



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: January 19, 2016

Title: Co12-72-112 RANCHO DEL SOL LINDO (LOT 348) PLAT NOTE WAIVER

Introduction/Background:

The applicant requests a waiver of plat note #15 for Lot 348 of the Rancho del Sol Lindo Subdivision, Lots 123 - 438 (Bk. 25, Pg. 47) which states, "Density will be no more than one mobile home per lot until public sewers are available." The applicant requests to place a second dwelling on the lot which is approximately 1.02 acres zoned SH (Suburban Homestead).

Discussion:

The 480-acre rezoning to SH was approved in 1971, subject to conditions including a suitable arrangement with the Pima County Department of Sanitation regarding sanitary facilities. The subsequent Rancho del Sol Lindo subdivision covering lots 123 - 438 was approved in 1973 with a Sanitation Department recommendation for the plat note which reflected standards for on-site sewage disposal at the time. Current Pima County Department of Environmental Quality regulations allow more than one dwelling unit on an acre lot subject to limitations which may include maximum amounts of daily wastewater disposal. The plat note is more restrictive than SH development standards, which allow two units on an acre lot.

Conclusion:

Staff has no objection to the waiver of the plat note for the subject lot since the purpose of the plat note was to ensure compliance with the 1970's standards for on-site sewage disposal which are no longer applied.

Recommendation:

Staff recommends approval of a waiver of plat note #15 subject to conditions which include compliance with current standards for on-site sewage disposal.

Fiscal Impact:

0

Board of Supervisor District:

- 1 2 3 4 5 All

Department: Pima County Development Services - Planning Telephone: 724-9000

Department Director Signature/Date: *[Signature]* 12/23/2015

Deputy County Administrator Signature/Date: *[Signature]* 12/30/15

County Administrator Signature/Date: *[Signature]* 12/31/15



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Sharon Bronson, Supervisor, District # 3
FROM: Arlan M. Colton, Planning Director *AMC*
DATE: December 28, 2015
SUBJECT: Co12-72-112 RANCHO DEL SOL LINDO (Lot 348)

The above referenced Plat Note Waiver is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JANUARY 19, 2016** hearing.

REQUEST: The applicants request a waiver of plat note #15 for Lot 348 of the Rancho del Sol Lindo Subdivision, Lots 123 thru 438 (Bk. 25, Pg. 47) which states, "Density will be no more than one mobile home per lot until public sewers are available." The applicant requests to place a second dwelling on the lot which is approximately 1.02 acres zoned SH (Suburban Homestead) and is located on the south side of Calle Carmela, approximately 340 feet east of Derringer Road and 2,050 feet west of Anway Road.

OWNER: Ricky and Julie Stephenson
16921 W. Calle Carmella
Marana, AZ 85753

AGENT: None

DISTRICT: 3

STAFF CONTACT: David Petersen

PUBLIC COMMENT TO DATE: As of December 28, 2015, staff has received no public comments.

STAFF RECOMMENDATION: Staff recommends **APPROVAL SUBJECT TO CONDITIONS**.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The site is located within the Multiple Use Management Area designation of the Maeveen Marie Behan Conservation Lands System (MMBCLS).

CP/DP/ar
Attachments



PIMA COUNTY
DEVELOPMENT SERVICES

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OWNER: Ricky and Julie Stephenson
16921 W. Calle Carmella
Marana, AZ 85753

AGENT: None

DISTRICT: 3

STAFF CONTACT: David Petersen

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Attachments



PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: Co12-72-112

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FOR JANUARY 19, 2016 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: December 28, 2015

UNADVERTISED ITEM FOR PUBLIC HEARING

PLAT NOTE WAIVER

Co12-72-112 RANCHO DEL SOL LINDO (Lot 348)

Request of **Ricky and Julie Stephenson** for a waiver of plat note #15 for Lot 348 of the Rancho del Sol Lindo Subdivision, Lots 123 thru 438 (Bk. 25, Pg. 47) which states, "Density will be no more than one mobile home per lot until public sewers are available." The applicant requests to place a second dwelling on the lot which is approximately 1.02 acres zoned SH (Suburban Homestead) and is located on the south side of Calle Carmela, approximately 340 feet east of Derringer Road and 2,050 feet west of Anway Road. Staff recommends **APPROVAL SUBJECT TO CONDITIONS.**

(District 3)

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the plat note waiver to allow a second residence on Lot 348 of Rancho del Sol Lindo, subject to the following conditions:

1. A Floodplain Use Permit is required.
2. The owner/developer must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal systems on the subject property at the time a request for a building permit is submitted for review.
3. All proposed residential lots must have a minimum area of 43,560 square feet. A maximum of one-half of adjacent rights-of-way or easements may be used in the calculation of the area. The adjacent rights-of-way or easements must be suitable to absorb effluent; and all other design requirements must be satisfied.

4. The subject parcel shall be of sufficient size and designed in such a manner to accommodate the existing and proposed development, primary and reserve leach fields and septic tanks, while meeting all applicable setbacks for on-site sewage disposal.

Condition #1 is recommended by the Regional Flood Control District. It reemphasizes that a Floodplain Use Permit is required because the site is subject to sheet flooding.

Condition #2 requires the owner to secure approval of on-site sewage disposal (septic) systems as recommended by the Regional Wastewater Reclamation Department due to the continued lack of sewer service for the subdivision.

Condition #'s 3 and 4 relate to code requirements for use of on-site sewage disposal systems.

Normally, two dwellings are allowed on conforming SH lots. The plat note limiting lots within the subdivision to one dwelling until sewers are available is outdated, reflecting former standards no longer in place for use of on-site sewage disposal. There have been six lots within the subdivision that have been approved for a similar plat note waiver for a second dwelling and four lots that have been denied second dwellings.

REQUEST OF APPLICANT

The applicant requests a waiver of plat note #15, which limits density to no more than one mobile home per lot until public sewers are available, in order to allow a second manufactured home on Lot 348 of Rancho del Sol Lindo for family members. The applicant indicates that there is sufficient area for a second residence.

PLANNING REPORT

The 480-acre rezoning to SH was approved by the Board of Supervisors in October 1971, subject to conditions including a suitable arrangement with the Pima County Department of Sanitation regarding sanitary facilities. The subsequent Rancho del Sol Lindo subdivision covering Lots 123 thru 438 (Book 25, Page 47) was approved by the Board in August 1973. On recommendation of the Sanitation Department, plat note #15 limits the subdivision to one unit per lot until sewers become available. The plat note is more restrictive than SH development standards, which allow two units on a 36,000 square foot lot. Lot sizes in the subdivision are approximately one acre (43,560 square feet) each. The subject Lot 348 is 1.02 acres.

Staff has no objection to the waiver of the plat note for the subject lot since the purpose of the plat note was to ensure compliance with the standards enforced by the Sanitation Department as they existed in the 1970's. Current Pima County Department of Environmental Quality (PDEQ) regulations allow more than one dwelling unit on an acre lot subject to limitations which may include maximum amounts of daily wastewater disposal. In this case, review on behalf of PDEQ finds no objection to the plat note waiver for the second dwelling unit, subject to conditions that address on-site wastewater disposal code requirements. Also, the Regional Wastewater Reclamation Department reports no objection. The area is not currently served by public sewers.

The Regional Flood Control District notes that the area is subject to sheet flooding and recommends a condition requiring a Floodplain Use Permit.

Although the subdivision and the subject lot are located within the Multiple Use Management Area designation of the Maeveen Marie Behan Conservation Lands System (CLS), little natural vegetation exists within the subdivision or the subject lot; these conditions have existed since before the implementation of the CLS. The requested second dwelling unit will not alter the conservation values of the subject lot, the subdivision in general, nor the surrounding landscape.

The SH zoning of the subdivision does not conform to the Medium Intensity Rural (MIR) Comprehensive Plan designation of the site, which calls for a maximum density of 1.2 residences per acre (R/AC). The site was rezoned prior to the adoption of the Comprehensive Plan in 1992. The SH zone allows one dwelling per 18,000 square feet or 2.42 R/AC. (However, the SH zone restricts manufactured and mobile homes to a maximum of two on a parcel, no matter how large.) While the MIR designation would prevent future higher density rezonings in this rural area, staff is less concerned with an additional residence being placed on the existing lot given the existing zoning, the out-of-date plat note, and the existence of paved, County-maintained road access. The lot abuts other developed SH lots. The proposed site plan complies with SH development standards.

Staff has reviewed the CC&R's (Dkt. 5953, Pg. 0619) for Lots 123 through 436 within the subdivision which were submitted in 2004 by a previous applicant for a second unit on a different lot. The document does not prohibit a second unit on a lot. Staff is not aware if the CC&R's have been amended or terminated. The applicant should be prepared to discuss whether any effective CC&R's prohibit placement or development of a second dwelling on the subject Lot 348.

The Board has approved and denied similar plat note waiver requests for second units on lots within the subdivision. The Board approved requests for Lot 142 in July 1991, Lot 160 in August 1993, Lot 203 in June 2004, Lot 212 in August 2006, Lot 263 in January 2011, and Lot 264 in April 2014. The Board denied requests for Lot 223 in April 1995, Lots 154 and 155 in August 1995, and Lot 232 in August 1998. The Board minutes for the denied requests reveal opposition from residents within the subdivision.

Public notice has been sent to all property owners within, and within 300 feet of, this phase of the subdivision. No public comment concerning this request has been received to date. The applicant should note that a property owner within the subdivision may privately enforce the plat note, even if the Board of Supervisors grants the waiver.

TRANSPORTATION REPORT

The Department of Transportation has no objection to the requested plat note waiver. The additional mobile home could generate approximately 10 average daily trips (ADT). Calle Carmela is a paved, two-lane, public road with 90 feet of right-of-way. The proposed project does not alter access onto the public roadway.

FLOOD CONTROL REPORT

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

1. The site is impacted by sheet flooding.

The District has no objection subject to the following recommended condition:

- a. A Floodplain Use Permit is required.

WASTEWATER RECLAMATION REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced request for a waiver of Plat Note #15, which limits the residential density to one mobile home per lot. Approval of the waiver request would allow a second mobile home on Lot 348.

This subdivision is outside of the area served by Pima County's public sewer system, and each lot is served by individual on-site wastewater disposal systems. Therefore, this matter falls primarily within the regulations enforced by the Pima County Department of Environmental Quality (PDEQ).

The PCRWRD has no objection to the requested waiver of this plat note, provided that PDEQ has no objections to it.

The owner/developer must secure approval from the Pima County Department of Environmental Quality (PDEQ) to use on-site sewage system on the subject property at the time a request for building permit is submitted for review.

ENVIRONMENTAL QUALITY REPORT

On behalf of Pima County Department of Environmental Quality (PDEQ), the Plat Note Waiver request has been reviewed for compliance with PDEQ requirements for on-site sewage disposal and air quality.

The Department has no objection to the proposed Plat Note Waiver provided the following:

1. All proposed residential lots must have a minimum area of 43,560 square feet. A maximum of one-half of adjacent rights-of-way or easements may be used in the calculation of the area. The adjacent rights-of-way or easements must be suitable to absorb effluent; and all other design requirements must be satisfied.
2. The subject parcel shall be of sufficient size and designed in such a manner to accommodate the existing and proposed development, primary and reserve leach fields and septic tanks, while meeting all applicable setbacks for on-site sewage disposal.

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

TUCSON WATER COMMENTS

Tucson Water has no objections to waiving Note #15 on the Plat for Rancho del Sol Lindo which states, "Density will be no more than one mobile home per lot until public sewers are available".

The addition of a second dwelling on this lot is acceptable to Tucson Water with the following caveats:

1. Currently the parcel is being served by one 5/8" water meter. This meter may not be adequate to serve the original dwelling plus the second dwelling.
2. Tucson Water strongly recommends that the property owner personally contact the Tucson Water New Development Section to discuss this situation.

3. The current meter might need to be up-sized, or an additional water service and water meter may need to be installed to serve the second dwelling.

TRICO ELECTRIC COOPERATIVE COMMENTS

To date, staff has not received a response from Trico Electric Cooperative, Inc. However, their response for a similar plat note waiver request for adjacent Lot 263 in 2010 indicated that Trico's underground facilities existed to the lot, but that the existing transformer may require an upgrade at the customer's expense since it was sized based on one home per lot.

AVRA VALLEY FIRE DISTRICT COMMENTS

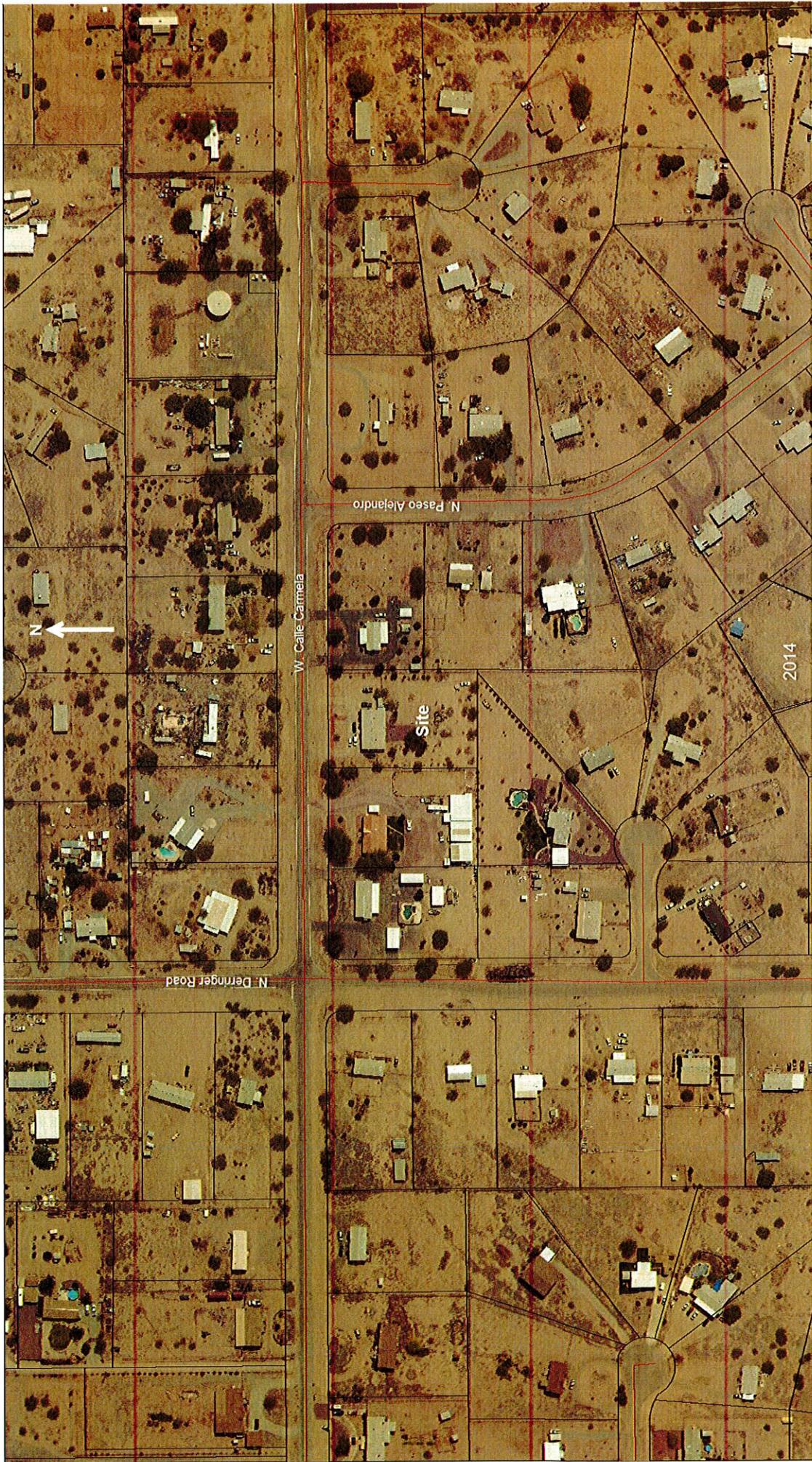
To date, there has been no response to a request for comments.

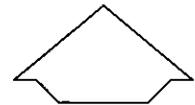
MARANA UNIFIED SCHOOL DISTRICT COMMENTS

Marana School District states, "There is school capacity for the proposal."

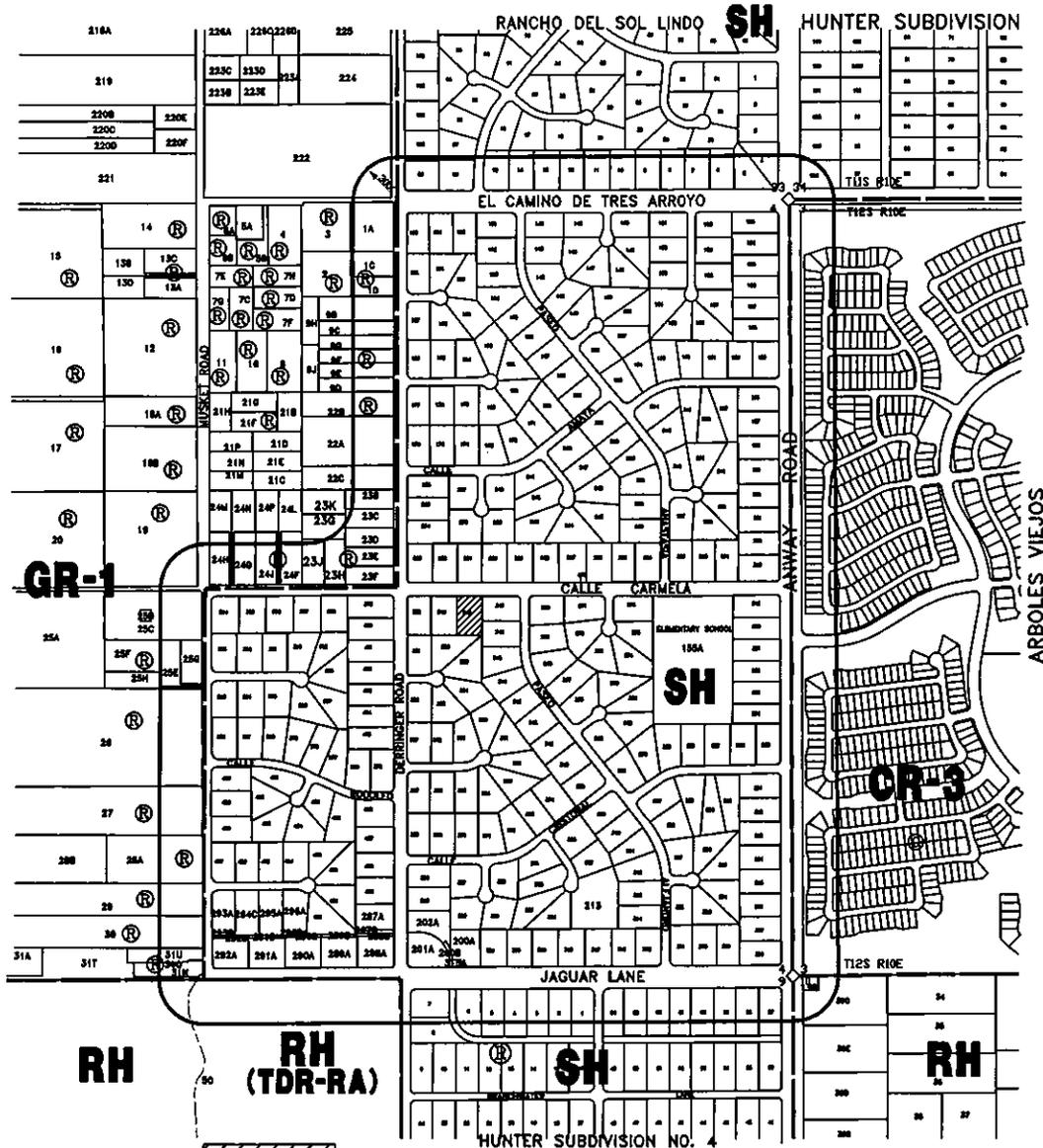
CP/DP/ar
Attachments

c: Ricky and Julie Stephenson, 16921 W. Calle Carmella, Marana, AZ 85753
Chris Poirier, Assistant Planning Director
Co12-72-112 File





0 1200'



Petition area



Notification area



BASE MAP 272, 273

Notes PLAT NOTE WAIVER

Tax codes 208-26-2250

Date 11/25/15

File no. CO12-72-112

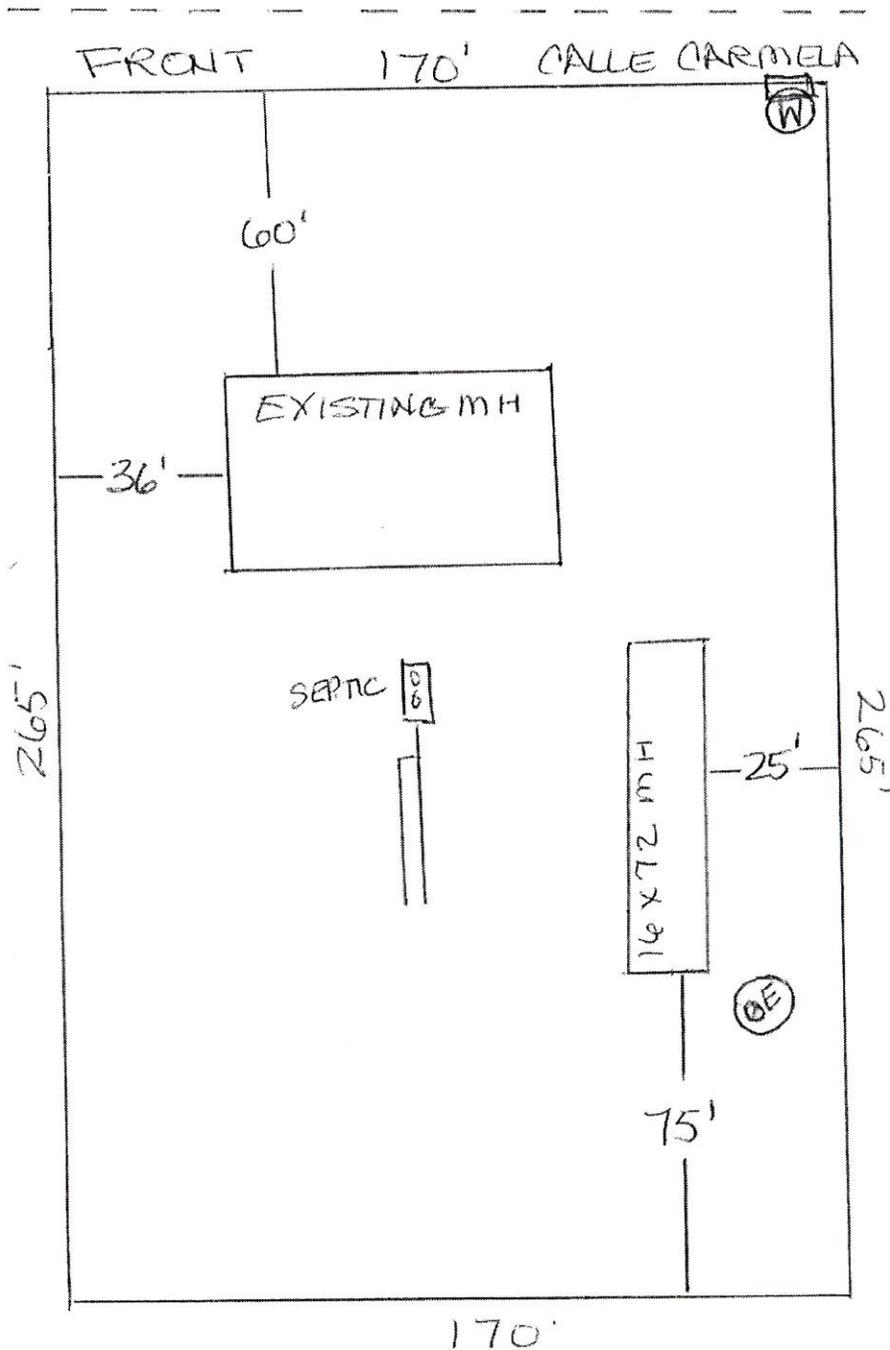
Drafter DS

RANCHO DEL SOL LINDO
LOT 348

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

16921 CALLE CARMELA
RANCHO DEL SOL LINDO LOT 348
208-26-2250

1" = 40' 7"



Floodplain
- Elevated on CMU
piers
- none/Breakaway
skirting

APPROVED
NOV 19 2015

BY:

Ricky and Julie Stephenson
Ryan and Arika Schwartz
16921 W Calle Carmella
Marana, AZ 85653

October 28, 2015

Pima County Board of Supervisors
District 3 – Sharon Bronson
130 W Congress 11th Floor
Tucson, AZ 85701

Re: 16921 W Calle Carmela
Marana, AZ 85653
Rancho del Sol Lindo Lot #348
Parcel 208-26-2250

PLAT NOTE WAIVER REQUEST
RANCHO DEL SOL LINDO LOTS 123-438
RECORDED AS MP 25047

Ladies and Gentlemen of the Pima County Board of Supervisors;

Please accept this letter as a plea for a waiver of the Rancho del Sol Lindo subdivision, plat note #15, to allow a second manufactured home residence as follows:

In the approved subdivision plans, article 15 indicates the following note:

“Density will be no more than one mobile home per lot until public sewers are available”.

The properties in this subdivision are all serviced by individual septic systems. For this reason, the likelihood of public sewer services would serve no future purpose to the property owners, as most lots are already developed, and would be cost prohibitive for installation.

The subject parcel is a one acre lot located in the Rancho de Sol Lindo subdivision, specifically lot # 348, which was approved by the Pima County Board of Supervisors in August of 1973. It is located in Township 12S Range 10E Section 4.

This property is zoned SH Suburban Homestead Zone. In allowance for standard SH zoning, article 18.19.010A-3 states the following.

- **18.19.010A-3:** Trailers or manufactured or mobile homes; provided no more than two trailers or manufactured or mobile homes be placed on any one lot;

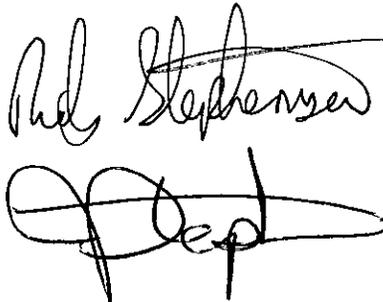
The purpose of our request for plat note waiver, is to allow us an additional dwelling on this property to be occupied by our family members.

Lot number 348 is not within a controlled flood plain and of sufficient area to accommodate a second residence.

Please consider our request for this plat note waiver. We have attached corresponding documentation pertaining to the Rancho del Sol Lindo subdivision, for your review.

Respectfully,

Ricky and Julie Stephenson

The image shows two handwritten signatures in black ink. The top signature is 'Ricky Stephenson' and the bottom signature is 'Julie Stephenson'. Both signatures are written in a cursive, flowing style.



DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORDED TITLE INTEREST IN THE LAND SHOWN ON THIS PLAN AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON. WE HEREBY DEDICATE TO THE PUBLIC ALL RIGHTS OF WAY SHOWN HEREON INCLUDING ALL STREETS, DRAINAGEWAYS AND EASEMENTS, UTILITY EASEMENTS AND STREETS AS SHOWN HEREON ARE DEDICATED FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES AND SEWERS.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS DO HEREBY WAIVE PIMA COUNTY ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOODAGE EROSION OR DAMAGE CAUSED BY WATER WHETHER SURFACE FLOOD OR RAINFALL. IT IS FURTHER UNDERSTOOD AND AGREED THAT NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT APPROVAL OF THE PIMA COUNTY BOARD OF SUPERVISORS.

STEWART TITLE AND TRUST OF TUCSON, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO 0593, AND NOT INDIVIDUALLY

WANDA DANNENFELSER, TRUST OFFICER
 STATE OF ARIZONA 93
 COUNTY OF PIMA
 ON THIS ____ DAY OF _____, 1973, BEFORE ME, PERSONALLY APPEARED WANDA DANNENFELSER, WHO ACKNOWLEDGED HERSELF TO BE THE TRUST OFFICER OF STEWART TITLE AND TRUST OF TUCSON AN ARIZONA CORPORATION AND THAT SHE AS SUCH TRUST OFFICER, BEING AUTHORIZED SO TO DO, PERFORMING INSTUMENT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.

CONSENT TO DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE HOLDERS OF THAT CERTAIN MORTGAGE SHOWN BELOW AND WE DO HEREBY JOIN IN THE CONSENT TO DEDICATION.

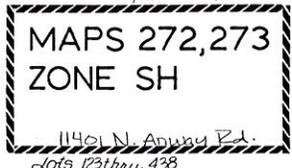
MORTGAGE RECORDED IN DOCKET 4013, PAGE 124, PIMA COUNTY, ARIZONA

JAMES E. WONG _____ EVELYN WONG _____
 STATE OF ARIZONA 93
 COUNTY OF PIMA
 ON THIS ____ DAY OF _____, 1973, BEFORE ME, PERSONALLY APPEARED JAMES E. WONG AND EVELYN WONG, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND I ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC My commission expires _____

STATE OF ARIZONA 93
 COUNTY OF PIMA
 ON THIS ____ DAY OF _____, 1973, BEFORE ME, PERSONALLY APPEARED HAROLD D. CHARFEE AND EVELYN CHARFEE, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND I ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC My commission expires _____



Rancho del Sol Lundo
 A SUBDIVISION OF PART OF SECTION 4, T 12S, R 10E, G4SRB&M, PIMA COUNTY, ARIZONA
 JUNE, 1973

Cella, Barr, Evans and Associates
 ENGINEERS & PLANNERS
 2075 NORTH 54TH AVENUE, TUCSON, ARIZONA 85705

72183 doc
 SHEET 1 OF 7

APPROVALS

I, ELBA B. KAVNA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE PIMA COUNTY BOARD OF SUPERVISORS ON THIS 21 DAY OF AUGUST, 1973.

Elba B. Kavna 8/22/73
 CLERK, BOARD OF SUPERVISORS DATE
 PIMA COUNTY ENGINEER DATE
 E. J. Barr 8-28-73
 ASSOC. PIMA COUNTY PLANNING DIRECTOR DATE
 C. J. Doyle 8-24-73
 PIMA COUNTY DEPARTMENT OF SANITATION DATE

NOTES

1. - O INDICATES A 6" BRASS SURVEY MONUMENT SET IN CONCRETE AND STAMPED PE2663
2. - O INDICATES A 5/8" STEEL PIN SET AND TAGGED UNLESS OTHERWISE NOTED
3. - O INDICATES A CURVE, SEE CURVE TABLE
4. GROSS AREA - 417.88 ACRES
5. MILES OF NEW STREETS - 0.98
6. THE DEVELOPER DOES NOT INTEND TO PAVE STREETS TO PIMA COUNTY STANDARDS. SAID STREETS WILL BE GRADED TO MINIMUM COUNTY STANDARDS FOR DIRT STREETS PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR.
7. BASIS OF BEARINGS - EL TEO ACCESS ROAD B 5 P 19, EAST 7-16-51 - BEARING BEING N 89° 58' 00" E
8. THERE IS HEREBY CREATED A ONE FOOT NO ACCESS EASEMENT AS SHOWN HEREON
9. THE 45' DRAINAGEWAY WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS PRIOR TO ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR FOR LOTS 382, 383, 384 AND 410 THRU 431.
10. ALL UTILITIES LOCATED WITHIN THE PROPOSED RIGHTS OF WAY THAT MAY HAVE TO BE LOCATED DUE TO THIS DEVELOPMENT WILL BE MOVED AT NO EXPENSE TO PIMA COUNTY.
11. MINIMUM LOT SIZE - 43,360 SQUARE FEET
12. WELLS DENOTED AS "A" AND "B" ARE COVERED BY A LICENSE AGREEMENT WITH PIMA COUNTY FOR THE PRODUCTION OF DOMESTIC WATER. SAID LICENSE TO BE RECEIVED CONCURRENTLY WITH THE BEGINNING OF THIS PLAN.
13. ALL UTILITIES WILL BE INSTALLED IN ACCORDANCE WITH THE ARIZONA CORPORATION COMMISSION GENERAL ORDER 7-16-51 AS IT MAY BE AMENDED.
14. GAS EASEMENT RECORDED IN OCT 2370 P 274 WILL BE AMENDED IN SEGMENTS AS CONTRACTUAL AGREEMENTS ARE SIGNED TO PROVIDE GAS SERVICE DURING EACH PHASE OF CONSTRUCTION.
15. DENSITY WILL BE NO MORE THAN ONE MOBILE HOME PER LOT UNTIL PUBLIC SEWERS ARE AVAILABLE.
16. THIS PLAN IS ENGINEERED BY RIGHTS FOR PIPELINE PROPOSED THAT LEE D. GARD AND OLGA V. CHIFFEE MAY HAVE UNDER SECTION 85 OF THE ACT OF RESEMBLY, 25 FEB 1958 INDICATED IN THE UNITED STATES OF AMERICA PATENT NUMBER 336930 AT BOOK 950 SHEETS 27 AND 28 UNDER THE SE 1/4 - 1/4 - 1/4 SEC 4, T 12S, R 10 E ONLY.
17. THE AGREEMENT FOR GAS SERVICE AT BOOK 450 SHEETS AT PAGE 285, 290 IS TO BE AMENDED AS CONTRACTUAL AGREEMENTS ARE SIGNED TO PROVIDE GAS SERVICE TO THIS SUBDIVISION.
18. THIS PLAN IS ENGINEERED BY AN ARIZONA UNIFORM FINANCING STATEMENT JOE L. J. BARR, 12-1-1971, 275 PAGE 82 WHICH IS TO BE CARRIED THROUGHOUT THE ENTIRETY OF THE REQUIREMENTS IN THE MORTGAGES LISTED HEREON.

ANNOTATED COPY

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THE SURVEY OF THE LAND SHOWN ON THIS PLAN HAS BEEN COMPLETED UNDER MY DIRECTION, THAT THIS SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT NO ELEMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT A PERFORMANCE BOND HAS BEEN POSTED FOR THEIR EVENTUAL INSTALLATION.

Paul W. Cella
 PAUL W. CELLA, REG. PROF. ENGINEER NO 2663

Admin. Address:
 11401 N. Anway Rd.

FLOODPLAIN - All finish floors or MH frames to be elevated 18"

BUILDING PERMITS FOR LOTS 384-388, 391-375 AND 399-400 SHALL NOT BE RELEASED UNTIL ARCHAEOLOGICAL CLEARANCE HAS BEEN PROVIDED.

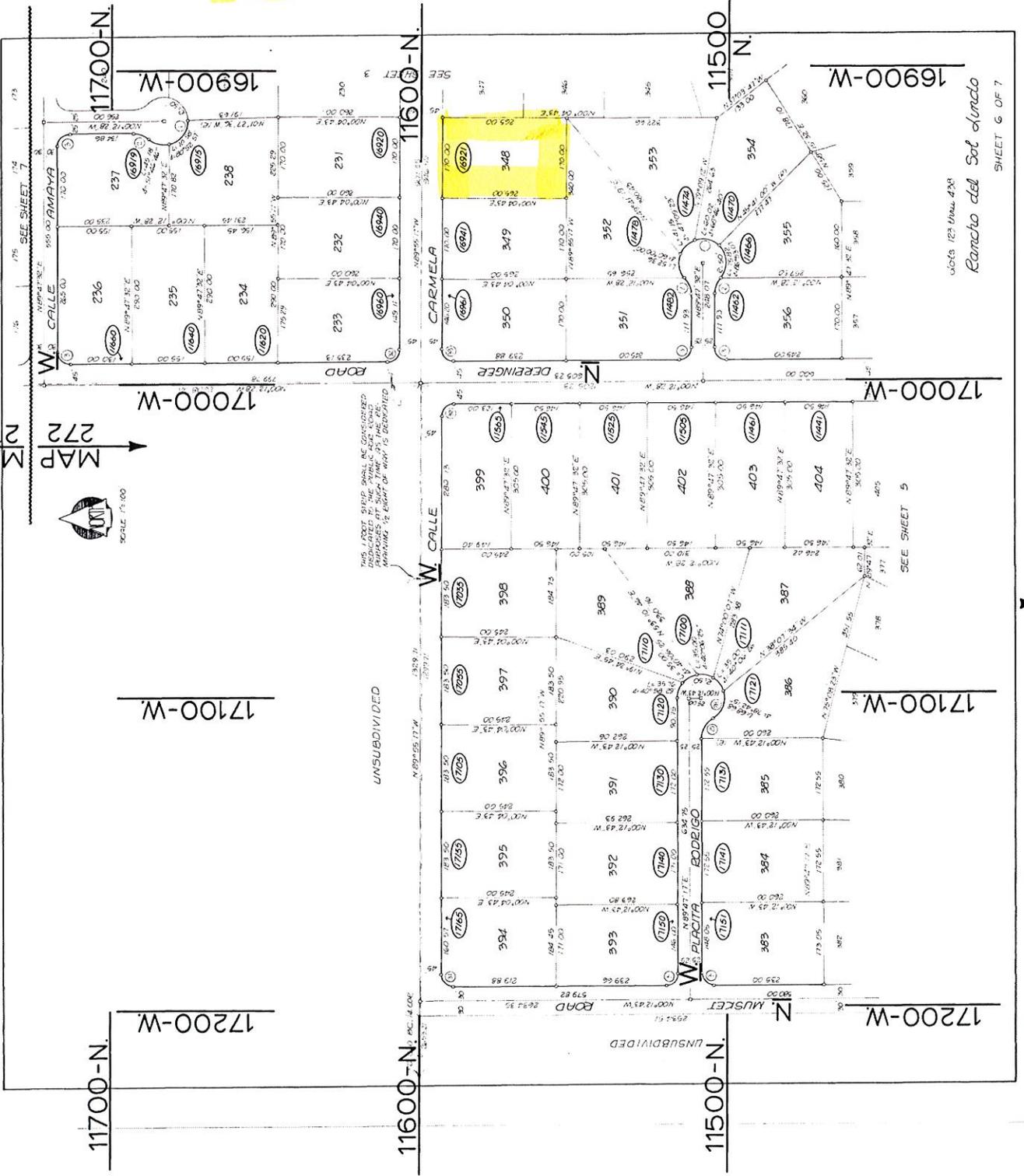
RELEASED PER HEREON - LOTS 382, 383, 393, 414-417, 426-430 MAY REQUIRE FLOODPLAIN USE PERMITS. ALL OTHER LOTS REQUIRE FINISH FLOORS OR MH FRAMES TO BE ELEVATED 18". PER JENNIFER BECKER (FLOODPLAIN MANAGEMENT)

15

DENSITY WILL BE NO MORE THAN ONE MOBILE HOME PER LOT UNTIL PUBLIC SEWERS ARE AVAILABLE.

ANNOTATED COPY

SUBJECT PARCEL



MAP 272
MAP 273



lots 123 thru 438
Rancho del Sal Junco

SHEET 6 OF 7

SEE SHEET 5

SEE SHEET 7

SEE SHEET 3

SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

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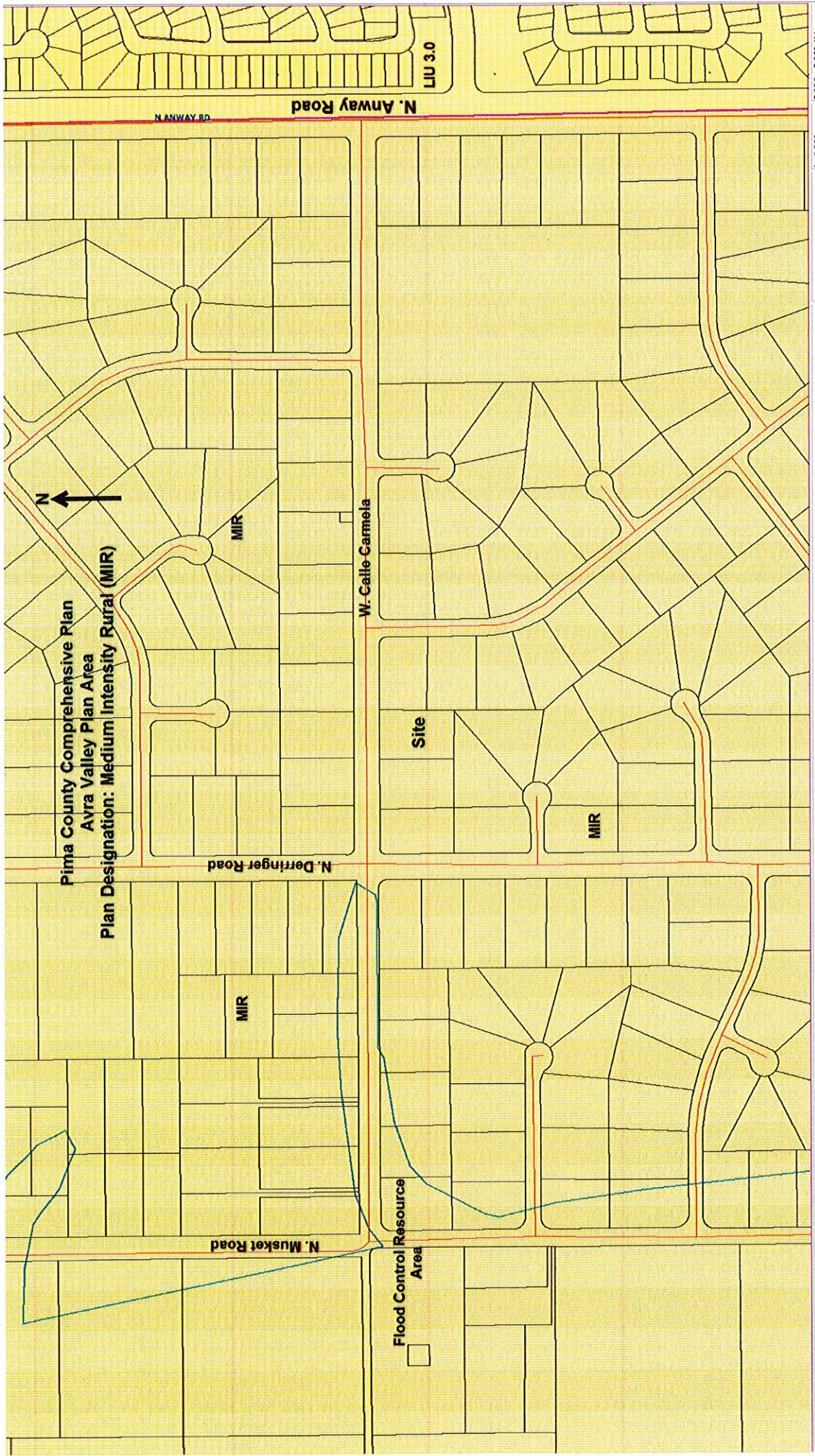
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SEE SHEET 161

SEE SHEET 162

SEE SHEET 163



Pima County Comprehensive Plan
Avra Valley Plan Area
Plan Designation: Medium Intensity Rural (MIR)

N. Anway Road

W. Calle Carmela

N. Derringer Road

N. Musket Road

Flood Control Resource Area

Site

MIR

MIR

LIU 3.0

5,096 x 2,860 (ft)
1:13,200

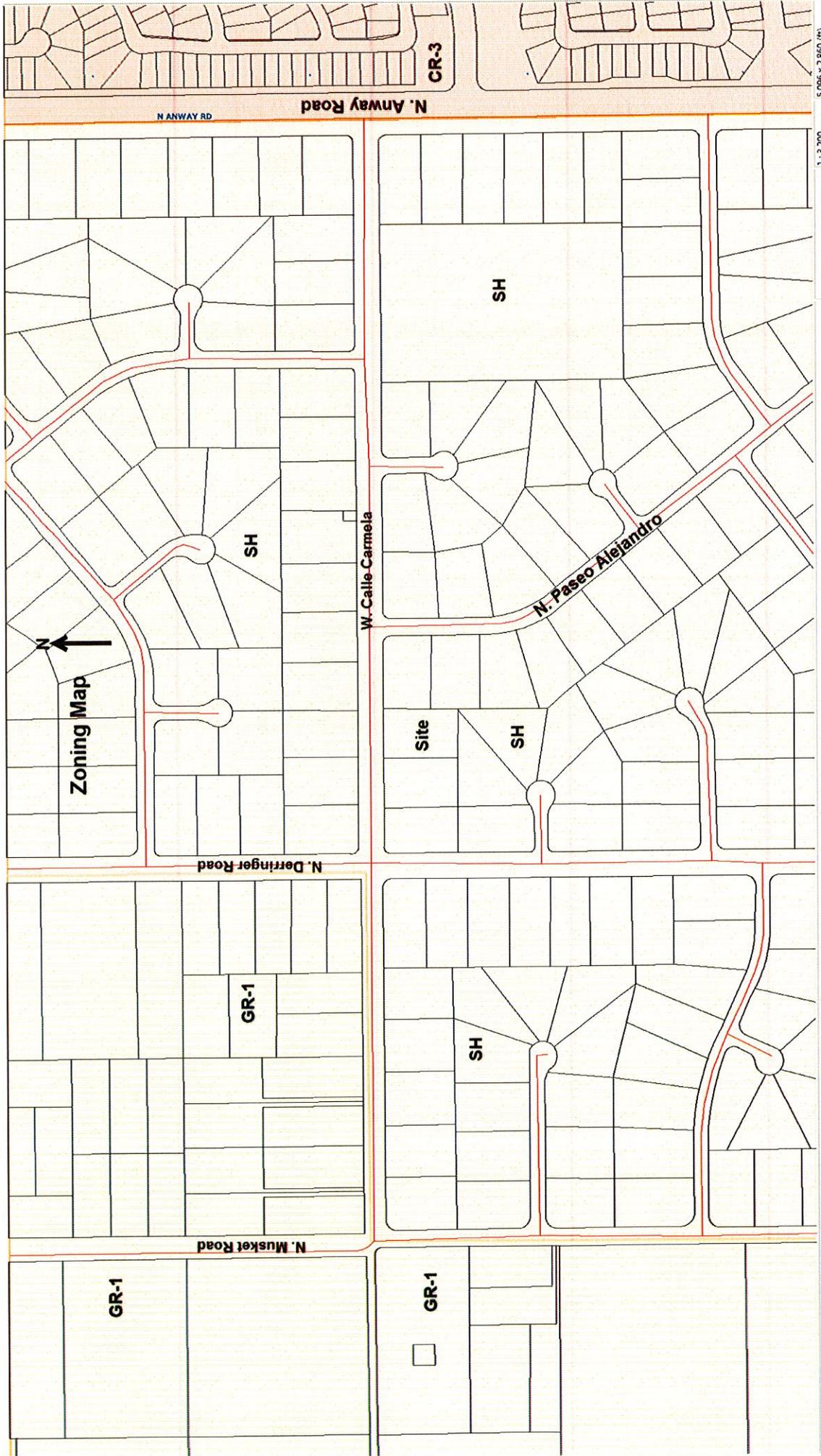


3. Medium Intensity Rural (MIR)

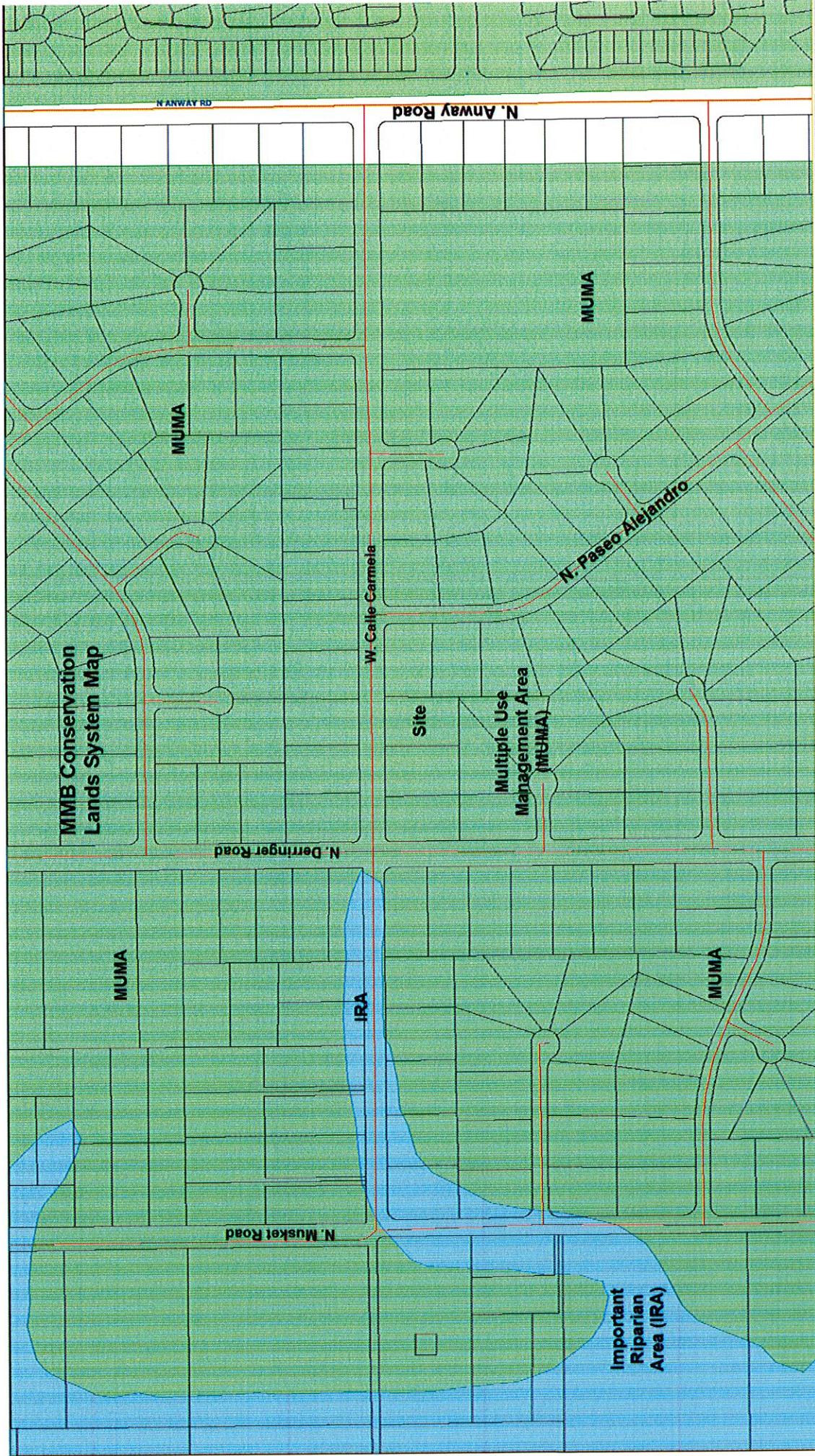
- a. Objective: To designate areas for residential uses at densities consistent with rural settlements in reasonable proximity to Rural Crossroads, arterials, or suburban areas.
- b. Residential Gross Density: Residential gross density shall conform to the following:
 - 1) Minimum – none
 - 2) Maximum – 1.2 RAC.
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - 1) Minimum – none
 - 2) Maximum – 1.2 RAC.

4. Low Intensity Rural (LIR)

- a. Objective: To designate areas for residential uses at densities consistent with rural and resource-based characteristics.
- b. Residential Gross Density: Residential gross density shall conform to the following:
 - 1) Minimum – none
 - 2) Maximum – 0.3 RAC.
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - 1) Minimum – none
 - 2) Maximum – 0.3 RAC.



5,096 x 2,860 (ft)
1 : 3,200



MMB Conservation
Lands System Map

MUMA

MUMA

Site

Multiple Use
Management Area
(MUMA)

MUMA

IRA

MUMA

Important
Riparian
Area (IRA)

N. ANWAY RD

N. Anway Road

W. Calle Carmela

N. Paseo Alejandro

N. Derringer Road

N. Musket Road

DATE: November 24, 2015



TO: David Peterson, DSD
Senior Planner

FROM: Greg Saxe, M.R.P. Ph.D.
Env. Plg. Mgr.

SUBJECT: P15SA00004 – Rancho del sol Lindo Lot 348 – Plat Note Waiver

I have reviewed the request and have the following comments:

1. The site is impacted by sheet flooding.

In conclusion the District has **no objection subject to the recommended conditions.**

- a. A Floodplain Use Permit is required.

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

GS

cc: File

Latest Plat Note Waiver Approval Lot 264 BOS Minutes 4-1-14

15. Upon the effective date of the Ordinance, the owner(s)/developer(s) of the rezoned property shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and, Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the Certificate of Compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.
16. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

Chris Poirier, Assistant Planning Director, provided the staff report and stated no public comment had been received.

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Carroll, seconded by Supervisor Elías and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-13-14, subject to standard and special conditions.

→ 13. Plat Note Waiver

Co12-72-112, RANCHO DEL SOL LINDO (LOT 264) PLAT NOTE WAIVER

Request of John and Florence Koch, represented by Douglas Koch, for a waiver of Plat Note No.15 for Lot 264 of the Rancho del Sol Lindo Subdivision, Lots 123 thru 438 (Bk. 25, Pg. 47) which states, "Density will be no more than one mobile home per lot until public sewers are available." The applicant requests to place a second dwelling on the lot which is approximately 1.00 acre zoned SH (Suburban Homestead) and is located on the east side of Paseo Alejandro, approximately 800 feet south of Calle Carmela, 1,200 feet west of Anway Road, and 1,700 feet north of Jaguar Lane. Staff recommends APPROVAL WITH CONDITIONS. (District 3)

1. A Floodplain Use Permit is required for the proposed use; and the proposed residence shall be oriented parallel to flow.
2. The owner/developer must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal systems on the subject property at the time a request for a building permit is submitted for review.
3. All proposed residential lots must have a minimum area of 43,560 square feet. A maximum of one-half of adjacent rights-of-way or easements may be used in the calculation of the area. The adjacent rights-of-way or easements must be suitable to absorb effluent; and all other design requirements must be satisfied.
4. The subject parcel shall be of sufficient size and designed in such a manner to accommodate the existing and proposed development, primary and reserve leach fields and septic tanks, while meeting all applicable setbacks for on-site sewage disposal.

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Chair Bronson, seconded by Supervisor Miller and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-72-112, with conditions.