



**BOARD OF SUPERVISORS AGENDA ITEM REPORT**

Requested Board Meeting Date: September 19, 2017

**Title:** Co12-71-60A OSHRIN PARK (LOT 46) PLAT NOTE WAIVER

**Introduction/Background:**

The applicant requests a waiver of plat note #8 for Lot 46 of the Oshrin Park Subdivision, Lots 31-113 (Bk. 27, Pg. 26) which states, "The owner hereby files a covenant running with the land that all lots will be limited to one dwelling unit per gross acre until sewers are available." The applicant requests to place a second dwelling on the lot which is approximately 1.0 acre zoned SH (Suburban Homestead).

**Discussion:**

The subdivision plat with original SH zoning was approved in 1975 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. The Board of Supervisors has approved similar plat note waivers for at least 28 lots within the subdivision to date.

**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 #8 subject to conditions which require compliance with current standards for permitting on-site sewage disposal (septic) systems.

**Fiscal Impact:**


N/A

**Board of Supervisor District:**


1       2       3       4       5       All

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

Contact: David Petersen Telephone: 724-9000

Department Director Signature/Date:  8-22-17

Deputy County Administrator Signature/Date:  8/25/17

County Administrator Signature/Date:  8/25/17



**PIMA COUNTY**  
DEVELOPMENT SERVICES

**TO:** Honorable Ally Miller, Supervisor, District 1

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

**DATE:** August 17, 2017

**SUBJECT:** Co12-71-60A OSHRIN PARK SUBDIVISION (LOT 46) PLAT NOTE WAIVER

The above referenced Plat Note Waiver is within your district and is scheduled for the Board of Supervisors' **TUESDAY, SEPTEMBER 19, 2017** hearing.

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**REQUEST:** For a **waiver of plat note #8** of Oshrin Park which states, "The owner hereby files a covenant running with the land that all lots will be limited to one dwelling unit per gross acre until sewers are available." The applicant requests to allow a second dwelling on Lot 46, which is 1.0 acre zoned SH and is located on the south side of W. Calle Maverick, approximately 1,200 feet east of N. Cerius Stravenue and 1,000 feet south of W. Cortaro Farms Road.

**OWNERS:** Brian Tecco  
5331 W. Calle Maverick  
Tucson, AZ 85741-4728

**APPLICANT:** Felechia Zaferis  
US Mobile Home Transport, Inc.  
5575 S. Masterson Ave., #14  
Tucson, AZ 85706

**DISTRICT:** 1

**STAFF CONTACT:** David Petersen

**PUBLIC COMMENT TO DATE:** As of August 17, 2017, staff has received no written public comments.

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

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS:** The site is located outside of the Maeveen Marie Behan Conservation Lands System (CLS).

TD/DP/ar  
Attachments

**BOARD OF SUPERVISORS MEMORANDUM**

**Subject:** Co12-71-60A

**Page 1 of 4**

**FOR TUESDAY, SEPTEMBER 19, 2017 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

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

**DATE:** August 17, 2017

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**UNADVERTISED ITEM FOR PUBLIC HEARING**

**PLAT NOTE WAIVER**

**Co12-71-60A Oshrin Park Subdivision (Lot 46) Plat Note Waiver**

Request of Brian Tecco, represented by Felechia Zaferis, for a **waiver of plat note #8** of Oshrin Park (Bk. 27, Pg. 26) which states, "The owner hereby files a covenant running with the land that all lots will be limited to one dwelling unit per gross acre until sewers are available." The applicant requests to allow a second dwelling on Lot 46, which is 1.0 acre zoned SH and is located on the south side of W. Calle Maverick, approximately 1,200 feet east of N. Cerius Stravenue and 1,000 feet south of W. Cortaro Farms Road. Staff recommends **APPROVAL SUBJECT TO CONDITIONS.**  
(District 1)

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**STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the plat note waiver to allow a second residence on Lot 46, subject to the following conditions:

1. The owner/developer must secure approval from the Pima County Department of Environmental Quality to utilize an on-site sewage disposal system for the proposed second dwelling unit at the time a request for building permit is submitted for review.
2. 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.

3. 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 conditions are consistent with Department of Environmental Quality requirements for permitting the use of an on-site sewage disposal system.

**REQUEST OF APPLICANT**

The applicant requests a waiver of plat note #8, which limits lots to one residence per acre until sewers are available, in order to allow a second residence on Lot 46. The applicant indicates that the second residence will allow for elderly and disabled parents to reside close by.

**PLANNING REPORT**

The subdivision plat for Oshrin Park Lots 31-113, an SH-zoned subdivision comprising minimum one-acre lots, was approved in 1975. On the recommendation of the Sanitation Department, note #8 was placed on the plat in order to limit the subdivision to one residence per gross acre (43,560 square feet) until sewers became available. At present there are no public or private sewers within 500 feet of the subject lot.

The plat note is more restrictive than SH zoning regulations, which allow two residences on a minimum 36,000 square foot lot. It appears that the plat note was placed on the subdivision plat to ensure compliance with the then-current standards of the Sanitation Department for on-site sewage disposal. Current Department of Environmental Quality standards are not based on the number of residences, thereby allowing more than one residence per acre.

Pima County Department of Environmental Quality requirements include 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.

At 43,584 square feet, Lot 46 is sufficiently sized for use of on-site septic system sewage disposal. At present, one manufactured home exist on the lot with a septic system. The proposed second manufactured home will have a separate septic system.

The existing manufactured home has awning and carport attachments. Detached accessory structures consist of a 400 square foot covered carport and a 3,200 square foot garage. It appears that a variance was granted for the excess site coverage of the accessory structures. An identified semi-truck trailer is not allowed and should be removed. The 2016 aerial photo also shows a number of vehicles on the lot.

The comprehensive plan designation for the subject lot and subdivision was changed from Low Intensity Urban 0.3 (LIU 0.3) to Low Intensity Urban 3.0 (LIU 3.0) as part of the Comprehensive Plan Update to better reflect the density potential of the SH zoning and the numerous plat note waivers granted for second residences within Oshrin Park. LIU 3.0 allows a maximum density of 3.0 residences per acre (RAC). Plat note #8 limits density to 1.0 RAC, despite SH zoning which allows which allows two residences on one 36,000 square foot minimum lot, or approximately 2.3 RAC. In recent years, the Board of Supervisors has approved similar requests for at least 28 lots in both the earlier phase and this later phase of the Oshrin Park development. The most recent approval was for Lot 71 on May 6, 2014.

Roads within the subdivision and which connect to the subdivision are paved and either County maintained or maintained by the Town of Marana through annexation. Staff finds concurrency of road infrastructure. A County-maintained earthen drainage channel along the south boundary of the subject lot runs through the subdivision.

Public notice of the plat note waiver request is being sent to property owners within, and within 300 feet of, the Oshrin Park subdivision. No public comment has been received as of the date of this report. The applicant should be aware that a property owner within the subdivision may privately enforce the plat note, even after the Board of Supervisors grants the waiver request. Staff's past review of known recorded private CC&R's for Oshrin Park affecting Lot 46 found no restriction against the location of two residences on an individual lot.

**TRANSPORTATION REPORT**

The Department of Transportation has no objection to this request. Concurrency considerations have been met due to this being an infill development. The request does not create a traffic concern. Typically, one additional home would generate approximately 10 average daily trips (ADT). Due to the nature of this request, it is estimated that fewer than 10 ADT will result from this waiver. DOT does not propose any conditions at this time.

**FLOOD CONTROL REPORT**

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

1. The site is adjacent to a channel that is county maintained. Floodplains associated with this channel are adjacent to or overlap the southern site boundary.
2. There is no Regulated Riparian Area on the site.
3. Existing residences have been permitted by the District.

In conclusion the District has no objection or recommended conditions.

**WASTEWATER RECLAMATION REPORT**

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the Applicant's request for a waiver of plat note #8 of the subdivision plat, which reads, "The owner hereby files a covenant with the land that all lots will be limited to one dwelling unit per gross acre until sewer are available." This exemption is being sought by the Applicant to allow Lot 46 of Oshrin Park Subdivision, Lots 31-113 to have a second dwelling unit.

The PCRWRD has no objection to the proposed plat note waiver.

There are no existing public or private sewers within 500 feet of the subject property. There are currently no plans to extend public sewer to the subject property.

The owner(s) must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal systems within the project area at the time a request for building permit is submitted for review.

**TOWN OF MARANA WATER DEPARTMENT COMMENTS**

To date, staff has not received a response to a request for comments.

(Previous comments pertaining to a plat note waiver for a second residence on Lot 78 recommended a requirement for the installation of a water meter for each dwelling to ensure predictable water pressure.)

**TOWN OF MARANA PLANNING DEPARTMENT COMMENTS**

To date, staff has not received a response to a request for comments.

**NORTHWEST FIRE/RESCUE DISTRICT COMMENTS**

To date, staff has not received a response to a request for comments.

TD/DP/ar  
Attachments

cc: Brian Tecco, 5331 W. Calle Maverick, Tucson, AZ 85741-4728  
Felechia Zaferis, US Mobile Home Transport, Inc., 5575 S. Masterson Ave., #14  
Tucson, AZ 85706  
Tom Drzazgowski, Principal Planner  
Co9-71-60A File





1 : 3,590


5,152 x 3,035 (ft)

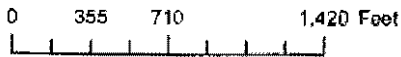
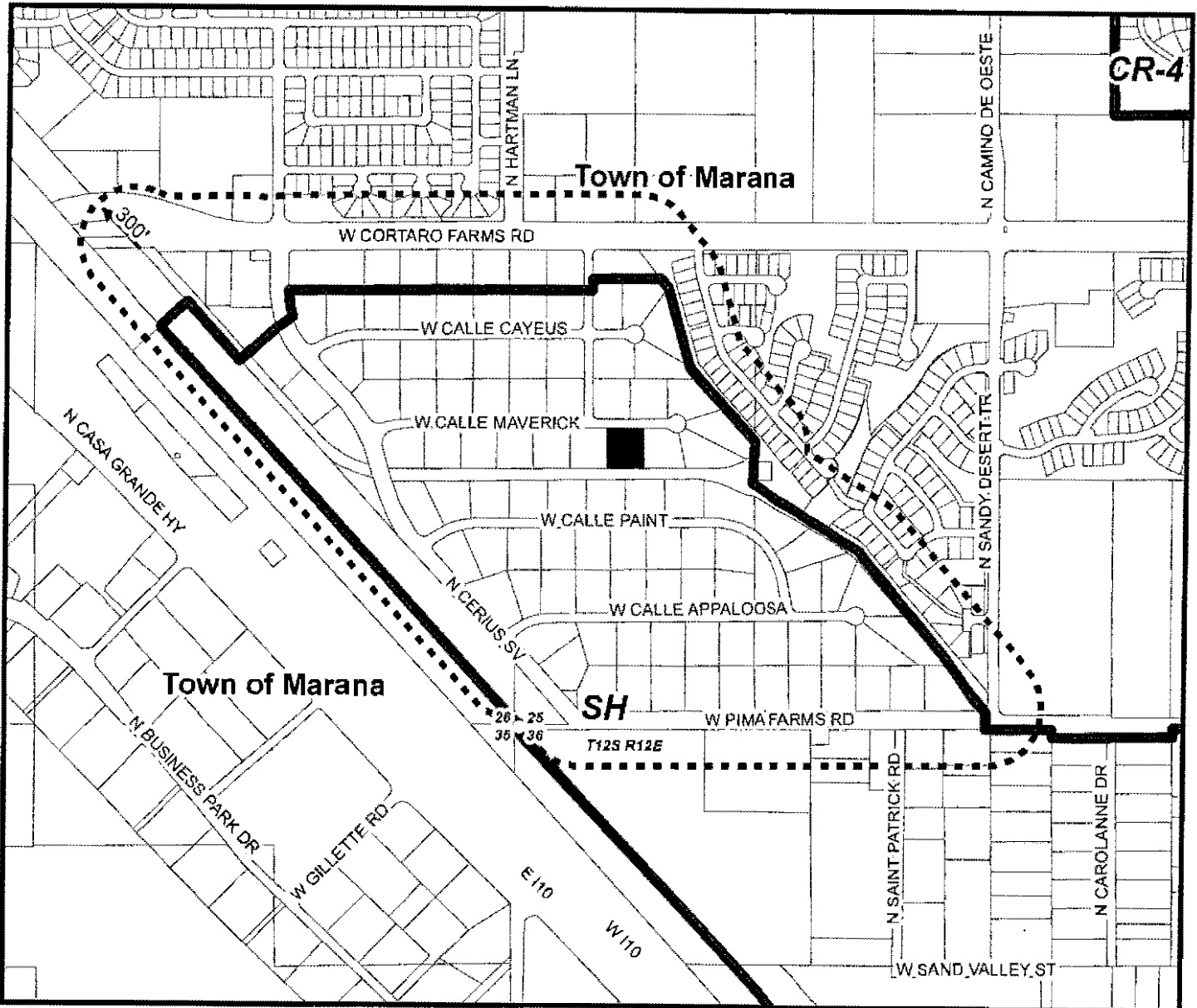








Case #: CO12-71-60A  
 Case Name: OSHRIN PARK (LOT 46)  
 Tax Code(s): 221-18-0710

 300' Notification Area  Subject Property



Subject Site 

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION**

 <b>PIMA COUNTY</b> DEVELOPMENT SERVICES	Notes: <b>PLAT NOTE WAIVER</b>		
	Ref:		
	Board of Supervisors Hearing: 09/19/17 (scheduled)		
	Base Map(s): 113, 114	Map Scale: 1:10,000	

July 20, 2017  
Case#: C0127160A  
Subdivision: Oshrin Park  
APN: 221-18-0710

Owner: Brian Tecco  
Address: 5331 W CALLE MAVERICK  
TUCSON, AZ. 85741  
Owner email: [cplblue@comcast.net](mailto:cplblue@comcast.net)  
Owner phone: 520-490-8388

Representative: US MOBILE HOME TRANSPORT INC.  
Representative email: [usmobiletrans@yahoo.com](mailto:usmobiletrans@yahoo.com)  
Representative phone: 520-746-1387  
Contact Name: Felechia Zaferis

PARCEL SIZE: ~~54408.78~~ SQ FT.  
NORTH-SOUTH : 271.65'  
EAST TO WEST: 200.29'

To Whom it May Concern:

We are requesting a Plat Note Waiver for the above listed property to obtain permission to install a second manufactured home on the property and additional septic.

Mr. Tecco is requesting this waiver because his father and mother in law are elderly and disabled and need to be watched over by his wife and himself. They are unable to live completely on their own any longer and need care of nearby family and still have some independence. Mr. Tecco's father and mother in law will reside in the existing home while Mr. and Mrs. Tecco will reside in the new home.

We thank you and appreciate your assistance and consideration in this matter to help these people maintain a cost that is manageable for them as well as the most logical answer for the issues they are facing now and in the future for the care of their elderly loved ones. If you have any questions please feel free to contact me .

Sincerely,



Felechia Zaferis  
Administrative Assistant  
US MOBILE HOME TRANSPORT INC.  
5575 S. MASTERSON AVE. #14  
Tucson, AZ. 85706  
520-746-1387  
Email: [usmobiletrans@yahoo.com](mailto:usmobiletrans@yahoo.com)



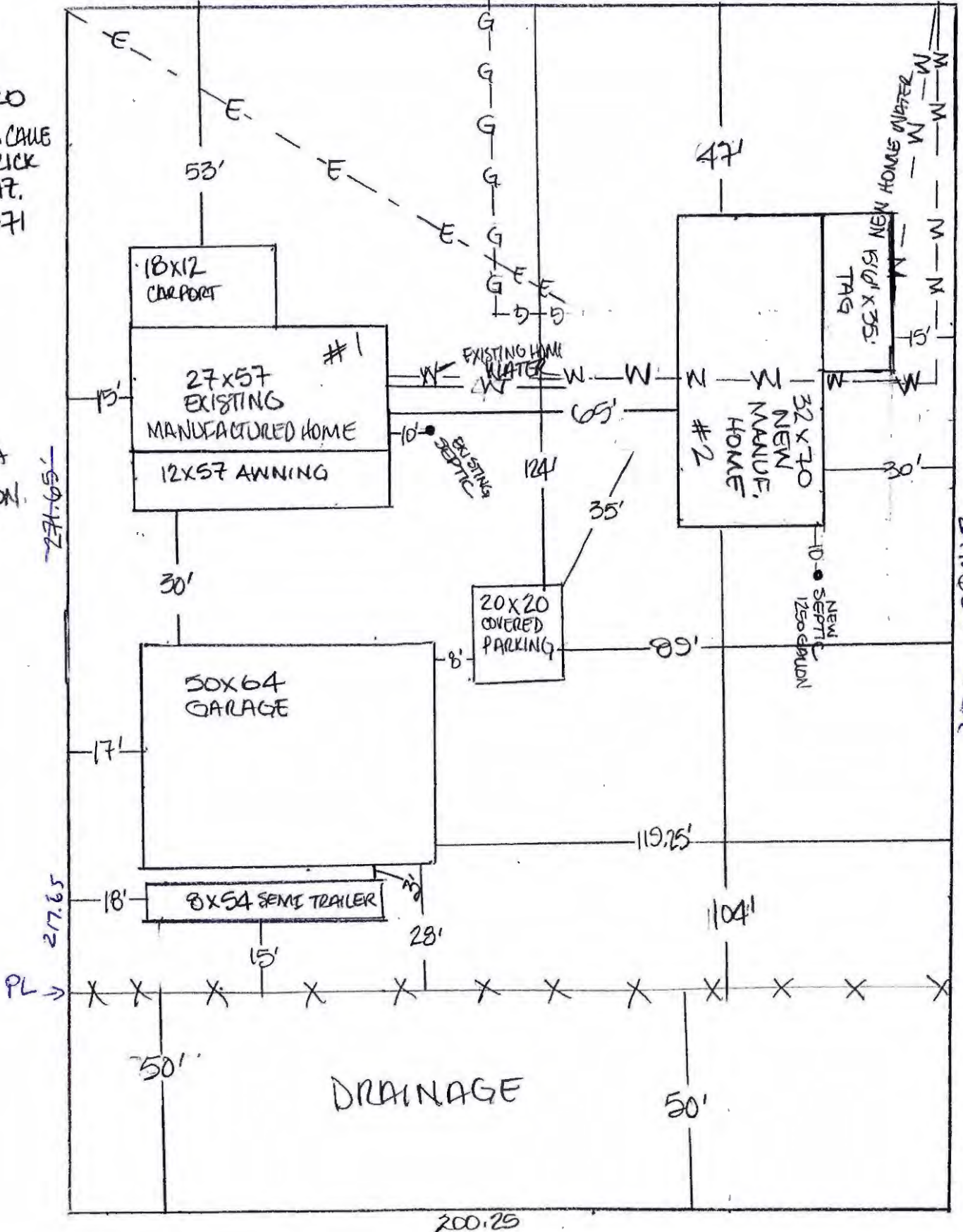


CALLE MAVERICK  
200.29

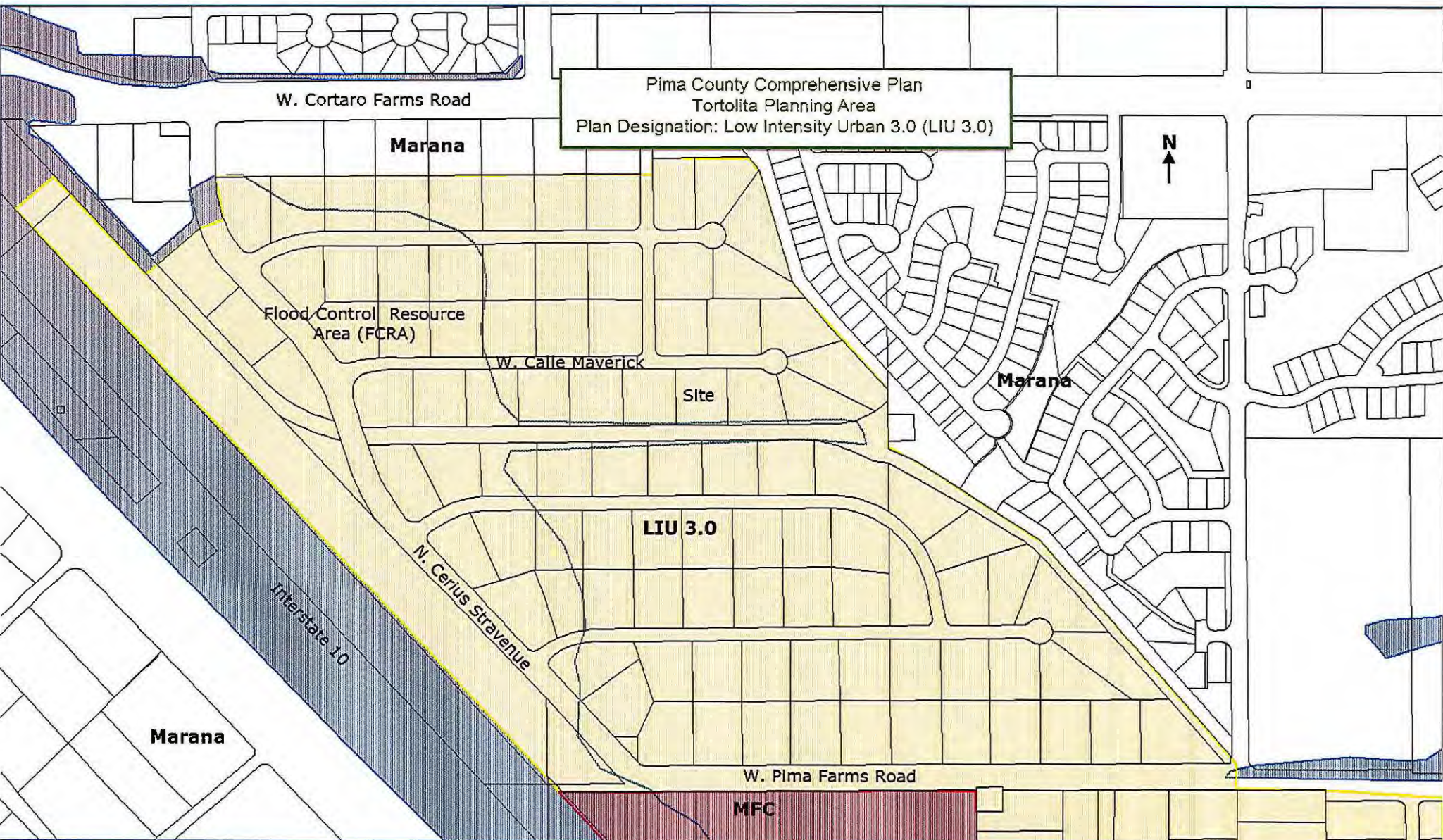
BRIAN  
TECCO

5331 W. CALLE  
MAVERICK  
TUCSON, AZ.  
221-18-071

4BD/2BA  
1250 GALLON  
SEPTIC







Pima County Comprehensive Plan  
Tortolita Planning Area  
Plan Designation: Low Intensity Urban 3.0 (LIU 3.0)



W. Cortaro Farms Road

Marana

Flood Control Resource Area (FCRA)

W. Calle Maverick

Site

Marana

LIU 3.0

N. Cerlus Stravenue

Interstate 10

Marana

W. Pima Farms Road

MFC

1/8" = 3,822'

5,484 x 3,232 (ft)



## **Low Intensity Urban (LIU)**

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

- a. Objective: To designate areas for low-density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and to be contiguous with other dedicated natural open space and public preserves.

### **1) Low Intensity Urban 3.0 (LIU-3.0)**

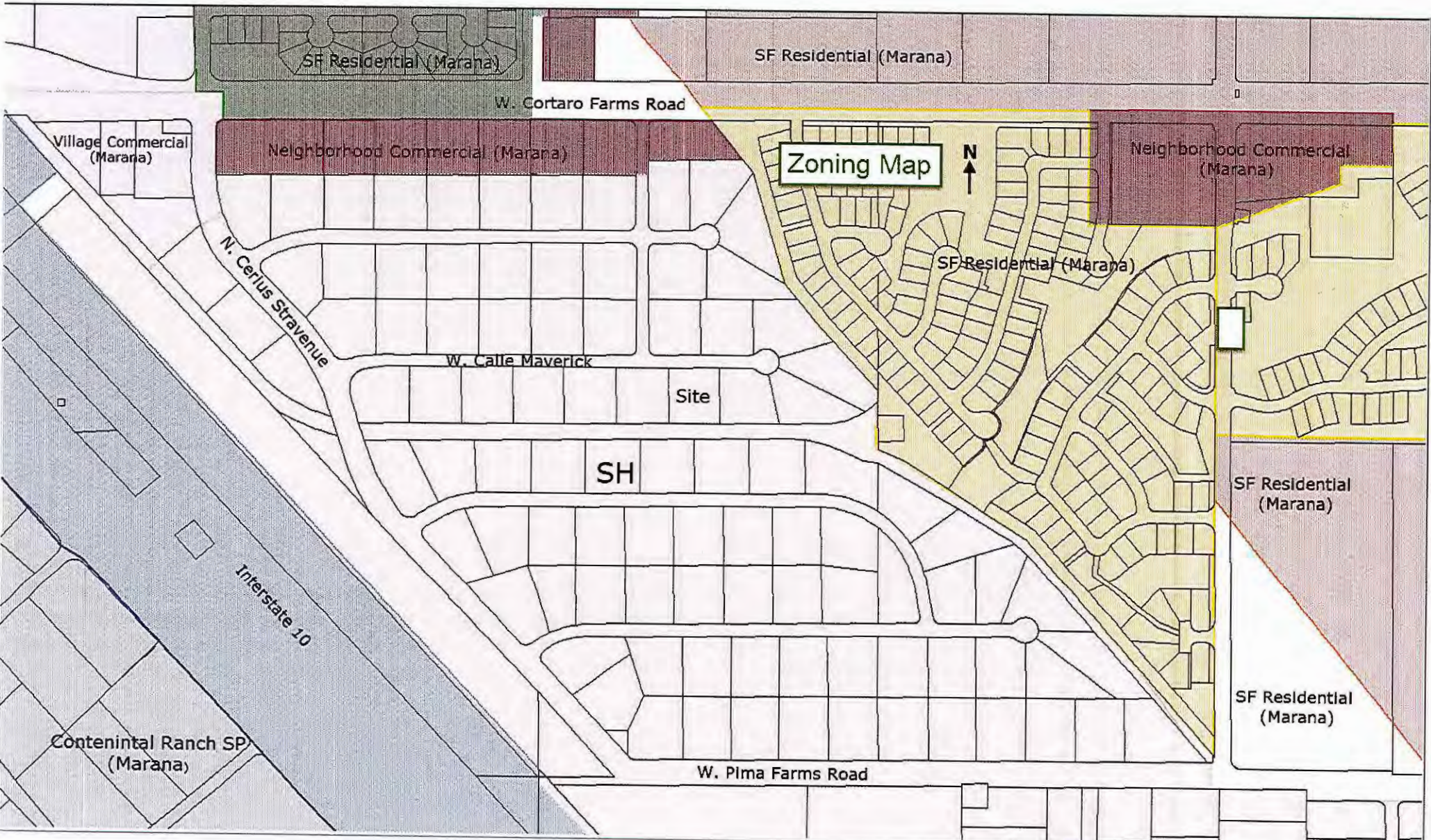
#### a) Residential Gross Density:

- i) Minimum – none
- ii) Maximum – 3.0 RAC.

#### b) 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:

- i) Minimum density – 1.5 RAC
- ii) Maximum density – 3.0 RAC.







PARTIAL RELEASE  
LOT# 52-210 ONLY

NOTES

1. Gross Area - 109 acres
  2. Miles New Roads - 1.91
  3. Number of Lots - 81 Residential, 2 well sites
  4. Basis of Bearing - N 49°44'39" E, 1/4 of Railroad
  5. The same survey lines dependent bearing with the 1942 "M.C. 221" plat indicated an encroachment by this subdivision will be constructed on accordance with the provisions of the County Stormwater Control Ordinance and will be subject to Pima County Stormwater Dept. (all permits and approvals) prior to the issuance of permits for the above indicated.
  6. Long distances that may have to be traveled as a result of this development will be taken as an expense to Pima County.
  7. If any lot has no access easement, it hereby relinquishes its right thereon, as shown hereon.
  8. The same survey filed a duplicate (bearing with the 1942 "M.C. 221" plat) will be subject to the same conditions as the 1942 "M.C. 221" plat.
  9. Minimum lot size is 40,560 sq. ft., exclusive of Easements and well sites.
  10. All improvements as shown on this plat will continue between the 100-foot frequency from which will be constructed including to improve plans prior to the issuance of any permits from the zoning inspector.
  11. The developer will construct underground conduits of drainage and at road crossings for the irrigation line running south from well 25K.
  12. Temporary Flood Limits as shown by this plat will be abandoned at such time as an improved structural crossing is constructed.
  13. Circular drives or turnarounds will be provided for Lots 31, 32, 33 and 84.
  14. The abandonment of portions of the previously deeded streets, Calle Guey and Cerro Serrano is required in "Title 16, Part 101 Road Map of Marana, Arizona."
  15. The developer will submit a development plan for Map 113 of the proposed parcel of the Survey Subdivision for review and approval prior to the issuance of any permits from the zoning inspector for said parcel.
  16. Non-compliance with the provisions of the Floodplain Management Ordinance 2102 is not certified by a registered professional for the issuance of permits from the zoning inspector.
- FLOODPLAIN USE PERMIT REQUIRED FOR LOTS 34-38, 50-56, 72-76, 83-85, 107-110**
- ALL LOTS TO BE SUBMITTED TO FLOODPLAIN MGMT. FOR FLOODPLAIN USE PERMIT REVIEW.**

LEGEND

- Survey point found as noted
- Survey monument found as noted
- New Survey Monument Stamped P.E. 1250
- Sat 1/2 in. pin, tagged P.E. 1250
- (R) Reused
- Indicates Three - See Curve Data Table
- 10 ft. Easement for utilities
- Indicates Subdivision Boundary
- Indicates Easement Line
- Concrete Ditch
- Indicates Temporary Flood Limits

APPROVALS

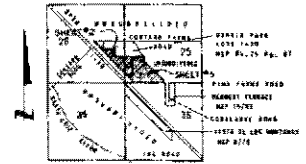
*David J. Marana* 6/15/75  
Pima County Planning Director Date

*John M. O'Connell* 6/15/75  
Pima County Dept. of Sanitation Date

*Richard J. ...* 6/15/75  
Pima County Engineers Department Date

J. OSEA B. MARANA, Clerk of the Board of Supervisors, hereby certifies that this plat was approved by the Board of Supervisors, Pima County, Arizona, on this the 15th day of June, 1975.

*David J. Marana* 6/15/75  
Clerk, Board of Supervisors Date



LOCATION PLAN  
Part of Sections 25 & 26, 1125  
N12E, S4 S. R. & M., Pima  
County, Arizona  
Scale 1" = 400'

ANNOTATED  
COPY

DEDICATION

We, the undersigned, hereby warrant that we are all and the only parties having any record title interest in the land shown on this plat, and we consent to the subdivision of said land in the manner shown on this plat. We hereby dedicate to Pima County all rights-of-way shown hereon including all streets, drainageways and easements. Utility easements shown hereon are hereby dedicated for the installation and maintenance of public utilities.

We, the owners in our capacity as trustee and not in our separate capacity, and our successors and assigns do hereby give Pima County, its successors and assigns, and their employees, officers, and agents harmless from any and all claims for damages related to the use of these lands, now and in the future, for reason of flooding, overflow, erosion or damages caused by water whether surface flood or subsurface.

COUNTRY ESCROW SERVICE, an Arizona Corporation as trustee under Trust No. 92831, and not otherwise.

STATE OF ARIZONA )  
COUNTY OF PIMA ) SS

On this 15th day of JUNE, 1974, before me, Richard J. ... the undersigned officer personally appeared David J. Marana who acknowledged himself to be the Trust Officer of COUNTRY ESCROW SERVICE, an Arizona Corporation, and that he as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Corporation by himself as Trust Officer.

In witness whereof, I hereunto set my hand and official seal.

*Richard J. ...*  
Notary Public

NOTE: LOT 83 ANNEXED TO MARANA  
ORDINANCE NO. 99-24

**MAP 113,114**  
**ZONE SH**  
**ONE DWELLINGS PER GROSS**  
**ACRE UNTIL SEWERS ARE**  
**AVAILABLE**

CURVE DATA

STATION	CHORD	ANGLE	CHORD	ANGLE
1	15.00	10.0000	19.777	75.000
2	15.00	18.0000	37.800	135.000
3	109.00	42.0000	239.833	134.011
4	109.00	37.5000	218.277	222.297
5	109.00	42.0000	239.833	134.011
6	15.00	18.0000	37.800	135.000
7	15.00	10.0000	19.777	75.000
8	15.00	18.0000	37.800	135.000
9	109.00	42.0000	239.833	134.011
10	109.00	37.5000	218.277	222.297
11	109.00	42.0000	239.833	134.011
12	15.00	18.0000	37.800	135.000
13	15.00	10.0000	19.777	75.000
14	15.00	18.0000	37.800	135.000
15	109.00	42.0000	239.833	134.011
16	109.00	37.5000	218.277	222.297
17	109.00	42.0000	239.833	134.011
18	15.00	18.0000	37.800	135.000
19	15.00	10.0000	19.777	75.000
20	15.00	18.0000	37.800	135.000

ENGINEER'S CERTIFICATION

I hereby certify that this plat represents a survey made under my direction and that the property corners and monuments have been shown hereon or a note has been posted on-label thereof at installation.

*David J. Marana*  
Registered Engineer No. 1250

OSHRIN PARK

A Resubdivision of Lots 18, 19, 20 and 21 of Oshrin Park as indicated in book 25 at page 61 of Maps and Plats and a portion of abandoned Calle Guey and Cerro Serrano.

AND

A Subdivision of part of the SW 1/4 of Section 25 and a part of the SE 1/4 of Section 26, 1125, N12E, S4 S. R. & M., Pima County, Arizona.

Scale 1" = 400'

MARANA and MARANA, INC., Consulting Engineers 64-74-100  
DATE: 6/15/75  
SHEET: 1 of 3  
CD12-71-50A

PARTIAL RELEASE  
LOTS 31-33 ONLY

**NOTES**

1. Gross Area - 108 acres
  2. Miles New Roads - 1.95
  3. Number of Lots - 21 Residential, 2 well sites
  4. Basis of Bearing - N 42°46'20" W - 4 of Railroad
  5. The single parcel (also a homestead) covering all the land that all roads included on or adjacent to this development will be constructed in accordance with a former law in Missouri: Pine County Statutes. Construction plans will be submitted to Pine County 44-100 Dept. for review and approval prior to the issuance of any permits from the zoning inspector.
  6. Any utilities that may have to be relocated as a result of this development will be done so at no expense to Pine County.
  7. A one-foot up-sloped easement is hereby dedicated to Pine County, as shown hereon.
  8. The owner hereby takes a covenant running with the land that all lots will be limited to one challenge unit per acre once utility easels are available.
  9. Minimum lot area is 40,000 sq. ft., exclusive of easements except utilities.
  10. All driveways as shown on this plat will entirely contain the 100-year frequency flood and will be constructed according to approved plans prior to the issuance of any permits from the zoning inspector.
  11. The developer will construct underground conduits of drainageway and all road crossings for the irrigation line running south from well 25A.
  12. Temporary Flood Limits as shown by this plat will be abandoned at such time as an approved structural crossing is constructed.
  13. Circular drives or turnabouts will be provided for lots 31, 32, 33 and 44.
  14. The abandonment of portions of the previously dedicated 40-foot, Cable Cables and Drain Strains is recorded in Town of Road Maps of page 2.
  15. The developer will submit a development plan for Lot 31 to the "highest survey" of the subject subdivision for review and approval prior to the issuance of any permits from the zoning inspector for said parcel.
  16. Plan elevations for Lots 31, 32 and 33 shall be 111m to elevation 1107.1 and certified by a registered engineer prior to the issuance of permits from the zoning inspector.
- FLOODPLAIN USE PERMIT REQUIRED FOR LOTS 34-36, 50-56, 72-76, 80-86, 107-110
- ALL LOTS TO BE SUBMITTED TO FLOODPLAIN MGMT. FOR FLOODPLAIN USE PERMIT REVIEW.

**LEGEND**

- \* Survey point found as noted
- ⊠ Survey monument found as noted.
- ⊞ New Survey Monument Stamped P.E. 1286
- Set 1/2 in. pin, tagged P.E. 1286
- (R) Radial
- ⊙ Indicates Curve. See Curve Data Table
- 10 ft. Easement for utilities
- Indicates Subdivision Boundary
- Indicates watch line
- Concrete Ditch
- Indicates Temporary Flood Limits

**CURVE DATA**

Station	Bearing	Distance	Chords	Chords
1	21.00°	88.00'±	22.27'	22.00'
2	29.00°	88.00'±	22.27'	22.00'
3	285.00°	48.00'±	12.00'	12.00'
4	180.00°	47.00'±	11.83'	11.83'
5	182.00°	47.00'±	11.83'	11.83'
6	18.00°	47.00'±	11.83'	11.83'
7	50.00°	47.00'±	11.83'	11.83'
8	45.00°	24.00'±	6.00'	6.00'
9	475.00°	4.00'±	1.00'	1.00'
10	491.00°	16.27'±	4.07'	4.07'
11	211.00°	48.00'±	12.00'	12.00'
12	248.00°	47.00'±	11.83'	11.83'
13	212.00°	47.00'±	11.83'	11.83'
14	259.00°	47.00'±	11.83'	11.83'
15	44.00°	47.00'±	11.83'	11.83'
16	488.00°	16.00'±	4.00'	4.00'
17	24.00°	100.00'±	25.00'	25.00'
18	29.00°	24.00'±	6.00'	6.00'
19	24.00°	47.00'±	11.83'	11.83'
20	102.00°	47.00'±	11.83'	11.83'

**ENGINEER'S CERTIFICATION**

I hereby certify that this plat represents a survey made under my direction and that the property corners and monuments exist as shown herein or a bond has been posted for their eventual installation.

EDWARD P. WURW Registered Professional Engineer No. 1286

1-17-72



**NOTES**

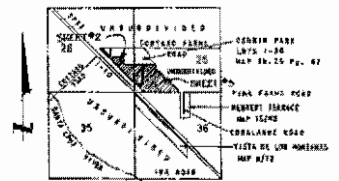
1. Grassy Area - 103 acres
2. Miles New Roads - 1.81
3. Number of Lots - 81 Residential, 2 well sites
4. Basis of Bearing - N 42°44'39" W. ± of Railroad
5. The owner hereby files a covenant running with the land that all roads included or adjacent to this development will be constructed in accordance with approved plans to minimum Pima County Standards. Construction plans will be submitted to Pima County Highway Dept. for review and approval prior to the issuance of any permits from the zoning inspector.
6. Any utilities that may here to be retained as a result of this development will be done so at no expense to Pima County.
7. A one-foot no-access easement is hereby dedicated to Pima County, as shown hereon.
8. The owner hereby files a covenant running with the land that all lots will be limited to one dwelling unit per gross acre until sewers are available.
9. Minimum lot size is 49,560 sq. ft., exclusive of Easements except utilities.
10. All drainpipes as shown on this plat will entirely contain the 100-year frequency flood and will be constructed according to approved plans prior to the issuance of any permits from the zoning inspector.
11. The developer will construct underground conduits at drainageway and at road crossings for the irrigation line running south from well 28K.
12. Temporary Flood Limits as shown by this plat will be abandoned at such time as an approved structural crossing is constructed.
13. Circular drives or turnabouts will be provided for lots 31, 32, 33, and 34.
14. The abandonment of portions of the previously dedicated streets, Calle Coyas and Corra Stravense is recorded in Book 504 of Road Maps of page 27.
15. The developer will submit a development plan for lot 113 at the northwest corner of the subject subdivision for review and approval prior to the issuance of any permits from the zoning inspector for said parcel.
16. Flood elevations for lots 31, 32 and 33 shall be fixed to elevation 2197.1 and certified by a registered engineer or prior to the issuance of permits from the zoning inspector.

**LEGEND**

- Survey point found as noted
- ⊕ Survey monument found as noted.
- ⊕ New Survey Monument Stamped P.E. 1260
- ⊕ Set 1/2 in. pin, tagged P.E. 1260
- (R) Radial
- ⊙ Indicates Curve. See Curve Data Table
- 10'-0" 12 ft. Easement for utilities
- Indicates Subdivision Boundary
- - - - - Indicates Match Line
- Concrete Ditch
- Indicates Temporary Flood Limits

**APPROVALS**

*Walter P. Mark* 6-6-75  
 Pima County Planning Director Date  
*E. W. ...* 6/5/75  
 Pima County Dept. of Sanitation Date  
*James ...* 6/5/75  
 Pima County Highway Department Date  
 I, ELSA D. HAMMA, Clerk of the Board of Supervisors, hereby certify that this plat was approved by the Board of Supervisors, Pima County, Arizona, on this 2nd day of June, 1975.  
*Elsa D. Hamma* Clerk, Board of Supervisors Date



**LOCATION PLAN**  
 Part of Sections 25 & 26, T125  
 R17E, G & S.R.B. & M., Pima  
 County, Arizona  
 SCALE 1" = 200'

**DEDICATION**

We, the undersigned, hereby warrant that we own all and the only party having any record title interest in the land shown on this plat, and we consent to the subdivision of said land in the manner shown on this plat. We hereby dedicate to Pima County all rights-of-way shown hereon including all streets, drainageways and easements. Utility easements shown hereon are hereby dedicated for the installation and maintenance of public utilities/sewers.

We, the owners, in our capacity as Trustee and not in our corporate capacity, and our successors and assigns do hereby save Pima County, its successors and assigns, and their employees, officers, and agents harmless from any and all claims for damages related to the use of these lands, now and in the future, by reason of flooding, flowage, erosion or damages caused by water whether surface flood or rainfall.

**COUNTRY ESCROW SERVICE**, an Arizona Corporation as Trustee under Trust No. 92833, and not otherwise.

By *[Signature]* Trust Officer  
 STATE OF ARIZONA )  
 COUNTY OF PIMA ) SS.

On this 2nd day of June, 1975, before me, *[Signature]*, the undersigned officer personally appear *[Signature]* who acknowledged himself to be the Trust Officer of **COUNTRY ESCROW SERVICE**, an Arizona Corporation, and that he as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Corporation by himself as Trust Officer.

In witness whereof, I hereunto set my hand and official seal.  
*[Signature]*  
 MY COMMISSION EXPIRES 7/1/1977 Notary Public

**CURVE DATA**

#	TRAVEL	ANGLE	LENGTH	STATION
1	29.00'	90°00'00"	39.27'	25.00'
2	16.99'	48°43'57"	47.44'	23.81'
3	100.00'	42°02'51"	148.83'	134.52'
4	508.30'	47°51'06"	618.87'	223.37'
5	780.00'	49°03'51"	720.10'	115.29'
6	50.000'	81°04'55"	26.140'	18.800'
7	10.00	252°12'00"	23.55'	
8	498.50'	29°28'33"	197.19'	100.11'
9	474.63'	8°42'01"	55.69'	37.88'
10	483.82'	16°23'51"	138.23'	60.08'
11	271.74'	42°02'01"	228.74'	114.82'
12	800.00'	21°28'11"	430.85'	219.51'
13	550.00'	62°00'51"	258.00'	128.02'
14	100.00'	187°50'18"	213.25'	112.95'
15	44.00'	45°59'17"	50.25'	28.21'
16	403.68'	88°09'08"	558.61'	215.91'
17	25.00'	100°00'00"	49.83'	28.78'
18	25.00'	80°00'00"	31.91'	20.61'
19	25.00'	47°18'43"	20.67'	11.53'
20	500.00'	47°11'06"	288.14'	192.94'

**ENGINEER'S CERTIFICATION**

I hereby certify that this plat represents a survey made under my direction and that the property owners and monuments exist as shown hereon or a bond has been posted for their eventual installation.

*[Signature]*  
 EDWARD P. MARK Registered Professional Engineer No. 1260

**COUNTY RECORDER**

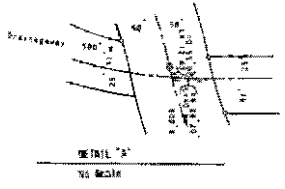
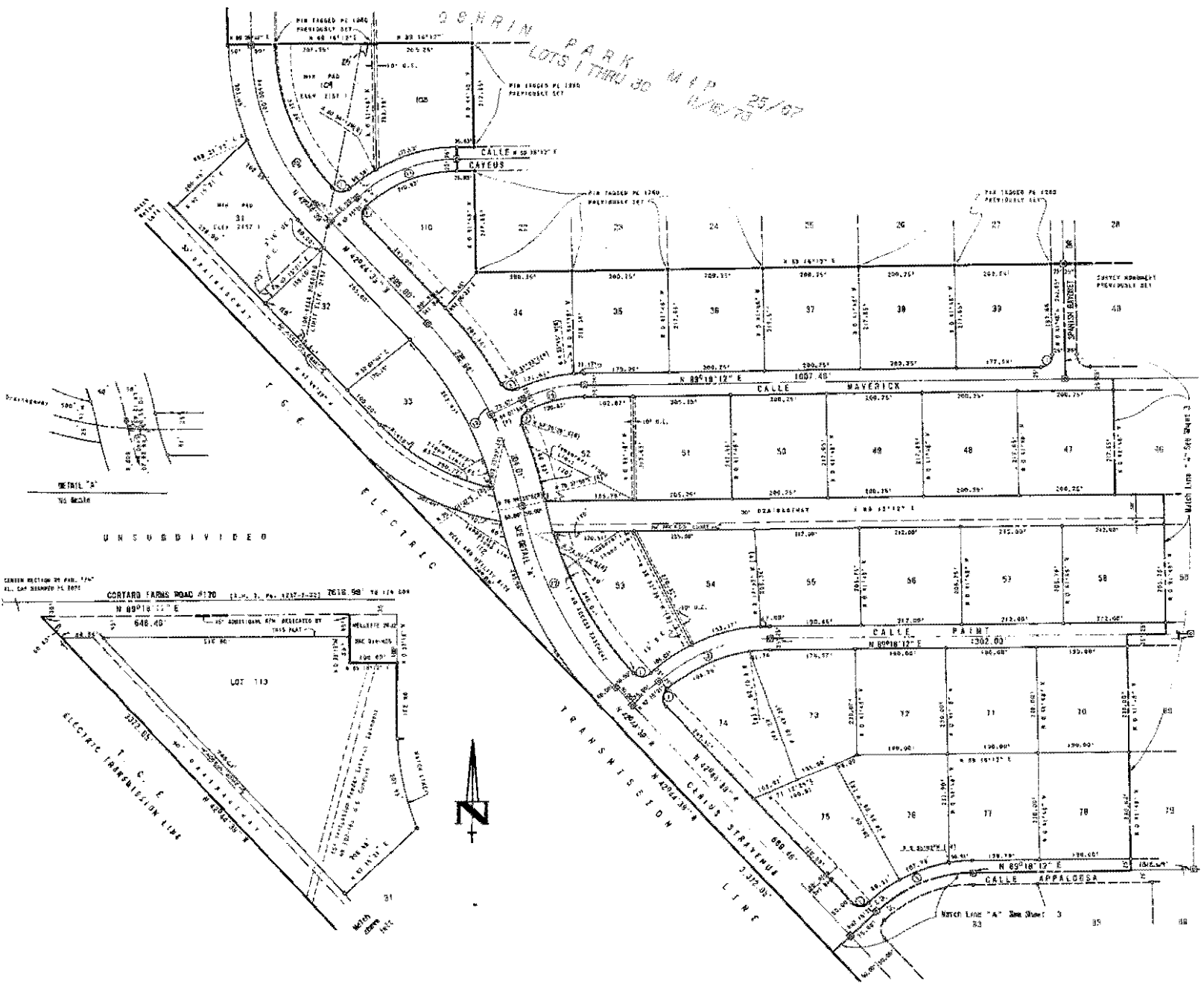
STATE OF ARIZONA )  
 COUNTY OF PIMA ) SS.  
 This plat filed for record at the request of **OSHRIN REALTY INC.** on this 22 day of June, 1975 at 11:30 AM, in Book 27 of Maps and Plats at page 24 thereon.

*[Signature]*  
 I DA MAE SMITH  
 County Recorder  
 Pima County, Arizona  
*[Signature]*  
 Deputy

**OSHRIN PARK**

LOT 26 through 113  
 A Resubdivision of Lots 18, 19, 20 and 21 of Oshrin Park as recorded in Book 29 at page 67 of Maps and Plats and a portion of abandoned Calle Coyas and Corra Stravense.  
 AND  
 A Subdivision of part of the SW 1/4 of Section 25 and a part of the SE 1/4 of Section 26, T125, R17E, G & S.R.B. & M., Pima County, Arizona.  
 SCALE 1" = 100'  
 MARK and MARK, INC. Consulting Engineers 66-12-25-06  
 SHEET 1 of 2

OSHRIN PARK  
 LOTS 1 THRU 50  
 M.P. 25/97  
 11/16/75



UNSUBDIVIDED

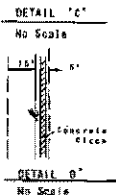
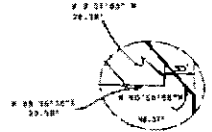
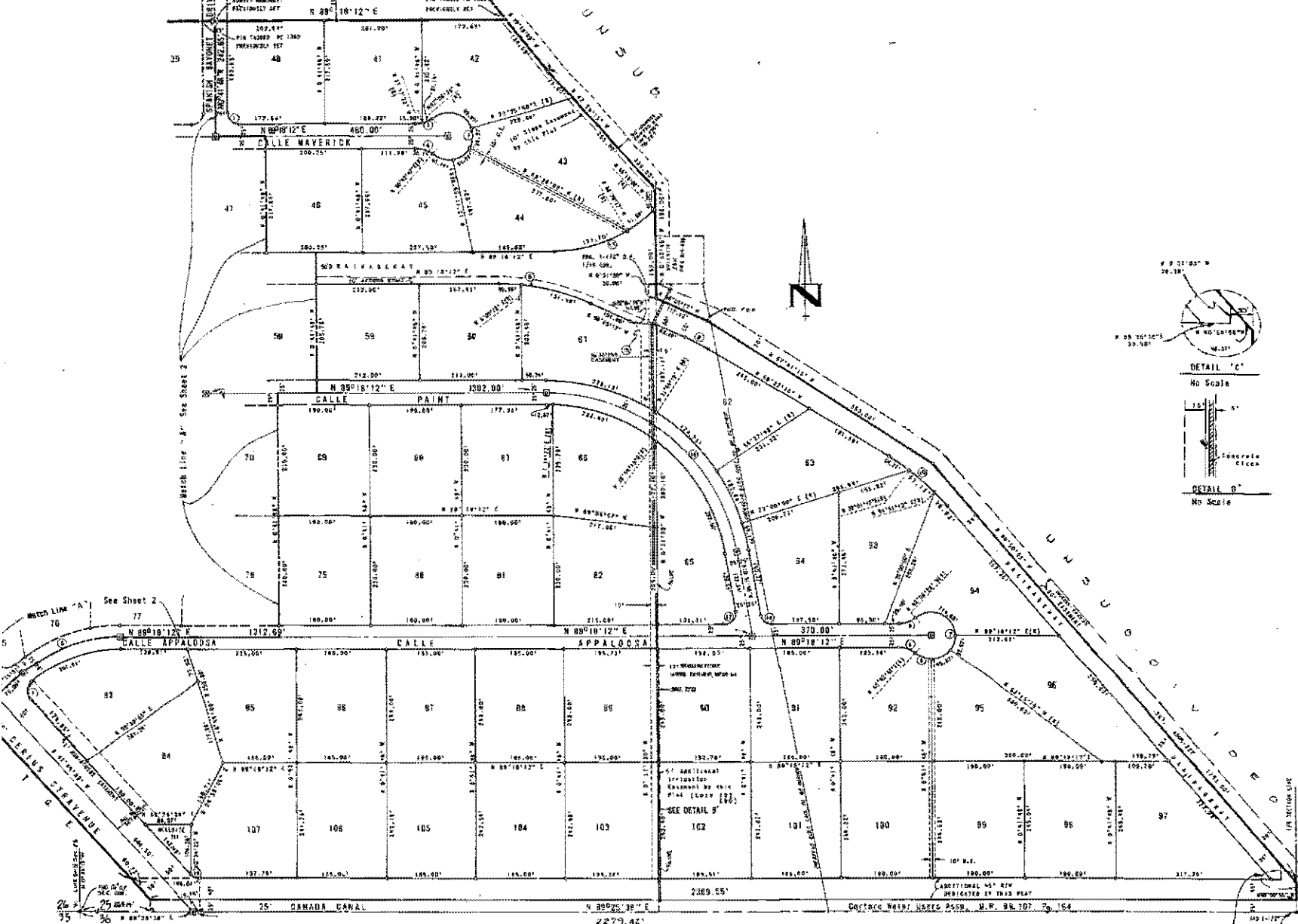
CORTARD FARMS ROAD #170  
 N 89°18'12" E  
 648.45'

ELECTRIC TRANSMISSION LINE



**OSHRIN PARK**

LOTS 31 THROUGH 118  
 JANUARY, 1975  
 SCALE 1"=100'  
 MARIN and MARSH, INC., Consulting Engineers 5-12-75  
 Sheet 2 of 3



PIMA FARMS ROAD No. 100 Ordinance established by Ord. of Supervisors 48-8-66 (No. 88-100)

UNSUBDIVIDED

**OSHRIN PARK**

Lots 91 through 115

SCALE 1"=100' JANUARY, 1975

BARON AND BARON, INC., Consulting Engineers 641-23-100

Sheet 3 of 3



# Latest (28<sup>th</sup> Lot) Plat Note Waiver Approval BOS Minutes 7-1-14

It was moved by Supervisor Elías, seconded by Supervisor Valadez and unanimously carried by a 5-0 vote, to approve the item.

## 15. Tucson Mountain Park Expansion Trails End-Robles Pass Arizona Preserve Initiative

- A. RESOLUTION NO. 2014 - 64, of the Board of Supervisors, approving the application for Growing Smarter State Trust Land Acquisition Grant Funds for the purchase of 100 acres of reclassified State Trust land at public auction to expand Tucson Mountain Park.
- B. Staff requests approval of the application to Arizona State Parks for a matching grant.
- C. Staff requests approval of matching funds of approximately \$825,000.00 from the Starr Pass Environmental Enhancement Fund.

Supervisor Miller questioned the Parking Garage Fund and calculation of the Environmental Enhancement Fund.

Chuck Huckelberry, County Administrator, explained the Environmental Enhancement Fund and the funding mechanism for this transaction.

It was moved by Supervisor Elías, seconded by Supervisor Valadez and carried by a 4-1 vote, Supervisor Miller voted "Nay," to approve the item and adopt the Resolution.

## COMMUNITY DEVELOPMENT AND NEIGHBORHOOD CONSERVATION

### 16. Affordable Housing and Homeless/ Special Needs Population Programs

RESOLUTION NO. 2014 - 65, of the Board of Supervisors, authorizing certain staff to serve as the Certifying Officer and the Environmental Officer to execute federally required environmental review records for County's Community Development, Affordable Housing, and Homeless/Special Needs Populations Programs.

It was moved by Supervisor Elías, seconded by Supervisor Miller and unanimously carried by a 5-0 vote, to adopt the Resolution.

## DEVELOPMENT SERVICES



### 17. Plat Note Waiver

The Board of Supervisors on May 6, 2014, closed the public hearing and continued the following:

Co12-71-60A, OSHRIN PARK SUBDIVISION (Lot 71)

Request of Coty Curry, for a waiver of plat note No. 8 of Oshrin Park (Bk. 27, Pg. 26) which states, "The owner hereby files a covenant running with the land that all

lots will be limited to one dwelling unit per gross acre until sewers are available.” The applicant requests to allow a second dwelling on Lot 71, which is 1.26 acres zoned SH and is located on the south side of Calle Paint, approximately 600 feet east of Cerius Stravenue, north of Pima Farms Road. Staff recommends APPROVAL WITH CONDITIONS. (District 1)

Staff recommended approval of the plat note waiver to allow a second residence on Lot 71, subject to the following conditions:

1. The owner/developer must secure approval from the Pima County Department of Environmental Quality to utilize an on-site sewage disposal system for the proposed second dwelling unit at the time a tentative plat, development plan, or request for building permit is submitted for review.
2. 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.
3. 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.

Chris Poirier, Assistant Planning Director, reviewed the case and provided an updated staff report which indicated the owners had been cooperative and upon inspection the properties have been cleaned up.

It was moved by Supervisor Miller, seconded by Chair Bronson and unanimously carried by a 5-0 vote, to approve Co12-71-60A, with conditions.

#### **FRANCHISE/LICENSE/PERMIT**

##### **18. Liquor License**

09100232, Jeffrey Howard Roff, Whole Foods Market, 7133 N. Oracle Road, Tucson, Series 9S, Liquor Store Sampling License, Location Transfer.

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Elías, seconded by Supervisor Miller and unanimously carried by a 5-0 vote, to close the public hearing, approve the license and forward the recommendation to the Arizona Department of Liquor Licenses and Control.

##### **19. Liquor License**

07100209, Jeffrey Howard Roff, Whole Foods Market, 7133 N. Oracle Road, Tucson, Series 7, Beer and Wine Bar, Person Transfer and Location Transfer.

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Elías, seconded by Supervisor Miller and unanimously carried by a 5-0 vote, to close the public hearing, approve the license and forward the recommendation to the Arizona Department of Liquor Licenses and Control.



# Plat Note Waiver Continuance

## BOS Minutes 5-6-14

### DEVELOPMENT SERVICES

#### 24. Plat Note Waiver

##### Co12-71-60A, OSHRIN PARK SUBDIVISION (Lot 71)

Request of Coty Curry, for a waiver of plat note No. 8 of Oshrin Park (Bk. 27, Pg. 26) which states, "The owner hereby files a covenant running with the land that all lots will be limited to one dwelling unit per gross acre until sewers are available." The applicant requests to allow a second dwelling on Lot 71, which is 1.26 acres zoned SH and is located on the south side of Calle Paint, approximately 600 feet east of Cerius Stravenue, north of Pima Farms Road. Staff recommends APPROVAL WITH CONDITIONS. (District 1)

Chris Poirer, Assistant Planning Director, provided the staff report and stated the waiver would only impact Lot 71 of the subdivision and would allow the property owner to develop in alignment with the underlying SH Zone that allowed two homes per acre. He stated the Board had previously approved approximately 27 similar requests in the subdivision, that three letters of opposition had been received and that staff recommended approval with conditions.

Christopher Breen, neighborhood resident, addressed the Board in opposition to the request and stated he had originally been told by Mr. Curry that the secondary unit was going to be used for storage and had then signed in agreement. He stated the owner did not live in the subdivision, owned other properties in the area and had several septic system violations. He explained that seven neighbors on the street requested he attend the meeting to voice their concerns.

Mr. Poirier reported there was currently an open violation on the property that required permits and adequate septic. He explained there had been three homes on the property, one had been removed and the second home was currently in violation.

It was moved by Supervisor Carroll, seconded by Supervisor Miller and unanimously carried by a 5-0 vote, to close the public hearing, and continue this matter for 90 days to allow the owner to bring the property into compliance.

Chair Bronson requested an amendment to the motion that staff conduct an inspection of the properties/subdivision for violations and that they be brought into compliance within 90 days. Supervisors Carroll and Miller accepted the amendment to the motion.

#### 25. Rezoning

Co9-13-16, SABINO CANYON ROAD PROPERTIES, L.L.C. - SABINO CANYON ROAD REZONING Request of Sabino Canyon Road Properties, L.L.C., represented by STAR Consulting of Arizona, Inc., for a rezoning of approximately 15.14 acres from the SR (Suburban Ranch) zone to the CR-4 (Mixed-Dwelling