




MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Honorable Sharon Bronson, Supervisor, District # 3

FROM: Arlan M. Colton, Planning Director 

DATE: November 6, 2013

SUBJECT: Co7-13-08 LANDMARK TITLE TR 18109 - W. SUNSET ROAD PLAN AMENDMENT

The above referenced Comprehensive Plan Amendment is within your district and is scheduled for the Board of Supervisors' **TUESDAY, NOVEMBER 19, 2013** hearing.

REQUEST: To amend the Pima County Comprehensive Plan from **Low Intensity Urban 0.3 (LIU 0.3)** to **Low Intensity Urban 0.5 (LIU 0.5)** for approximately 71.50 acres and **Resource Transition (RT)** to remain **Resource Transition (RT)** for approximately 6.4 acres located on the south side of W. Sunset Road, approximately 1,300 feet west of N. Camino de Oeste, in Section 13, Township 13 South, Range 12 East, in the Tucson Mountains/Avra Valley Subregion.

OWNER: Landmark Title Trust 18109
7440 N Oracle Rd, Bldg 2
Tucson AZ 85704

AGENT: WLB Group, Inc
4444 E Broadway Bl
Tucson AZ 85711

DISTRICT: 3

STAFF CONTACT: Donna Spicola

PUBLIC COMMENT TO DATE: As of November 6, 2013, Staff received eleven written comments. Nine letters were in opposition to the proposed amendment due to traffic issues, views, and property value. Two were letters of concern, one letter requested that all of the Maeveen Marie Behan Conservation Lands System (MMBCLS) guidelines are adhered to and fully implemented. The second letter requested off-site installation of a traffic light at the intersection of Sunset Road and Silverbell Road.

PLANNING AND ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO REZONING POLICIES**, (6 – 0; Commissioners Bain, Poulos, Holdridge, and Membrila were absent).

STAFF RECOMMENDATION: **APPROVAL SUBJECT TO REZONING POLICIES.**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The site contains Multiple Use Management Area and Important Riparian Area overlaid by Special Species Management Area within the Maeveen Marie Behan Conservation Lands System (MMBCLS).

CP/DS/ar
Attachments



Board of Supervisors Memorandum

Subject: Co7-13-08

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FOR NOVEMBER 19, 2013 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: November 6, 2013

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

Co7-13-08 **LANDMARK TITLE TR 18109 - W. SUNSET ROAD PLAN AMENDMENT**
Request of Landmark Title TR 18109, represented by The WLB Group, Inc., to amend the Pima County Comprehensive Plan from **Low Intensity Urban 0.3 (LIU 0.3)** to **Low Intensity Urban 0.5 (LIU 0.5)** for approximately 71.50 acres and Resource Transition (RT) to remain Resource Transition (RT) for approximately 6.4 acres located on the south side of W. Sunset Road, approximately 1,300 feet west of N. Camino de Oeste, in Section 13, Township 13 South, Range 12 East, in the Tucson Mountains/Avra Valley Subregion. On motion, the Planning and Zoning Commission voted 6-0 to recommend **APPROVAL SUBJECT TO REZONING POLICIES**. (Commissioners Bain, Poulos, Holdridge, and Membrilla were absent). Staff recommends **APPROVAL SUBJECT TO REZONING POLICIES**. (District 3)

Planning and Zoning Commission Public Hearing Summary (September 25, 2013)

Staff summarized the amendment request and some of the factors leading to a recommendation of APPROVAL.

The site is currently zoned Suburban Ranch (SR) and is a 22 lot platted subdivision called Desert Sienna Estates. Constraints on the site include: hillside development zone (HDZ) including protected peaks and ridges, buffer overlay zone (BOZO), mapped riparian and

floodplain. Additionally, the nearest sewer is approximately 1.5 miles east of the site. The applicant intends to utilize the cluster option with a rezoning. The rezoning process will trigger the Conservation Lands System (CLS) open space set-aside policy guidelines. The CLS elements include approximately 28 acres of Multiple Use Management Area, approximately 10.5 acres of Important Riparian Area (IRA), and approximately 35 acres overlaid by Special Species Management Area. The site design at the rezoning stage will be affected by the CLS, the HDZ, the BOZO, and the lack of nearby sewerage (which will require minimum acre-sized lots for use of individual septic systems). Careful planning will be required. However, staff recommends approval based on the slight density increase from LIU 0.3 to LIU 0.5. LIU 0.5 appears to be an appropriate designation for the area, allowing for zoning similar to the existing surrounding CR-1 and SR. Rezoning and replatting will allow much more control of open space. Additionally, Sunset Road is operating at approximately one-tenth capacity. Staff has received nine neighbor objections which generally cite traffic issues, obstruction of views, and decline of property values. Staff also received a letter from the Tucson Mountain Association protesting the request by citing concerns with open space, wildlife corridors, congestion, and the appropriateness of density. A representative for the Coalition for Sonoran Desert Protection submitted a letter requesting that the CLS be fully implemented.

A commissioner asked staff if this may not look like a cluster.

Staff responded that a preliminary exhibit from the applicant was submitted and attached with the additional material. The exhibit appears to be a cluster, but staff has concerns with property constraints that will challenge the cluster design. The design will undergo cluster review as part of the rezoning. Neighbors will have input into both the cluster review and rezoning processes.

The applicant stated that his family has owned this property since the 1980's.

The applicant's representative stated that after examination of the current 22-lot platted subdivision, it was decided that the design could be improved upon, while also improving the marketability, by creating a one-acre cluster development. Major corridors of IRA designated by the CLS were considered in the site plan configuration. The "East Idle Hour Wash", which runs through the property, is the most significant constraint. Density would not be less than one acre lots. Pertaining to the area in the vicinity of the site, there is a mix of mainly LIU 0.3 and LIU 1.2 comprehensive plan designations. East of the property are primarily one acre lots in addition to some further south and southwest. West of the property are predominately 3.3-acre lots, some planned and some unplanned. The proposed LIU 0.5 plan designation provides an appropriate transition from LIU 1.2 to LIU 0.3.

The representative further noted that the cluster development exhibit demonstrates a similar concept as the existing plat while providing preservation of the wildlife corridor, respecting the restricted peak and ridge, proposing larger buffers and more open space

while adding only a couple dozen lots. He quoted from the Recon report: "The most biologically sensitive areas have been avoided and conserved, access road avoids crossing East Idle Hour Wash and other riparian areas,(and) the proposed open space conservation is proportionately large, contiguous and interconnected and would be expected to provide continued wildlife habitat and movement as a corridor of high value. The site plan results in a greater degree of habitat conservation and lesser degree of habitat fragmentation as seen in nearby non-cluster properties."

The representative stated that neighbor comments mainly involve traffic concerns, but that Sunset Road is currently operating at 10 percent capacity. The increase in lots will bring that number to about 12 percent. The Regional Transportation Authority has plans to improve the intersection at Silverbell Road and eventually replace the bridge near Interstate 10 which was lost in 1983.

A commissioner determined from the applicant's representative that 46 lots are proposed.

A commissioner stated that Silverbell Road floods frequently at this site and asked if the number of buildings being proposed would have any significant impact on the run-off from the wash. The representative stated that the development is not allowed to impact the downstream run-off and, importantly, there will be less encroachment into the wash areas with the new cluster configuration.

A commissioner determined from the representative that the total amount of open space set-aside would be about 67 percent of the site.

A commissioner commented that the open space set-aside percentages for some of the CLS designations seem to be low compared to policy guidelines. The representative stated that part of this proposal is to limit the amount of grading per lot to a little under half an acre and everything outside those areas would be preserved in a conservation easement. The average lot size will be just less than two acres.

Audience members were then invited to speak. Speaker #1 stated that she represented the Coalition for Sonoran Desert Protection. She asked for full application of the CLS guidelines. She noted agreement that this project is better than the current plat. She stated that regarding the conservation value of the lands, there is a common misconception that the washes are the wildlife corridors. While washes are wildlife corridors for some animals, the Special Species Management Area is a corridor for multiple species including bats and birds. Some animals do not use washes, they only use the uplands. She pointed out that there are portions of the site that are not in the CLS. The portion that is designated Multiple Use Management Area requires 66⅔ percent set aside or mitigation. The wash is designated as Important Riparian Area which requires 95 percent set-aside. The Special Species Management Area requires 80 percent set-aside. She stated that with a little different configuration, which may mean losing a few lots, this development can fully comply with the CLS. She desired that the commission recommend full compliance with each discreet CLS designation for both the plan amendment and the subsequent rezoning.

A commissioner asked the speaker if a recommendation to remove a specific number of lots was being requested. She responded that it is not appropriate at the comprehensive plan level to require a specific number of lots. She would like to work with the applicant on the development's configuration should this go forward. She indicated that having no lots on the west side of the site would be a better plan, but was not requesting that recommendation from the Commission.

Speaker #2 spoke in opposition to the plan amendment request, indicating that density will be double compared to the current lot configuration. Traffic concerns and leap frogging 3.3 acre lots were also concerns.

Speaker #3 spoke in opposition due to traffic concerns and the desire for larger lots in the area.

Speaker #4 spoke in opposition due to traffic, water, and wildlife concerns. The speaker indicated that the current lot configuration could be in compliance with the CLS compared to doubling the amount of homes. The speaker noted that the change will affect views and wanted to maintain 3.3 acre lots to keep the integrity of the area.

A would-be fifth speaker left the meeting, but left written comments that were read. He represented the Tucson Mountain Association (TMA). The statement indicated that this parcel is a key parcel for the major wash connecting the Tucson Mountain with the Horizon Tres Rios del Norte, the junction of the Santa Cruz River, Rillito River, and the Canyon Del Oro wash. The CLS is to be respected. This corridor must be kept open. That means holding the developer to a commitment of keeping the site open to wildlife, not just down the wash itself, but substantially over the parcel without which the wash is just a poorly functioning channel. There must be 80 percent open space and no major barriers formed by blocks of contiguous residences. Without this requirement, the corridor along this critical wash becomes non-functional and does violence to the CLS plan.

The applicant's representative added this is not one house per acre, but averages one house to just under two acres and that this is a good transitional use.

A commissioner commented that it was a risky strategy to show what this development might look like; but it was appreciated because sometimes it is hard to conceptualize. The downside is that there has been more feedback than would have normally been given at the comprehensive planning phase. There appears to be intent to work with the neighbors to define a mutually agreeable solution for this development.

Another commissioner commented that this development could be better than the current plat. However, the proposed 60 percent overall open space set-aside does not fully comply with CLS guidelines which need to be met.

The representative indicated that the open space proposed constitutes 67 percent of the site. When calculating the 95 percent, 80 percent, and the 66⅔ percent set-aside areas with the portion of the site that is outside the CLS, the aggregate open space requirements is a percentage in the low 70's for full compliance. The representative asked to be allowed to see how far they could get in the process toward compliance.

A commissioner responded that averaging CLS is tempting, but all of the categories represent different kinds of landscapes that are valued at different biological levels, with riparian areas being the most important.

The representative responded that the intent is to have 100% set aside of the IRA.

A commissioner determined from staff that the CLS does not apply to the existing plat. Only a rezoning triggers the CLS policies.

The public hearing was closed.

A commissioner determined from staff that the current subdivision plat contains 22 lots.

Commissioner Neeley moved to approve the amendment request; and Commissioner Johns seconded the motion.

A commissioner stated that she still has reservations about the project but believed the intent is there to work out the best possible plan for the property.

A commissioner stated that there is room for discussion between the neighbors and the developer.

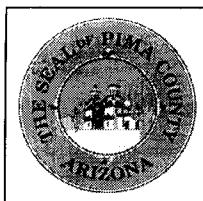
A commissioner stated that there is intent to comply with the CLS and that this is a unique proposal since the site is already platted. If the site is not rezoned, then there is no possibility for CLS compliance, but there is a possibility of more damage to the property.

A commissioner stated agreement with the other commissioners' comments.

The motion passed (6 – 0, Commissioners' Bain, Poulos, Holdridge, and Membrila were absent).

CP/DS/ar
Attachments

c: Landmark Title Trust 18109, 7440 N Oracle Rd, Bldg 2, Tucson AZ 85704
WLB Group, Inc, 4444 E Broadway Bl, Tucson AZ 85711
Chris Poirier, Assistant Planning Director
Co7-13-08 File



2013 PLAN AMENDMENT PROGRAM

PLANNING AND ZONING COMMISSION

STAFF REPORT



HEARING DATE	September 25, 2013
CASE	Co7-13-08 Landmark Title Trust 18109 – W Sunset Road Plan Amendment
SUBREGION	Tucson Mountains/Avra Valley Subregion
DISTRICT	3
LOCATION	South side of West Sunset Road, approximately 1,300 feet West of North Camino de Oeste
ACREAGE	71.5 Acres from Low Intensity Urban 0.3 (LIU 0.3) to Low Intensity Urban 0.5 (LIU 0.5); 77.9 Acres total amendment area +/-
REQUEST	Amend planned land use intensity designation from Low Intensity Urban 0.3 (LIU 0.3) to Low Intensity Urban 0.5 (LIU 0.5); Resource Transition (RT) to remain Resource Transition (RT).
OWNER	Landmark Title Trust 18109
AGENT	The WLB Group, Inc / Gustav P Oland / 520-881-7480

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN

An increase in land use intensity to Low Intensity Urban-0.5 will allow increased residential density which is consistent with the existing, one-acre properties in the vicinity.

The amendment area is near existing utilities such as electric, water, and telecommunications. Due to the low density of this project, septic systems are proposed.

The applicant states that "integrating natural areas and a low density residential setting with environmentally sensitive lands" and "proposed conservation of the mapped Important Riparian Area" (IRA), makes this proposed development consistent with the Land Use and Environmental Elements of the Regional Plan Policies of the Comprehensive Plan. The applicant also states "an environmentally sensitive cluster development on one-acre lots would be better for local flora, fauna, surrounding residents and the property owner." These items will be achieved by landscape buffering, set aside of protected open space, and the conservation of IRA will function as a wildlife corridor.

This plan amendment request seeks a marginal increase of allowable residential density while adhering to the policies of the Maeveen Marie Behan Conservation Land System (MMB-CLS).

EXISTING ZONING/LAND USE

SR Suburban Ranch / Desert Senna Estates MP 61013 / Vacant

SURROUNDING PLANNED LAND USE DESIGNATIONS

North	Low Intensity Urban-0.3 (LIU 0.3), Low Intensity Urban-1.2 (LIU 1.2), Town of Marana
South	Low Intensity Urban-0.3 (LIU 0.3), Low Intensity Urban-1.2 (LIU 1.2)
East	Low Intensity Urban-0.3 (LIU 0.3)
West	Low Intensity Urban-0.3 (LIU 0.3), Low Intensity Urban-1.2 (LIU 1.2)

SURROUNDING ZONING/EXISTING LAND USE

North	Suburban Ranch (SR), Town of Marana/Single-family residential and vacant
South	Suburban Ranch (SR), Single Residence (CR-1)/ Single-family residential and vacant
East	Suburban Ranch (SR)/ Single-family residential and vacant
West	Suburban Ranch (SR)/ Single-family residential and vacant

SUMMARY

Staff recommends **APPROVAL** of this request to amend the planned land use from Low Intensity Urban 0.3 (LIU 0.3) to Low Intensity Urban 0.5 (LIU 0.5) with the Resource Transition (RT) remaining as it is.

Under LIU-0.5 there are cluster development options available to maximize density. The Cluster Development option provides “a designed contexture of residential units...to form a cluster pattern. Each cluster grouping shall be separated by landscaped areas or natural open space to form the larger cluster development.” Two options available by the comprehensive plan land use designation are: 1.2 residences per acre (R/AC) with 30 percent of the site reserved for cluster open space plus 20 percent as natural open space (NOS) or 2.5 R/AC with 30 percent of the site reserved for cluster open space plus 35 percent as NOS. Cluster open space requirements per Pima County Zoning Code Section 18.09.040(F)(1), is 30 percent, which will likely be a combination of natural and functional open space. Clearly, one could achieve a greater number of lots than the existing, undeveloped subdivision plat but the number of lots will be up to the subdivision developer and how they address the many variables on site, such as: lot size requirement of 43,560 square feet (one acre) to utilize septic systems, the Maeveen Marie Behan Conservation Land System (MMB-CLS), and a Level Two protected peak under the Hillside Development Overlay Zone per Pima County Zoning Code Chapter 18.61.

The 77.9-acres site under the proposed LIU 0.5 and existing RT designations would be restricted to the following residential zones that allow the cluster option: SR, SR-2, SH, CR-1, CR-2 and CR-3. With the LIU 0.5 designation and the cluster development option of 1.2 R/AC, the optimal zone for this site appears to be CR-1. Due to lack of sewer access, the ultimate land use would necessarily be less intense than the minimum 36,000 square foot lot for the CR-1 zone; it would entail full acre (43,560 square foot) lots.

This site is served by Sunset Road which is currently underutilized at approximately ten percent of its potential average daily trips (ADT). The increase in density will have a minimal impact on traffic

capacity.

While density would increase, development should remain outside of the mapped Important Riparian Areas, Protected Peak & Ridge area, and any other areas of the site that limit development. By entering into this plan amendment and subsequent rezoning processes, the applicant acknowledges that Conservation Lands System (CLS) Conservation Guidelines will be triggered and recommends a significantly higher standard of conservation than is required by the existing, SR-zoned approved plat. An environmentally sensitive cluster development of one-acre lots could be a significant improvement over the existing plat. This proposal has the potential to do a better job of protecting the topography and the environment. It appears to increase habitat conservation. The question that needs to be asked is whether meeting CLS guidelines is more important or less important than keeping the density of site to that allowed by the existing subdivision plat.

Staff is not recommending new Rezoning or Special Area Plan Policies associated with this amendment request at this time. This is partly due to the more intensive site design and discussion that will come up during the rezoning and cluster review processes. During the rezoning process, the cluster design will be reviewed by the Design Review Committee (Exhibit A). Staff reminds the applicant, agencies and decision makers that the Commission findings and review comments by County agencies, contained in this report, guide the rezoning process and eventual rezoning conditions. A fundamental question asked this Comprehensive Plan step is whether this is an appropriate land use for this property and for the area.

Note that the Tucson Unified School District (TUSD) is objecting to a rezoning in this area, as the proposed maximum number of residences could negatively impact Tucson High School due to their projected enrollment for 2016 pushing the school to over-capacity. The K-8 and middle schools have sufficient capacity to accommodate the additional residences. However, mitigation can be provided by the developer, by providing voluntary monetary or land contributions (per home). At the rezoning stage, the applicant will need to contact TUSD to provide for pedestrian and bus accesses.

During the rezoning process, the applicant will need to address how they will manage the following issues:

- Pima County Regional Flood Control District Water supply analysis requires that, "A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider other than Tucson Water, the applicant will provide documentation as to why Tucson Water is not able to provide service."
- Tucson Water requires a pre-annexation development agreement approved by the Mayor and Council to obtain water service.
- Department of Environmental Quality requires that on-site sewage disposal systems shall not be approved on single-family residential lots of less than one acre.
- Tucson Unified School District has concerns regarding design issues and overcrowding.

PLANNING REPORT

History & Surrounding Area

The current site is a platted SR subdivision named Desert Senna Estates, Book 61 Page 13 (Exhibit B). The 77.9 acre subdivision contains 22 lots. The subdivision is subject to the Hillside Development Overlay Zone and the Buffer Overlay Zone. The existing plat provides for the

following:

- Restriction of natural open space
- Seven lots are subject to Riparian Habitat Protection
- Four lots are subject to the Hillside Development Overlay Zone (HDZ) Level Two protected peak (the 150-foot radius from a peak point defines the protected area of a peak) requiring mitigation per HDZ Pima County Code Section 18.61.041(C)
- Private sewage disposal
- Single-lot native plant review
- Floodplain use permits

The current amendment site has never been rezoned.

There are approximately 11 CR-1 zoned (one-acre) subdivision plats and one mixed zoned subdivision that contains CR-1 and SR-2 zoning within a one mile radius of the plan amendment site. Additionally, there are three subdivision plats located within the Town of Marana that contain one acre lots. The remainder of adjacent area is mainly SR acreage lots, four lots of which have been rezoned to CR-1.

Approximately 330 feet southeast of the amendment site, a development plan was approved in 2008 for a charter school. The school is currently in operation with a projected capacity of approximately 500 students. The development plan for the school which is the Accelerated Learning Laboratory is attached as Exhibit C.

Saguaro National Park – Tucson Mountain District is located approximately one and one-half miles west of the amendment site and Christopher Columbus Park is located approximately one and one-half miles southeast of the amendment site on Silverbell Road.

There is no existing public sewer in close proximity to the proposed residential subdivision. The closest sewer is located approximately one and one-half miles away, located west of and adjacent to the eastbound Interstate-10 frontage road. Lot size will be dictated by the Arizona Department of Environmental Quality's (ADEQ) 43,560 square foot (one acre) requirement for private, on-site septic systems.

PLAN AMENDMENT CRITERIA

Staff reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met: (Criteria addressed in *ITALICS*)

1. Promoting the implementation of:
 - a. The ***Maeveen Marie Behan Conservation Lands System (MMB-CLS)***;

CLS Conservation Guidelines are more rigorous than the 30 percent of the site reserved for open space plus 20 percent as natural open space (NOS) as required by the cluster option as implemented through the Comprehensive Plan density bonus. The CLS guidelines are within the Comprehensive Plan Regional Plan Policies and are recommendations for conservation as mitigation for development or disturbance of CLS-designated lands. The CLS is an implementation tool of the Sonoran Desert Conservation Plan. The plan amendment process acknowledges the CLS and its conservation guidelines are policies that are implemented on a case-by-case basis at the discretion of the Board of Supervisors at the time of rezoning.

The subject property has designations of Important Riparian Area (IRA), Multiple Use Management Area and Special Species Management Area. Comprehensive Plan policies suggest a percentage of total acreage of lands within their respective designations (see bullets below) to be conserved as undisturbed natural open space. The Comprehensive Plan Policy may be met through a combination of on- and off-site conservation within the given classification that lies within the more restrictive category of the CLS. The majority of this site is undisturbed natural vegetation and contains a Pima County Regulated Riparian Habitat wash designated as Xeroriparian C.

- *Multiple Use Management Area Conservation recommends 66 2/3 percent conservation of the approximate 27.94 acres on site.*
- *Important Riparian Area Conservation recommends 95 percent conservation of the approximate 10.64 acres on site.*
- *Special Species Management Area Conservation recommends at least 80 percent conservation of the approximate 35.72 acres on site.*

Multiple Use Management Area and Special Species Management Area CLS categories (Exhibit D) are primarily administered by the Development Services Department while the Important Riparian Area is primarily administered by the Regional Flood Control District. Cooperation and discussion among the departments and the applicant would follow any plan amendment, if approved by the Board of Supervisors.

- b. ***Growing Smarter Acts***, with particular emphasis given to the principles of Smart Growth, such as: (i) mixed use planning, (ii) compact development, (iii) multi-modal transportation opportunities, (iv) rational infrastructure expansion/improvements, (v) conservation of natural resources, and (vi) the growth area element (where applicable);

The request for higher intensity LIU-0.5 plan designation promotes Growing Smarter principles of compact development leading to rational use of existing infrastructure. Development of land should be slightly more efficient due to conservation of open space and clustering of development.

- c. Other plan policies set forth in the Regional Plan Policies, Rezoning Policies and Special Area Policies.

Special area plan policy S-8 Tucson Mountains North policies (Exhibit E):

- *Structures*. *All structures west of Silverbell Road shall be limited to a maximum height of 24 feet, and shall be sited and landscaped to minimize negative visual impacts. All structures shall be of a color which is in context with the surrounding environment.*
- *Open Space Dedication*. *Natural area designations not dedicated to and accepted by Pima County for restricted use as a perpetual open space at the time of an exchange for an allowed density increase on a given portion shall, for those parcels, provide that the property owners within 660 feet and the Tucson Mountains Association are nominal beneficiaries of the natural open space created.*

Land Use Element policies for Site Design and Housing, in part, are designed to provide a sensitive design. The applicant states that, "East Idle Hour Wash runs through the western portion of this project. Although it is not well protected up- or downstream of the subject property, it is proposed to be entirely set aside as protected open space."

2. Fulfilling the “Purpose” of the Annual Plan Amendment Program of the Pima County Zoning Code Section 18.89.040(A)(2) and (3):

The annual plan amendment program provides an opportunity to address oversights, inconsistencies, or land use related inequities in the plan, or to acknowledge significant changes in a particular area since the adoption of the plan or plan updates. Annual amendments are reviewed concurrently in order to analyze potential cumulative impacts.

There are no significant land use changes in the vicinity. In general, the area is being built out as anticipated. Additionally, the charter school provides the most significant change in the area.

Examination of this site at a closer view than the comprehensive plan indicates that slightly higher density can provide greater conservation possibilities and still keep within the densities of the general plan.

AGENCY REVIEW COMMENTS

Pima County Regional Flood Control District (RFCD)

See attached memo from the district.

Pima County Regional Flood Control District (RFCD) Water Supply Analysis

A Water Supply Impact Analysis on Comprehensive Plan Amendments is conducted on four acres or greater regarding how the proposal would affect five critical issues.

PIMA COUNTY’S WATER SUPPLY IMPACT ANALYSIS		
	CRITICAL ISSUE	RESPONSE
1.	Water Service and Renewable Water Supply Options	No water supply options are mentioned in the application. However, the proposed plan amendment area is immediately adjacent to the Tucson Water (TW) service area. TW has indicated they can serve the site if it will be annexed. Presently, TW does have access to a renewable and potable water supply (a blend of CAP and Avra Valley groundwater). Since TW is able to provide water for the intended project, the project will have access to a renewable and potable water source.
2.	Current and Projected Depth to Groundwater and Groundwater Trend Data	The average depth to groundwater in this area is approximately 250 feet. Groundwater at this depth is not likely to support vegetation or aquatic ecosystems. Groundwater levels have declined in the area in the last 10 years as much as 2-2.5 feet/yr. Groundwater levels are projected to decline by 10-20 feet over the next 15 years, according to the ADWR updated 2012 TAMA model.
3.	Proximity to Areas of Known or Potential Ground Subsidence	The proposed plan amendment is in an area of low subsidence.
4.	Proximity to known Groundwater-Dependent Ecosystems	The proposed plan amendment area is not within five-miles of a groundwater dependent ecosystem.

5.	Location within a Hydrogeologic Basin, including Depth to Bedrock	The proposed plan amendment is located in the Tucson Hydrogeologic Basin area. This sub-basin has not been identified as being sensitive to groundwater removal. Depth to bedrock in this area is estimated at greater than 1000 feet.
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The Tucson Water service area is immediately adjacent and surrounding the subject site. In a July, 2013 letter, TW has indicated they could serve the site provided the site seeks annexation. Pima County's Water Supply Impact Analysis finds that this **Comprehensive Plan Amendment does appear to meet TW policy for parcel size and proximity, and therefore does presently appear to have access to renewable and potable water source.**

Based on this analysis, **we recommend the following as a Rezoning Policy** should the Board of Supervisors approve this plan amendment:

- A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider other than Tucson Water, the applicant will provide documentation as to why Tucson Water is not able to provide service.

Department of Transportation

The department has no objection to the proposed comprehensive plan amendment. The site has approximately 2600 feet of frontage along Sunset Road, a scenic major street with an existing and proposed right-of-way of 60 feet per the Major Streets and Scenic Routes Plan. Sunset Road is a two lane, paved road west of Silverbell Road and adjacent to this property. Sunset Road adjacent to this project is maintained by Pima County and has a current average daily trips of approximately 1,000 vehicles per day with a speed limit of 35 mph. Existing capacity is approximately 10,000 vehicles per day and there are no bike lanes or current transit service on Sunset Road.

Regional Wastewater Reclamation Department

There is no existing public sewer in close proximity to the proposed residential subdivision. This project will be served by private on-site septic systems. The department has no objection to the proposed comprehensive plan amendment.

Department of Natural Resources, Parks and Recreation

The department has no objection to the proposed plan amendment.

Department of Environmental Quality

The department has reviewed for on-site sewage disposal requirements and air quality.

The department has no objection to the proposed Plan Amendment provided the properties meet the requirements of Pima County Code Section 7.21.027. Specifically, no on-site disposal systems shall be approved or installed on a single-family residential lot of less than one acre, including easements and designated rights-of-way.

Air quality activity permits must be secured by the developer or prime contractor before constructing, operating or engaging in an activity, which may cause or contribute to air pollution.

Cultural Resources and Historic Program Office

No archaeological or historic sites have been previously identified on the subject property. However, the property, which is mostly undeveloped, has not been surveyed for cultural resources. The

property is situated near the Middle Santa Cruz Priority Archaeological Site Complex. Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property planned for future development. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property 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. 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.

Office of Sustainability and Conservation

In accordance with the Environmental Element - Regional Plan Policy, comprehensive plan amendments and rezoning requests are subject to the Maeveen Marie Behan Conservation Lands System (CLS). As part of this application for a comprehensive plan amendment, the applicant is not disputing the fact that CLS designations apply to the amendment area; they are likewise aware that any future request for rezoning that implements this plan amendment (should it be approved) is obligated to demonstrate, in detail, compliance with the CLS. There is, therefore, no compelling reason to debate the specifics of how this comprehensive plan amendment will arrive at CLS compliance at this stage of the development process. In this case, staff and the applicant concur that it is appropriate to defer the determination of CLS compliance to any future rezoning application(s). At that time, information on the presence/absence and condition of natural resources that occur on-site as well as more definitive information on the anticipated land uses will be available – all of which is absent at the comprehensive plan amendment stage but which are all essential in specifying those measures necessary to achieve compliance with the CLS.

School District

See attached memo from the Tucson Unified School District dated July 31, 2013.

United States Fish & Wildlife Service

US Fish and Wildlife has concerns regarding the subject property. The species impacted is the lesser long-nosed bat, an endangered species listed under the Endangered Species Act and the cactus ferruginous pygmy-owl, a species formerly listed under the Endangered Species Act and a species covered under Pima County's Multi-Species Conservation Plan. The proposed amendment occurs in an area where lesser long-nosed bats have been documented foraging and moving between roosts and foraging areas. The wash bisecting this parcel provides a potential travel corridor for this species. It is US Fish & Wildlife's recommendation that, if there are saguaros or agaves occurring within the parcel, that they be preserved in place or salvaged and replanted within the parcels. There should be no net loss of lesser long-nosed bat forage resources.

Regarding the pygmy-owl, the proposed amendment supports suitable pygmy-owl habitat. The pygmy-owl is a covered species under Pima County's Multi-Species Conservation Plan and this area is a special species management area for the pygmy-owl under the existing Comprehensive Plan. US Fish & Wildlife strongly recommends that the guidelines outlined within the CLS and Comprehensive Plan be applied to this parcel if the Comprehensive Plan amendment is granted, with no more than 20 percent of the parcel developed and the remaining 80 percent configured as natural open space in a way that maintains habitat connectivity. The subject area should comply with the CLS guidelines for the special species management designation.

Town of Marana

The comprehensive plan amendment appears to be consistent with existing development in the area. The Town of Marana has no concerns.

Tucson Electric Power (TEP)

Tucson Electric Power currently has no objection to this plan amendment, however, a new duct may need to be installed to extend service. The owner/developer should contact TEP for an application meeting.

Water Provider

Tucson Water Department is unable to grant water service to parcels within the "expansion area" due to the City's water service area policy. A pre-annexation development agreement would need to be approved by the Mayor and Council to obtain water service.

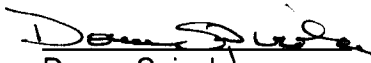
Fire Department

Northwest Fire District is the fire service provider for this site and has no objections.

PUBLIC COMMENT

To date no comment letters have been received. For the 2013 Plan Amendment Program, County staff did not host public meetings but has encouraged applicant to meet with the neighbors. The applicant opted to forego holding a neighborhood meeting. In lieu of the meeting a mailing was provided to the neighbors (Exhibit F).

Respectfully,



Donna Spicola
Planner

xc: Landmark Title Trust 18109
The WLB Group, Inc
File

EXHIBIT A

18.99.030 Design Review Committee. (Excerpted)

A.

Purpose. The review provided by this committee is intended to:

1. Protect the character and desirable living conditions of surrounding areas through careful site planning that alleviates impacts of new development;
2. Encourage site planning and building design that establishes a sensitive relationship both internally and between the elements of the site plan and contextual features of scenic, environmental or cultural significance;
3. Preserve the visual amenity of the county for residents and visitors, especially through the enhancement of roadway aesthetics;
4. Accomplish other goals for specific types of development, as described in Sections 18.09.040 (General Residential and Rural Zoning Provisions), 18.49.010 (CPI Campus Park Industrial Zone) and 18.63.010 (Historic Zone).

E.

Powers and Duties. The committee shall serve as:

1. An advisory body providing procedural or development recommendations to applicable decision making bodies;
2. A review body with the power to require revisions to specified development proposals prior to review by the subdivision review committee;
4. A hearing body for appeals of decisions or requirements of the landscape review representative concerning final landscape plans (refer to Section 18.73.070 Landscaping Standards).

G.

Review Procedures, Submittals and Criteria:

1. Cluster development review: Refer to Section 18.09.040 (General Residential and Rural Zoning Provisions);

H.

Appeal of Design Review Committee Decision.

1. Cluster development: As directed in Section 18.09.040 (General Residential and Rural Zoning Provisions);

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 181091 FROM LAWYERS TITLE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS RECORDED IN BOOK 11-136 PAGE 40-85, HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PINA COUNTY ZONING CODE, CHAPTER 18.89 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: David M. Booker 4-18-06
CHAIR, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA DATE

ATTEST

I, LORI GODOOSHMAN, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PINA COUNTY, ARIZONA ON THIS THE 11th DAY OF APRIL, 2006.

BY: Lori Godooshman 4-18-06
CLERK, BOARD OF SUPERVISORS DATE

DEDICATION

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

WE, HEREBY DEDICATE AND CONVEY TO THE PINA COUNTY, ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS AND ROADS.

WE, HEREBY GRANT TO PINA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

WE, THE UNDERSIGNED DO HEREBY HOLD HARMLESS PINA COUNTY AND PINA COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS, AGENTS, 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.

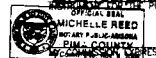
AN ASSOCIATION OF INDIVIDUAL LOT OWNERS IS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET 11-136-11 PAGES 40-86 IN THE OFFICE OF THE PINA COUNTY RECORDER.

LAWYERS TITLE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TRUSTEE UNDER TRUST NO. 181091, AS TRUSTEE ONLY AND NOT ITS CORPORATE CAPACITY.

BY: Michelle Reed 4-18-06
TRUST OFFICER DATE

STATE OF ARIZONA }
COUNTY OF PINA }

ON THIS 11th DAY OF APRIL 2006, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Michelle Reed, KNOWN TO ME TO BE THE TRUST OFFICER OF LAWYERS TITLE AGENCY OF ARIZONA, LLC, AND BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.



NOTARY PUBLIC

BENEFICIARY OF TRUST

THE BENEFICIARIES OF LAWYERS TITLE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, TRUST NO. 181091 ARE:

KAI SUNSET 80 PROPERTY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
7440 N. ORACLE ROAD, BLDG. 2
TUCSON, ARIZONA 85704
ATTN: SIDNEY LEX FELKER
(520) 742-0440

Maps not picked up in 45 days
will be recorded APRIL 19, 2006

RECORDING DATA

STATE OF ARIZONA }
COUNTY OF PINA }

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PRESIDIO ENGINEERING, INC., ON THIS 19th DAY OF APRIL, 2006, IN BOOK 61 OF MAPS AND PLATS AT PAGE 13 THEREOF AT 11:50 P.M.

F. ANN RODRIGUEZ, PINA COUNTY RECORDER

BY: F. Ann Rodriguez
DEPUTY FOR PINA COUNTY RECORDER

DATE: April 19, 2006

CERTIFICATIONS

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

BY: David M. Booker R.L.S. NO. 36715

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT THE INTERIOR GEOMETRY AND EASEMENTS WERE REVIEWED AND SHOWN UNDER MY SUPERVISION.

BY: Timothy D. Brink R.L.S. NO. 28047

I CERTIFY THAT THE FLOODPRONE LIMITS AND EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

BY: John D. Wood P.E. NO. 21734



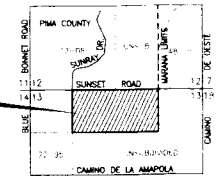
GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 77.90 ACRES.
2. THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, T-13-S, R-12-E, PER THE SUBDIVISION OF RANCH ESTATES OF SUNSET HILLS AS RECORDED IN BOOK 12 OF MAPS & PLATS OF PAGE 8. SAID BEARING BEING S 89°36'00" W.
3. TOTAL MILES OF NEW PUBLIC STREETS IS 0.60.
4. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
5. NO ALL WEATHER ACCESS IS PROVIDED TO LOTS 1 TO 5. THE FEMA 100 YEAR DEPTH IS GREATER THAN FIVE FEET AT SUNSET ROAD AT-GRADE ON CROSSING OF EAST ISLE HOUR WASH.

PERMITTING NOTES

1. THE ZONING IS SR.
2. THIS SUBDIVISION IS SUBJECT TO THE HILLSIDE DEVELOPMENT OVERLAY ZONE.
3. THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
4. GROSS DENSITY IS 0.28 RAC.
5. SEWAGE DISPOSAL FOR LOTS 1 THROUGH 22 SHALL BE BY PRIVATE INDIVIDUAL ON-SITE DISPOSAL SYSTEMS. PRIOR TO CONSTRUCTION EACH LOT MUST HAVE A SITE EVALUATION THAT MEETS THE REQUIREMENTS OF R18-9-A310 AND THAT IS PERFORMED BY AN ARIZONA REGISTERED PROFESSIONAL ENGINEER.
6. BASED UPON PRELIMINARY SITE ANALYSIS, ADDITIONAL TREATMENT WITH SAND LINED TRENCHES, OR APPROVED EQUAL, WILL BE NECESSARY TO OVERCOME THE SITE LIMITATIONS ON LOT 20. THE ALTERNATIVE SYSTEM SHALL BE DESIGNED BY AN ARIZONA REGISTERED PROFESSIONAL ENGINEER. THE SAND LINED TRENCH, OR APPROVED EQUAL, SHALL MEET ALL APPLICABLE REQUIREMENTS OF A.A.C. TITLE 18. THE COST OF AN ALTERNATIVE SYSTEM, SUCH AS SAND LINED TRENCHES MAY BE SUBSTANTIALLY HIGHER THAN A CONVENTIONAL DISPOSAL SYSTEM.
7. THIS PROJECT IS SUBJECT TO THE BUFFER OVERLAY ZONE.
8. ANY DWELLING OVER 3600 SQ. FT. UNDER ROOF, MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ANY DWELLING HAVING LIMITED ACCESS IN EXCESS OF 150 FEET, OR ACCESS GRADE OVER 12% OR LOW CLEARANCE, MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES.
9. THE FOLLOWING LOTS ARE SUBJECT TO THE FEMA ZONE "A" SPECIAL FLOOD HAZARD AREA: 4, 5, 7, 8 & 9 PER FIRM PANEL 04019C1615K, EFFECTIVE DATE FEBRUARY 8, 1999, AND ANY USE IN THE 100-YEAR FLOODPLAIN REQUIRES A FLOODPLAIN USE PERMIT.
10. BUILDING UPON ANY LOTS MUST NOT DIVERT OR RETARD THE SHEET FLOW ACROSS ANY LOTS.
11. ANY DEVELOPMENT PLACED ON LOTS 12, 13, 14 OR 15 IS SUBJECT TO HDZ LEVEL TWO PROTECTED PEAK AREA MITIGATION STANDARDS IN SECTION 18.61.041 C.
12. THE FOLLOWING LOTS ARE SUBJECT TO CHAPTER 18.54 RIPARIAN HABITAT PROTECTION: 3, 4, 5, 7, 8, 9 & 10 AND ANY DISTURBANCE OF MAPPED RIPARIAN HABITAT REQUIRES A FLOODPLAIN USE PERMIT.
13. LOTS 1 THROUGH 20 WILL REQUIRE SINGLE-LOT NATIVE PLANT PRESERVATION PLANS PER CHAPTER 18.72.
14. A FLOODPLAIN USE PERMIT IS REQUIRED PRIOR TO ANY GRADING OR CONSTRUCTION WORK WITHIN THE 100-YR FLOODPLAIN.
15. DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE WRITTEN APPROVAL OF THE REGIONAL FLOOD CONTROL DISTRICT.
16. A FLOODPLAIN USE PERMIT IS REQUIRED FOR GRADING AREAS WITHIN LOTS 2, 3, 6, 10, 15, 16, 19 AND 20, WHICH ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN AND/OR EROSION SETBACK AREA.

THIS PROJECT



LOCATION MAP
A PORTION OF THE N 1/2, SEC. 13, T-13-S
R-12-E, G&SRM, PINA COUNTY, ARIZONA

LEGEND

- INDICATES FOUND OR SET SURVEY MONUMENT AS NOTED
- INDICATES CALCULATED POINT, NOTHING FOUND OR SET
- INDICATES 1/2" IRON PIN TAGGED BY AN ARIZONA R.L.S. TO BE SET UPON COMPLETION OF CONSTRUCTION
- △ INDICATES FOUND SURVEY CONTROL MONUMENT AS NOTED
- INDICATES SURVEY MONUMENT PER PC/COT STD. DTL. NO. 103 TO BE SET BY AN ARIZONA R.L.S. UPON COMPLETION OF CONSTRUCTION
- ★ INDICATES LOT ACCESS DRIVENWAYS WILL NOT BE LOCATED WITHIN RETURNS
- INDICATES SUBDIVISION BOUNDARY
- INDICATES EASEMENT LINE
- INDICATES EROSION HAZARD SETBACK
- 100 YEAR FLOODPLAIN LIMITS
- INDICATES XERORIPARIAN HABITAT LINE
- INDICATES FEMA ZONE "A" LINE PER FIRM PANEL 04019C1615K, EFFECTIVE DATE FEBRUARY 8, 1999.
- INDICATES PROTECTED PEAK LINE
- INDICATES NATURAL OPEN SPACE BOUNDARY LINE
- C12 INDICATES CURVE NUMBER (SEE CURVE DATA TABLE ON SHEET 7)
- L2 INDICATES LINE NUMBER (SEE LINE DATA TABLE ON SHEET 7)
- (RAD) RADIAL BEARING
- R10 INDICATES RADIAL LINE NUMBER (SEE RADIAL LINE DATA TABLE ON SHEET 7)
- E4 INDICATES EROSION HAZARD SETBACK LINE SEGMENT (SEE EROSION HAZARD SETBACK LINE DATA TABLE ON SHEET 7)
- F1 INDICATES 100 YEAR FLOODPLAIN LINE NUMBER (SEE FLOODPLAIN LINE DATA TABLE ON SHEET 7)
- P1 INDICATES PROTECTED PEAK LINE SEGMENT (SEE PROTECTED PEAK LINE DATA TABLE ON SHEET 7)
- X1 INDICATES XERORIPARIAN HABITAT LINE SEGMENT (SEE XERORIPARIAN HABITAT LINE DATA TABLE ON SHEET 7)
- A1 INDICATES FEMA ZONE "A" LINE SEGMENT (SEE FEMA ZONE "A" LINE DATA TABLE ON SHEET 7)
- N1 INDICATES NATURAL OPEN SPACE BOUNDARY LINE (SEE NATURAL OPEN SPACE LINE DATA TABLE ON SHEET 7)
- SVI SITE VISIBILITY TRIANGLE

FINAL PLAT FOR DESERT SENNA ESTATES LOTS 1-22

BEING A PORTION OF THE N 1/2 OF SECTION 13,
T-13-S, R-12-E, G&SRM, PINA COUNTY, ARIZONA

PI03-091

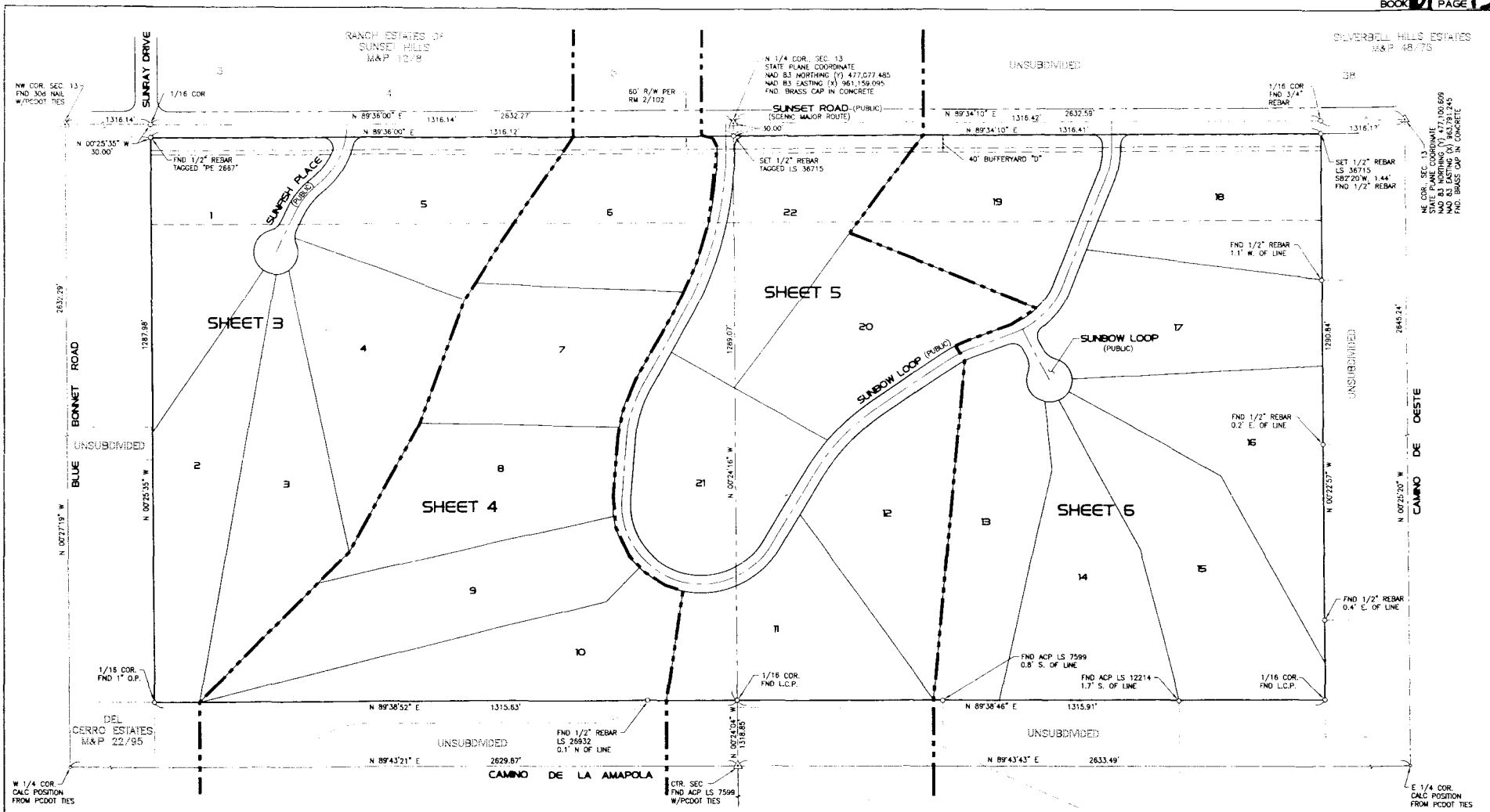
DECEMBER 23, 2005
PRESIDIO JOB NO. 101016-01-0106

SCALE: N/A
SHEET 1 OF 7

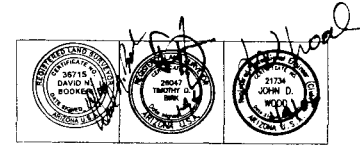


Civil • Land Development • Water Resources
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(520) 795-7255 • Fax (520) 795-8747

EXHIBIT B



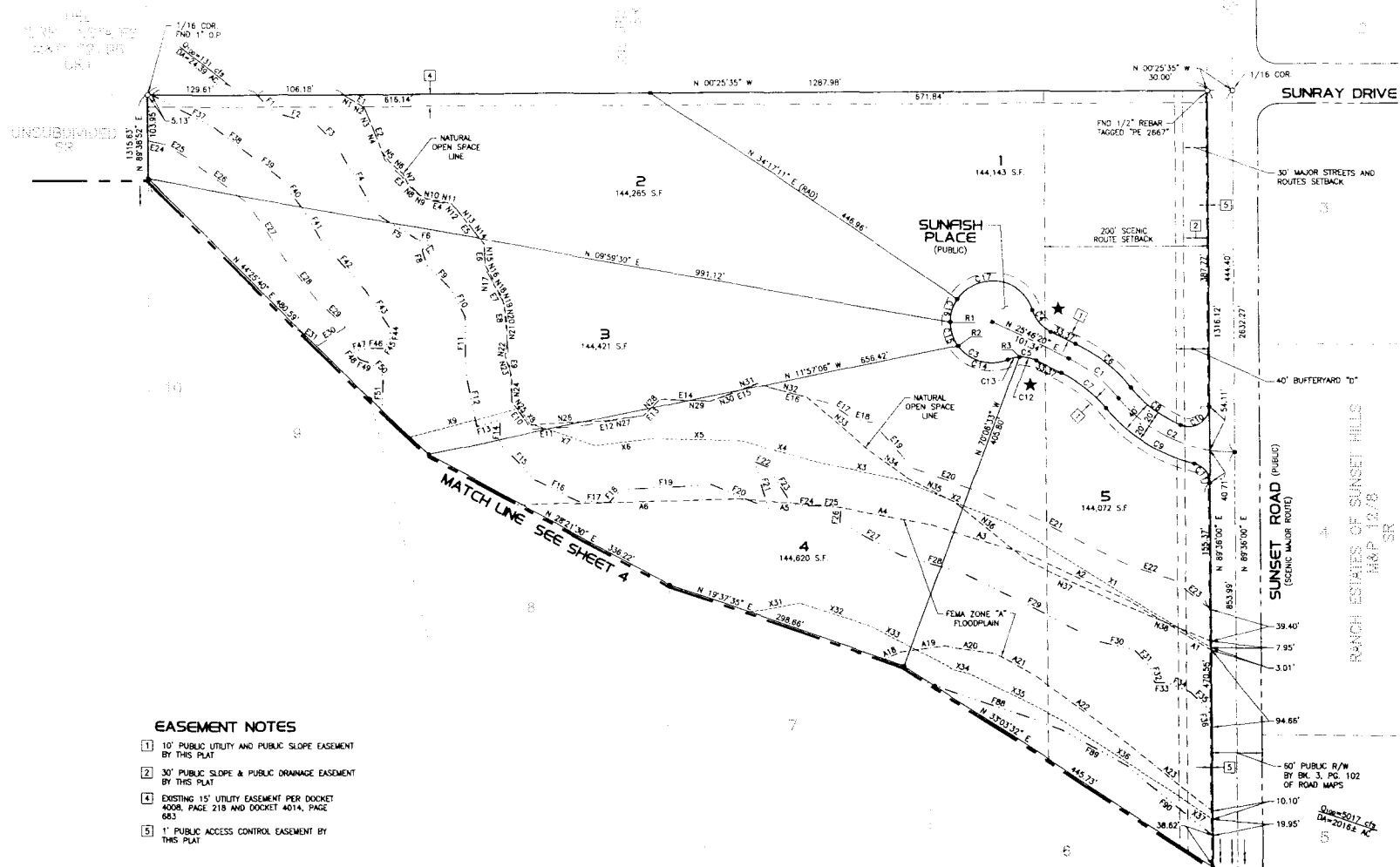
PROJECT LAYOUT
SCALE: 1"=100'



IN COMPLIANCE WITH CERTIFICATION
STATEMENT SHOWN ON SHEET 1.

**FINAL PLAT FOR
DESERT SENNA ESTATES
LOTS 1-22**
BEING A PORTION OF THE N 1/2 OF SECTION 13,
T-13-S, R-12-E, G&SRM, PIMA COUNTY, ARIZONA
P1203-091
DECEMBER 23, 2005
PRESIDIO JOB No. 101016-01-0106
SCALE: 1"=200'
SHEET 2 OF 7

Presidio
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EASEMENT NOTES

- 1 10' PUBLIC UTILITY AND PUBLIC SLOPE EASEMENT BY THIS PLAT
- 2 30' PUBLIC SLOPE & PUBLIC DRAINAGE EASEMENT BY THIS PLAT
- 4 EXISTING 15' UTILITY EASEMENT PER DOCKET 4008, PAGE 218 AND DOCKET 4014, PAGE 683
- 5 1' PUBLIC ACCESS CONTROL EASEMENT BY THIS PLAT

SCALE: 1"=60'

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

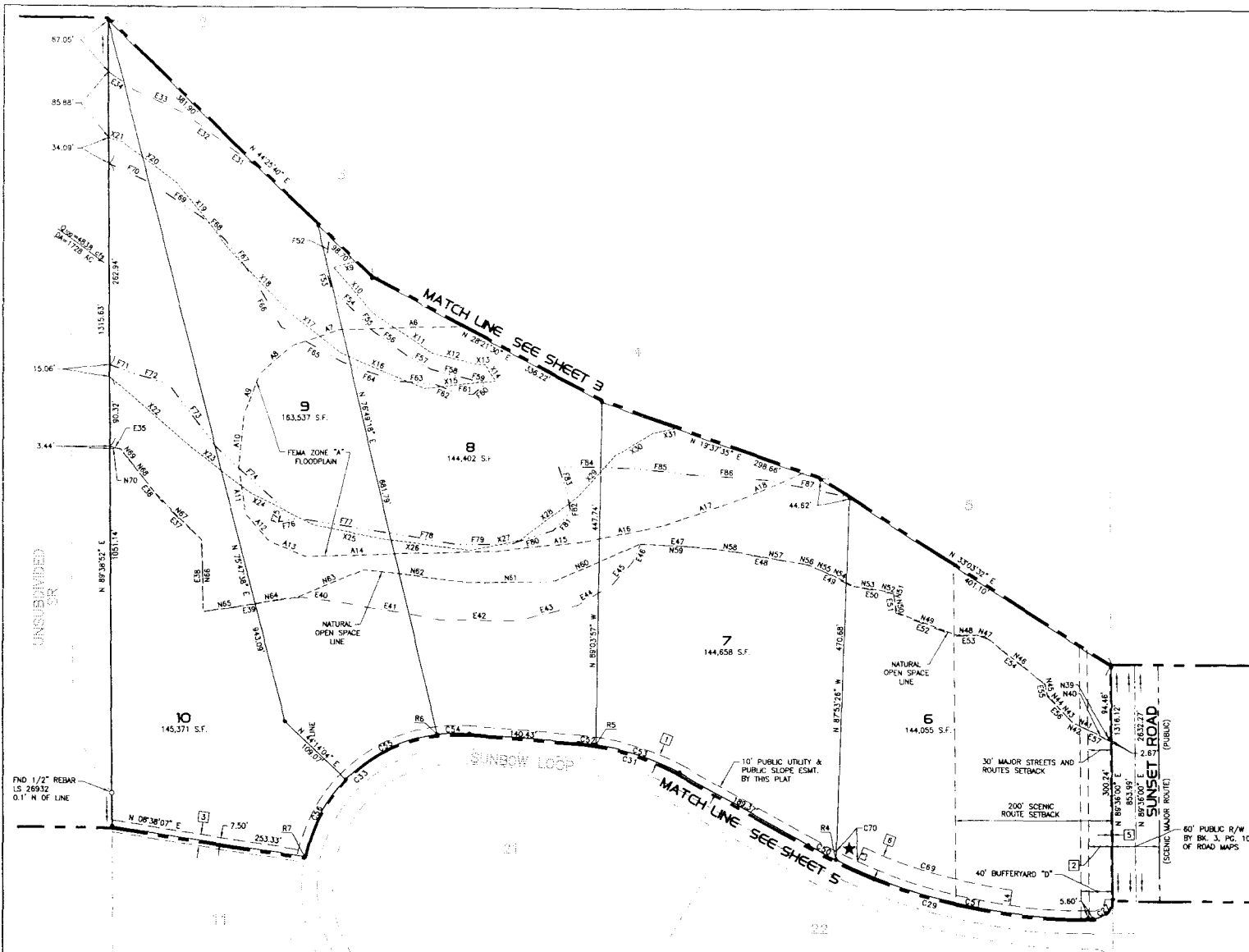
21724 JOHN D. WOOD SURVEYOR

28047 DAVID A. BOCKNER SURVEYOR

38715 DAVID A. BOCKNER SURVEYOR

FINAL PLAT FOR
DESERT SENNA ESTATES
LOTS 1-22
 BEING A PORTION OF THE N 1/2 OF SECTION 13,
 T-13-S, R-12-E, G&SRM, PIMA COUNTY, ARIZONA
P1203-091
 DECEMBER 23, 2005
 PRESIDIO JOB No. 101016-01-0106
 SCALE: 1"=60'
 SHEET 3 OF 7

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- ### EASEMENT NOTES
1. 10' PUBLIC UTILITY AND PUBLIC SLOPE EASEMENT BY THIS PLAT
 2. 30' PUBLIC SLOPE & PUBLIC DRAINAGE EASEMENT BY THIS PLAT
 3. 15' PUBLIC UTILITY EASEMENT BY THIS PLAT
 4. 1' PUBLIC ACCESS CONTROL EASEMENT BY THIS PLAT
 5. PUBLIC SLOPE AND PUBLIC DRAINAGE EASEMENT BY THIS PLAT



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1.

FINAL PLAT FOR DESERT SENNA ESTATES LOTS 1-22

BEING A PORTION OF THE N 1/2 OF SECTION 13,
T-13-S, R-12-E, G4SRM, PIMA COUNTY, ARIZONA

P1203-091

DECEMBER 23, 2005

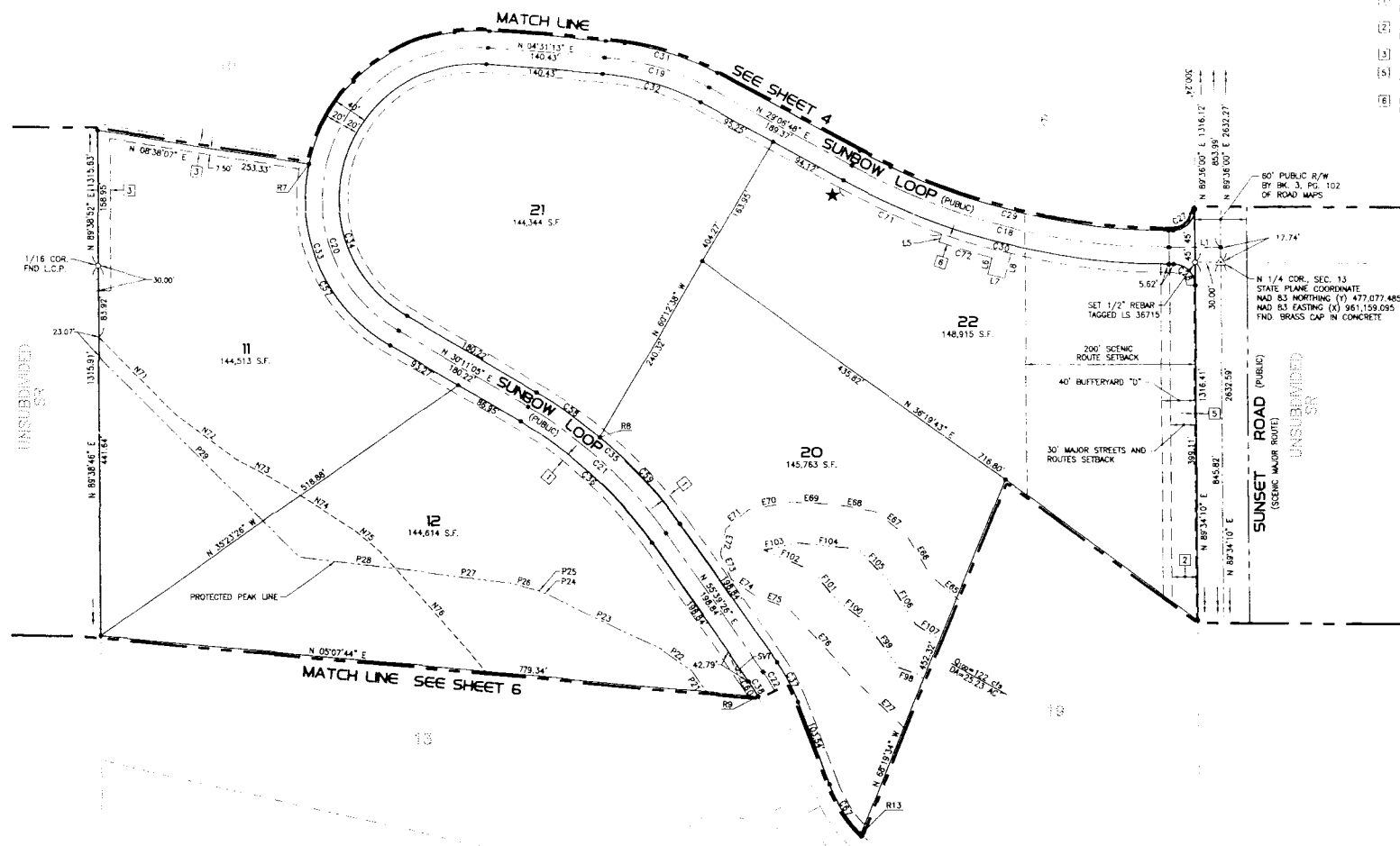
PRESIDIO JOB No. 101016-01-0106

SCALE: 1"=60'
SHEET 4 OF 7



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- EASEMENT NOTES**
- [1] 10' PUBLIC UTILITY AND PUBLIC SLOPE EASEMENT BY THIS PLAT
 - [2] 30' PUBLIC SLOPE & PUBLIC DRAINAGE EASEMENT BY THIS PLAT
 - [3] 15' PUBLIC UTILITY EASEMENT BY THIS PLAT
 - [5] 1' PUBLIC ACCESS CONTROL EASEMENT BY THIS PLAT
 - [6] PUBLIC SLOPE AND PUBLIC DRAINAGE EASEMENT BY THIS PLAT



SCALE: 1"=60'

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1.

**FINAL PLAT FOR
DESERT SENNA ESTATES
LOTS 1-22**

BEING A PORTION OF THE N 1/2 OF SECTION 13,
T-13-S, R-12-E, G&SRM, PINA COUNTY, ARIZONA

P1203-091

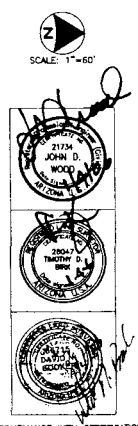
DECEMBER 23, 2005

PRESIDIO JOB No. 101016-01-0106

SCALE: 1"=60'
SHEET 5 OF 7

Presidio Civil • Land Development • Water Resources
4502 N 1st Avenue, Suite 120 • Tucson, Arizona 85718
(520) 795 7255 • Fax (520) 795 6747

- EASEMENT NOTES**
- [1] 10' PUBLIC UTILITY AND PUBLIC SLOPE EASEMENT BY THIS PLAT
 - [2] 30' PUBLIC SLOPE & PUBLIC DRAINAGE EASEMENT BY THIS PLAT
 - [5] 1' PUBLIC ACCESS CONTROL EASEMENT BY THIS PLAT



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1.

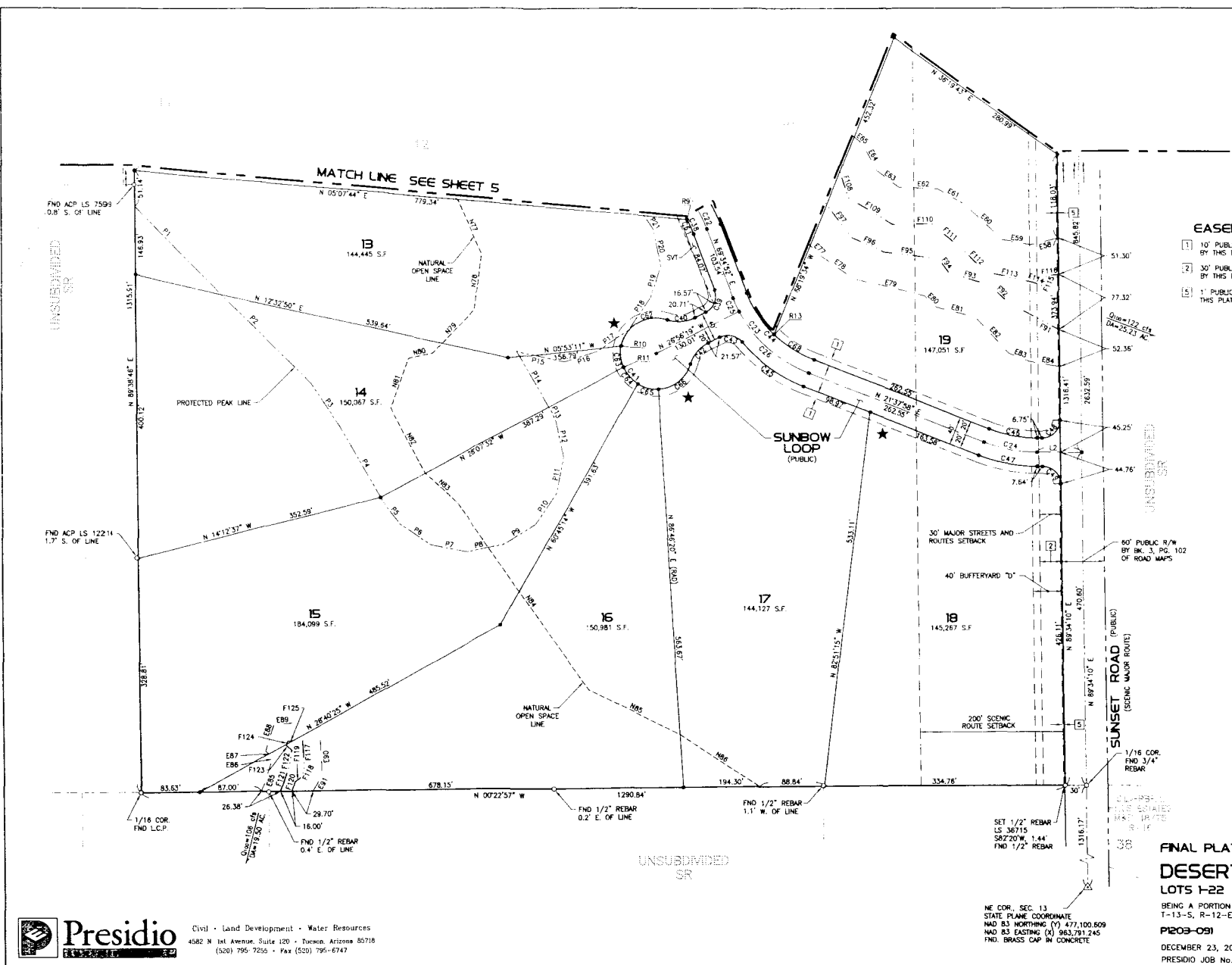
**FINAL PLAT FOR
DESERT SENNA ESTATES
LOTS 1-22**

BEING A PORTION OF THE N 1/2 OF SECTION 13,
T-13-S, R-12-E, GASRM, PINA COUNTY, ARIZONA

P1203-091

DECEMBER 23, 2005
PRESIDIO JOB No. 101016-01-0108

SCALE: 1"=60'
SHEET 6 OF 7



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EXHIBIT C



::ADE Home

Arizona

Department of Education

Accelerated Learning Laboratory

* View School Report Card *

Search By:

- ☒ Name
- ☐ City
- ☐ County
- ☐ Zip Code
- ☐ CTDS

Enter the Entity
Name:

ENTITY INFORMATION			
CTDS:	10-87-67-001	Entity ID:	5891
Entity Type:	Charter Facility	Entity Nature:	School
County:	Pima	Grades Served:	KG-12
Mailing Address:	5245 North Camino de Oeste, Tucson, AZ 85745		
Physical Location:	5245 North Camino de Oeste, Tucson, AZ 85745		
Phone:	(520) 743-2256	Fax:	(520) 743-2417
URL Address:	allgrades.com		
Year Opened:	1998	Calendar Type:	Traditional
Status Memo	Opened August 17, 1998-Caps: 75 yr 1, 75 yr 2 5-24-01 changed name from Accelerated Learning Center Laboratory		
Legislative District			

CONTACTS

Entity Administrator:	David Jones	(520) 743-2256
ADE Application User:	Audrey Bailey	(520) 743-2256
	Serei Kay	(520) 743-2256
	Nancy Sexton	(928) 772-3744
	Monica Santamaria	(520) 743-1113
SAIS Technology Coordinator:	Nancy Sexton	(928) 772-3744

MISSION STATEMENT

We are committed to demonstrate that when effective educational practices and a comprehensive curriculum are utilized, all children, regardless of ethnicity, social or economic status, can perform at par with or better than children who have exclusive access to educational resources targeting the gifted. We firmly believe that every child will exhibit genius in abundance. As stewards of society, we bear a responsibility to provide EVERY child the opportunity to develop his/her unique gift.

SCHOOLS AND ADMINISTRATIVE OFFICES OPERATING UNDER THE SAME CHARTER

Click on site name to view details

10-87-67-000 | Accelerated Elementary and Secondary Schools
10-87-67-001 | Accelerated Learning Laboratory

Other Links

- Charter Schools Search
- Custom School List
- SAIS Information
- Schools Links
- District Websites

EXISTING AREAS:

SITE	20.78 Acres
BLDG #1: ELEMENTARY SCHOOL BLDG. (K to 6th)	5,977 SQ.FT.
BLDG #2: KINDERGARTEN BLDG.	5,010 SQ.FT.
BLDG #3: MIDDLE SCHOOL BLDG.	5,991 SQ.FT.
BLDG #4: MIDDLE SCHOOL BLDG.	5,235 SQ.FT.
BLDG #5: MIDDLE SCHOOL BLDG.	1,600 SQ.FT.
BLDG #6: MIDDLE SCHOOL RECREATION BLDG.	1,440 SQ.FT.
BLDG #7: MAINTENANCE BLDG.	1,080 SQ.FT.
BLDG #8: MAINTENANCE BLDG. 2	1,108 SQ.FT.
TOTAL EXISTING BUILDING AREA	31,391 SQ.FT.

TO BE PERMITTED BUILDINGS:

BLDG #8: STORAGE ADDITION	1507 SQ.FT.
BLDG #10: POOL EQUIPMENT ENCLOSURE	329 SQ.FT.
BLDG #13: ROOM ADDITION W/CONVERTED SHED	1214 SQ.FT.
TOTAL PROPOSED BUILDING AREA	3050 SQ.FT.

OTHER TO BE PERMITTED STRUCTURES:

BLDG #1: SHADE STRUCTURE NORTHWEST	1537 SQ.FT.
BLDG #2: SHADE STRUCTURE	1109 SQ.FT.
BLDG #3: SHADE STRUCTURE NORTHWEST	243 SQ.FT.
BLDG #3: SHADE STRUCTURE NORTHWEST	243 SQ.FT.
BLDG #3: ENTRY SHADE STRUCTURE SOUTHWEST	50 SQ.FT.
BLDG #3: ENTRY SHADE STRUCTURE SOUTHWEST	50 SQ.FT.
BLDG #4: SHADE STRUCTURE	327 SQ.FT.
BLDG #7: SHED & SHADE STRUCTURE	845 SQ.FT.
BLDG #8: SHADE STRUCTURE ADJACENT	408 SQ.FT.
BLDG #8: SHADE STRUCTURE FOR PLAYGROUND NORTHEAST / ACROSS DRIVE FROM BLDG #8	2140 SQ.FT.
BLDG #10: SHADE STRUCTURE ADJACENT TO POOL	385 SQ.FT.
TOTAL OTHER PROPOSED STRUCTURES AREA	7347 SQ.FT.

TOTAL TO BE PERMITTED BUILDINGS &/OR STRUCTURES: 10,397 SQ.FT.

PARKING CALCULATIONS:

Uses	Parking Calculations	Parking Spaces Required
Elementary & Middle School:	Staff: 2 for ea. 3 employees Students: 1 for ea. 4 auditorium seats	20 x 2/3 = 13 NONE
Nursery & Pre-School:	Staff: 2 for ea. 3 employees Students: 1 for ea. 8 students	3 x 2/3 = 2 56 x 1/8 = 7
Total Parking Spaces Required:		22
Total Parking Spaces Provided:		26
HC req. (1+1 per 50 spaces) = (1+1)/50 = 3	Provided: 5	
Bicycle spaces req. (2 + 1 per 15 parking spaces) = 2 + (71/15) = 7	Provided: 7	
Loading Space Intensity = Low: No. of Spaces Required. 185,812 sqft => 3;	Provided: 3	

DAILY DESIGN FLOWS:

ASSUMPTIONS:	SEWAGE DESIGN FLOW GALLONS / DAY / UNIT	NO. OF UNITS	SEWAGE DESIGN FLOW GALLONS / DAY
STAFF & OFFICE	20 GPD/PERSON	18 PERSONS	360 GPD
ELEMENTARY, ACID	15 GPD/STUDENT	364 STUDENTS	5,460 GPD
MIDDLE & HIGH, ACID	20 GPD/STUDENT	136 STUDENTS	2,720 GPD
TO BE PERMITTED BLDGS:			
BLDG 10 POOL EQUIPMENT ENCL.	-0- GPD	N/A	-0- GPD
TOTAL DAILY DESIGN FLOWS			8,540 GPD
* BASED ON TABLE 1, UNIT DESIGN FLOWS, A.A.C., R18-9-E323.4.23			

DEPTH TO GROUNDWATER:

150-FOOT DEPTH TO GROUNDWATER, ACCORDING TO STORMWATER DETENTION/RETENTION MANUAL, PIMA COUNTY DOT & FCD, CITY OF TUCSON, FIGURE 2.3, TUCSON BASIN AND AVRA VALLEY DEPTH TO GROUNDWATER

SOILS PERMEABILITY FEASIBILITY:

DESIGNATED "SOILS WHICH GENERALLY HAVE MODERATE TO MODERATELY RAPID PERMEABILITY" ACCORDING TO STORMWATER DETENTION/RETENTION MANUAL, PIMA COUNTY DOT & FCD, CITY OF TUCSON, FIGURE 2.2, RETENTION FEASIBILITY.

IN ADDITION THERE EXISTS ON THIS PROJECT SITE EIGHT (8) OPERATING ON-SITE SEWAGE DISPOSAL SYSTEMS, ALONG WITH A SOIL ABSORPTION RATE EVALUATION, THEREBY FURTHER DEMONSTRATING SOILS PERMEABILITY FEASIBILITY.

GENERAL NOTES:

- GROSS AREA OF THIS DEVELOPMENT IS 20.78 ACRES.
- NET AREA OF THIS DEVELOPMENT IS 20.78 ACRES
- ASSESSOR TAX PARCEL # 5 214-23-214C
- THE BASIS OF BEARING IS N 89°49'40" W (ASSUMED) SAID BEARING BEING THE SOUTH LINE OF THE NE/4 OF SECTION 13, T. 13 S., R. 12 E., S. 8 S.R.W.
- THE SUBJECT PARCEL LIES IN ZONE X AS SHOWN ON F.L.R.M. COMMUNITY PARCEL 040073 1615 B DATED FEBRUARY 15, 1993. ZONE X IS NOT WITHIN SPECIAL FLOOD HAZARD AREA
- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- THE TO BE PERMITTED DEVELOPMENT WILL BE SERVED BY ON-SITE DISPOSAL SYSTEM(S). PRIOR TO AN INCREASE IN LOADING TO ANY SYSTEM OR CONSTRUCTION OF A NEW SYSTEM, A NOTICE OF INTENT TO DISCHARGE SHALL BE SUBMITTED TO PUEB IN ORDER TO OBTAIN CONSTRUCTION AUTHORIZATION.
- AS PER HEARING ADMINISTRATOR'S FINDINGS & DECISION, CASE: P21-99-017, UNDER "SPECIAL CONDITIONS" 26, THE ULTIMATE STUDENT POPULATION SHALL BE: 500 STUDENTS + 18 STAFF = 518 TOTAL
- WATER SUPPLY WILL BE PROVIDED BY EXISTING ON-SITE WELL
- THE MINIMUM SETBACK FROM THE EXISTING ON-SITE SEWAGE DISPOSAL SYSTEM TO ANY WELL SHALL BE 100'
- BLANKET EASEMENTS, RECORDED AS FOLLOWS, AFFECT THIS PROPERTY: DKT 754, PG 106, ELECTRIC, LINES; DKT 954, PG 390, COMMUNICATIONS FACILITIES AND ASSOCIATED MATTERS; AND DKT 1157, PG 26, COMMUNICATIONS AND ASSOCIATED MATTERS, ACCORDING TO TITLE SECURITY AGENCY OF ARIZONA, ESCROW NO.06139583-JCS
- BUILDINGS WITH ADDITIONS GREATER THAN 25% OF THE TOTAL EXISTING SQUARE FOOTAGE WILL REQUIRE SPRINKLERS TO BE RETROFITTED INTO THE EXISTING BUILDING
- TOTAL AMOUNT OF RIPARIAN HABITAT ON-SITE: 0.48 ACRES.
- AMOUNT OF HABITAT DISTURBED ON-SITE (BY INFRASTRUCTURE): -0- ACRES.
- AMOUNT OF RIPARIAN HABITAT DISTURBED ON-SITE DOES NOT REQUIRE A RM MITIGATION PLAN

PERMITTING NOTES:

- EXISTING ZONING IS "SR" TO REMAIN.
- THE USE OF THIS PROJECT IS A CHARTER SCHOOL AND DAYCARE/PRESCHOOL AND IT IS PERMITTED IN ACCORDANCE WITH SECTION 15.09.020A.19 AND 18.09.020A OF THE PIMA COUNTY ZONING CODE.
- THIS PROJECT IS SUBJECT TO A TYPE 1 CONDITIONAL USE PERMIT, CASE NUMBER P21-07-018, AS APPROVED ON SEPTEMBER 12, 2007.
- THE STANDARD CONDITIONS FOR A CHARTER SCHOOL ARE:
 - SHALL MEET THE REQUIREMENTS OF THE SR ZONE.
 - SHALL HAVE A MINIMUM OVERALL SITE AREA OF FIVE (5) ACRES.
 - SHALL HAVE A MAXIMUM STUDENT POPULATION OF FIFTY-FIVE (55) STUDENTS PER ACRE. THE ACTUAL NUMBER OF STUDENTS IS CURRENTLY 246.
 - SHALL HAVE A MAXIMUM SITE COVERAGE OF THIRY (30) PERCENT OF THE SITE. THE ACTUAL SITE COVERAGE IS 21%.
 - SHALL HAVE A MINIMUM SETBACK OF ONE HUNDRED (100) FEET FROM ALL PROPERTY LINES FOR ANY PLAYGROUNDS OR ATHLETIC FIELDS, EXCEPT AS MAY BE ALLOWED PER AN APPROVED VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT.
 - BUTTERFORD 7" SHALL BE REQUIRED ALONG ALL PROPERTY LINES.
 - ALL DRIVEWAYS SHALL BE DUST-PROOFED.
 - ALL OUTDOOR LIGHTING USED IN CONJUNCTION WITH THE SCHOOL USE SHALL BE LOCATED AND DIRECTED TO ELIMINATE LIGHT TRESPASS ON ADJACENT STREETS AND RESIDENTIAL PROPERTIES.
 - ALL LIGHTING FOR OUTDOOR RECREATIONAL AREAS SHALL CEASE NO LATER THAN 10:00 P.M.
 - THERE SHALL BE AN APPROVED DEVELOPMENT PLAN ON FILE.
- THE STANDARD CONDITIONS FOR A CHILDCARE CENTER ARE:
 - SHALL PROVIDE A DECORATIVE MASONRY WALL, FENCE OR COMBINATION AT LEAST FOUR (4) FEET IN HEIGHT FOR THE ENCLOSURE OF THE OUTDOOR PLAY AREA.
 - EXISTING OFF-STREET PARKING AND LOADING AREAS MAY BE UTILIZED; HOWEVER, THEY SHALL BE IN ACCORDANCE WITH CHAPTER 18.75 (OFF-STREET PARKING STANDARDS).
 - THE HOURS OF OPERATION SHALL BE BETWEEN 6:00 A.M. AND 9:00 P.M.
 - SHALL BE LICENSED TO OPERATE AS A CHILDCARE CENTER BY THE OFFICE OF CHILD DAY CARE OF THE ARIZONA DEPARTMENT OF HEALTH FACILITIES.
 - SHALL HAVE AN APPROVED DEVELOPMENT PLAN.
- THE SPECIAL CONDITIONS ARE:
 - THIS CONDITIONAL USE PERMIT APPROVAL SUPPLANTS THE PRIOR APPROVALS GRANTED UNDER CASES P21-99-017 (FOR THE CHARTER SCHOOL) AND P21-00-007 (FOR THE CHILDCARE CENTER), THE INTENT BEING THAT THIS PROPERTY OPERATE UNDER A SINGLE CONDITIONAL USE APPROVAL RATHER THAN PIECEMEAL SERIES OF THE SAME.
 - THIS CONDITIONAL USE PERMIT APPROVAL FOR A CHARTER SCHOOL AND CHILDCARE CENTER IS FOR THOSE TO BE PERMITTED IMPROVEMENTS AS SHOWN ON THE SUBMITTED DEVELOPMENT PLAN THAT ACCOMPANIED THE APPLICATION SUBMITTAL AND WHICH ARE IN EXISTENCE ON THE PROPERTY AS OF THE DATE OF THIS APPROVAL. ANY FUTURE EXPANSION OF THE TO BE PERMITTED BUILDING FACILITIES BY MORE THAN 10% OF THE CURRENT TOTAL BUILDING AREA, SHALL REQUIRE A NEW CONDITIONAL USE PERMIT APPLICATION, PUBLIC NOTICE AND ASSOCIATED PUBLIC HEARING. THE TOTAL AREA OF THE TO BE PERMITTED EXPANSION IS 10,397 SQ.FT.

- APPROVAL OF THIS CONDITIONAL USE PERMIT IS FOR GRADE LEVELS K (KINDERGARTEN) THROUGH NINE (9) ONLY. NO STUDENTS AT GRADE LEVEL TEN (10) OR ABOVE ARE ALLOWED.
- THE OWNER/OPERATOR SHALL CONSTRUCT, AT ITS EXPENSE, A NORTHBOUND-TO-WESTBOUND LEFT-TURN LANE ON CAMINO DE OESTE AT ITS ENTRANCE, TOGETHER WITH APPROPRIATE TRANSITIONS TO THE NORTH AND TO THE SOUTH AS ACCEPTABLE TO PIMA COUNTY DEPARTMENT OF TRANSPORTATION.
- COUNTY DOT APPROVAL OF THE CONSTRUCTION DRAWINGS FOR THE LEFT-TURN LANE AS DESCRIBED IN ITEM 4 ABOVE, TOGETHER WITH PHYSICAL CONSTRUCTION OF THE IMPROVEMENTS, SHALL BE COMPLETED WITHIN NINE (9) MONTHS OF THE DATE OF THIS CONDITIONAL USE PERMIT APPROVAL.

- AREAS AND SPACES DESIGNATED FOR REQUIRED PARKING SHALL NOT BE CONVERTED TO OTHER USES UNLESS IT CAN BE DEMONSTRATED THAT SUFFICIENT ON SITE PARKING EXISTS

PERMITTING NOTES (CONT'D.):

- APPROVAL OF THIS PLAN DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS
- THIS DEVELOPMENT PLAN HAS BEEN REVIEWED FOR AN ACADEMIC LEVEL OF KINDERGARTEN THROUGH 9th GRADE (MIDDLE SCHOOL). THE IMPLEMENTATION OF GRADES HIGHER THAN 9th GRADE (HIGH SCHOOL) THAT MAY ALLOW STUDENT PARKING ON SITE WILL REQUIRE A REVISED DEVELOPMENT PLAN AND A NEW CONDITIONAL USE PERMIT
- THERE SHALL BE NO FURTHER SUBDIVISION OR LOT SPLITTING OF THIS PARCEL WITHOUT A REVISED DEVELOPMENT PLAN AND APPROVAL OF THE SDP.
- THIS PROJECT IS SUBJECT TO CHAPTER 18.77 "SCENIC ROUTES."
- TO BE PERMITTED ON-SITE DISPOSAL SYSTEM(S) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18 CHAPTER 9.
- PRIOR TO THE REQUEST FOR FINAL INSPECTION A LETTER CERTIFYING COMPLETION IN CONFORMANCE WITH THE APPROVED PLANS, SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT MUST BE SUBMITTED TO THE DEVELOPMENT REVIEW DIVISION.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL A TYPE 2 GRADING PERMIT IS ISSUED.
- MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO (2) HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY.
- THERE WILL NOT BE A FINAL INSPECTION UNTIL IMPROVEMENTS TO CAMINO DE OESTE LEFT TURN ONLY LANE HAVE BEEN COMPLETED AND ACCEPTED BY PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT.
- PRIOR TO FINAL INSPECTIONS, FIELD INSPECTOR TO VERIFY THAT ALL BARBED WIRE FENCING HAS BEEN REPLACED WITH NON-BARBED FENCING.

LEGEND

	Existing Pavement		Existing Structure/Object
	To Be Permitted Pavement		To Be Permitted
	Existing Off-Site Pavement		
	Existing Edge of Pavement		
	EROSION HAZARD SETBACK		Right-of-Way Line
	100yr FLOODED LIMIT		Section Line / Construction Centerline
	RIDGELINE		Edge of Off-Site Pavement
	SET-ASIDE LIMIT / LIMIT OF GRADING: SEE LANDSCAPE & NATIVE PLANT PRESERVATION		To Be Permitted
	ELECTRIC EASEMENT PER DKT 6994, PG. 722 GRANTED TO TUCSON ELECTRIC POWER CO.		
	HANDICAPPED PARKING SPACE(S) SIZE: 8' x 20' W/5' x 20' STRIP RAMP		
	LOADING ZONE SIZE: 45' x 12'		
	SPOT GRADE PERCENT OF GRADE		
	FLOW ARROW		
	GRADE BREAK / HIGH POINT		
	EXIST GAS LINE		
	EXIST WATER LINE		
	NON-BARBED WIRE FENCE (NBWF) min 40' unless otherwise specified		
	8' HIGH CHAINLINK FENCE		
	RIAPARIAN HABITAT (FIELD VERIFIED)		
	72" DMW		
	IRA		
	XC		
	DRAINAGE AREA		

D.A. 1

OWNER:
David Lee Jones, dba
ACCELERATED LEARNING CENTER
2855 N. Shannon Rd.
Tucson, Arizona 85745
Tel: (520) 884-7278
Fax: (520) 884-7278

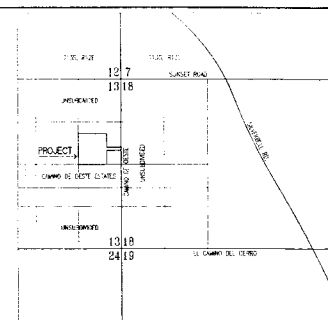
DEVELOPMENT PLAN FOR:
ACCELERATED LEARNING
LABORATORY REVISION #1
5245 N. CAMINO DE OESTE
TUCSON, ARIZONA 85745, PIMA COUNTY, AZ
LEGAL DESCRIPTION:
A PORTION OF THE E/2 OF THE NE/4 OF SECTION 13,
T13S, R12E, G&SRM PIMA COUNTY, ARIZONA
C012-8241, P1200-004
P1207-022 P21-07-018

APPROVED BY THE SUBDIVISION AND DEVELOPMENT REVIEW COMMITTEE:

Subdivision Coordinator
SUBDIVISION COORDINATOR

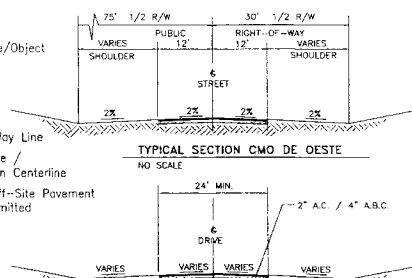
9/26/08
DATE

Kevin Jim
DATE 12/11/08

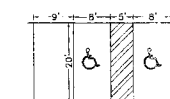


LOCATION
SCALE 7"=1" MILE

A Portion of E/2 of the NE/4 of Section 13,
T13S, R12E, G&SRM, Pima County, AZ



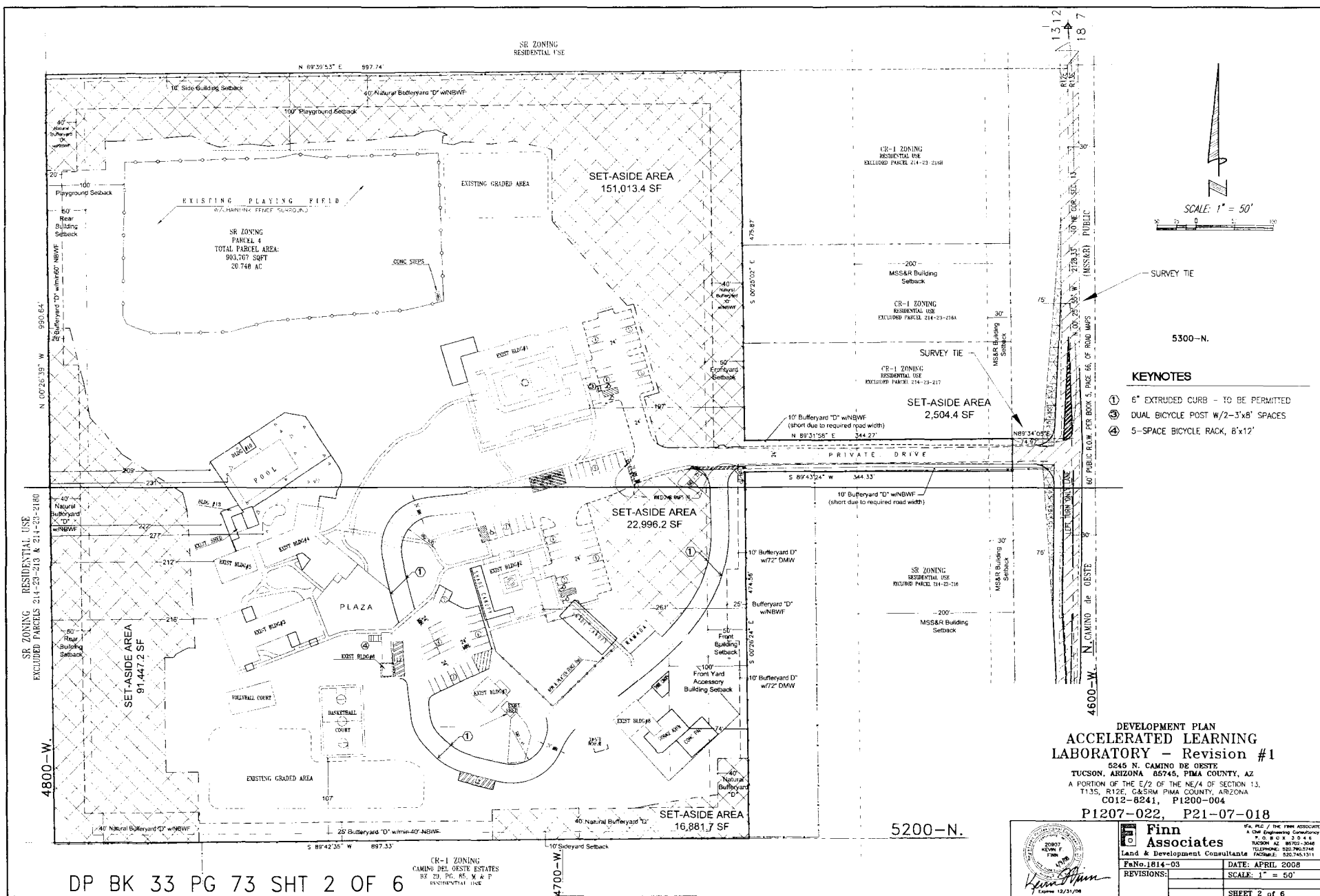
YET TO BE PERMITTED DRIVEWAY
TYPICAL SECTION NO SCALE



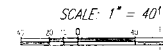
REGULAR & HANDICAPPED PARKING DIMENSIONS
TYPICAL NO SCALE

PIMA COUNTY
PROJ#: P1207-022
ZONE: SR
Adm. Address:
5245 N CAMINO DE OESTE

Finn Associates
Land & Development Consultants
P.No.1814-03
DATE: APRIL 2008
REVISIONS:
SCALE AS NOTED
SHEET 1 of 6



N 69°39'53" E 637.74'



① 6" EXTRUDED CURB - TO BE PERMITTED
③ DUAL BICYCLE POST W/2'-3'x8" SPACES

20907
KEVIN F
FINN
Expires 12/31/

DP BK 33 PG 73 SHT 3 OF 6

EXHIBIT D

REGIONAL PLAN POLICY – CONSERVATION LANDS SYSTEM (Excerpted)

6. ENVIRONMENTAL ELEMENT REGIONAL PLAN POLICIES

B. Natural Resources

1. Conservation Lands System (CLS)

The Environmental Planning Element calls for analysis, policies and strategies to address anticipated effects of implementation of plan elements on natural resources. Policies and strategies under this plan element are designed to have countywide applicability. Conservation actions are to be encouraged, and protection of biological resources is considered an essential component of land-use planning.

The Conservation Lands System (CLS) is designed to protect biodiversity and provide land use guidelines consistent with the conservation goal of the Sonoran Desert Conservation Plan (SDCP). The overarching purpose of the SDCP is to:

Ensure the long-term survival of the full spectrum of plants and animals that are indigenous to Pima County through maintaining or improving the habitat conditions and ecosystem functions necessary for their survival.

The CLS was constructed according to the most current tenets of conservation biology and biological reserve design. The CLS:

- perpetuates the comprehensive conservation of vulnerable species;
- retains those areas that contain large populations of focal vulnerable species;
- provides for the adjacency and proximity of habitat blocks;
- preserves the contiguity of habitat at the landscape level; and
- retains the connectivity of reserves with functional corridors.

The collective application of these individual tenets produces a CLS that retains the diverse representation of physical and environmental conditions, preserves an intact functional ecosystem, minimizes the expansion of exotic or invasive species, maximizes the extent of roadless areas, and minimizes fragmentation. Implementation of the CLS not only conserves those biological resources that exist today but, because of its landscape focus, preserves the future ebb and flow of resources essential to a healthy functioning ecosystem. The seven CLS conservation land categories reflect relative values of biodiversity for various lands across the landscape.

Based on the science of the SDCP with participation and oversight by the SDCP Science Technical Advisory Team (STAT), seven CLS conservation land categories (CLS categories) were created, defined, and mapped. Each category has an associated conservation guideline policy.

a. General Application of CLS

CLS category designations and Conservation Guidelines policies apply to land uses and activities under the jurisdiction of Pima County and Pima County Flood Control District. Application of these designations or guidelines shall not alter, modify, decrease or limit existing and legal land uses, zoning, permitted activities, or management of lands. These policies apply to new rezoning and specific plan requests, time extension requests for rezonings, requests for modifications or waivers of rezoning or specific plan conditions, including substantial changes, requests for Comprehensive Plan amendments, Type II and Type III conditional use permit

requests, and requests for waivers of the subdivision plat requirement of a zoning plan. Implementation of these policies shall achieve the level of conservation necessary to protect a site's conservation values, preserve landscape integrity, and provide for the movement of native fauna and pollination of native flora across and through the landscape. New applications subject to this policy will be evaluated against the following conservation guidelines for the CLS categories, where applicable, to determine their appropriateness:

b. Important Riparian Areas

- 1) These areas are characterized by hydro-riparian, meso-riparian and xero-riparian biological communities. Hydro-riparian communities generally exist in areas where vegetation is supported by perennial watercourses or springs. Meso-riparian communities generally exist in areas where vegetation is supported by perennial or intermittent watercourses or shallow groundwater. Xero-riparian communities generally exist in areas where vegetation is supported by an ephemeral watercourse.

Important riparian areas are valued for their higher water availability, vegetation density, and biological productivity. In addition to the inherent high biological value of these water-related communities, important riparian areas are valued for their higher water availability, vegetation density, and biological productivity. In addition to the high inherent biological value of these water-related communities, important riparian areas including their associated upland areas provide a framework for linkages and landscape connections. Important riparian areas are essential elements in the CLS.

- 2) Conservation Guidelines: At least 95 percent of the total acreage of lands within this designation shall be conserved in a natural or undisturbed condition. Every effort should be made to protect, restore and enhance the structure and functions of Important Riparian Areas, including their hydrological, geomorphological and biological functions. Areas within an Important Riparian Area that have been previously degraded or otherwise compromised may be restored and/or enhanced. Such restored and/or enhanced areas may contribute to achieving the 95 percent conservation guideline for Important Riparian Areas.

e. Multiple Use Management Areas

- 1) This category identifies those lands that fulfill the five tenets used to construct the CLS, but which are not as biologically rich as those lands designated as Biological Core Management Areas. These areas are primarily distinguished from other lands within the CLS by their potential to support high value habitat for three or more priority vulnerable species as identified by the SDCP.
- 2) Conservation Guidelines: At least 66 ⅔ percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space. As such, land-use changes will result in a 2:1 land conservation (i.e., two acres conserved for every one acre developed) and may occur through a combination of on- and off-site conservation inside the Multiple Use Management Area or any more protective category of the CLS, including Habitat Protection Priority Areas. For purposes of this policy, Habitat Protection Priority Areas are those areas referenced and mapped as part of the 2004 Conservation Bond Program. The 2:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Multiple Use Management Areas. Development

shall be configured in the least sensitive portion(s) of the property. Area(s) of undisturbed natural open space will include on-site conservation values and facilitate the movement of native fauna and pollination of native flora across and through the landscape. Land use and management goals within these areas shall focus on balancing land uses with conservation, restoration, and enhancement of native biological communities. Land uses appropriate for these areas must facilitate the movement of native fauna and pollination of native flora across and through the landscape, maximize retention of on-site conservation values, and promote landscape integrity. Additional conservation exceeding 66⅔ percent will be encouraged through the use of development-related incentives and may utilize undisturbed natural open space on individual lots. A transfer of development rights may be used in order to secure lands utilized for mitigation, restoration, and/or enhancement purposes.

g. Special Species Management Areas

- 1) These are areas defined as crucial for the conservation of specific native floral and faunal species of special concern to Pima County. Currently, three species are designated as Special Species: cactus ferruginous pygmy-owl, Mexican spotted owl, and southwest willow flycatcher. Special Species and associated Conservation Guidelines may be added or deleted in the future based on the best available regional scientific information as developed by the Science Technical Advisory Team and added to or deleted from the Special Species Management Areas as shown on the CLS map. Such additions and/or deletions will be processed as a comprehensive plan amendment. Land use and management within these areas will focus on conservation, restoration, and enhancement of habitat for these species.
- 2) Conservation Guidelines: At least 80 percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space and will provide for the conservation, restoration, or enhancement of habitat for the affected Special Species. As such, land use changes will result in 4:1 land conservation (i.e., four acres conserved for every one acre developed) and may occur through a combination of on- and off-site conservation inside the Special Species Management Area. The 4:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Special Species Management Area. Development shall be configured in the least sensitive portion(s) of the property. Area(s) of undisturbed natural open space will be configured to facilitate the movement of the relevant Special Species through the landscape and will include those on-site conservation values essential to survival of the relevant Special Species. A transfer of development rights may be used in order to secure mitigation lands.

i. Adherence to CLS Conservation Guidelines

Adherence to Conservation Lands System Guidelines will protect against the loss of conservation values and landscape integrity through in-place preservation and restoration or enhancement of degraded or otherwise compromised natural resources. Urban development will occur in a manner that retains conservation values at both the micro and macro landscape scale by minimizing impacts to site-specific sensitive conservation values, maximizing landscape continuity, facilitating the movement of native fauna and pollination of native flora across and through the landscape, promoting the long-term diversity of native flora and fauna, and preserving the viability of the CLS.

EXHIBIT E

S-8 Tucson Mountains North (TM/AV) [5-01]

General location

Northern portion of the Tucson Mountains Subregion, within portions of Township 13 South, Range 12 East; Township 13 South, Range 13 East, Township 14 South, Range 12 East and Township 14 South, Range 13 East (Ref: Revised (text-only) Co7-07-02, Resolution 2007-325).

Description

The northern portion of the subregion is located between urbanizing areas in the City of Tucson and the public reserves of Tucson Mountain Park and Saguaro National Park, and is distinguished by rugged terrain, highly diverse vegetation, significant wildlife habitat and many riparian areas. The purpose of the Tucson Mountains North Special Area is to protect this special environment while planning for expected growth. To achieve this purpose, planning strategies include: 1) declining westward land use intensities; and 2) a low-density conservation area and buffer to Tucson Mountain Park and Saguaro National Park.

Policies

- A. Structures. All structures west of Silverbell Road shall be limited to a maximum height of 24 feet, and shall be sited and landscaped to minimize negative visual impacts. All structures shall be of a color which is in context with the surrounding environment.
- B. Open Space Dedication. Natural area designations not dedicated to and accepted by Pima County for restricted use as a perpetual open space at the time of an exchange for an allowed density increase on a given portion shall, for those parcels, provide that the property owners within 660 feet and the Tucson Mountains Association are nominal beneficiaries of the natural open space created.
- C. Notwithstanding the zoning districts permitted under the Comprehensive Plan Land Use Plan Legend, SH (Suburban Homestead Zone) and RH (Rural Homestead Zone) shall not be permitted.
- D. Notwithstanding the zoning districts permitted in accordance with the Major Resort Community provisions, CPI (Campus Park Industrial Zone) or TR (Transitional Zone) shall not be permitted.

EXHIBIT F



Engineering • Planning
Surveying • Urban Design
Landscape Architecture

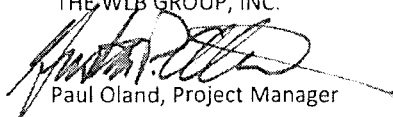
September 13, 2013

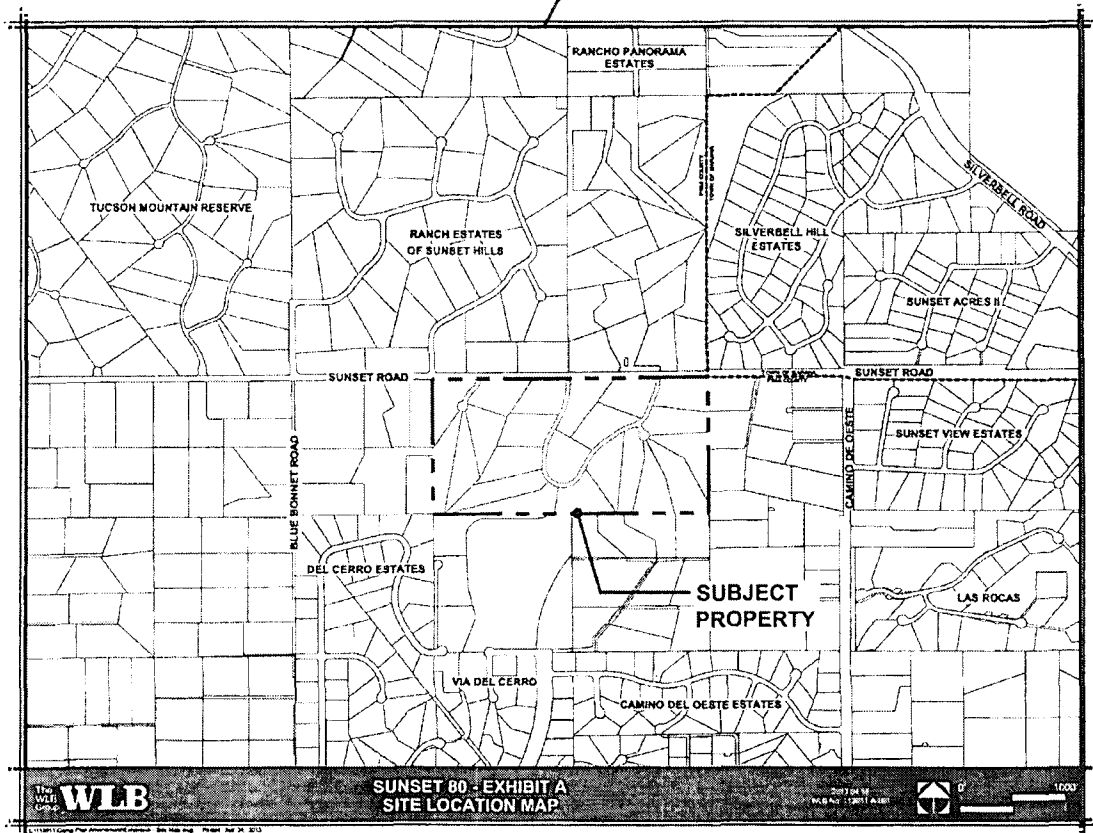
Re: Proposed Development of 80 Acres near Sunset Road and Camino de Oeste

Dear Neighbor:

The owners of approximately 80 acres on the south side of Sunset Road, approximately one quarter-mile west of Camino de Oeste, are planning a residential neighborhood on their property. The proposed development will consist of approximately 65% to 70% open space, with a minimum lot size of one acre. An amendment to the Pima County Comprehensive Plan has been requested in order to allow this small neighborhood to be developed. We believe a low density neighborhood such as this one is well-suited to the existing area due to equivalent housing densities and protection of natural open space, as well as efficiently using the existing infrastructure in the vicinity. Please email me at gpoland@wlbgroup.com or call me at (520) 881-7480 with any questions or comments.

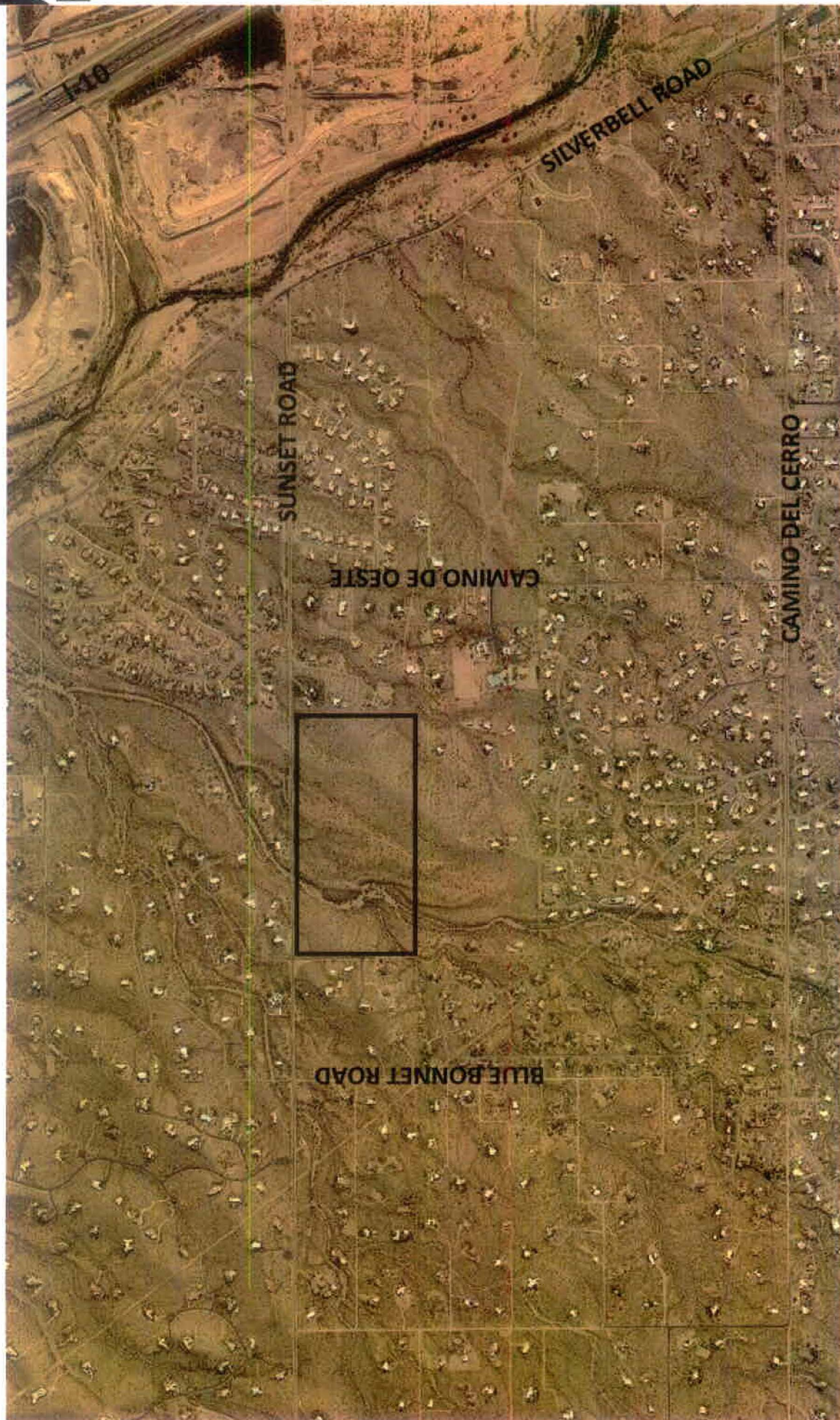
Sincerely,
THE WLB GROUP, INC.


Paul Oland, Project Manager



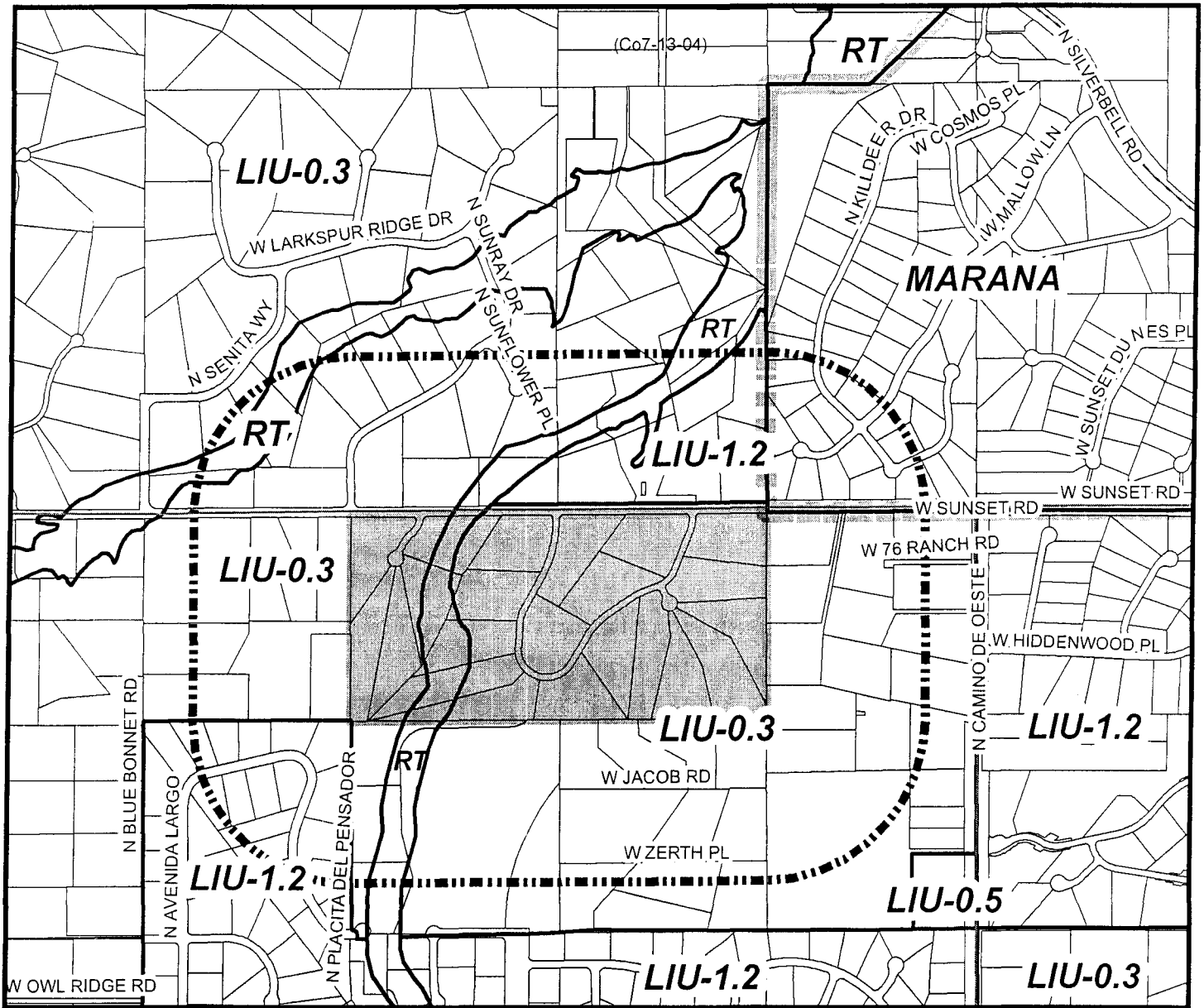
LA113011A-001 Comp Plan Amend\Neighborhood\20130913 NH Ltr.docx

Engineering • Planning • Surveying • Urban Design • Landscape Architecture
Offices located in Tucson, Phoenix, Flagstaff, Las Vegas • E-mail: tucson@wlbgroup.com
4444 East Broadway • Tucson, Arizona 85711 • (520) 881-7480 • FAX (520) 881-7492


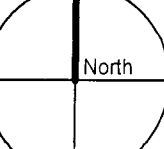


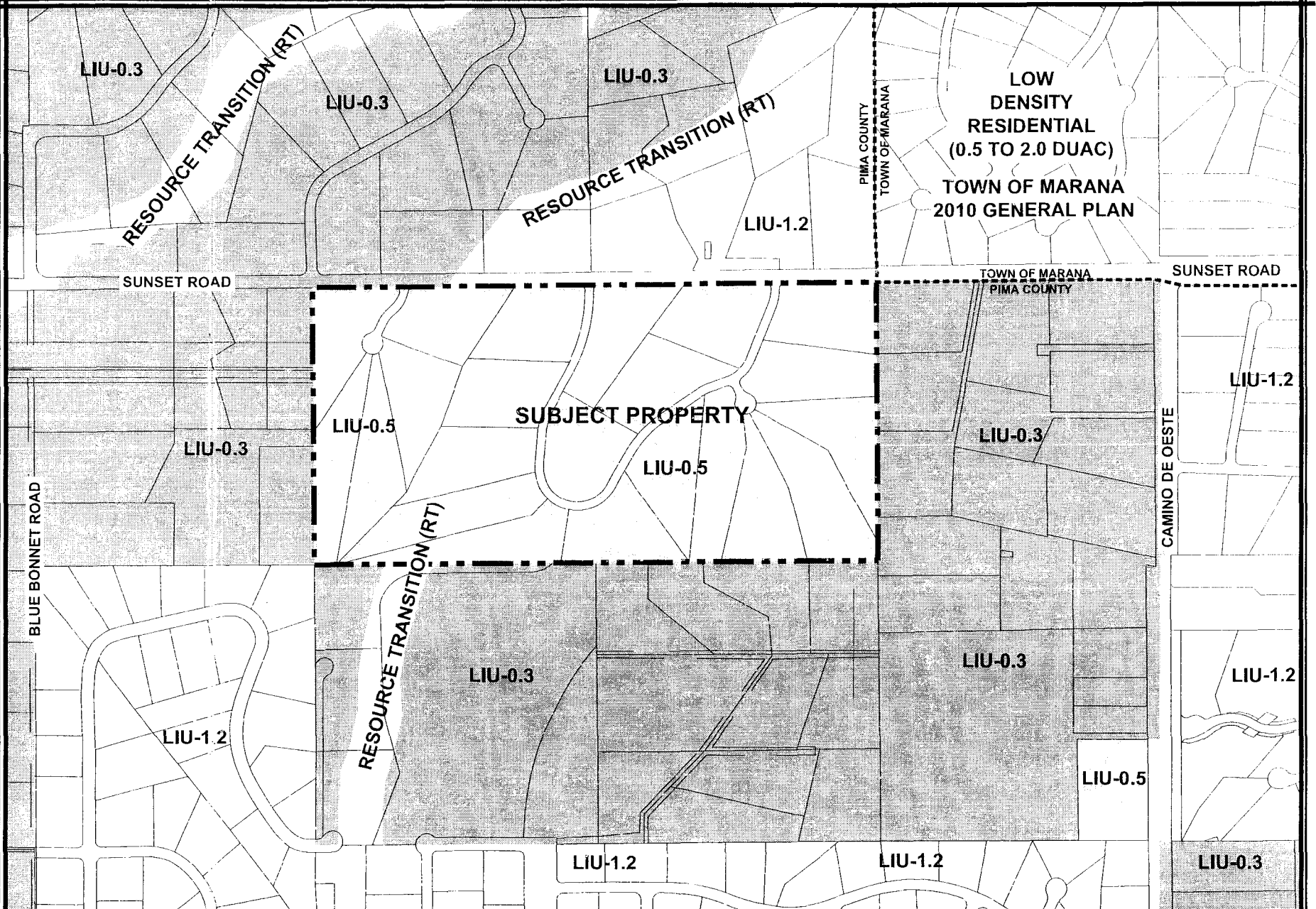
COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



0 435 870 1,740 Feet Amendment Area 1,000' Notice Area LIU-0.5 Planned Land Use

<p>Taxcodes: Multiple All of Desert Senna Estates Lots 1-22 (BK 61 PG 013)</p>	<p align="center">Co7-13-08 LANDMARK TITLE TR 18109 - W. SUNSET ROAD PLAN AMENDMENT</p> <p align="center">Request: From Low Intensity Urban 0.3 (LIU 0.3) To Low Intensity Urban 0.5 (LIU-0.5), 71.50 Acres +/- Resource Transition (RT) To Remain RT, 6.4 Acres +/-</p>	<p>Location: South side of W. Sunset Road, approximately 1,300' west of N. Camino de Oeste,</p>	
	<p align="center">Tucson Mountains / Avra Valley Subregion Township 13S, Range 12E, Section 13</p>		
	<p>Planning and Zoning Commission Hearing: September 25, 2013</p>	<p>Map Scale: 12,000</p>	
	<p>Board of Supervisors Hearing: November 19, 2013</p>	<p>Map Date: August 20, 2013</p>	



The
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Group

SUNSET 80 - EXHIBIT D PROPOSED LAND USE DESIGNATIONS

2013.03.22
WLB No. 113011-A-001



0' 600'

Low Intensity Urban

(Low Intensity Urban 3.0, 1.2, 0.5, and 0.3)

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

Low Intensity Urban 1.2

'LIU-1.2' or 'C-1.2' on the Land Use Plan Maps

- (a) Minimum - none
- (b) Maximum - 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster options:
 - (i) Gross density of 2.5 RAC with 30 percent cluster open space, plus 15 percent natural open space; or
 - (ii) Gross density of 4.0 RAC with 30 percent cluster open space, plus 30 percent natural open space.
- c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's). Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - (i) Minimum – (none)
 - (ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster option:
 - (1) Gross density of 2.0 RAC with 30 percent cluster open space plus 20 percent natural open space.

Low Intensity Urban 0.5

'LIU-0.5' or 'C-0.5' on the Land Use Plan Maps

- (a) Minimum - (none)
- (b) Maximum - 0.5 RAC. The maximum gross density may be increased in accordance with the following cluster options:
 - (i) Gross density of 1.2 RAC with 30 percent cluster open space, plus 20 percent natural open space; or
 - (ii) Gross density of 2.5 RAC with 30 percent cluster open space, plus 35 percent natural open space.
- c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - (i) Minimum - none
 - (ii) Maximum - 0.5 RAC
 - (iii) The maximum gross density may be increased in accordance with the following cluster option:
 - (1) Gross density of 1.0 RAC with 30 percent cluster open space plus 20 percent natural open space.

Low Intensity Urban 0.3

'LIU-0.3' or 'C-0.3' on the Land Use Plan Maps

- (a) Minimum - (none)
- (b) Maximum - 0.3 RAC. The maximum gross density may be increased in accordance with the following cluster options:
 - (i) Gross density of 0.7 RAC with 30 percent cluster open space, plus 20 percent natural open space, or
 - (ii) Gross density of 1.2 RAC with 30 percent cluster open space, plus 40 percent natural open space.
- (c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - (i) Minimum (none)
 - (ii) Maximum 0.3 RAC.
 - (iii) The maximum gross density may be increased in accordance with the following cluster option:
 - (1) Gross density of 0.7 RAC with 30 percent cluster open space plus 30 percent natural open space.

Zoning Districts

- 1) Within **Low Intensity Urban 3.0 and Low Intensity Urban 1.2**, only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - (a) GC Golf Course Zone
 - (b) SR Suburban Ranch Zone
 - (c) SR-2 Suburban Ranch Estate Zone
 - (d) SH Suburban Homestead Zone
 - (e) CR-1 Single Residence Zone
 - (f) CR-2 Single Residence Zone
 - (g) CR-3 Single Residence Zone
 - (h) CR-4 Mixed-Dwelling Type Zone
 - (i) CR-5 Multiple Residence Zone
 - (j) CMH-1 County Manufactured And Mobile Home-1 Zone
 - (k) MR Major Resort Zone
- 2) Within **Low Intensity Urban 0.5 and Low Intensity Urban 0.3**, only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - (a) GC Golf Course Zone
 - (b) SR Suburban Ranch Zone
 - (c) SR-2 Suburban Ranch Estate Zone
 - (d) SH Suburban Homestead Zone
 - (e) CR-1 Single Residence Zone
 - (f) CR-2 Single Residence Zone
 - (g) CR-3 Single Residence Zone
 - (h) MR Major Resort Zone
- (3) Open Space Standards for MR Major Resort Zone: **In Low Intensity Urban 1.2, 0.5, and 0.3**, the following minimum open space requirements shall apply within areas rezoned MR Major Resort Zone. Open space for purposes of these requirements shall

be natural open space.

- (a) Low Intensity Urban 1.2 - 15 percent.
- (b) Low Intensity Urban 0.5 - 20 percent.
- (c) Low Intensity Urban 0.3 - 30 percent.

S-8 Tucson Mountains North (TM/AV) [5-01]

General location

Northern portion of the Tucson Mountains Subregion, within portions of Township 13 South, Range 12 East; Township 13 South, Range 13 East, Township 14 South, Range 12 East and Township 14 South, Range 13 East (Ref: Revised (text-only) Co7-07-02, Resolution 2007-325).

Description

The northern portion of the subregion is located between urbanizing areas in the City of Tucson and the public reserves of Tucson Mountain Park and Saguaro National Park, and is distinguished by rugged terrain, highly diverse vegetation, significant wildlife habitat and many riparian areas. The purpose of the Tucson Mountains North Special Area is to protect this special environment while planning for expected growth. To achieve this purpose, planning strategies include: 1) declining westward land use intensities; and 2) a low-density conservation area and buffer to Tucson Mountain Park and Saguaro National Park.

Policies

- A. Structures. All structures west of Silverbell Road shall be limited to a maximum height of 24 feet, and shall be sited and landscaped to minimize negative visual impacts. All structures shall be of a color which is in context with the surrounding environment.
- B. Open Space Dedication. Natural area designations not dedicated to and accepted by Pima County for restricted use as a perpetual open space at the time of an exchange for an allowed density increase on a given portion shall, for those parcels, provide that the property owners within 660 feet and the Tucson Mountains Association are nominal beneficiaries of the natural open space created.
- C. Notwithstanding the zoning districts permitted under the Comprehensive Plan Land Use Plan Legend, SH (Suburban Homestead Zone) and RH (Rural Homestead Zone) shall not be permitted.
- D. Notwithstanding the zoning districts permitted in accordance with the Major Resort Community provisions, CPI (Campus Park Industrial Zone) or TR (Transitional Zone) shall not be permitted.

Sunset 80 Property Pima County, Arizona Narrative and Application for Comprehensive Plan Amendment

April 29, 2013

Revised August 21, 2013

Prepared For

J M K Family Properties
P.O. Box 2305
Cortaro, Arizona 85652

Prepared By

The WLB Group, Inc.
4444 East Broadway
Tucson, Arizona 85711
520.881.7480
Contact: Paul Oland
gpoland@wlbgroup.com

WLB No. 113011-A-001

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Exhibits

Exhibit A:	Site Location Map
Exhibit B:	Existing Land Uses
Exhibit C:	Existing Land Use Designations
Exhibit D:	Proposed Land Use Designations
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Appendices

Appendix A:	Authorization Letter
Appendix B:	Ownership Verification (APIQ)
Appendix C:	2013 Comprehensive Plan Amendment Application Fee Calculation

SECTION III. SURROUNDING PROPERTIES INFORMATION
CURRENT PLANNED LAND USE DESIGNATIONS OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: LIU-0.3, LIU-1.2, Low Density Residential (Marana)

SOUTH: LIU-0.3, LIU-1.2

EAST: LIU-0.3

WEST: LIU-0.3, LIU-1.2

EXISTING USES OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: Single-family residential, and vacant

SOUTH: Single-family residential, and vacant

EAST: Single-family residential, and vacant

WEST: Single-family residential, and vacant

EXISTING AND CONDITIONAL ZONING OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: Suburban Ranch (SR), R-36 (Marana)

SOUTH: Suburban Ranch (SR), Single Residence (CR-1)

EAST: Suburban Ranch (SR)

WEST: Suburban Ranch (SR)

SECTION IV. REASONS FOR PROPOSED AMENDMENT

Please refer to Section I(F) of the Application Process Requirements document. Explain why you think one or more of the reasons described in Section I(F) support your Plan Amendment request. Attach additional page(s), if necessary.

See attached narrative, Section C: Rationale for Amending the Comprehensive Plan

SECTION V. BIOLOGICAL RESOURCES & COMPATIBILITY WITH THE MAEVEEN MARIE BEHAN (MMB) CONSERVATION LANDS SYSTEM

A. Landscape Resources

1. Identify whether the proposed project site occurs wholly or partially within any Maeveen Marie Behan Conservation Lands System Category including Important Riparian Areas and Special Species Management Areas.

Response: Approximately 10.6 acres of the site are designated as Important Riparian Areas, approximately 46 acres are designated as Special Species Management Area, and approximately 39 acres are designated as Multiple Use Management Area.

2. Identify whether the proposed project occurs in the vicinity of any of the six general areas identified as Critical Landscape Linkages. (Critical Landscape Linkages are not viewable on MapGuide. General locations of these 6 general areas can be found on the attached hardcopy of the Maeveen Marie Behan Conservation Lands System Map; a map and textual descriptions of Critical Landscape Connections can be found at <http://www.pimaxpress.com/Planning> under the Long Range Planning - Comprehensive Planning menu.)

Response: The amendment area is not within the vicinity of any of the Critical Landscape Connections.

3. If the property is a Habitat Protection or Community Open Space priority acquisition property, as displayed on SDCP MapGuide, identify which designation applies to the site and comment on the status of communications, if any, between the owner and Pima County regarding the County's potential acquisition of the property.

Response: Neither the Habitat Protection Priority Property nor the Community Open Space designation applies to the amendment area.

B. Species Specific Resources – Federally Listed Threatened/Endangered Species and Pima County SDCP Species

1. Cactus Ferruginous Pygmy-Owl:

- a. Does the proposed amendment site occur within Survey Zone 1 or a Priority Conservation Area for the cactus ferruginous pygmy-owl? If so, please specify which designation applies to the site.

Response: The amendment area does not lie within Survey Zone 1 for the pygmy-owl. It lies within a Priority 1 Priority Conservation Area.

- b. Does the Arizona Game and Fish Department's Heritage Data Management System document a known location(s) of the cactus ferruginous pygmy-owl within a three-mile radius of the proposed amendment site? (<http://www.azgfd.gov/hgis>)

Response: The AZG&F Heritage Data Management System does not document a pygmy-owl within a 3-mile radius of the amendment area.

- c. Has the proposed amendment site been surveyed for the pygmy-owl? If yes, provide the date(s) when surveys were done and a summary of the results.

Response: The property has not been surveyed for the pygmy-owl.

2. Pima Pineapple Cactus:

- a. Does the proposed amendment site occur within the Priority Conservation Area for the Pima pineapple cactus? This information is viewable on the SDCP MapGuide.

Response: The amendment area does not occur in the Priority Conservation Area for the Pima pineapple cactus.

- b. Does the Arizona Game and Fish Department's Heritage Data Management System document a known location(s) of Pima pineapple cactus within a three-mile radius of the proposed amendment site?

Response: The AZG&F Heritage Data Management System does not document the Pima pineapple cactus within three miles of the amendment area.

- c. Have Pima pineapple cactus been found on the proposed amendment site?

Response: The Pima pineapple cactus is not known to be located within the proposed amendment area.

- d. Has the proposed project amendment site been surveyed for Pima pineapple cactus? If yes, provide the date(s) when surveys were done and a summary of the results.

Response: The proposed amendment area has not been surveyed for Pima pineapple cactus.

3. Needle-spined Pineapple Cactus:

- a. Does the proposed amendment site occur within the Priority Conservation Area for the Needle-spined pineapple cactus? This information is viewable on the SDCP MapGuide.

Response: The amendment area does not occur in the Priority Conservation Area for the Needle-spined pineapple cactus.

- b. Does the Arizona Game and Fish Department's Heritage Data Management System document a known location(s) of Needle-spined pineapple cactus within a three-mile radius of the proposed amendment site?

Response: The AZG&F Heritage Data Management System does not document the Needle-spined pineapple cactus within three miles of the amendment area.

- c. Have Needle-spined pineapple cactus been found on the proposed amendment site?

Response: The Needle-spined pineapple cactus is not known to be located within the proposed amendment area.

- d. Has the proposed project amendment site been surveyed for Needle-spined pineapple cactus? If yes, provide the date(s) when surveys were done and a summary of the results.

Response: The proposed amendment area has not been surveyed for Needle-spined pineapple cactus.

4. Western Burrowing Owl:

- a. Does the proposed amendment site occur within a Priority Conservation Area for the Western burrowing owl? This information is viewable on SDCP MapGuide.

Response: The proposed amendment area lies within the Priority Conservation Area for the Western burrowing owl and is listed as a "medium" potential for occurring on the site.

- b. Does the Arizona Game and Fish Department's Heritage Data Management System document a known location or locations of the Western burrowing owl within a three-mile radius of the proposed amendment site?

Response: The AZG&F Heritage Data Management System does not list a known location of the Western burrowing owl within a three-mile radius of the proposed amendment area.

- c. Have Western burrowing owls been found on the proposed amendment site?

Response: The Western burrowing owl is not known to be located within the proposed amendment area.

- d. Has the proposed amendment site been surveyed or investigated for the presence of Western burrowing owls? If yes, provide the date(s) when surveys or investigations were done and a summary of the results.

Response: The proposed amendment area has not been surveyed for Western burrowing owl.

SECTION VI. SUBMITTALS

THE FOLLOWING ITEMS MUST BE INCLUDED IN THE APPLICATION:

- Site map – refer to Section I(E) of this application form for requirements.
- Ownership verification:
 - Assessor's map and property inquiry (APIQ) printout.
 - Original letter(s) of authorization (if applicant is not the property owner).
 - If a trust, original signature of trust officer and list of beneficiaries (if applicable).
 - If a corporation, original signature with person's title and the list of corporate officers (if applicable).
- PDF files of application materials, if applicable.
- Additional materials, if any.
- Processing Fee (See attached *Comprehensive Plan Amendment Fee Schedule Summary*).

SECTION VII.

This complete application is true and correct to the best of my knowledge. I am the owner of the above-described property or have been authorized by the owner to make this application.


SIGNATURE OF APPLICANT

4.29.2013
DATE

GUSTAV P. OLAND
NAME OF APPLICANT - PRINTED

A. Project Summary

The Sunset 80 project is a proposed residential subdivision consisting of one-acre minimum lots. Currently, the subject property is platted for twenty-two, 3.3-acre residential lots, but remains undeveloped. While the Sunset 80 project proposes to increase the density of the current residential entitlements, development will remain outside of the mapped Important Riparian Areas, Protected Peak & Ridge area, and other areas of the site that contain slopes that inhibit development. The existing plat does not respect these topographic and environmental constraints.

We believe that compared to the existing plat, an environmentally sensitive cluster development of one-acre lots would be better for local flora, fauna, surrounding residents, and the property owner. Amending the Comprehensive Plan land use designation from LIU-0.3 to LIU-0.5 would allow a slight increase in density that would make a low density cluster development possible. Such a marginal increase in density would be compatible with existing surrounding neighborhoods of similar density, and would be an appropriate way to replace an existing non-environmentally sensitive entitlement with a more responsible form of development.

- Amending the Comprehensive Plan land use designation from LIU-0.3 to LIU-0.5 on approximately 71.5 acres of the subject property.
- Retaining the Resource Transition (RT) land use designation on the approximately 6.4 acre portion of the property.

B. Property Data

Location:

- The property consists of approximately 77.9 acres located on the south side of Sunset Road, and a quarter mile west of Camino de Oeste. The northeast corner of this site is diagonally-opposite with the incorporated limits of the Town of Marana.

Legal Description:

- Desert Senna Estates Final Plat, Book 61, Page 13, Pima County Maps and Plats.

Area of Property:

- 77.9 acres.

Access: Parcel Numbers:

- 214-23-2950, 214-23-2960, 214-23-2970; 214-23-2980; 214-23-2990; 214-23-3000; 214-23-3010; 214-23-3020; 214-23-3030; 214-23-3040; 214-23-3050; 214-23-3060; 214-23-3070; 214-23-3080; 214-23-3090; 214-23-3100; 214-23-3110; 214-23-3120; 214-23-3130; 214-23-3140; 214-23-3150; and 214-23-3160

Existing Land Uses:

- The property is vacant.

Existing Zoning:

- Suburban Ranch (SR).

Existing Pima County Comprehensive Plan Land Use Designations:

- 71.5 acres of Low Intensity Urban 0.3 (LIU-0.3)
- 6.4 acres of Resource Transition (RT).

Requested Pima County Comprehensive Plan Land Use Designations:

- 71.5 acres of Low Intensity Urban 0.5 (LIU-0.5)
- 6.4 acres of Resource Transition (RT).

Existing Conservation Lands Systems (CLS) Designations and Areas:

- The Conservation Lands System has designated portions of the subject property for conservation. The following are the protected area designations and their respective approximate areas within the subject property. (Note: The designations overlap, and as such the acreage total below exceeds the total acreage of the property.)
 - Protected Peaks and Ridges (PR): 8.0 acres
 - Important Riparian Area (IRA): 10.6 acres
 - Multiple Use Management Area (MUMA): 39.4 acres
 - Special Species Management Area (SSMA): 46.3 acres

Existing Plat:

- Desert Senna Estates
Book 61, Page 13, Pima County Maps and Plats
(22 residential lots with an average lot size of 3.4 acres)

Surrounding Land Uses:

North:	Low density single-family residences with a typical lot size of 3.3 acres, and vacant land.
Northeast:	Low density single-family residences with a typical lot size of 1 acre, and vacant land.
East:	Low density single-family residences with a typical lot size of 3.3 acres, and vacant land.
Southeast:	Low density single-family residences with a typical lot size of 1 to 3.3 acres, a learning center, and vacant land.
South:	Low density single-family residences with a typical lot size of 3.3 acres, and vacant land.
Southwest:	Low density single-family residences with a typical lot size of 1 to 2 acres.

West: Low density single-family residences with a typical lot size of 3.3 acres, and vacant land.

Northwest: Low density single-family residences with a typical lot size of 3.3 acres, and vacant land.

Pre-Application Meeting:

- The applicant attended a pre-application meeting with County staff on February 28, 2013.

C. *Rationale for Amending the Comprehensive Plan*

In accordance with Section 18.89.040 of the Pima County Code of Ordinances and with the Pima County Comprehensive Plan 2013 Plan Amendment Program, the following reasons are offered to justify the requested plan amendment:

Compatibility with Surrounding Neighborhoods

- The proposed density is consistent with the existing residential development in the area. There are one-acre lots to the northeast, southeast, and southwest of the site. The existence of one-acre housing lots in the area immediate to this property suggests that a Low Intensity Urban 0.5 land designation for this property is appropriate. This Comprehensive Plan amendment request would amend the subject property's designated land uses to grant uses similar to the one-acre properties in the vicinity.
- A 100-foot landscape buffer is proposed to buffer the existing residences bordering the western, southern, and eastern site boundaries from the future residences within this project. This type of buffering is not typically provided between one-acre lots and 3.3-acre lots; however, this project is sensitive to the existing surrounding residents and is offering the buffers.

Infrastructure

- This property is located in an area that is close to existing infrastructure capable of supporting the proposed development. Existing utilities are in the area and can be extended to the property. These include electricity, water, and telecommunications infrastructure. Tucson Electric Power (TEP), Tucson Water, and CenturyLink are the primary service providers for this property. There is an existing 8-inch water line within the Sunset Road right-of-way, approximately 500 feet east of the northeast corner of the property site. A 6-inch water line is located within the Sunset Road right-of-way at the northwest corner of the site, and a 6-inch water line parallels the western boundary of the development site. Septic systems are proposed for this project due to the low density nature of this proposal, which is typical for this area.

- Sunset Road is capable of handling additional traffic volume in this area. According to Pima Association of Governments' most recent traffic counts, fewer than 700 vehicles typically travel along this section of Sunset Road every day. The existing traffic volume is a small fraction of the road's design capacity, and this low density proposal will not reduce the road's level of service.
- The Draft 2014-2018 Regional Transportation Improvement Program (TIP) document, prepared by Pima Association of Governments, has proposed a new traffic interchange at Interstate 10 and Sunset Road. Additionally, a new roadway spanning the Santa Cruz River would allow residents from the subject property and the surrounding area to more easily access Interstate 10 and the greater Tucson area. The TIP has identified funding for the year 2016 from the City of Tucson and Pima County's Development Impact Fees to construct the above mentioned improvements to Sunset Road. This project is in the Tucson Mountains Pima County Development Impact Fee Area, and as such will help fund roadway improvements in the area.

Environment

- By integrating natural areas and a low density residential setting with environmentally sensitive lands, this proposed development is consistent with the Site Design and Housing guidelines in the Land Use Element Regional Plan Policies section of the Comprehensive Plan. East Idle Hour Wash runs through the western portion of this project. Although it is not well protected up- or downstream of the subject property, it is proposed to be entirely set aside as protected open space within this project. The Environmental Element of the Regional Plan Policies in the Comprehensive Plan is addressed through the proposed conservation of this mapped Important Riparian Area, which also functions as a wildlife corridor to the Santa Cruz River. This will aid the long-term survival of native wildlife, and provide an indefinite natural amenity for the surrounding community.
- The proposed development will preserve the relationship of the existing surrounding residents to their unique desert environment through protection of access to the dark night sky. This project will comply with the provisions listed in the Pima County Outdoor Lighting Code, including minimizing wasted energy while not compromising the safety, security, and well-being of residents engaged in night time activities. To control obtrusive aspects of outdoor lighting usage, this proposed development will have reduced and/or shielded lighting. Additionally, the surrounding areas will benefit from the natural set-aside portions of the project site not receiving active illumination at night.

Conservation Lands System

- The land designated as Important Riparian Area associated with East Idle Hour Wash will be preserved as open space.
- This requested plan amendment seeks a marginal increase of allowable residential density while adhering to the policies of the CLS.

D. Special Area Plan Policies

This project is located within the following Special Area Plan:

S-8 Tucson Mountains North (TM/AV; [5-01]

General location

Northern portion of the Tucson Mountains Subregion, within portions of Township 13 South, Range 12 East; Township 13 South, Range 13 East, Township 14 South, Range 12 East and Township 14 South, Range 13 East (Ref: Revised (text-only) Co7-07-02, Resolution 2007-325).

Description

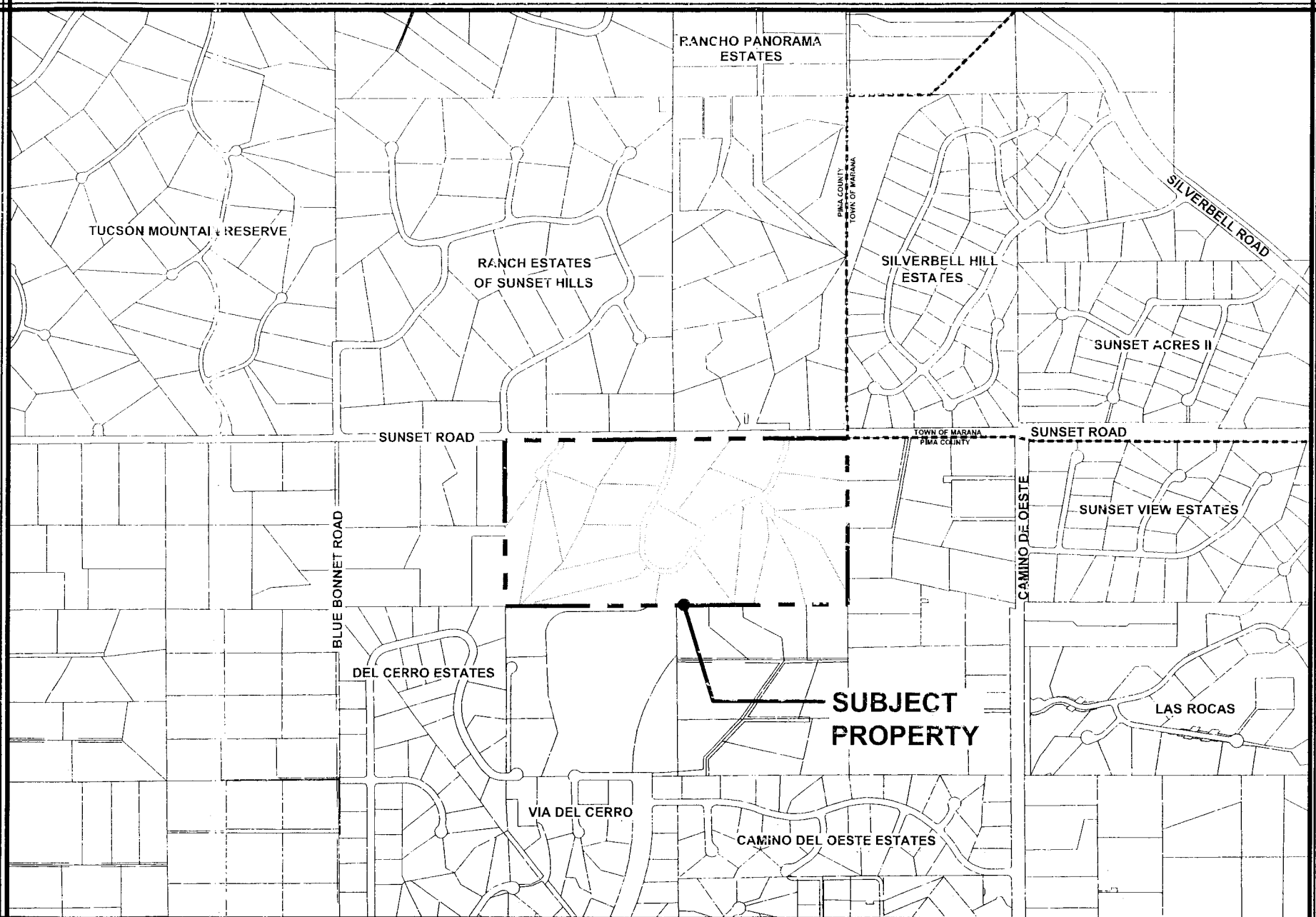
The northern portion of the subregion is located between urbanizing areas in the City of Tucson and the public reserves of Tucson Mountain Park and Saguaro National Park, and is distinguished by rugged terrain, highly diverse vegetation, significant wildlife habitat and many riparian areas. The purpose of the Tucson Mountains North Special Area is to protect this special environment while planning for expected growth. To achieve this purpose, planning strategies include: 1) declining westward land use intensities; and 2) a low-density conservation area and buffer to Tucson Mountain Park and Saguaro National Park.

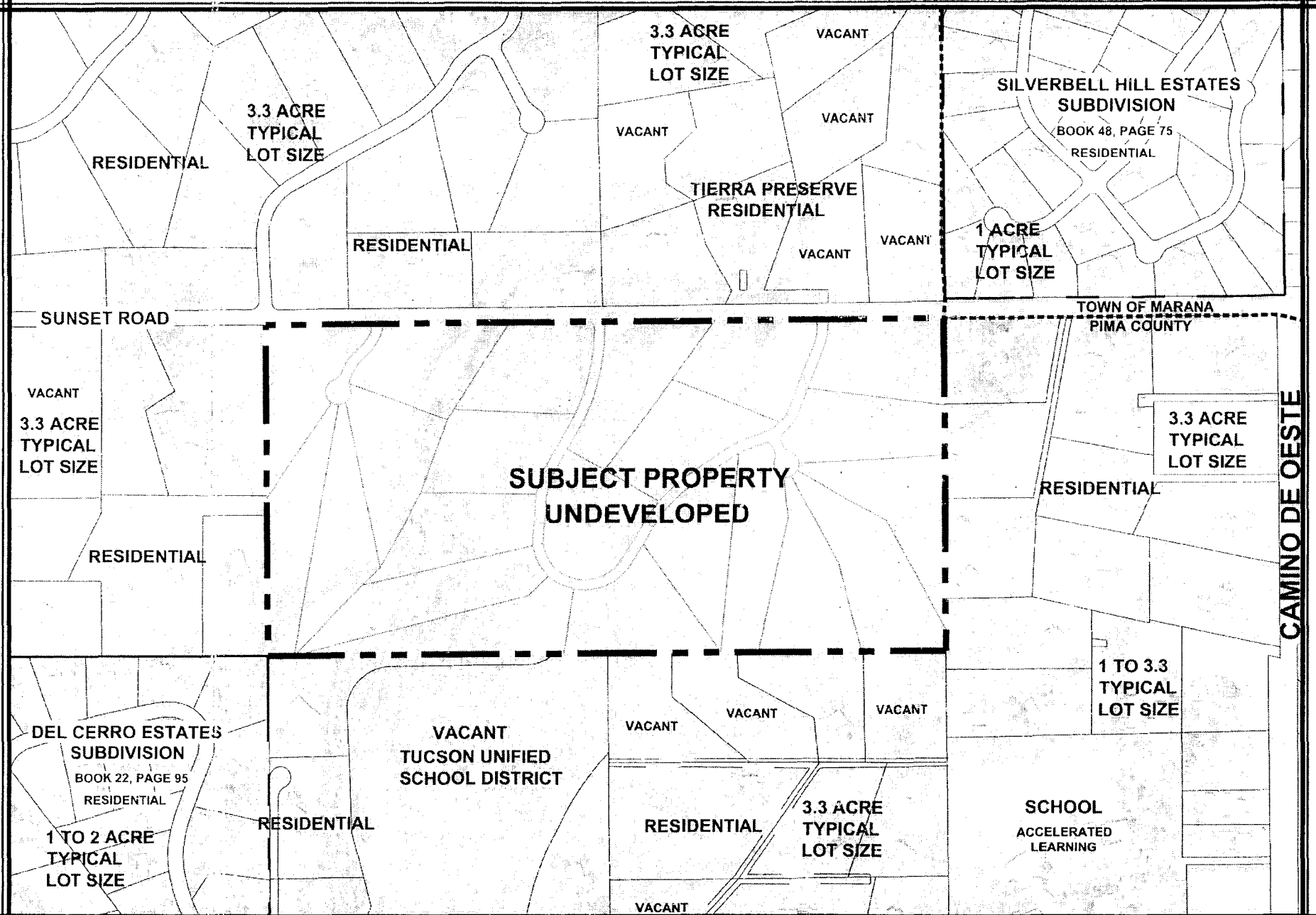
Policies

- Structures. All structures west of Silverbell Road shall be limited to a maximum height of 24 feet, and shall be sited and landscaped to minimize negative visual impacts. All structures shall be of a color which is in context with the surrounding environment.*
- Open Space Dedication. Natural area designations not dedicated to and accepted by Pima County for restricted use as a perpetual open space at the time of an exchange for an allowed density increase on a given portion shall, for those parcels, provide that the property owners within 660 feet and the Tucson Mountains Association are nominal beneficiaries of the natural open space created.*
- Notwithstanding the zoning districts permitted under the Comprehensive Plan Land Use Plan Legend, SH (Suburban Homestead Zone) and RH (Rural Homestead Zone) shall not be permitted.*
- Notwithstanding the zoning districts permitted in accordance with the Major Resort Community provisions, CPI (Campus Park Industrial Zone) or TR (Transitional Zone) shall not be permitted.*

This project promotes the implementation of the policies set forth in the Tucson Mountains North Special Area Policy in the Pima County Comprehensive Plan as follows:

- Although the subject property is approximately two miles from Saguaro National Park and even further from Tucson Mountain Park, this project complies with the entirety of the governing Tucson Mountains North Special Area Plan policies, by providing an appropriate land use intensity to buffer the natural parks to the west from the existing higher intensity land uses to the east.
- This project complies with the permitted zoning district restrictions in the Tucson Mountains North Special Area Plan policy by requesting only a change from Low Intensity Urban 0.3 to Low intensity Urban 0.5 in the County's Comprehensive Plan.





The WLB Group

WLB

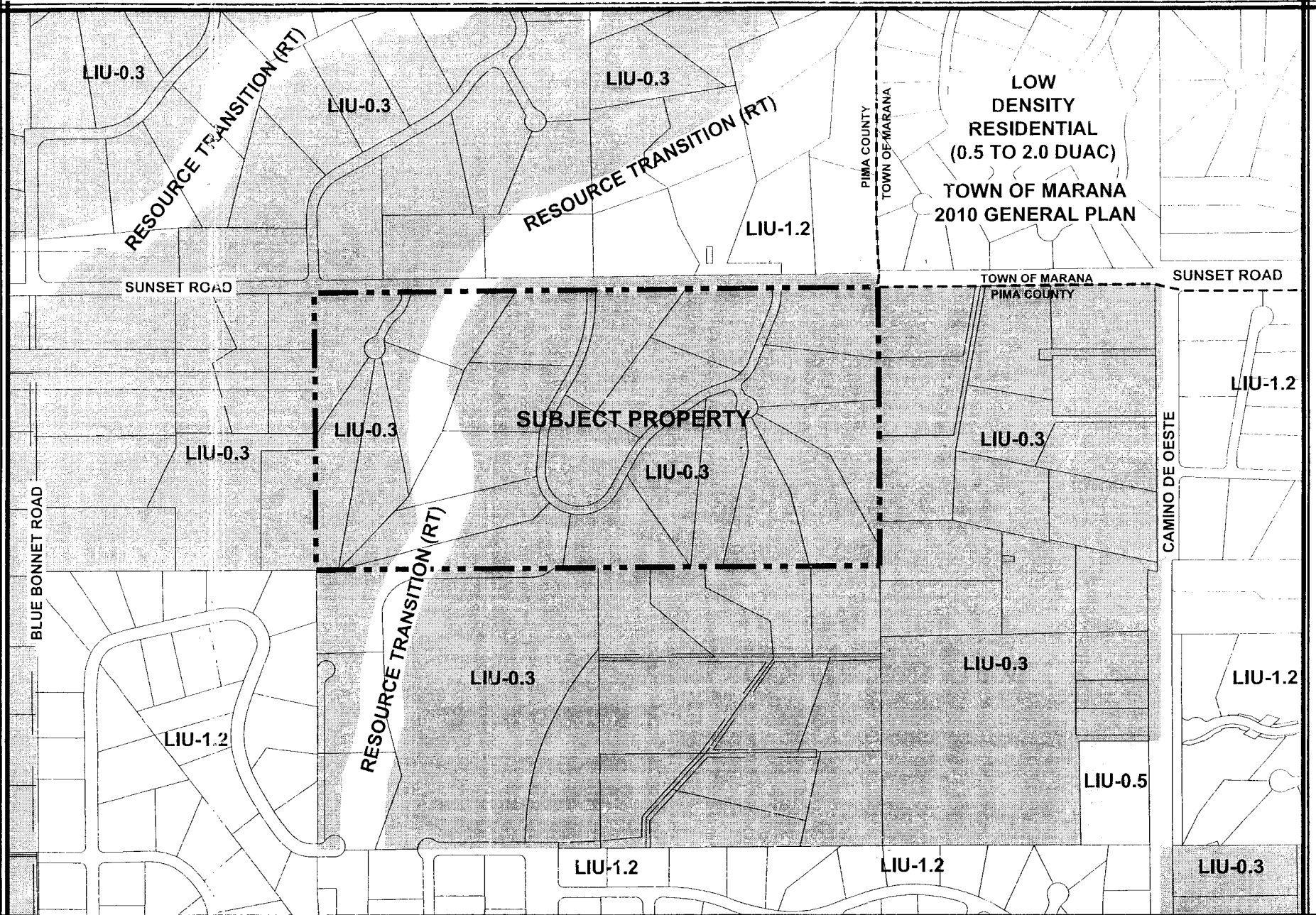
**SUNSET 80 - EXHIBIT B
EXISTING LAND USES**

2013 04 23
Aerial Photo Date = 2012
WLB No. 113011-A-001



0

500'



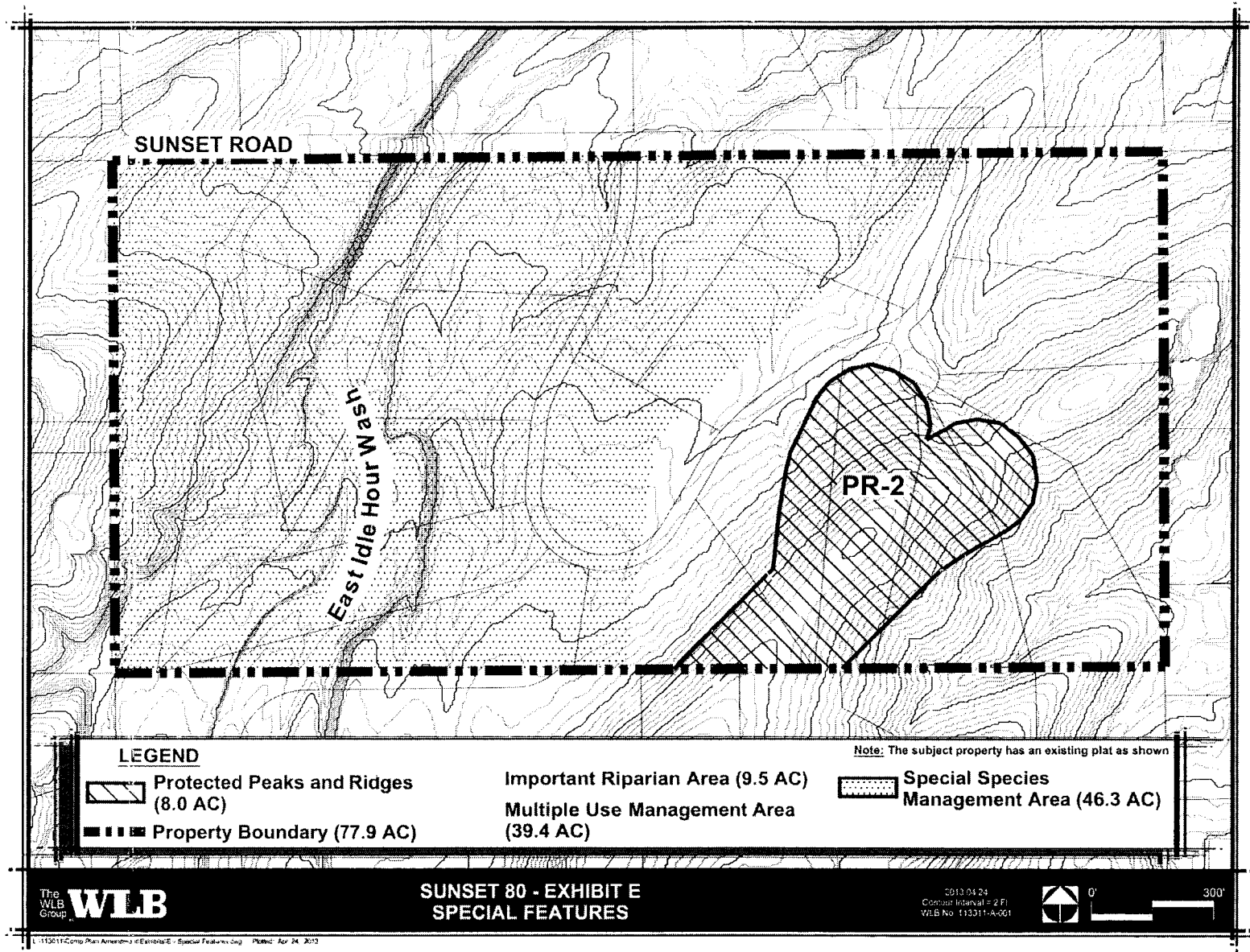
The
WLB
Group

SUNSET 80 - EXHIBIT C EXISTING LAND USE DESIGNATIONS

2013.03.22
WLB No. 113011-A-001



0' 600'





September 9, 2013

Pima County Development Services
201 N. Stone Avenue, 2nd Floor
Tucson, Arizona 85701


Subject: Sunset 80 Development

To Whom It May Concern:

I hereby authorize The WLB Group, Inc. to represent Landmark Title Trust 18109-T in requests related to the entitlement and development of the proposed 80 acre development near the intersection of Sunset Road and Camino de Oeste. The parcels represented are 214-23-2960, 214-23-2970, 214-23-2980; 214-23-2990; 214-23-3000; 214-23-3010; 214-23-3020; 214-23-3030; 214-23-3040; 214-23-3050; 214-23-3060; 214-23-3070; 214-23-3080; 214-23-3090; 214-23-3100; 214-23-3110; 214-23-3120; 214-23-3130; 214-23-3140; 214-23-3150; and 214-23-3160.

Sincerely,

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC


Joyce M. Rodda
Trust Officer

Kai Sunset 80 Property LLC
P O Box 2305
Cortaro, AZ 85652
Tel: (520) 791-2409
Fax: (520) 888-0642

April 23, 2013

Pima County Development Services
201 N. Stone Avenue, 2nd Floor
Tucson, Arizona 85701

Subject: Sunset 80 Development

To Whom It May Concern:

I hereby authorize The WLB Group, Inc. to represent Landmark Title Trust in requests related to the entitlement and development of the proposed 80 acre development near the intersection of Sunset Road and Camino de Oeste. The parcels represented are 214-23-2960, 214-23-2970, 214-23-2980; 214-23-2990; 214-23-3000; 214-23-3010; 214-23-3020; 214-23-3030; 214-23-3040; 214-23-3050; 214-23-3060; 214-23-3070; 214-23-3080; 214-23-3090; 214-23-3100; 214-23-3110; 214-23-3120; 214-23-3130; 214-23-3140; 214-23-3150; and 214-23-3160.

Sincerely;


Owners Signature

HERBERT KAI
Printed Name

The beneficiaries or composition of the Kai Sunset 80 Property LLC is as follows:

Avra Plantations, Inc. 45%
John Kai, Jr. LLC 13.475%
Herbert Kai 13.475%
Kai Family Trust-97 28.05%

And Herbert Kai is appointed the authorized Manager.



MEMORANDUM

Planning & Development
Regional Flood Control District



DATE: August 22, 2013

TO: Donna Spicola, DSD
Planner

FROM: Greg Saxe, M.R.P. Ph.D.
Environmental Planning Manager

SUBJECT: Co7-13-08 Title Security of AZ TR 18109 – W. Sunset Road –
Comprehensive Plan Amendment Revised Submittal

I have reviewed the revised request and have the following comments:

1. East Idle Hour Wash and its tributaries cross the site. There is FEMA Special Flood Hazard Area Zone A associated with this regulatory watercourse.
2. There is also Pima County Regulated Riparian Habitat with a classification of Xeroriparian C also designated as IRA associated with these washes.
3. The application previously proposed to impact the IRA. This has been removed and a statement added that "development will remain outside of the mapped Important Riparian Area".
4. No drainage complaints associated with this site are on file with the District.

In conclusion, PCRFCDD has **no objection** to this request and rescinds the rezoning policy recommendation due to the change noted above.

Please feel free to contact me with any questions or concerns on these comments.

GS/sm

cc: File



TUCSON UNIFIED SCHOOL DISTRICT
Department of Engineering, Facilities and Planning
Planning Services Section
2025 East Winsett Street
Tucson, Arizona 85719
(520) 225-4949
(520) 225-4939 (fax)



To: Donna Spicola, Planner

From: Shaun Brown
Planning Technician

Date: July 31, 2013

Re: Case/Project #: Co7-13-08
Project Name: Landmark Title TR 18109 – W. Sunset Road Plan Amendment
New Units: 87

IMPACTED SCHOOLS	CAPACITY	PROJECTED 2016 ENROLL	ADDITIONAL STUDENTS FROM PROJECT	PROJECTED ENROLL WITH PROJECT	STUDENTS EXCEEDING CAPACITY
Robins K-8 School	550	505	22	527	-23 / -42%
Manfeld Middle	810	715	11	725	-85 / -10%
Tucson High	2900	3025	15	3040	140 / 48%

Response:

Based on projected enrollment at TUSD, there is capacity to absorb the impact of proposed eighty-seven low-density development at Robins and Mansfeld. However, there is inadequate capacity to absorb the impact of the rezoning for Tucson High School. **TUSD objects to the rezoning because new students will be added to Tucson High School that are projected to be over capacity.** Provisions are needed for funding of the facility by the developer to help alleviate the project overcrowding.

Proposed Methods of Mitigation

1. To help alleviate the projected overcrowding the developer may make voluntary monetary or land contributions (per home) to the affected school or TUSD.
2. In addition, the following conditions should be added to the rezoning:
 - a. During the development plan stage, the applicant should contact TUSD concerning the provision of adequate space for safe bus stops, bus turn-arounds and pedestrian access to the appropriate schools.

Date: August 16, 2013

To: Pima County Development Services Department

Planning Division

RE: Co7-13-08 Landmark Title Trust 18109- West Sunset Road Plan Amendment

From: William L. Eastman

5245 W. Sunset Road

Tucson, Az 85743

I am Against this plan!

I bought this property after researching the zoning on my property and the zoning surrounding my property. It is NOT FAIR, that it be changed!

The traffic on Sunset and Silverbell is already terrible! This would add to this problem!

My property value will DECREASE if this plan is approved!

My view will be DECIMATED! I expected that someday this property would be developed and took this into consideration before buying, but certainly not to change it for no other good reason than profit! The owner of this property KNEW when they purchased this parcel what the zoning was! If they did not like the existing zoning they should not have purchased the property! DO NOT ALLOW THIS!

The wildlife is abundant and will also be Decimated if this is allowed!

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SEP 20 2013

CL7B

007-13-08

September 19, 2013

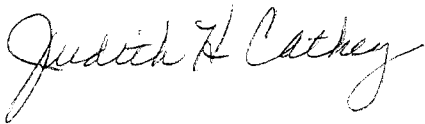
To Whom It May Concern:

I have some concerns regarding the proposed housing development on Sunset Road and along the Idle Hour Wash. When the surrounding homes/neighbors are all on 3.3 acres or more, I don't view the development planned on this 80 acre site as "a low density neighborhood". I pray the Pima County Planning and Zoning Board have the good sense to deny the amendment request to allow this so called "small neighborhood" to be built.

First off, Sunset Road was not designed or built to handle an increase in traffic of this magnitude, not to mention building homes in the flood plain. And, on a more personal level, how will this endeavor affect the property value and/or taxes of the existing homes/neighbors?

I hope these concerns and others will be addressed at the upcoming meetings.

Sincerely,



Judith H. Cathey
5600 N. Sunray Drive
Tucson, Arizona
85743

743-7206

cc: Donna Spicola
Paul Oland

RECEIVED
SEP 20 2013

067-13-08

Kenneth W. and Dorothy P. Triphan
5120 W. Sunset Road
Tucson, AZ 85743

September 20, 2013

Pima County Development Services
201 N. Stone
Tucson, AZ 85701

Re: West Sunset Road Plan Amendment

Sirs:

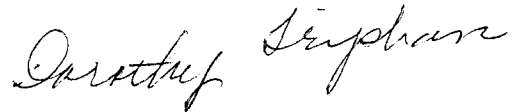
We are firmly against allowing the property aforementioned to change from Low Intensity Urban 0.3 to Low Intensity Urban 0.5. This will eventually allow many more homes to be built than the area can sustain. Sunset Road is an extremely hilly road and the visibility is very poor. Even though the County redesigned the intersection of Sunset and Sunray, it is still a very dangerous corner. Many people refuse to keep to the speed limit and if they are traveling over 45 mph (which many of them do), we cannot pull out of our driveway safely. (We are the driveway just east of Sunray). Sunset and Sunray is not the only dangerous area on Sunset Road. It looks as though, per the map, that this proposed sub-division will dump traffic two places onto Sunset Road. We are totally against this. The road cannot handle any more traffic safely.

We are not against growth, but let's keep some property for animal lovers. There are still many of us who love horses, goats, cows, sheep, etc. and the area around us, here on Sunset Road, is perfect for us. There are plenty of homes already built that are available. Let's get them sold and the economy improved before jumping into changing zoning that is working.

Sincerely,



Ken and Dorothy Triphan
Owners



RECEIVED
SEP 20 2013

PP. 1111111111

C07-13-08


9-20-13

Re: Sunset Rd Rezoning

To Whom It May Concern.

My name is Carl Sandberg. I bought my property here on Sunset Rd around 1984. There was nobody out here, which is what drew me to the area. That, larger lots, having horse property and being away from the cookie cutter subdivisions with houses one on top of the other. Slowly you have allowed company's to ruin the integrity of the area by rezoning to satisfy the pocket books of bigger money. Now, this appears to be the icing on the cake. You cannot seriously consider this proposal. I am vehemently opposed to any rezoning on Sunset Rd, be it this particular 70+ acres or any other. They have had to cut down the hill in front of our home because of deadly accidents. Now you want to put everyone at higher risk with this monstrosity of a development on a predominantly rural road? Not to mention the effects on the water supply, the desecration of the desert, the air and sound pollution and the wildlife that will find themselves yet again on the run. You will destroy all that we love about living out here. Rezoning to make a mockery of our homes and land that we have loved and enjoyed long before the people bringing forth this proposal? NO.

Thank you,



Carl Sandberg
5265 W Sunset Rd
Tucson, AZ 85743
520-270-2411

RECEIVED
SEP 20 2013

BY:

C07-13-08

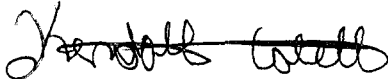
9-20-13

Re: Sunset Rd Rezoning

To Whom It May Concern.

My name is Kendall Colell and I am 14 years old. I have lived on Sunset Rd for 11 years. In 2011 while riding in a car with my twin sister and my mom on Sunset Rd we were hit by a drunk driver. I had to go to the hospital in an ambulance and had cracked ribs. There have been lots of accidents on our road since I have lived here. Making lots of houses will make more traffic which will make even more accidents here. I strongly object to any rezoning in this area. It should stay the way it is a one house per 3.3 acres.

Thank you,



Kendall Colell
5265 W Sunset Rd
Tucson, AZ 85743

RECEIVED
SEP 20 2013
BY:

C07-13-08

9-20-13

Re: Sunset Rd Rezoning

To Whom It May Concern.

My name is Cierra Colell. In 2011 my twin sister and I were riding with our mom on Sunset Rd and were hit by a drunk driver right after school. My sister had to go to the hospital in an ambulance. My mom got her back hurt and I was very scared for a long time to drive in a car. We like not having too many cars and houses where we live. That is why we live here. I am very against any increase in the number of houses allowed. The current zoning needs to stay the way it is. It will not be safe to over populate the area.

Thank you,

Cierra Colell

Cierra Colell
5265 W Sunset Rd
Tucson, AZ 85743

RECEIVED
SEP 20 2013
DE

07-13-08

9-20-13

Re: Sunset Rd Rezoning

To Whom It May Concern.

My name is Geeta Sandberg. I live at 5265 W Sunset Rd. I have lived here for 11 years and am a Real Estate Broker here in Tucson. I am **adamantly** opposed to the proposed rezoning of land here on Sunset Rd. I realize people are only concerned about the money making aspect of this venture. They are not taking into account the traffic safety issues, noise pollution, air pollution, excess water usage, displacement of wildlife, and personal preference of the current residents of this area. We live out here because we DO NOT want to live in a subdivision with houses on top of each other. We drive farther to get to amenities and shops because it is more important to us to be in a less populated, quieter area of town. You have been allowing people to slowly encroach on our serenity over the years by allowing a little rezoning here, a little rezoning there, Sombra Homes subdivisions being a prime example. Enough is enough. Tucson Mountain Reserve was able to create a nice addition to the area without disturbing the one house per 3.3 acre zoning. So we know it can be done. This company's proposal is not in line with this community and should not even be under consideration.

Thank you,



Geeta Sandberg
5265 W Sunset Rd
Tucson, AZ 85743
520-270-4277

RECEIVED
SEP 20 2013

BY.....

RECEIVED
SEP 19 2013

To: Pima County Development Dept.
Planning Division.

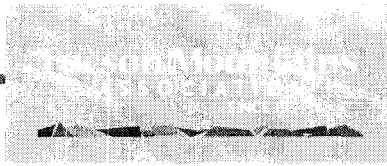
Subj. Co. 7-13-08 Landmark Title Trust
18109 West Sunset Rd. Plan Amendment

From Jimmy and Elna Curry
5225 W. Sunset Rd.
Tucson, Az 85743

We have owned land that is connected to the area to be amended since 1970. We bought there because the zoning was 3.3 acres. Our Property is 6.3 acres and we needed 3 tenths of an acer to build a house for our son in 2010. That 3 tenths cost us 30 thousand. With your re-zoning that would decrease our property value.

The road system (Sunset Rd.) is not conducive to heavy traffic and would impair the already bad driving conditions.

There is abundant wild life in the area and more housing will reduce the condition for them to exist. The property was bought - knowing the zoning



PO BOX 86117 • TUCSON, AZ 85754-6117

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*Ivy Schwartz
(520) 743-4251
Ischwartz3211@cox.net*

VICE PRESIDENT

*Bob Gilby
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bgilby@xcox.net*

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(520) 743-3259
bwquailrun@cox.net*

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(520) 743-3906
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miguel.riosonora@gmail.com*

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(520) 300-5158
earlv@bellsouth.net*

*Edwin A. Verburg
(520) 743-7728
eaverburg@yahoo.com*

September 20, 2013

Arlan Colton
Planning Director
Pima County Development Services
201 N. Stone Avenue
Tucson, Arizona 85701

Dear Arlan,

We have met with the applicant related to the proposed development on West Sunset Road (Landmark Title Trust/Sunset 80 Properties) and reviewed the staff report. We have a number of comments on the planned land use.

Sonoran Desert Conservation Plan: This plan has been adopted by the County. It greatly emphasizes the need to maintain substantial wildlife corridors in the desert landscape around Tucson. One critical area identified in the plan for wildlife corridors is the region between the north Tucson Mountains and the Tortolita Mountains. The ability for most wildlife to use this region as a corridor is dependent on the SR zoning that currently exists in swaths of this area, and respect for its protected peaks and ridges, and designated riparian zones. This zoning and protections maintain porosity of the region to wildlife. However, the ability of this area to act as an effective corridor is under serious threat from continuing pressures for up-zoning. Unless, this tendency is halted, before very long, the corridor between the Tucson Mountains and the Tortolita Mountains will be lost, species will disappear from this area as a consequence, and the functioning of local ecosystems will be impaired. The proposed development is located in an especially valuable piece of the existing corridor. The wash through the area of the development is a major one for the region. It and the area adjacent to it are likely to be especially valuable for wildlife movements. The cluster development proposed on this land would have dense clusters of development placing barriers across most of the 77.9 acres involved. While the wash itself would still be open, it would be placed between solid development. Only narrow openings between developed areas would be present on the rest of the 77.9 acres.

Biological Resources Site Evaluation: The positive report from RECON on this area commissioned by Sunset 80 Properties focuses too much on the area of land preserved and too little on the configuration of the development on the landscape and how it would impede wildlife movements. Moreover, in comparing the proportion of open space in the proposed development with the surrounding area it uses an inadequate baseline. The 77.9 acres have substantial areas of riparian habitat and protected ridge which should be treated separately. Anything less

than 80% set aside as open space would represent an increase in the developable area over the current protections.

Existing and Planned Land Use: Although not recommended at this time, the staff report on the proposed development indicates the zoning may be revised from Suburban Ranch (SR) to Low Intensity Urban 0.5 (LIU 0.5). We are opposed to this particular rezoning for the property in question, and find the correlation between immediately adjacent parcels to be insufficient to justify such a revision. The major zoning and related development have been SR in this area, and we do not support new designations for a variety of reasons, including: 1) environmental impacts noted above, 2) increased traffic and congestion with higher density (El Camino Del Cerro already is heavily backed up in the morning and evenings), 3) problems with ingress and egress by residents on Sunset Road when there is heavy rainfall, and 4) inconsistency with surrounding neighborhood's residential configuration.

Water Service: Having a proposed development without a letter of intent for water service is problematic. We find this especially troubling related to the requirement by Tucson Water that the owner must request annexation to receive this service. Ultimately, this removes the 77.9 acres from the tax base for Pima County, since other water service is not readily available in the area.

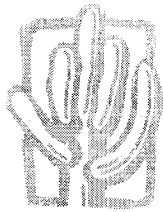
Public Comment: The staff report indicates there was no public meeting with the neighbors, and no comments have been received. It is our understanding that a number of neighbors have recently sent objections to the proposed development in letters to your office.

We are strongly opposed to the applicant's proposal due: 1) to the impacts on the environment and wildlife corridors with proposed residences on the site plan blocking these areas, 2) lack of sufficient open space set aside (other similar projects we are aware of provide 75-80% of the total parcel for open space), 3) inappropriate zoning revisions, 4) higher traffic congestion with more density, and 5) no letter of intent for water service, and the annexation implications if this letter is obtained from Tucson Water.

Sincerely,

Dr. Ivy Schwartz
President





**Coalition for
Sonoran Desert Protection**

Box F University Blvd., Suite 720
Tucson, Arizona 85725
(520) 388-0925 • (520) 791-7700
www.sonorandesert.org

September 24, 2013

Chairman Matter and Members
Pima County Planning and Zoning Commission
201 N. Stone Ave, 2nd Floor
Tucson, AZ 85701

RE: Co7-13-08 LANDMARK TITLE TR 18109 - W. SUNSET ROAD PLAN AMENDMENT

Dear Chairman Matter and Commissioners:

Thank you for the opportunity to comment on the Comprehensive Plan Amendment for the proposed Sunset Road development, Co7-13-08 I submit these comments on behalf of the Coalition for Sonoran Desert Protection, comprised of 41 local, state, and national organizations working to achieve the long-term conservation of biological diversity and ecological function of the Sonoran Desert through comprehensive land-use planning, with primary emphasis on Pima County's Sonoran Desert Conservation Plan.

This parcel falls into multiple Conservation Lands System (CLS) categories under the existing Comprehensive Plan. These include Multiple Use Management Area, Important Riparian Area (IRA), and Special Species Management Area. According to the staff report, approximately 74.3 acres fall under one or more of these categories in the 77.9 acre property. CLS guidelines call for on-site conservation and/or off-site mitigation to occur if development commences.

The Coalition recommends that all CLS guidelines are adhered to and fully implemented with respect to the Multiple Use Management Area, IRA, and Special Species Management categories as described in the CLS. This includes 66 2/3% conservation in Multiple Use Management Area, 95% conservation in IRA, and 80% conservation in Special Species Management Area.

We support the conclusions of Pima County's Office of Conservation and Sustainability relating to this request that the amendment area must be in full compliance with the CLS. We also support the conclusions of the United States Fish & Wildlife Service that there should be no net loss of lesser long-nosed bat foraging resources.

Thank you again for the opportunity to comment on this Comprehensive Plan Amendment application. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Carolyn Campbell".

Carolyn Campbell
Executive Director

From: [Angie Rangel](#) on behalf of [DSD Planning](#)
To: [Donna Spicola](#)
Subject: FW: Proposed Development Near Sunset Rd & Camino de Oeste
Date: Wednesday, October 23, 2013 9:21:37 AM

From: Alan Kohl [<mailto:alankohl@motormexico.com>]
Sent: Wednesday, October 23, 2013 8:47 AM
To: DSD Planning
Subject: Proposed Development Near Sunset Rd & Camino de Oeste

Dear Director Colton,

I am aware that an amendment to the Pima County Comprehensive Plan has been requested for an 80 acre development on the south side of Sunset Road, approximately ¼ mile west of Camino de Oeste.

The amendment seeks to change the minimum lot size from 3.3 acres to 1.0 acre.

Under current zoning, doing simple math, 80 acres divided by 3.3 acres relates to a maximum of 24 homes on this property. A modification to zoning that allows 1.0 acre per home could potentially relate to 80 additional homes, depending, of course, on terrain.

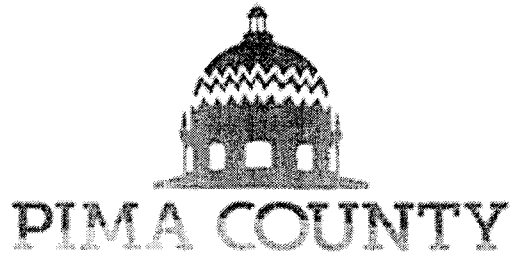
At 2.5 cars per home, 24 homes means an additional 60 cars living in the development. 80 homes means an additional 200 cars living in this development.

While neither 60 nor 200 cars may seem like a large number, please keep in mind that the area west of Silverbell Road along Sunset Road continues to develop, while there continues to be substantial growth along Silverbell Road north of Sunset Road even beyond Ina and Cortaro Roads. As a result, the intersection of Sunset Road and Silverbell Road is becoming increasingly dangerous in any direction.

If the amendment to current zoning is approved, the developer will realize a much larger profit from the development. While I do not have strong objection to this amendment, I suggest the developer's profit will increase sufficiently the Pima County should require the develop to pay the cost to install a signal light at the intersection of Sunset Road and Silverbell Road.

Sincerely,

Alan Kohl
5460 N. Blue Bonnet Road
Tucson, Arizona 85745
Tel. 520-743-7906



**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 25, 2013**

Additional material

Revised to 10.6 acres of IRA, includes additional maps.

**Co7-13-08 LANDMARK TITLE TR 18109 - W. SUNSET
ROAD PLAN AMENDMENT**

1927 Fifth Avenue
San Diego, CA 92101
P 619.308.9333
F 619.308.9334
www.reconenvironmental.com

2033 East Grant Road
Tucson, AZ 85719
P 520.325.9977
F 520.293.3051

2027 Preisker Lane, Ste. G
Santa Maria, CA 93454
P 805.928.7907
F 805.928.9334

RECON

An Employee-Owned Company

September 19, 2013

Mr. James Kai
Sunset 80 Properties, LLC
6088 W. Arizona Pavilions Drive #2
Marana, AZ 85743

Reference: Biological Resources Site Evaluation for the 80-acre Sunset Property Project
(RECON Number 7191)

Dear Mr. Kai:

RECON reviewed the 80-acre Sunset Property Project (Project) parcel in relation to biological resources and land classifications identified on Pima County's Sonoran Desert Conservation Plan MapGuide (MapGuide) website¹. RECON biologist Cheri Bouch r conducted a site visit on September 6, 2013, to view habitat conditions and to take representative photographs of the site.

Mapping Research and Site Visit Findings

The following summarizes MapGuide mapped resources identified within the 80-acre parcel (survey area) and RECON's verification/assessment of these resources within the survey area. Corresponding graphics are shown in Attachment 1.

Pima County Conservation Land System (CLS)

Special Species Management Areas — This land category encompasses the western half of the parcel (46.3 acres) and corresponds directly with the Draft Recovery Zone for Cactus Ferruginous Pygmy-owl described below under Priority Conservation Areas.

Important Riparian Area — A total of 10.6 acres of Important Riparian Areas are mapped within the survey area. In the southwestern corner of the property, two watercourses flow north and join to form East Idle Hour Wash. A second segment of Important Riparian Area begins at the north end of the center of the property, at Sunset Road, and continues north for approximately 350 feet before leaving the property boundary.

The Important Riparian Areas are mapped as Xeroriparian C. Xeroriparian habitat is typically associated with ephemeral streams (those that flow only in response to rainfall). The plant species present are similar to those found in upland areas, but plant densities tend to be greater due to relative abundance of water. Xeroriparian C habitat is considered less dense than subclass A or B, while Xeroriparian D habitat is the least dense subcategory that provides hydrologic connectivity to other riparian areas.

¹<http://gis.pima.gov/maps/mapguide/mgmap.cfm?path=/maps/sdcp/sdcp.mwf&scriptpath=mgmapinitnullAPI.inc>

The site provides suitable habitat for cactus ferruginous pygmy-owl. Although the saguaros and a few mesquite trees provide cavity nesting opportunities for this species, no occurrences have been documented within three miles of the site on the Habitat Data Management System (HDMS) discussed below. The site lacks the perennial water flow needed for Mexican garter snake to occur.

Heritage Data Management System — The Arizona Game and Fish Department HDMS On-line Review Tool was used to generate a list of special-status species known to occur within three miles of the survey area, and nine species were identified (see Attachment 2). These species are listed below, followed by the likelihood of their occurrence on-site:

- Bat colony: No suitable roosting structures occur within the survey area.
- Yellow-billed cuckoo (*Coccyzus americanus*): Not expected to occur due to the lack of suitable cottonwood/willow riparian habitat for this species within the survey area. HDMS occurrence is likely from the nearby Santa Cruz River.
- Fulvous whistling-duck (*Dendrocygna bicolor*): Not expected to occur due to the lack of a perennial water source. HDMS occurrence is likely from the nearby Santa Cruz River.
- Western narrow-mouthed toad (*Gastrophryne olivacea*): Not expected to occur due to the lack of suitable habitat. HDMS occurrence is likely from the nearby Santa Cruz River.
- Sonoran Desert tortoise (*Geochelone morafkai*): Potential to occur due to suitable Sonoran Desert Scrub habitat; however, no large burrows or rocky overhangs were observed.
- California leaf-nosed bat (*Macrotus californicus*): No suitable roosting structures such as caves, bridges, or rocky outcrops are present within the survey area.
- Cave myotis (*Myotis velifer*): No suitable roosting structures such as caves, bridges, or rocky outcrops are present within the survey area.
- Stag-horn cholla (*Opuntia [=Cylindropuntia] veriscolor*): Present within the survey area.
- Tumamoc globeberry (*Tumamoca macdouglaii*): Potential to occur due to suitable Sonoran Desert Scrub habitat; however, this species was not observed on-site.

Although the site visit did not include a field inventory of plants on Pima County's Native Plant Preservation Ordinance (NPPO) list of Protected Native Plants, many of the trees, shrubs, cacti, and other plant species observed on-site are on the list.

Open Space and Habitat Protection

The property is not identified for acquisition as an Open Space or Habitat Protection Priority property as proposed by either the 2004 or 2010 Conservation Bond Programs.

Conservation Strategy Review

In reviewing the proposed lotting concept plan, it appears that the site planning has carefully considered and effectively responded to the site and its biological resources (see Attachment 3). The most biologically sensitive areas have been avoided and conserved. The site plan clusters residential development, restricts residential disturbance to delineated building envelopes, and identifies approximately 67 percent of the property as open space. The building envelopes on individual lots are shown clustered around one primary loop road and two cul-de-sac spur roads. These access roads avoid crossing or encroaching into East Idle Hour Wash and other riparian areas. The proposed open space conservation area that results is proportionately large,

References

Pima County

2004 Pima County Protected Peak And Ridges Submittal Guidelines For Level II Residential Single Lots. Revised November 24.

2012 Pima County's Multi-Species Conservation Plan: Balancing Development and Habitat Conservation. November 2012. Accessed on September 10, 2013.
<http://www.pima.gov/cmo/sdcp/MSCP/MSCPdocs/Pima_County_MSCP_Summary.pdf>



PHOTOGRAPH 1
Creosotebush-dominant Upland Vegetation



PHOTOGRAPH 2
Paloverde/Mixed Cacti Upland Vegetation



PHOTOGRAPH 3
Sonoran Riparian Scrub Vegetation Along East Idle Hour Wash



PHOTOGRAPH 4
Catclaw and White-thorn Acacia Shrubs
Along Smaller Drainages Within Survey Area

Pima County Conservation Land System for the Sunset Road Parcel

Streets

Streets - All - With Names

Parcels

Parcels

Conservation Lands System - Adopted



Special Species Management Areas



CLS Categories

AGRICULTURE INHOLDINGS WI...

BIOLOGICAL CORE MANAGEM...

IMPORTANT RIPARIAN AREAS

MULTIPLE USE MANAGEMENT ...



SCALE 1 : 5,388

500 0

500 1,000
FEET

1,500

N



Open Space and Habitat Protection for the Sunset Road Parcel

Streets

Streets - All - With Names






Parcels

Parcels

2004 Conservation Bond Program

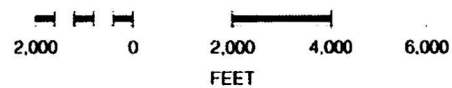
-  2004 Community Open Space
-  Habitat Protection Priorities - Private 2004
 -  Highest Priority Private
 -  Secondary Priority Private
-  Habitat Protection Priorities - State 2004

Proposed 2010 Conservation Bond Program

-  2010 Community Open Space - Draft
-  Habitat Protection Priorities - Private
 -  Highest Priority Private
 -  Secondary Priority Private
-  Habitat Protection Priorities - State



SCALE 1 : 46,785



Vegetation on the Sunset Road Parcel

Streets

Streets - All - With Names

Parcels

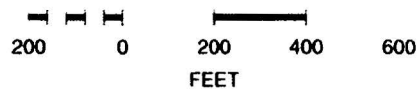
Parcels

Special Elements

-   Paloverdi / Mixed Cacti
-   Paloverde / Mixed Cacti
-   Sonoran Riparian Scrub
-   Sonoran Riparian Scrub



SCALE 1 : 4,912



Pima County Riparian Classifications for the Sunset Road Parcel

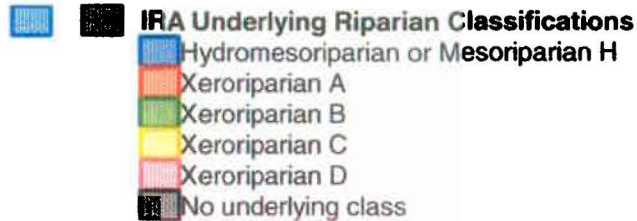
Streets

Streets - All - With Names

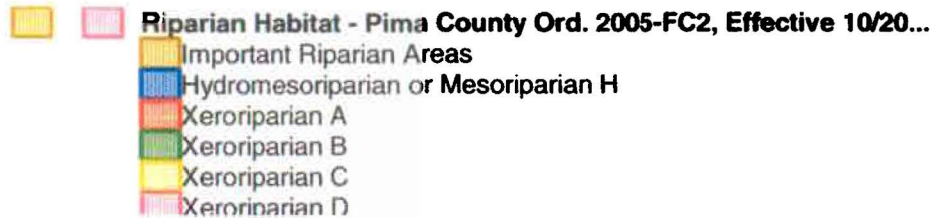
Parcels

Parcels

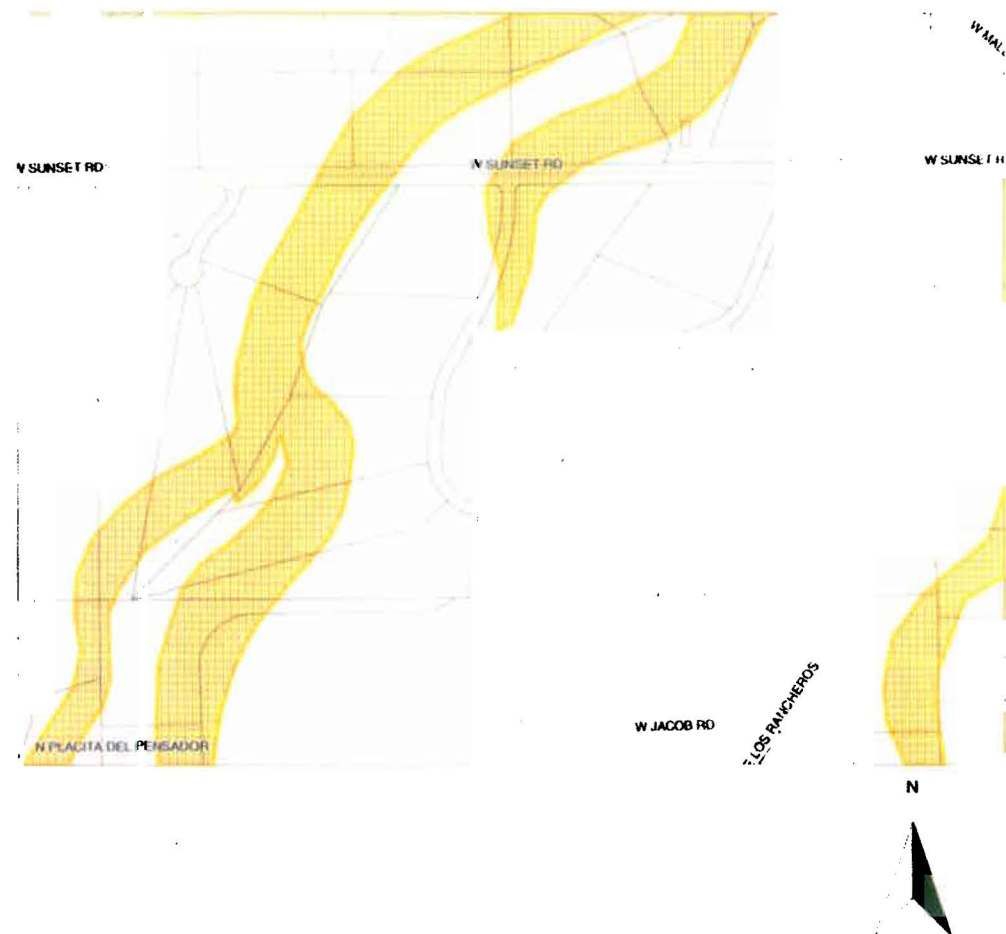
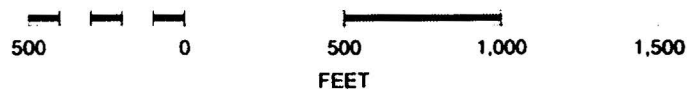
Riparian Habitat - IRA Underlying Classifications



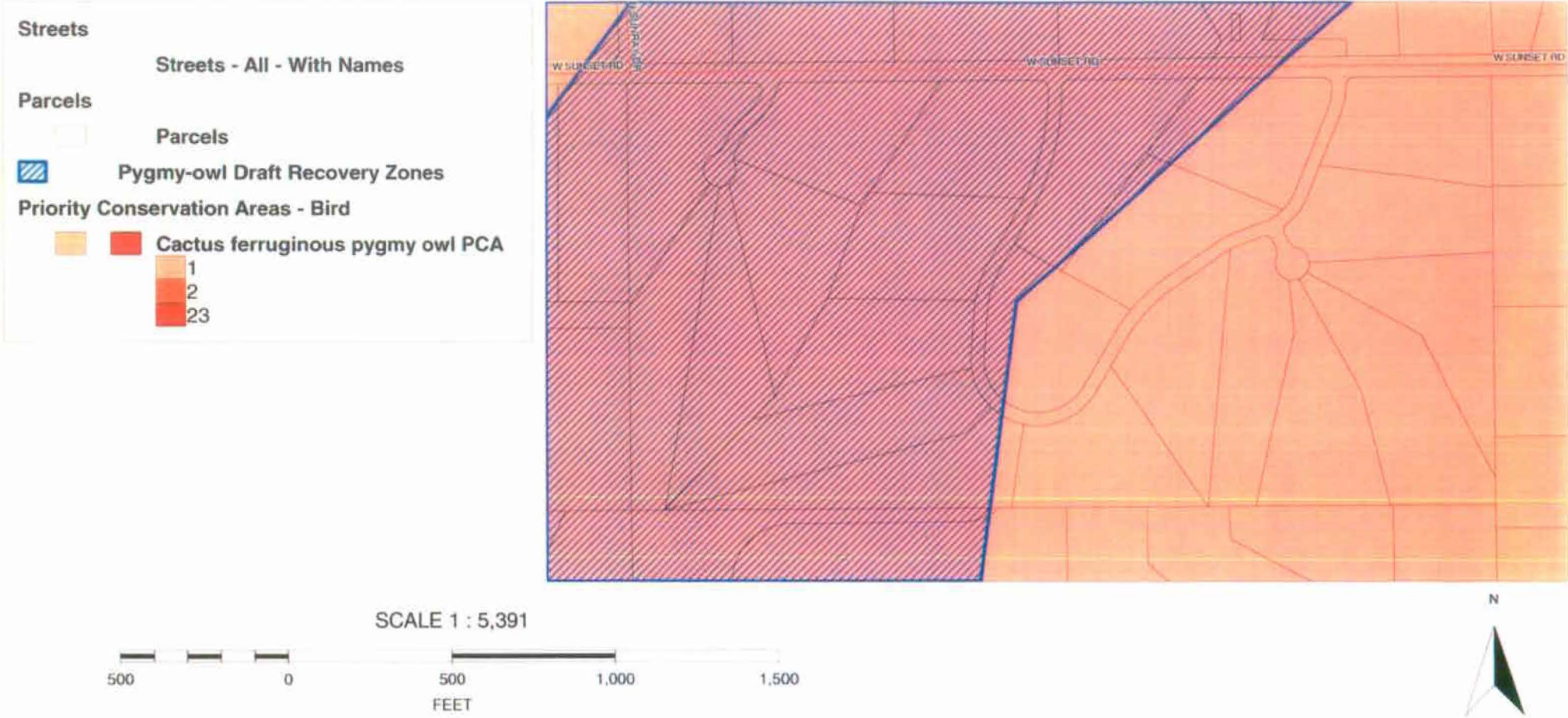
Riparian Habitat - Pima County Ord. 2005-FC2, Effective 10/20/2005



SCALE 1 : 7,189



Cactus Ferruginous Pygmy Owl Classifications for the Sunset Road Parcel



Mexican Garter Snake Priority Conservation Area for the Sunset Road Parcel

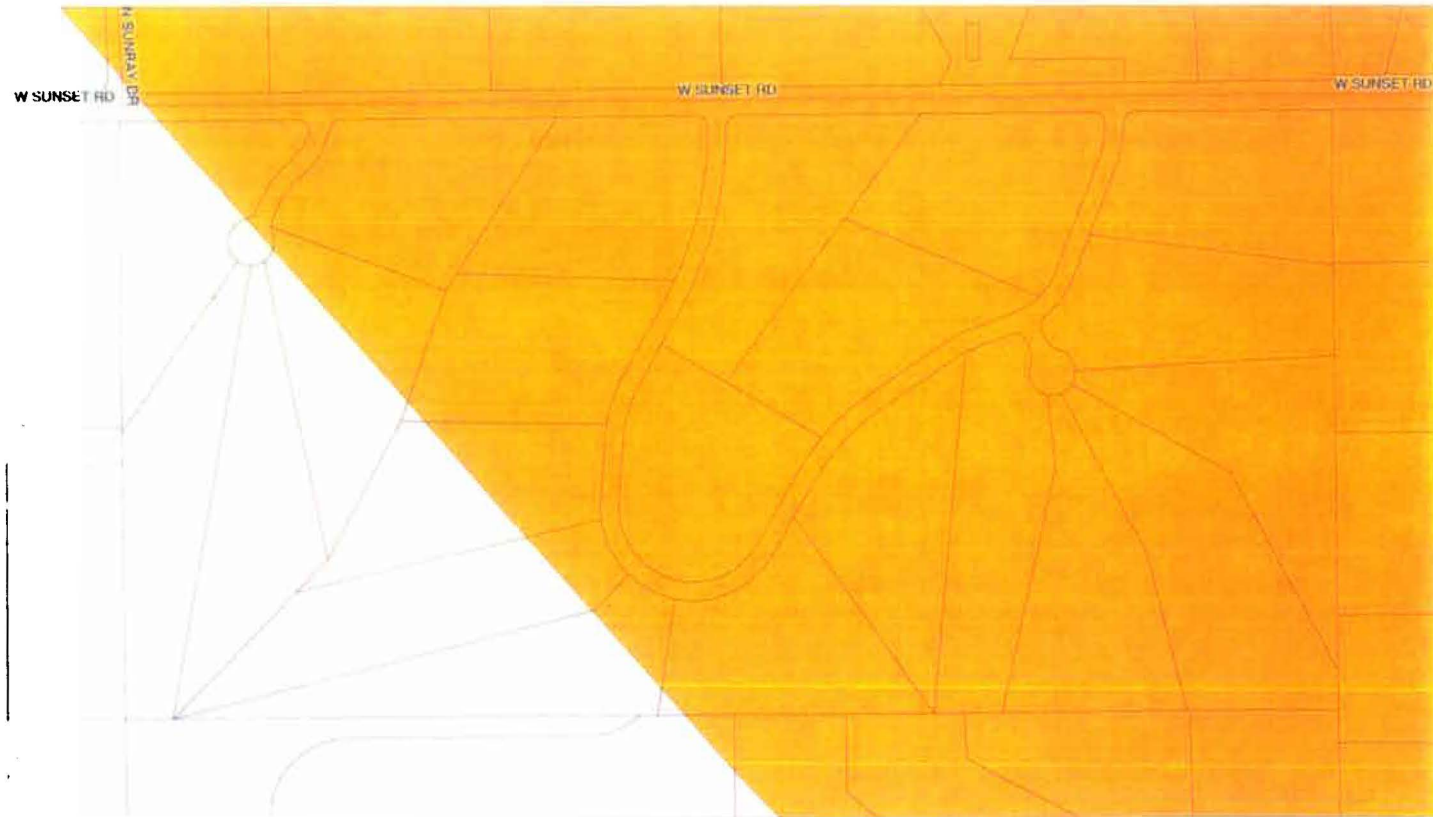
Streets

Streets - All - With Names

Parcels

Parcels

Priority Conservation Areas - Reptile



SCALE 1 : 4,951



management programs, and to provide wildlife resources and safe watercraft and off-highway vehicle recreation for the enjoyment, appreciation, and use by present and future generations.

Project Category: Development Outside Municipalities (Rural Development), Residential subdivision and associated infrastructure, New construction

Project Type Recommendations:

All degraded and disturbed lands should be restored to their natural state. Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

Based on the project type entered; coordination with Arizona Department of Environmental Quality may be required (<http://www.azdeq.gov/>).

Based on the project type entered; coordination with Arizona Department of Water Resources may be required (<http://www.water.az.gov/adwr/>)

Based on the project type entered; coordination with County Flood

Control districts may be required.

Based on the project type entered; coordination with State Historic Preservation Office may be required (<http://azstateparks.com/SHPO/index.html>)

Based on the project type entered; coordination with U.S. Army Corps of Engineers may be required (<http://www.spl.usace.army.mil/regulatory/phonedir.html>)

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found at <http://www.azgfd.gov/hgis/guidelines.aspx>.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife.

During planning and construction, minimize potential introduction or spread of exotic invasive species. Invasive species can be plants,

Arizona's On-line Environmental Review Tool

Search ID: 20130905021303

Project Name: Sunset Rd

Date: 9/3/2013 11:47:32 AM

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly.

The construction or maintenance of water developments should include: incorporation of aspects of the natural environment and the visual resources, maintaining the water for a variety of species, water surface area (e.g. bats require a greater area due to in-flight drinking), accessibility, year-round availability, minimizing potential for water quality problems, frequency of flushing, shading of natural features, regular clean-up of debris, escape ramps, minimizing obstacles, and minimizing accumulation of silt and mud.

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herptefuna (snakes, lizards, tortoise) from entering ditches.

Project Location and/or Species recommendations:

Heritage Data Management System records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project (refer to page 1 of the receipt). Please contact:

Ecological Services Office
US Fish and Wildlife Service
2321 W. Royal Palm Rd.
Phoenix, AZ 85021-4951
Phone: 602-242-0210
Fax: 602-242-2513

Heritage Data Management System records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area (refer to page 1 of the receipt). Please contact:

Arizona Department of Agriculture
1688 W Adams
Phoenix, AZ 85007
Phone: 602-542-4373

Recommendations Disclaimer:

1. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project.
2. These recommendations are proposed actions or guidelines to be considered during **preliminary project development**.
3. Additional site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. The Department is interested in the conservation of all fish and wildlife resources, including those Special Status Species listed on this receipt, and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
6. **Further coordination requires the submittal of this initialed and signed Environmental Review Receipt with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map).**

Arizona's On-line Environmental Review Tool

Search ID: 20130905021303

Project Name: Sunset Rd

Date: 9/5/2013 11:47:32 AM

Date: _____

Contact Name: _____

Proposed Date of Implementation: _____

Address: _____

Please provide point of contact information regarding this
Environmental Review.

City, State, Zip: _____

Application or organization responsible for project implementation

Phone: _____

Agency/organization: _____

E-mail: _____

Contact Name: _____

Address: _____

City, State, Zip: _____

Phone: _____





E-mail: _____

Person Conducting Search (if not applicant)

Agency/organization: _____

ET ROAD

LEGEND

-  Property Boundary
-  Proposed Conservation Esmt.
-  Important Riparian Areas
-  Protected Ridge

PROPOSAL SUMMARY

Property Area = $78\pm$ Ac.
Units = 46
Density = 0.6/Ac.
Open Space = 67%.
Max. Disturbance per Lot = 20K SF.

300±

175±

Conservation Easement /
Wildlife Corridor

Conservation Easement /
Wildlife Corridor

Conservation Easement /
Wildlife Corridor