIELD BEFORE TRANSPLANTING, AND WHEN TRANSPLANTING ROTATE THE TREE TO FACE NORTH, WHENEVER POSSIBLE.
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  6. TREES SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.

7 MACHINE DUG TREE



- NOTES
1. ROOT PROTECTANT, SHOOTED OR DAMAGED ROOTS & DUST IN THE ROOT STRUCTURE WITH WETTABLE SULFUR (1.5 MIN) AND STIMULOMYCEIN SPRAY AT PLANTING SITE.
  2. CONSTRUCTION TO USE ONLY SAGUAROS ORIENTED WITH TRUE NORTH AND LOCATE IN HOLE WITH USE OF COMPASS.
  3. TRANSPLANT TO ORIGINAL DEPTH OF BURY.
  4. LENGTH OF WOOD BRACKS AND DISTANCE FROM BASE WILL VARY WITH HEIGHT AND WEIGHT OF SAGUARO AS WELL AS SLOPE OF GRADE. CUT AND POSITION STAKES AT AN ANGLE TO BEST SUPPORT EACH INDIVIDUAL SAGUARO.
  5. DO NOT WATER.
  6. REPLANT AND RE-STAKE IF SAGUARO BECOMES UNSTABLE DUE TO WIND, RAIN, OVER WATERING, OR ANY OTHER REASON.

2 SAGUARO INSTALLATION

#	REVISIONS/SUBMITTALS	DATE
1	REVISION PER COMMENTS	8/31/17





RESOLUTION 2020- 19

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; IN CASE Co9-07-21 STEWART TITLE AND TRUST TR 3652 – NORTH COMO DRIVE REZONING; LOCATED APPROXIMATELY 2,500 FEET WEST OF NORTH COMO DRIVE AND APPROXIMATELY ONE-HALF MILE NORTHWEST OF THE INTERSECTION OF MOORE ROAD AND LA CHOLLA BOULEVARD; AMENDING REZONING CONDITIONS SET FORTH IN SECTION 2 AND THE TIME LIMIT SET FORTH IN SECTION 3 OF ORDINANCE 2010-55 AS AMENDED BY RESOLUTION 2015-68.**

The Board of Supervisors of Pima County, Arizona finds that:

1. On May 5, 2009, in rezoning case Co9-07-21, the Pima County Board of Supervisors approved the rezoning of approximately 59.91 acres located approximately 2,500 feet west of North Como Drive and approximately one-half mile northwest of the intersection of Moore Road and La Cholla Boulevard as shown on Exhibit A from RH (Rural Homestead) to SR-2 (Suburban Ranch Estate), subject to standard and special conditions.
2. On September 21, 2010, the Pima County Board of Supervisors adopted rezoning Ordinance 2010-55, recorded at Sequence 20101870831, rezoning the approximate 59.91 acres described in rezoning case Co9-07-21 and memorializing the standard and special conditions.
3. The owner of the rezoning site applied for a five-year extension of the time limit approved by the Pima County Board of Supervisors on May 5, 2009.
4. On July 7, 2015, the Pima County Board of Supervisors approved a five-year time extension subject to modified standard and special conditions.
5. On October 6, 2015, the Pima County Board of Supervisors adopted Resolution 2015-68, recorded at Sequence No. 20152820844, memorializing the new time limit and modified standard and special conditions.
6. The owner of the rezoning site applied for a five-year extension of the time limit set forth in Section 3 of Ordinance No. 2010-55, as amended by Resolution 2015-68.
7. On September 17, 2019, the Pima County Board of Supervisors denied closure of the rezoning and approved a five-year time extension subject to modified standard and special conditions.
8. Section 3 of Ordinance No. 2010-55 and the Pima County Code allow the Board of Supervisors to amend the rezoning time limit and conditions by resolution.

NOW, THEREFORE, IT IS RESOLVED:

Section 1: The rezoning conditions in Section 2 of Ordinance No. 2010-55, as amended by Resolution 2015-68, are restated and modified as follows:

- ~~1. Submittal of a development plan if determined necessary by the appropriate County agencies.~~
- ~~2. Recording of the necessary development related covenants as determined appropriate by the various County agencies.~~
- ~~3. Provision of development related assurances as required by the appropriate agencies.~~
- ~~4. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.~~
51. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
62. Transportation conditions:
  - A. Offsite improvements to Moore Road and Como Drive may be required as determined necessary by the Department of Transportation.
  - B. Offsite improvements shall be required for the access between the rezoning subject property and Como Drive as determined necessary by the Department of Transportation (shown as Street A on the Preliminary Development Plan).
73. Environmental Quality conditions:
  - A. A geologic report shall be provided that contains the results of percolation testing/soil characterization and appropriate depth boring logs for each proposed lot in the subdivision. These tests shall be performed by an Arizona registered professional engineer, and shall demonstrate that an on-site disposal system can be permitted on each lot. The depth to groundwater shall be provided in this report.
  - B. In accordance with R18-5-404, please show, on each proposed lot, suitable locations for an on-site wastewater disposal system and a 100% reserve area. The size of these systems shall be determined from the tests performed as required above, and applied to a hypothetical four bedroom residence (also to be shown on the Tentative Plat). Also, include the design calculations used to size the preliminary and reserve on-site disposal fields. On-site disposal systems may not be located in floodway areas, erosion hazard setbacks, or within fifty feet of washes, whichever is more restrictive.
  - C. Percolation test/soil evaluation holes shall be shown on the Tentative Plat.
84. Flood Control conditions:
  - A. Development associated with the rezoning subject property shall meet Critical Basin detention requirements before approval of a tentative plat and/or development plan, as determined necessary and approved by the Flood Control District.
  - B. Off-site improvements shall be required to provide all weather access to the subject site along Street A, as shown on the preliminary development plan,



before approval of a tentative plat and/or development plan, as determined necessary and approved by the Flood Control District.

- C. A letter of intent to serve from a water service provider (Tucson Water) shall be submitted with the tentative plat.
- D. The applicant shall prepare a water conservation plan with the tentative plat. The plan shall indicate the maximum allowed turf area for each individual lot. The maximum turf area shall be included in the subdivision's recorded CC&R's.

95. Wastewater Reclamation condition:

The owner / developer shall secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal systems within the rezoning area at the time a tentative plat, development plan or request for building permit is submitted for review.

406. Environmental Planning conditions:

- A. Total grading for the rezoning site shall not exceed 492,230 square feet. Maximum grading limits for individual lots shall be determined at the time of platting. The plat shall identify all common areas and those areas on individual lots that are set-aside and reserved from grading as natural open space.
- B. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the current property owner. ~~Prior to issuance of the Certificate of Compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.~~

Invasive Non-Native Plant Species Subject to Control:

Ailanthus altissima	Tree of Heaven
Alhagi pseudalhagi	Camelthorn
Arundo donax	Giant reed
Brassica tournefortii	Sahara mustard
Bromus rubens	Red brome
Bromus tectorum	Cheatgrass
Centaurea melitensis	Malta starthistle
Centaurea solstitialis	Yellow starthistle
Cortaderia spp.	Pampas grass
Cynodon dactylon	Bermuda grass (excluding sod hybrid)
Digitaria spp.	Crabgrass
Elaeagnus angustifolia	Russian olive
Eragrostis spp.	Lovegrass (excluding E. intermedia, plains lovegrass)
Melinis repens	Natal grass
Mesembryanthemum spp.	Iceplant
Peganum harmala	African rue

Pennisetum ciliare	Buffelgrass
Pennisetum setaceum	Fountain grass
Rhus lancea	African sumac
Salsola spp.	Russian thistle
Schismus arabicus	Arabian grass
Schismus barbatus	Mediterranean grass
Sorghum halepense	Johnson grass
Tamarix spp.	Tamarisk

- C. Walls or fences shall not be allowed along the perimeter of any lot or on the perimeter of the subject property, except for walls immediately adjacent to the gated entryway; however, walls and fences may be erected within the maximum grading area for each lot established by the subdivision plat. Walls shall not be located within natural open space designated on each individual lot. These restrictions shall be a Permitting Note on the plat.
- 447. A. A cultural resources mitigation plan (that includes strategies for Preservation and/or Data Recovery) for any identified archaeological sites on the subject property that are not avoided by development shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate.
- B. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
- 428. The following conditions shall be required in support of County Sustainability Initiatives:
  - A. Water harvesting techniques to be employed with subdivision roadway design and individual grading on each individual lot. Roof runoff to be directed into landscaped areas. Swales and micro basins to use stormwater to irrigate vegetation.
  - B. The recorded private subdivision Covenants, Conditions, and Restrictions (CC&Rs) shall not prohibit and shall encourage the use of solar energy and other alternative energy sources shall be encouraged and not be prohibited.
  - C. Each home shall be oriented for optimal solar orientation, to the maximum extent possible.
  - D. Each house shall be built with a greywater stub out.
- 439. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
- 4410. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner to any rights or claims under

the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l).”

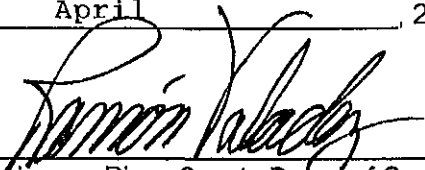
~~4511~~. Adherence to the preliminary development plan (EXHIBIT C) as approved at public hearing.

12. There shall be a maximum of 18 residences.

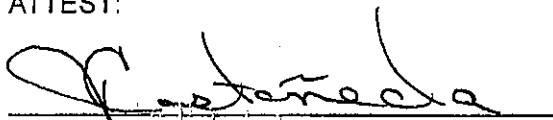
Section 2. Section 3 of Ordinance No. 2010-55, as amended by Resolution 2015-68, is restated and modified as follows:

1. Conditions 1 through ~~4512~~ shall be completed by May 5, ~~2019~~2024.
2. The time limit may be extended by the Board of Supervisors by adoption of a resolution in accordance with Chapter 18.91 of the Pima County Zoning Code.
3. No building permits shall be issued based on the rezoning approved by this Ordinance until all conditions 1 through ~~4512~~ are satisfied and the Planning Official issues a Certificate of Compliance.
4. The rezoning conditions of Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.


Passed and adopted, this 7th day of April, 2020.

  
Chairman, Pima County Board of Supervisors **APR 07 2020**

ATTEST:

  
Clerk of the Board

APPROVED AS TO FORM:

  
Deputy County Attorney  
Lesley M. Lukach

APPROVED:

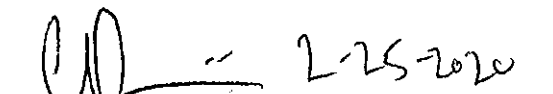
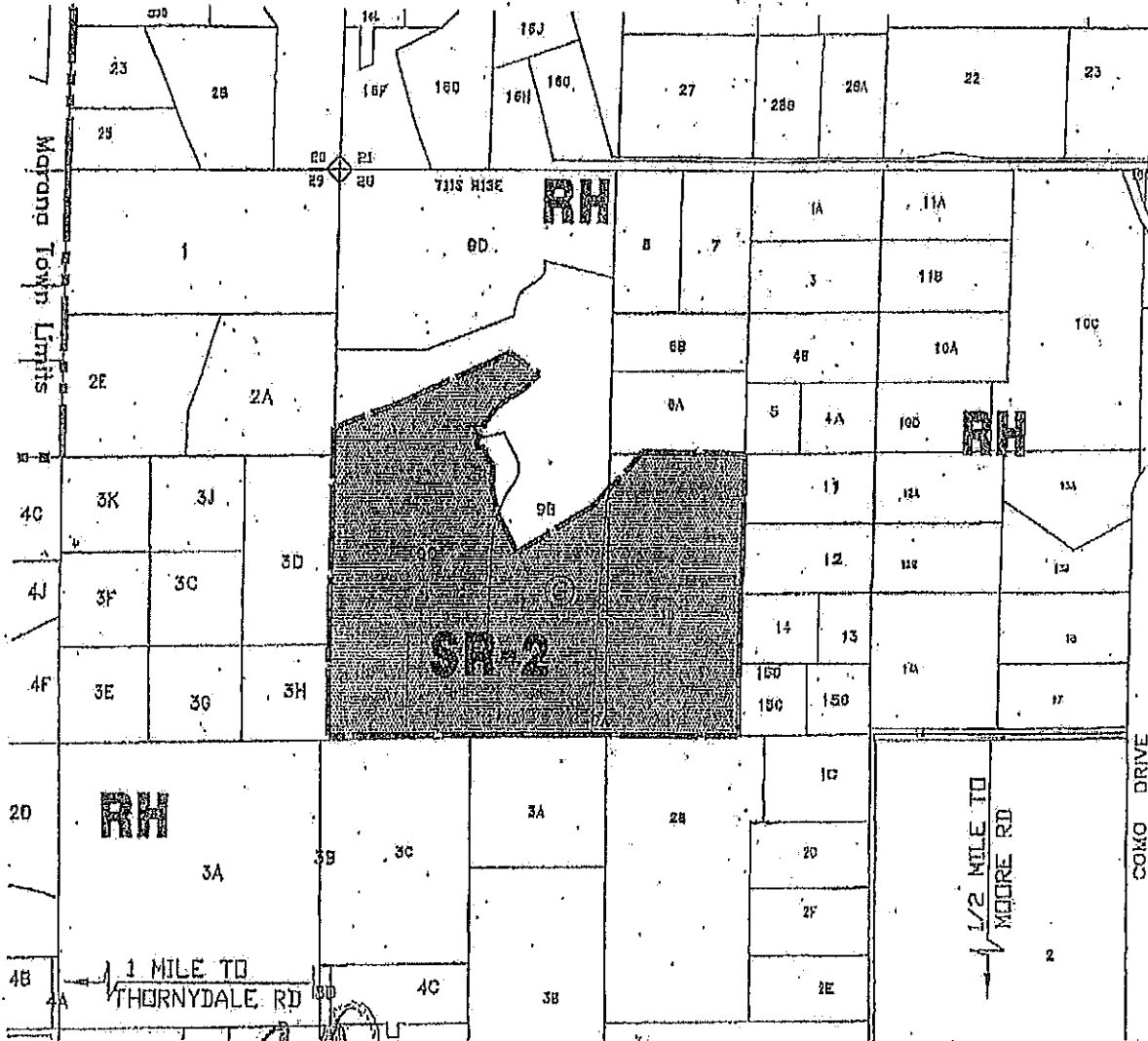
  
Executive Secretary  
Planning and Zoning Commission

EXHIBIT A  
 AMENDMENT NO. 1 BY ORDINANCE NO. 2010-55  
 TO PIMA COUNTY ZONING MAP NO. 351 TUCSON, AZ.  
 PORTION OF PARCELS 009A, 009B, 009C & 0100 BEING A PART  
 OF THE NW 1/4 OF SEC. 28, T11S R13E.



ADOPTED SEPTEMBER 21, 2010 EFFECTIVE SEPTEMBER 21, 2010

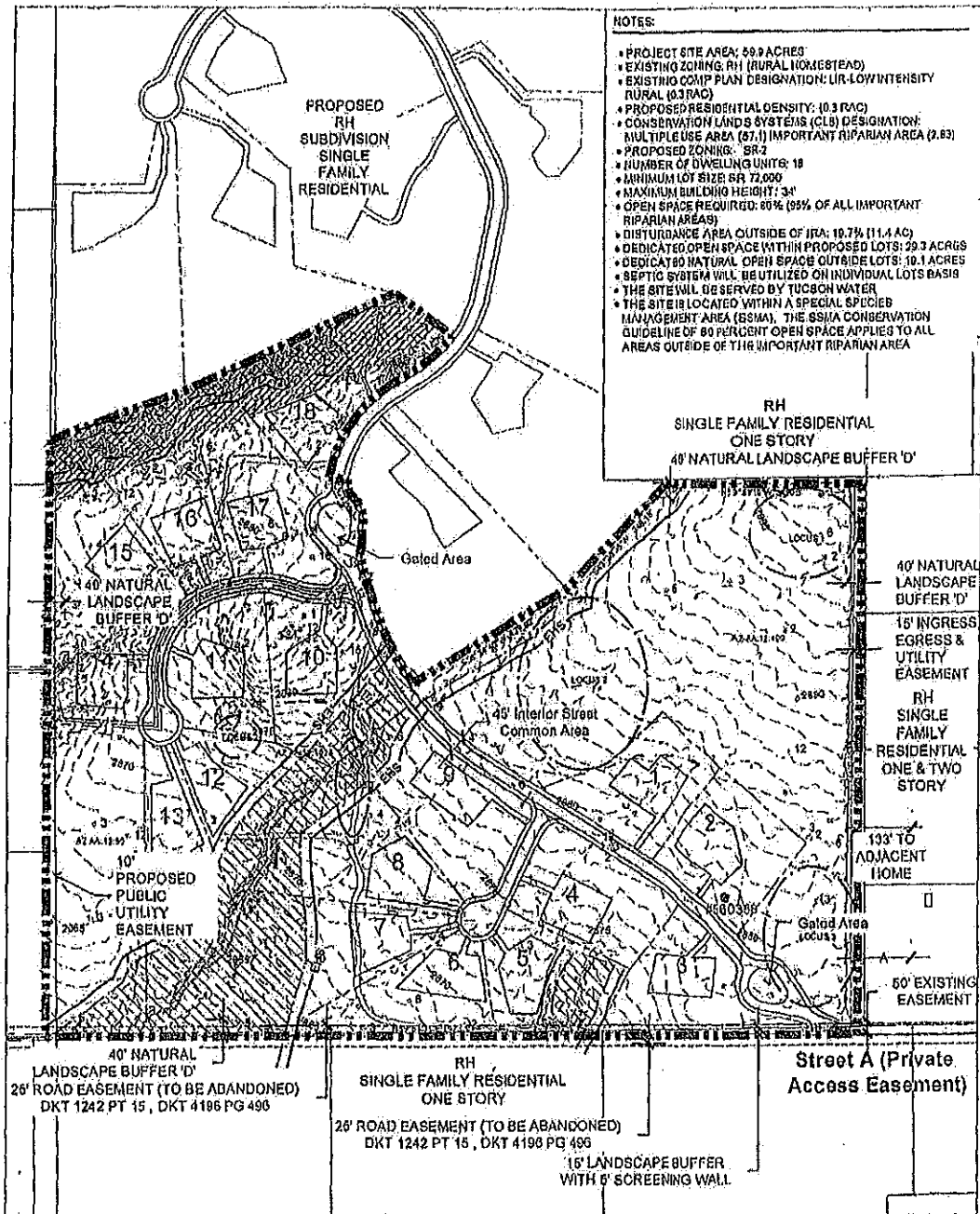


EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE FROM RH 59.91 ac± ds-JULY 26, 2010  
 C09-07-021 219-26-009A, 009B, 009C & 0100



# EXHIBIT C



- NOTES:**
- PROJECT SITE AREA: 60.0 ACRES
  - EXISTING ZONING: RH (RURAL HOMESTEAD)
  - EXISTING COMP PLAN DESIGNATION: UR-LOW INTENSITY RURAL (0.3 RAC)
  - PROPOSED RESIDENTIAL DENSITY: (0.3 RAC)
  - CONSERVATION LANDS SYSTEMS (CLS) DESIGNATION: MULTIPLE USE AREA (57.1) IMPORTANT RIPARIAN AREA (2.9)
  - PROPOSED ZONING: SR-2
  - NUMBER OF DWELLING UNITS: 18
  - MINIMUM LOT SIZE: SR 72,000
  - MAXIMUM BUILDING HEIGHT: 34'
  - OPEN SPACE REQUIRED: 80% (95% OF ALL IMPORTANT RIPARIAN AREAS)
  - DISTURBANCE AREA OUTSIDE OF IFA: 18.7% (11.4 AC)
  - DEDICATED OPEN SPACE WITHIN PROPOSED LOTS: 29.3 ACRES
  - DEDICATED NATURAL OPEN SPACE OUTSIDE LOTS: 18.1 ACRES
  - SEPTIC SYSTEM WILL BE UTILIZED ON INDIVIDUAL LOTS BASIS
  - THE SITE WILL BE SERVED BY TUGSON WATER
  - THE SITE IS LOCATED WITHIN A SPECIAL SPECIES MANAGEMENT AREA (SSMA). THE SSMA CONSERVATION GUIDELINE OF 80 PERCENT OPEN SPACE APPLIES TO ALL AREAS OUTSIDE OF THE IMPORTANT RIPARIAN AREA

**LEGEND:**

	Site Boundary		Important Riparian Area (2.93 Acres)		Building Setback
	1' Elevation Contours		Archaeological Locus		Easement
	Erosion Hazard Setback		Archaeological Sites		Separators (1:10)
	Rock Outcrops		15%-25% Slopes		
	100 Year Floodplain		25% + Slopes		
	Conceptual Building Envelopes		Preliminary		
	Landscape Buffer 'D'		40+ Jurisdictional Washes		
			Existing Well Site		

**NORTH**

**THE PLANNING CENTER**

0 100' 200' 400'

Scale: 1"=400'

160 AAA04 PLAN FOR EXHIBIT C 2107 DWG 10/21/2008