

# COB - BOSAIR FORM

08/04/2025 3:25 PM (MST)



Welcome to the Board of Supervisors Agenda Item Report (BOSAIR) Form.

This form is used to submit agenda items for Board of Supervisors consideration, including contracts, awards, grants, amendments, and other official actions.

**\*All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.\***

Record Number:

Award Type: Agenda Item

Requested Board Meeting Date: 09/02/2025

## Agenda Item Report

**\*All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.\***

Record Number:

Title: P25FP00007- A FINAL PLAT FOR RIVER AND HANSEN, LOTS 1-60 AND COMMON AREAS "A, B, C, AND D".

Introduction / Background: FINAL PLAT PROCESS TO CREATE LEGALLY SUBDIVIDED PROPERTY

Discussion: NA

Conclusion: NA

Recommendation: STAFF RECOMMENDS APPROVAL

Fiscal Impact: NA

Support of Prosperity Initiative: N/A

Provide information that explains how this activity supports the selected Prosperity Initiative: NA

Board of Supervisor District: • 1

Department: DEVELOPMENT SERVICES

Name:  
Marwan Sami

Telephone: 5207246490

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

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

8/15/25

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

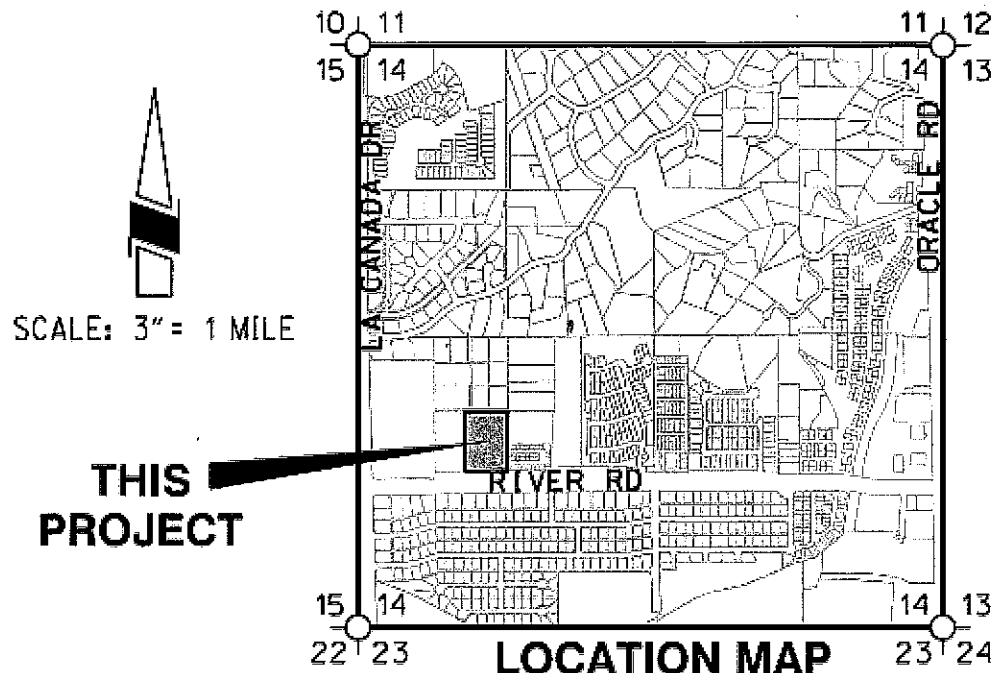
Date: \_\_\_\_\_

8/18/2025

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

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

8/18/25



A PORTION OF SECTION 14, T 13 S,  
R 13 E, G & SRM,  
PIMA COUNTY, ARIZONA  
PIMA COUNTY BOARD OF SUPERVISORS  
DISTRICT NO. 6  
LAT 32° 17' 54"  
LONG -110° 59' 30"  
PIMA COUNTY DATUM

P25FP00007

RIVER AND HANSEN,

LOTS 1- 60 AND

COMMON AREAS "A, B, C, AND D"

## Final Plat Checklist

Staff Contact: \_\_\_\_\_ Marwan Sami \_\_\_\_ Plat Record #: \_\_\_\_\_ P25FP00007 \_\_\_\_\_

**\*\*Packages #1 & #2 to be organized by Site**

Package #1 for the Clerk of the Board	Package #2 for Recorder's Office <b>ONLY</b>	Recorded at Recorder's	Picked Up at Recorder's
<input checked="" type="checkbox"/> Final Plat Checklist			
<input checked="" type="checkbox"/> BOS Agenda Item Report			
<input checked="" type="checkbox"/> Location Map			
<input checked="" type="checkbox"/> Mylar Plat/Printed Plat Map		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Assurance Agreement		<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> Amendment to Trust	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/> CCR's	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> Notice of Consent	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additional Items:	<input type="checkbox"/> Additional Items: _____	<input type="checkbox"/>	<input type="checkbox"/>
For processing final plat: •Recording Receipts Received •Advance Workflow in Accela •Invoice Fees •Email Finance •Calendar Reminder 30 days •Pick up Final Plat and Docs following checklist above •Email applicant w/Template and Fees •Take Recorded Plat & Docs to Admin.		Plat processing <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

✓ = Included in packet

✗ = Not included/unnecessary

**BASIS OF BEARING**

PIMA COUNTY COORDINATE SYSTEM (PCCS) ZONE 1 EAST

THE OBSERVED BEARING ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, T 13S, R 12E, AS MONUMENTED BY A 2" BRASS DISC "185 6689" AT THE SOUTHWEST CORNER AND A 2" BRASS DISC AT THE SOUTHWEST CORNER OF SAID SOUTH LINE, SAID BEARING BEING N69° 42' 50" W.

**GENERAL NOTES**

1. THE TOTAL MILES OF NEW PUBLIC STREETS IS 0.00.  
THE TOTAL MILES OF NEW PRIVATE PAVES IS 0.23.
2. THE GROSS AREAS OF THIS SUBDIVISION IS 243.936 SF, 5.60 ACRES.
3. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

**PERMITTING NOTES**

1. ZONING IS TR (TRANSITIONAL ZONE).
2. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS AS FOUND IN CASE NUMBER P210200005 AS APPROVED ON NOVEMBER 16, 2021. THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF BUILDING PERMITS:
  - a. THE MAXIMUM HEIGHT OF STRUCTURES IS LIMITED TO 24 FEET.
3. GROSS DENSITY IS 10.71 RAC.
4. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 12 INCHES ABOVE FINISH GRADE ON THE ROADWAY SURFACE.
5. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL PLAT, A RECORD OF SURVEY SHALL BE FILED SHOWING THOSE DIFFERENCES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR OF RECORD. IF FOR ANY REASON THE SURVEYOR OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT SURVEYOR SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY SHALL BE RECORDED IN ACCORDANCE WITH ARIZONA STATE STATUTES.
6. NRPR RECREATION AREA REQUIREMENTS ARE MET BY THE ONSITE RECREATION AMENITIES CONSTRUCTED AS PART OF THIS DEVELOPMENT. THE RECREATION AMENITIES IDENTIFIED IN THE RECREATION AREA PLAN MUST BE FULLY CONSTRUCTED PRIOR TO FINAL INSPECTION AND C OF D.

**DEDICATION**

I, THE UNDERSIGNED, HEREBY WARRANT THAT I AM ALL AND THE ONLY PARTY HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THE PLAT, AND I CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

I HEREBY GRANT TO ALL PUBLIC UTILITY COMPANIES THOSE PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE DESIGNATED: FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE, AND REPLACEMENT OF PUBLIC UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

COMMON AREAS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION. COMMON AREAS ARE GRANTED AS PUBLIC EASEMENTS TO PIMA COUNTY AND ALL PUBLIC UTILITY COMPANIES FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE, AND REPLACEMENT OF ABOVE GROUND AND UNDERGROUND UTILITIES AND PRIVATE SEWERS. COMMON AREA "A" IS HEREBY GRANTED AS A PUBLIC INGRESS/EGRESS EASEMENT TO PIMA COUNTY.

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

TITLE TO THE LAND OF ALL COMMON AREAS AND PRIVATE EASEMENTS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE #2025. IN THE OFFICE OF THE PIMA COUNTY RECORDER, THIS ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR THE COMMON AREAS AND PRIVATE EASEMENTS WITHIN THE SUBDIVISION.

FIDELITY NATIONAL TITLE INSURANCE COMPANY, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60-585, AS TRUSTEE ONLY AND NOT OTHERWISE IN ITS CORPORATE CAPACITY.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
TRUST OFFICER

**ACKNOWLEDGEMENT**

STATE OF ARIZONA } SS  
PIMA COUNTY

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED TO BE A TRUST OFFICER OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, INC., TRUST NO. 60-585 AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**BENEFICIARY OF TRUST**

PURSUANT TO A.R.S. SECTION 33-404(B), THE NAME AND ADDRESS OF THE SOLE BENEFICIARY OF TRUST NO. 60-585 IS:

PACIFIC INTERNATIONAL PROPERTIES, L.L.P.,  
AN ARIZONA LIMITED LIABILITY PARTNERSHIP  
8710 NORTH THORNDALE ROAD, SUITE 120  
TUCSON, AZ 85742

**RECORDING**

SD: \_\_\_\_\_

FEE: \_\_\_\_\_

STATE OF ARIZONA } SS.

COUNTY OF PIMA

I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF RICK ENGINEERING COMPANY, INC.

DATE \_\_\_\_\_

TIME \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL DAY

AND YEAR ABOVE WRITTEN

GABRIELLA CAZARES-KELLY, COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

**ASSURANCES**

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 60-585 FROM FIDELITY NATIONAL TITLE AGENCY, AN ARIZONA CORPORATION, AS RECORDED IN SD #2025 \_\_\_\_\_ HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18-65 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIR, BOARD OF SUPERVISORS  
PIMA COUNTY, ARIZONA

**ATTEST**

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

CLERK, BOARD OF SUPERVISORS \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF SURVEY**

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

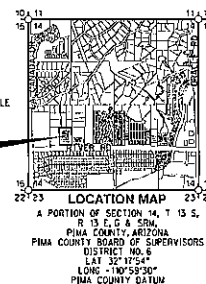
*Donald P. Loney*  
DONALD P. LONEY  
PIMA COUNTY, ARIZONA  
JULY 1, 2019

**ADMINISTRATIVE ADDRESS**

1216 WEST RIVER ROAD  
TUCSON, AZ 85704

SCALE: 3" = 1 MILE

THIS PROJECT

**SHEET INDEX**

- 1 COVER SHEET AND NOTES
- 2 FINAL PLAT
- 3 FINAL PLAT AND TABLES

**LEGEND**

SYMBOL	ITEM
○	FOUND 1/2" REBAR RLS 49450 OR AS NOTED
○	FOUND 1/2" REBAR RLS 19316
▲	FOUND 1/2" ACP 1 FT MC RLS 15533
•	LOT CORNER TO BE SET BY RLS FOLLOWING COMPLETION OF CONSTRUCTION (SEE PERMITTING NOTE 5)
⊕	2" BRASS CAP SURVEY MONUMENT TO BE STAMPED BY RLS FOLLOWING COMPLETION CONSTRUCTION
⊕	EXIST SURVEY MONUMENT AS NOTED
(RAD)	INDICATES BEARING IS RADIAL
SVT	SIGHT VISIBILITY TRIANGLE
(RT)	RECORD
(M)	MEASURED
(C)	CALCULATED
14 13	SECTION CORNER
24 23	QUARTER SECTION CORNER
14 13	LOT NUMBER
23	EXIST R/W
---	SECTION LINE
---	SUBDIVISION BOUNDARY
---	LOT LINE
---	CENTERLINE
---	EASEMENT BOUNDARY
---	BUILDING SETBACK LINE
★	ACCESS SIDE (FOR ADDRESSING PURPOSES ONLY)

**FINAL PLAT FOR****RIVER AND HANSEN**

LOTS 1-60 & COMMON AREA "A", "B", "C" & "D"

COMMON AREA "A" (PRIVATE PAVL & UTILITIES)  
COMMON AREA "B" (PRIVATE PAVL & UTILITIES)  
COMMON AREA "C" (PRIVATE PAVL & UTILITIES)  
COMMON AREA "D" (PRIVATE PAVL & UTILITIES)  
LANDSCAPE BUFFER, UTILITIES & EGRESS  
COMMON AREA "C" (PRIVATE PAVL & UTILITIES)  
COMMON AREA "D" (PRIVATE PAVL & UTILITIES)  
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 12 EAST GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

RELATED CASES:  
P21R200005  
P23TP00006  
P23SC00022  
P25FP00007  
SHEET 1 OF 3

SEQUENCE #2025



RICK

820-765-1000  
rickengineering.com

3045 E FORT LOWELL RD #111  
TUCSON, AZ 85712

15015

SAN DIEGO ORANGE RIVERIDGE SACRAMENTO SALT LAKE UTAH  
SANTA CLARA PHOENIX TUCSON LAS VEGAS DENVER

\\cpr\ckeng.com\projects\T05000\5215,NWC,River\_Hansen\Drawings\TUC\_Corp\Sides\_2005.dscrpt

\\cpr\ckeng.com\projects\T05000\5215,NWC,River\_Hansen\Drawings\TUC\_Corp\Sides\_2005.dscrpt

06-JUL-2025

NW CORNER OF  
THE SW QTR OF  
SECTION 14

105-07-0160

105-07-0160

105-07-0111

105-07-0050

SCALE: 1" = 20'

## KEYNOTES

- ① 2' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND TUCSON WATER BY THIS PLAT
- ② 10' X 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES BY THIS PLAT, CENTERED ON LOT LINE UNLESS OTHERWISE SHOWN
- ③ 7.75' X 24' PUBLIC WATER EASEMENT GRANTED TO TUCSON WATER BY THIS PLAT
- ④ PUBLIC UTILITY STRIP EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES BY THIS PLAT

SEE SHEET 3 FOR  
CURVE & LINE TABLESPETRICK FAMILY TRUST  
105-07-0098  
SNPETRICK FAMILY TRUST  
105-07-0098  
SN

FINAL PLAT FOR

## RIVER AND HANSEN

LOTS 1-60 &amp; COMMON AREA "A", "B", "C" &amp; "D"

COMMON AREA "A" PRIVATE PAUL & UTILITIES  
COMMON AREA "B" 15' X 24' PRIVATE DRAINAGE RECREATION  
LANDSCAPE BUFFER, UTILITIES & EGRESS  
COMMON AREA "C" 1 THRU 10-51 INGRESS & EGRESS  
COMMON AREA "D" 1 THRU 10-51 INGRESS & EGRESS  
BEING A PORTION OF THE SOUTHWEST QUARTER OF  
SECTION 14, TOWNSHIP 13 SOUTH, RANGE 13 EAST  
CALA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

RELATED CASES:  
P21R200005  
P23TP00006  
P25SC00022  
P25FP00007  
SHEET 2 OF 3

SEQUENCE #2025

TUCSON CHINESE PROPERTY  
COMPANY INC  
105-07-016F  
TM

SEE SHEET 3

820-795-1050  
rickengr.com3945 E FORT LOWELL RD #111  
TUCSON, AZ 85712BANKRUPT, GRANGE, RIVERVIEW, SAGRADO, SAN LUIS, CORRAL  
SANTA CLAYTON, PHOENIX, TUCSON, LAS VEGAS, DENVER

\\corkeng.com\projects\105000\5215\_NWC\_River\_Hansen\CityPlanSet\TUC\_CorpStds\_2005.dscrpt

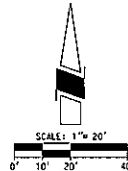
\\corkeng.com\projects\105000\5215\_NWC\_River\_Hansen\CityPlanSet\TUC\_CorpStds\_2005.dscrpt

06-JUL-2025

TUCSON CHINESE PROPERTY  
COMPANY INC  
105-07-016F  
TR

SEE SHEET 2

PETRICK FAMILY TRUST  
105-07-009B  
SM



SEQUENCE #2025

LINE DATA

NAME	DIRECTION	LENGTH
L1	S 44°54'04" E	14.53'

CURVE DATA

NAME	DELTA	RADIUS	ARC
C1	90°00'00"	16.00'	25.13'
C2	80°00'00"	11.50'	18.06'
C3	90°00'00"	11.50'	18.06'
C4	90°00'00"	11.50'	18.06'
C5	47°03'56"	11.50'	9.45'
C6	89°15'27"	10.00'	17.34'
C7	40°18'19"	11.50'	18.06'
C8	40°18'19"	11.50'	18.06'
C9	48°41'41"	11.50'	18.06'
C10	49°33'10"	11.50'	18.06'
C11	27°04'13"	16.00'	25.13'
C12	48°36'04"	11.50'	18.06'
C13	49°41'41"	11.50'	18.06'

15' PRIVATE SEWER EASEMENT  
SEG #2025B40475

PUBLIC UTILITY EASEMENT  
SEG #2025B40476

ENCROACHMENT OF DRAINAGE INFRASTRUCTURE  
FROM PRIVATE CENTERLINE BASE 3 INTO RIVER  
ROAD ROW ALLOWED BY LICENSE AGREEMENT

W RIVER RD  
(EXIST PUBLIC STREET)  
DA 9 RAL PG 42

2" BRASS DISC  
RLS 66869

# KEYNOTES

- 2' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND TUCSON WATER BY THIS PLAT
- 10' X 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES BY THIS PLAT, CENTERED ON LOT LINE UNLESS OTHERWISE SHOWN
- 7.75' X 24' PUBLIC WATER EASEMENT GRANTED TO TUCSON WATER BY THIS PLAT
- PUBLIC UTILITY STRIP EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES BY THIS PLAT

FINAL PLAT FOR

## RIVER AND HANSEN LOTS 1-60 & COMMON AREA "A", "B", "C" & "D"

COMMON AREA "A": PRIVATE PAUL & UTILITIES  
COMMON AREA "B": 10' X 10' PRIVATE DRAINAGE, RECREATION  
LANDSCAPE BUFFER, UTILITIES & EGRESS  
COMMON AREA "C": 10' X 10' THRU 10' X 10' EGRESS  
COMMON AREA "D": 10' X 10' THRU 10' X 10' EGRESS  
BEING A PORTION OF THE SOUTHWEST QUARTER OF  
SECTION 14, TOWNSHIP 13 SOUTH, RANGE 13 EAST  
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

RELATED CASES:  
P21RZ00005  
P23TP00006  
P25SC00022  
P25FP00007  
SHEET 3 OF 3



**RICK**  
ENGINEERING, INC.  
3345 E FORT LOWELL RD #111  
TUCSON, AZ 85712  
520.705.1000  
rickengr.com

\\cd\rickengr.com\projects\1050005215\MTC\_River\_Hansen\CD\IN\SP215\TUC\_Corp\31de\_2005.dscr1p1

\\cd\rickengr.com\projects\1050005215\MTC\_River\_Hansen\CD\IN\SP215\TUC\_Corp\31de\_2005.dscr1p1

SEQUENCE #2025