

DEDICATION

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

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

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL PUBLIC RIGHT-OF-WAYS AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS.

WE HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND OTHER USES AS DESIGNED BY THIS PLAN.

COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE) AS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND UTILITIES.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN COUNTY BOOK 114117 AT PAGE 640 IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND VALUATION TAXES AND LIABILITY FOR THE COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE) WITHIN THE SUBDIVISION.

LAWYER'S TITLE OF ARIZONA, INC.
AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NUMBER 7539-T
AND NOT IN ITS CORPORATE CAPACITY.

Joni A. Clava
TRUST OFFICER

BENEFICIARIES BEING:
EMPIRE INTERCHANGE LIMITED PARTNERSHIP AND LAWYERS TITLE OF AZ, INC.
TRUSTEE UNDER TRUST 7035-T
C/O A. W. BAKER, INC., 3574 E. SUNRISE, #233, TUCSON, AZ 85718
(BENEF. OF TRUST #7035-T IS NEW LAND TRUST CORPORATION)

GENERAL NOTES

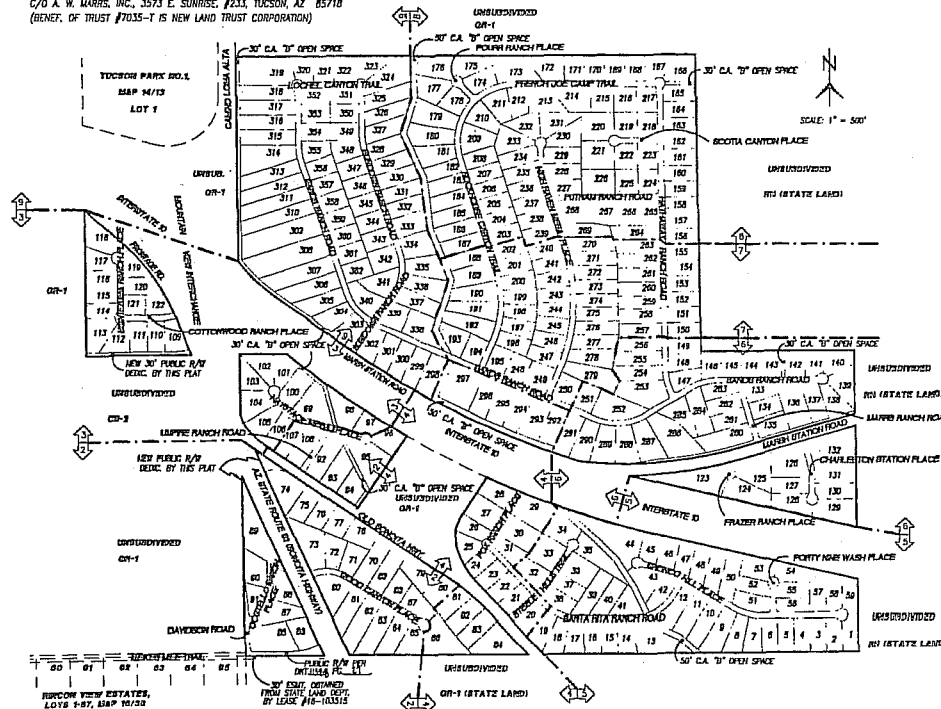
1. THE GROSS AREA OF THIS SUBDIVISION IS 470± ACRES.
2. THE BASIS OF BEARING FOR THIS SUBDIVISION IS THE WEST LINE OF THE SOUTH HALF OF SECTION 26 FROM THE BLANTON SURVEY OF 1859, SAID BEARING BEING N00°18'49"W.
3. TOTAL MILES OF NEW PUBLIC STREETS IS 6.34± MILES.
TOTAL MILES OF NEW PRIVATE STREETS IS .61± MILES.
4. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING ASSURED WATER SUPPLY.

PERMITTING NOTES

1. THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
2. ZONING IS GR-1.
3. GROSS DENSITY IS .77 RAC.
4. SEWAGE DISPOSAL FOR LOTS 1 - 362 WILL BE BY PRIVATE ON-SITE DISPOSAL SYSTEMS.

5. THIS PLAN IS SUBJECT TO SECTION 18.77.040 SCENIC ROUTES ALONG INTERSTATE 10, SONORA HIGHWAY AND MARSH STATION ROAD.
6. NO BUILDING PERMIT SHALL BE RELEASED FOR LOT 539 UNTIL PCDS HAS RECEIVED ARCHAEOLOGICAL CLEARANCE. PER HERB SUDOUTH, 01/17/2008.
7. THE FOLLOWING LOTS CONTAIN 100-YEAR FLOODPLAIN AND/OR REGULATED WETLAND HABITAT, AND REQUIRE PERMITS PRIOR TO ISSUANCE OF ANY PERMIT. LOTS: 94-15,28,29,34,35,41-43,66-70,78-83,85,87,91-95,98-100,156-158,164,165,172,173,176,177, 179-193,213,214,220,221,224-231,265-267,292-299,304-319,326-331,333-338. PER CARLA DANFORTH 243-1800 - FLOOD CONTROL DEPT.

SHEET INDEX/ADJACENT PROPERTY INFORMATION



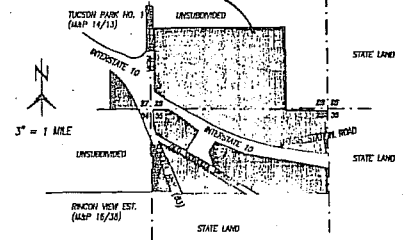
ACKNOWLEDGMENT

STATE OF ARIZONA) S.S.
COUNTY OF PIMA)
ON THIS, THE 9th DAY OF October, 2008
BEFORE ME PERSONALLY APPEARED Joni A. Clava
WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE TRUST OFFICER OF
LAWYERS TITLE OF ARIZONA, INC., AN ARIZONA CORPORATION
AS TRUSTEE UNDER TRUST NO. 7539-T AND NOT IN ITS
CORPORATE CAPACITY AND ACKNOWLEDGED THAT HE/SHE, AS THE
TRUST OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE
FOREGOING INSTRUMENT FOR THE PURPOSE(S) THEREIN CONTAINED.
IN WITNESS WHEREOF, I HEREBY SET MY NAME AND OFFICIAL SEAL.

NOTARY PUBLIC
JOYCE L. ROEDA
PIMA COUNTY
My Commission Expires: _____

ANNOTATED COPY

THIS PROJECT



LOCATION PLAN

BEING A PORTION OF SECTIONS 26, 27 AND 35, T16S, R16E, G&SRB&M, PIMA COUNTY, ARIZONA

LEGEND

- FOUND/SET 1/2" REBAR (TAGGED "LS13177" UNLESS NOTED OTHERWISE)
- ┌ OR ─ 1/2" REBAR TO BE SET BY A REGISTERED LAND SURVEYOR
- ▲ FOUND ARIZONA HIGHWAY DEPT. RIGHT-OF-WAY ANGLE IRON
- △ 2" BRASS SURVEY MONUMENT TO BE SET
- FOUND CONC. POST WITH LEAD CAP
- SUBDIVISION BOUNDARY
- PUE PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAN
- ACE ACCESS CONTROL EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAN
- P.T.A. PUBLIC TRAIL ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAN, AND AS DEFINED BY PUBLIC TRAIL EASEMENT RECORDED IN DKT#1167/544
- O.S. OPEN SPACE
- C23 CURVE DATA
- L10 LINE DATA
- (L4) / MEASURED EXISTING EASEMENT LINE
- (L7) / TIES (LINES) TO MEASURED EXISTING EASEMENT LINES
- (C7) / TIES (CURVES) TO MEASURED EXISTING EASEMENT LINES
- ★ ADDRESSING LOCATION
- NEW RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE AS SHOWN
- 10'x10' TYP SPECIFIC UTILITY EASEMENT ("TYP ESMT.") GRANTED BY THIS PLAN
- 100 YEAR FLOODPRONE LINE ("F.P.L.")
- EROSION SETBACK LINE ("E.S.L.")
- SIGHT VISIBILITY TRIANGLE ("SVT") LINE

CERTIFICATIONS

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

WILLIAM EDWARD JOHNSON
SJV & ASSOCIATES
REGISTERED LAND SURVEYOR NO. 13178
STATE OF ARIZONA



I HEREBY CERTIFY THAT THE FLOODPRONE LIMITS INTERIOR LOT CALCULATIONS AND EROSION HAZARD SETBACKS SHOWN ON THIS PLAN WERE PREPARED BY ME OR UNDER MY SUPERVISION.

WILLIAM H. BAKER, JR.
WALBERT BAKER ASSOCIATES, INC.
REGISTERED ENGINEER NO. 11041
STATE OF ARIZONA



ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 7539-T FROM LAWYERS TITLE OF ARIZONA, INC. AS RECORDED IN BOOK 114117 - PAGE 622, HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: Joni A. Clava DATE: _____
CHAIR, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

ATTEST

I, LORI GOODISH, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS THE 12th DAY OF October, 2008.
Lori Goodish
CLERK, BOARD OF SUPERVISORS DATE: 10/17/08

PROJ: P1298-096
ZONE: GR-1
Adm. Address:
14600 E MARSH STATION ROAD

**MOUNTAIN VIEW RANCH,
LOTS 1 - 362**
AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE), BEING A SUBDIVISION OF PORTIONS OF SECTIONS 26, 27 AND 35, T16S, R16E, G&SRB&M, PIMA COUNTY, ARIZONA
WALBERT BAKER ASSOCIATES, INC. Engineering/Land Planning
1836 N. Swan Road, Suite #200 Tucson, Arizona 85712 (602) 318-1060
P1298-096 JOB #925.1 SHEET 1 OF 10

ANNOTATED COPY

MATCHLINE - SEE SHEET 3

SCALE 1" = 100'

UNRECORDED

NEW PUBLIC R/W
DECR. BY THIS
PLAT

13900-S.

14300-E.

14000-S.

14400-E.

14500-E.

EX. 60' GAS LINE ESMT. TO EL. FROM NATURAL GAS-MISC. REC. 102/492 (ASSUMED TO BE CENTERED ON THE SOUTHERLY GAS LINE)

EX. 60' GAS LINE ESMT. TO EL. FROM NATURAL GAS-MISC. REC. 102/492 (ASSUMED TO BE CENTERED ON THE SOUTHERLY GAS LINE)

NEW 25' P.I.A. ESMT. GRANTED BY THIS PLAT (TRAL #272) 1" ACE (TYP.) 80 119873 SF

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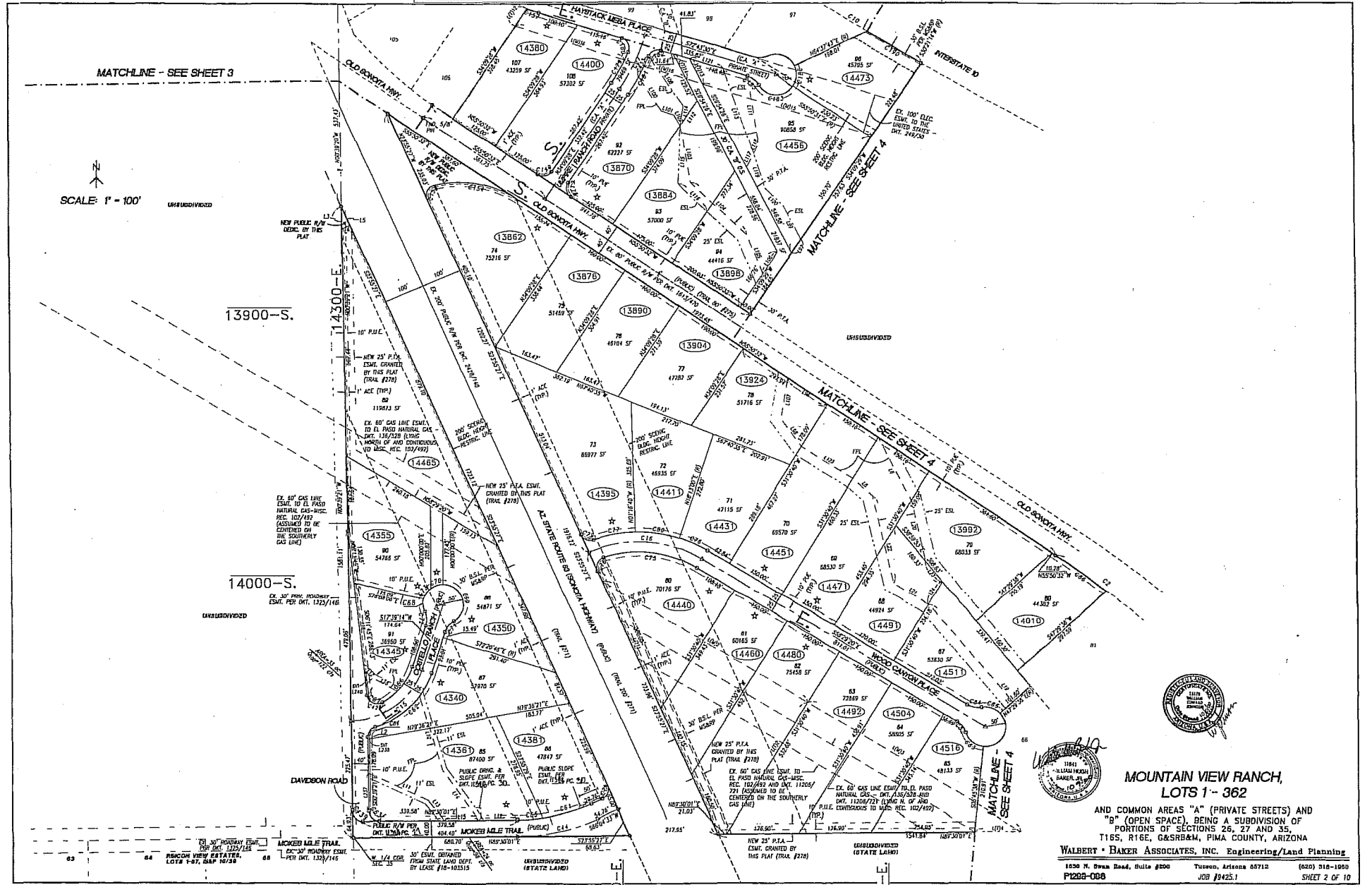


MOUNTAIN VIEW RANCH, LOTS 1 - 362

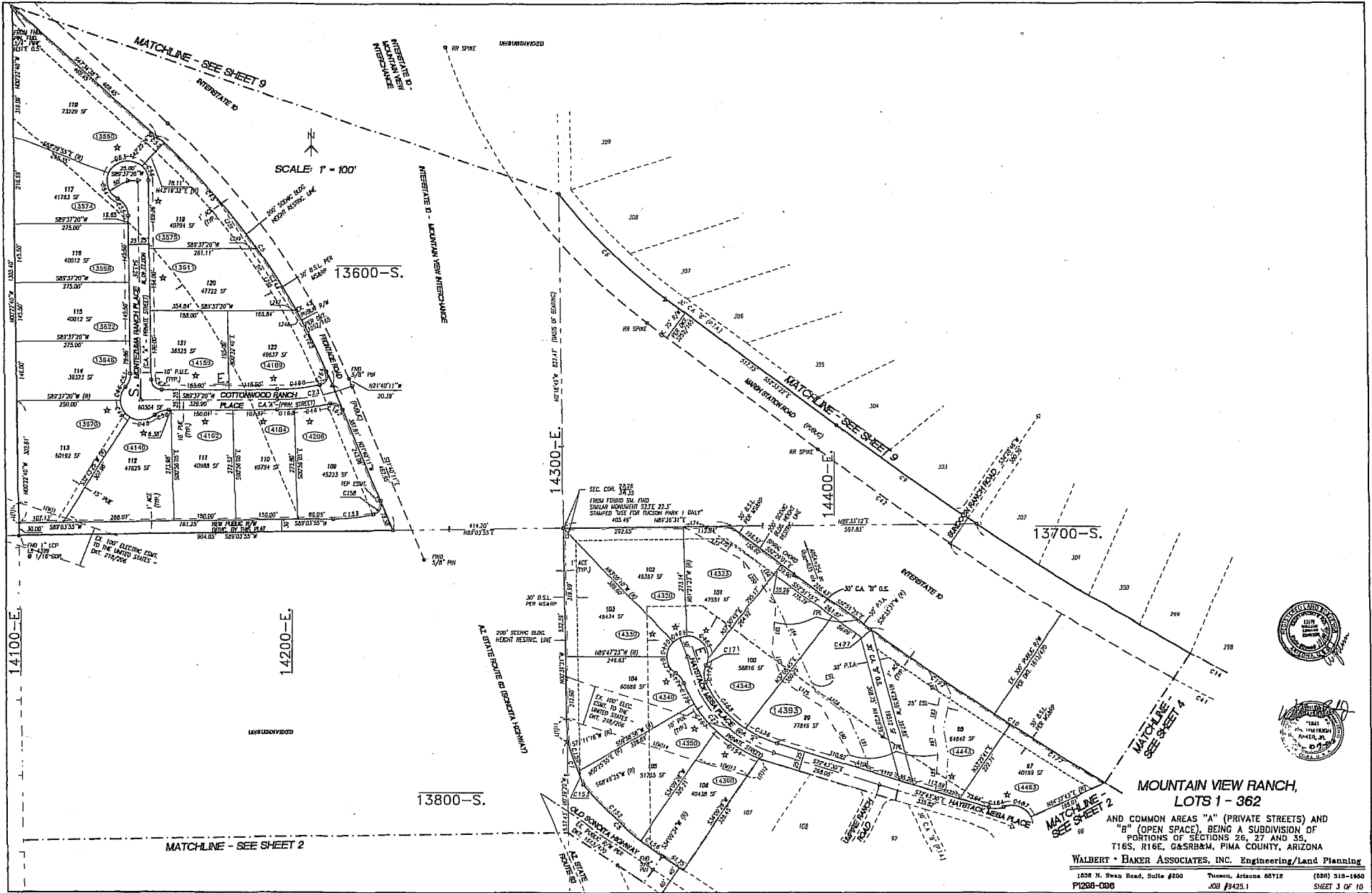
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"B" (OPEN SPACE), BEING A SUBDIVISION OF
PORTIONS OF SECTIONS 26, 27 AND 35,
T16S, R16E, G&SR&M, PIMA COUNTY, ARIZONA

WALBERT BAKER ASSOCIATES, INC. Engineering/Land Planning

1830 N. Ryan Road, Suite #200 Tucson, Arizona 85712 (520) 516-1950
P1228-008 JCB J9V23.1 SHEET 2 OF 10



ANNOTATED COPY



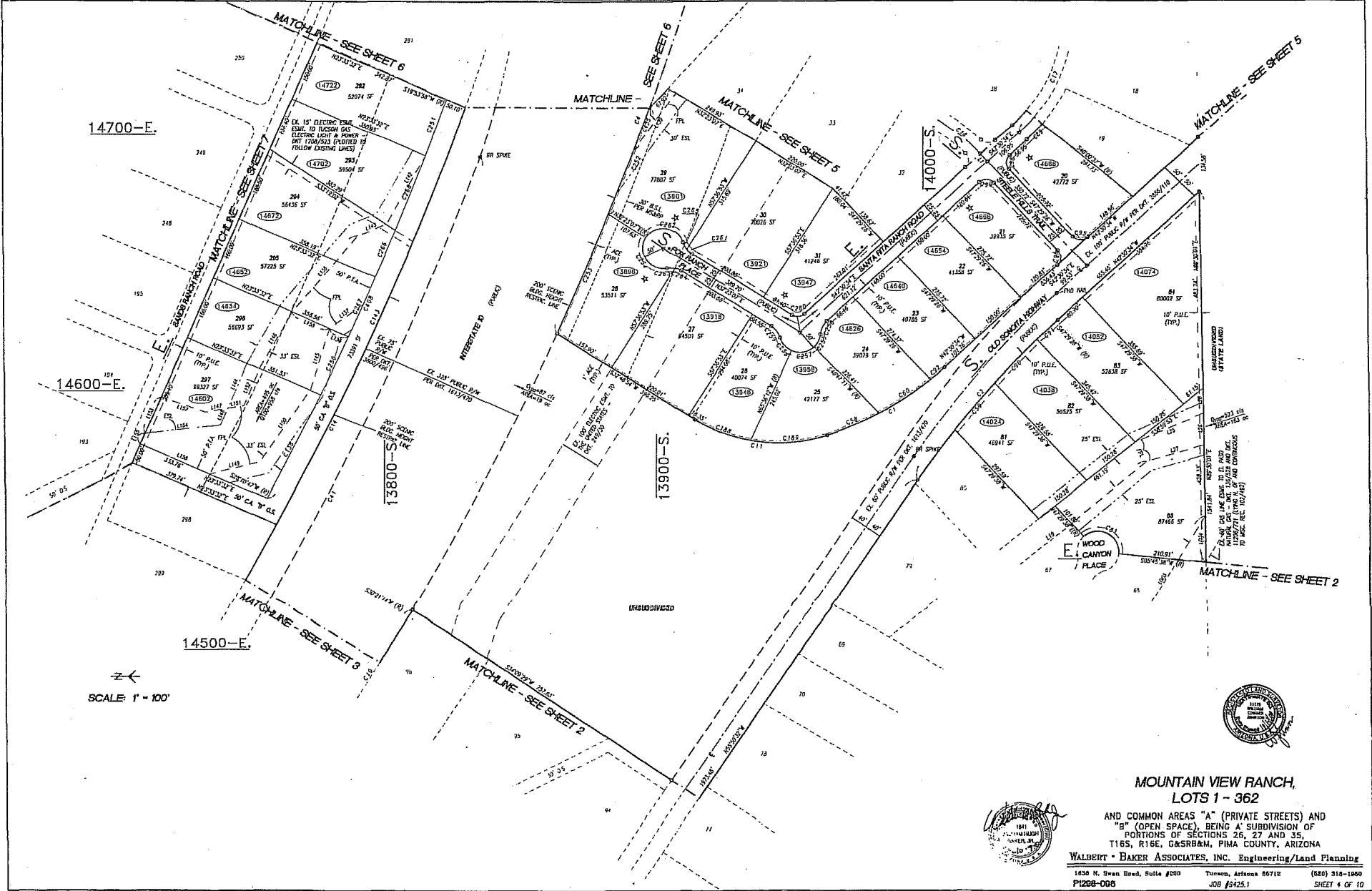
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LOTS 1 - 362**

AND COMMON AREAS "A" (PRIVATE STREETS) AND
"B" (OPEN SPACE), BEING A SUBDIVISION OF
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T16S, R16E, G&SR&M, PIMA COUNTY, ARIZONA

WALBERT & BAKER ASSOCIATES, INC. Engineering/Land Planning

1838 N. Swan Road, Suite #200 Tucson, Arizona 85712 (520) 310-1800
P1298-008 JOB #125.1 SHEET 3 OF 10

ANNOTATED COPY



SCALE: 1" = 100'



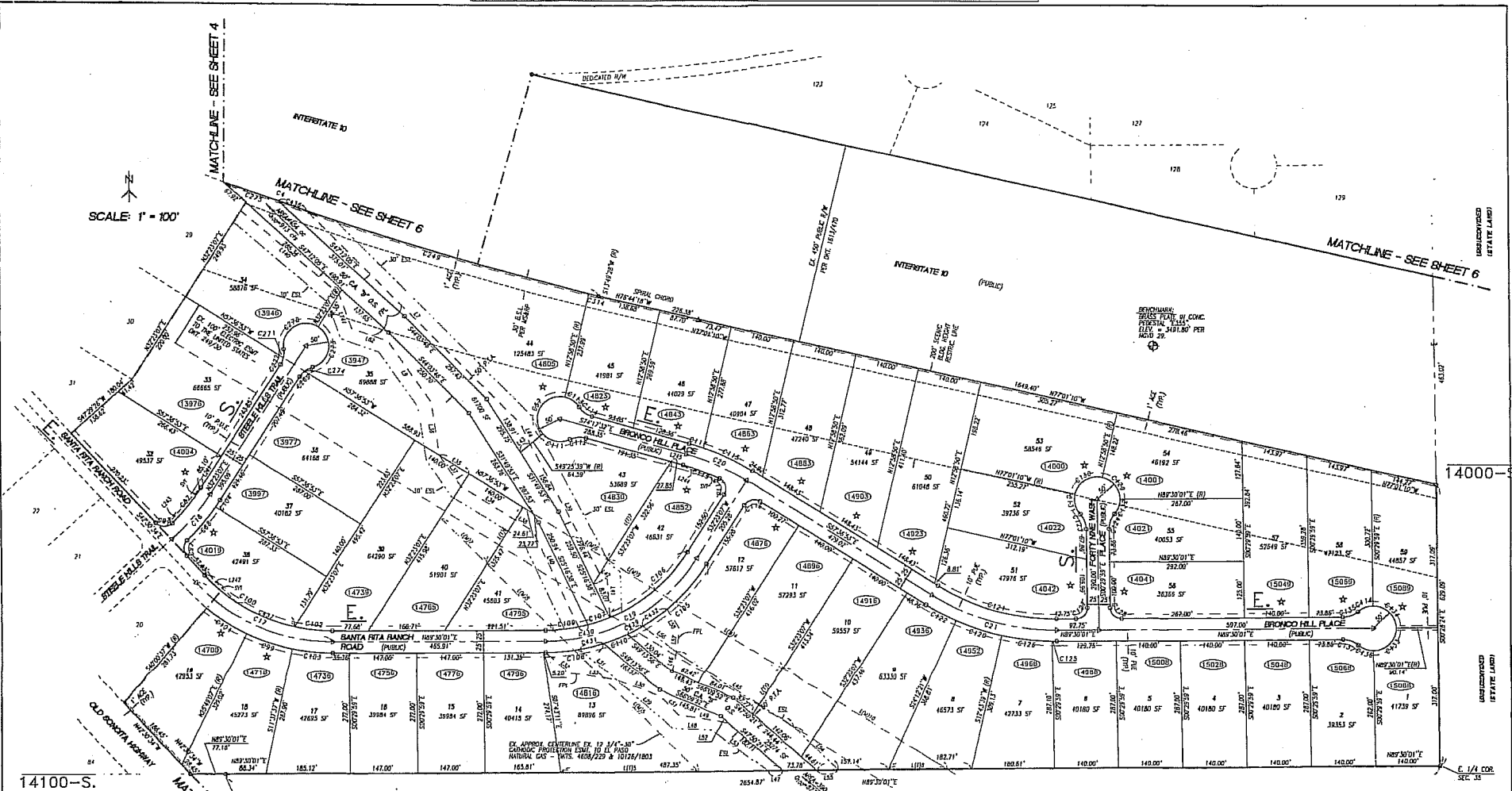
**MOUNTAIN VIEW RANCH,
LOTS 1 - 362**

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T16S, R16E, G&SR&M, PIMA COUNTY, ARIZONA

WALBERT BAKER ASSOCIATES, INC. Engineering/Land Planning

1636 N. Swan Road, Suite #200 Tucson, Arizona 85712 (520) 316-1660
P1228-006 JOB #3425.1 SHEET 4 OF 10

ANNOTATED COPY



14800-E.

14900-E.

15000-E.

15100-E.



MOUNTAIN VIEW RANCH, LOTS 1 - 362

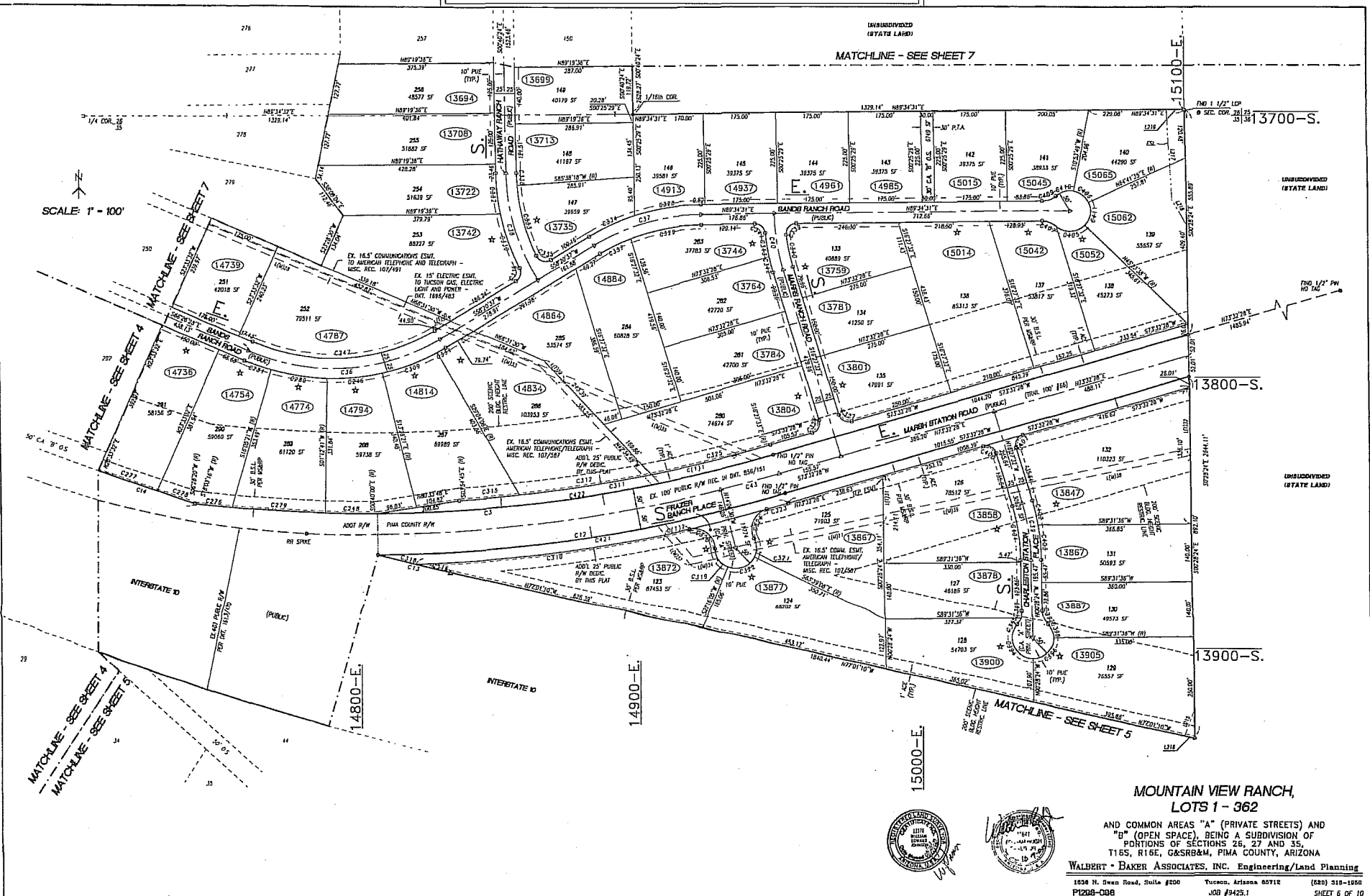
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WALBERT & BAKER ASSOCIATES, INC. Engineering/Land Planning

1636 N. Swan Road, Suite #200 Tucson, Arizona 85712 (520) 218-1800
P1208-088 JOB #125.1 SHEET 5 OF 10

ANNOTATED COPY

SCALE 1" = 100'



MOUNTAIN VIEW RANCH, LOTS 1 - 362

AND COMMON AREAS "A" (PRIVATE STREETS) AND
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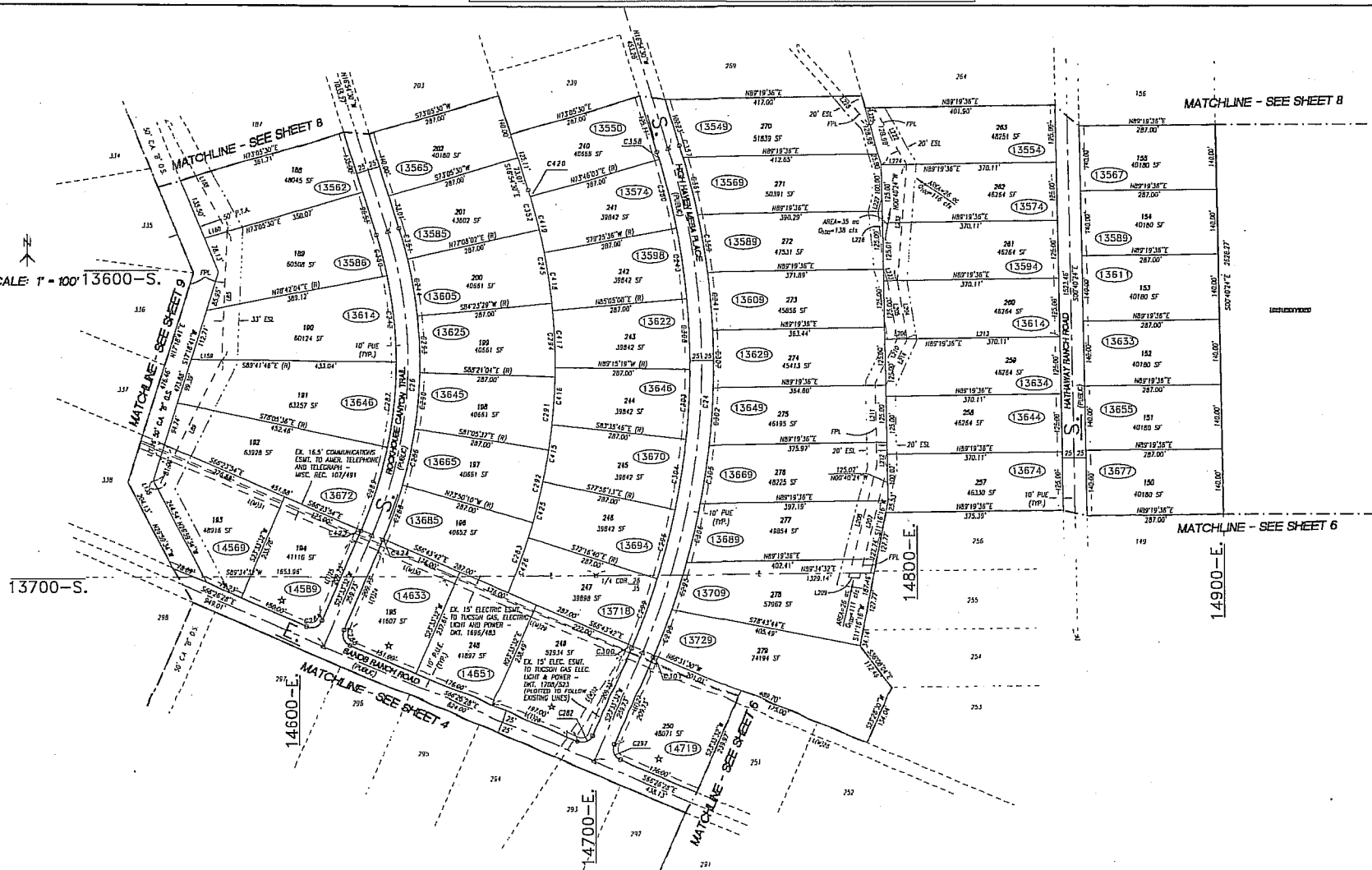
WALBERT - BAKER ASSOCIATES, INC. Engineering/Land Planning

1838 N. Dean Road, Suite #200 Tucson, Arizona 85712 (602) 310-1266
P1228-C08 JOB #94251 SHEET 6 OF 10



ANNOTATED COPY

SCALE: 1" = 100' 13600-S.



MOUNTAIN VIEW RANCH, LOTS 1 - 362

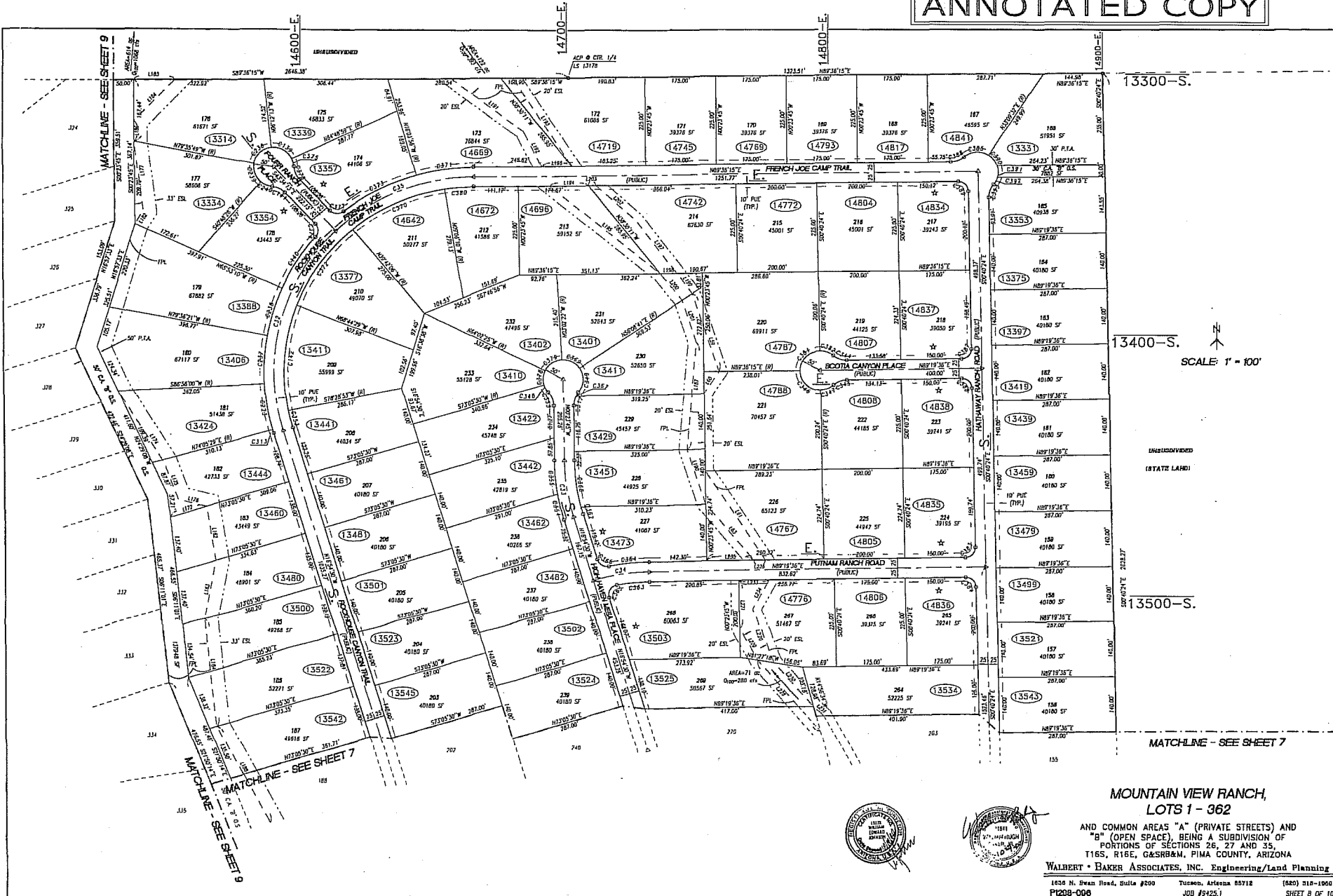
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T16S, R16E, G&SR&M, PIMA COUNTY, ARIZONA

WALBERT • BAKER ASSOCIATES, INC. Engineering/Land Planning

1058 N. Swan Road, Suite #200 Tucson, Arizona 05710 (520) 210-1000
P1293-036 JOB #125.1 SHEET 7 OF 10



ANNOTATED COPY



13300-S.

13400-S.

13500-S.

N
SCALE: 1" = 100'

UNENCUMBERED
(STATE LAND)

MATCHLINE - SEE SHEET 7

MOUNTAIN VIEW RANCH, LOTS 1 - 362

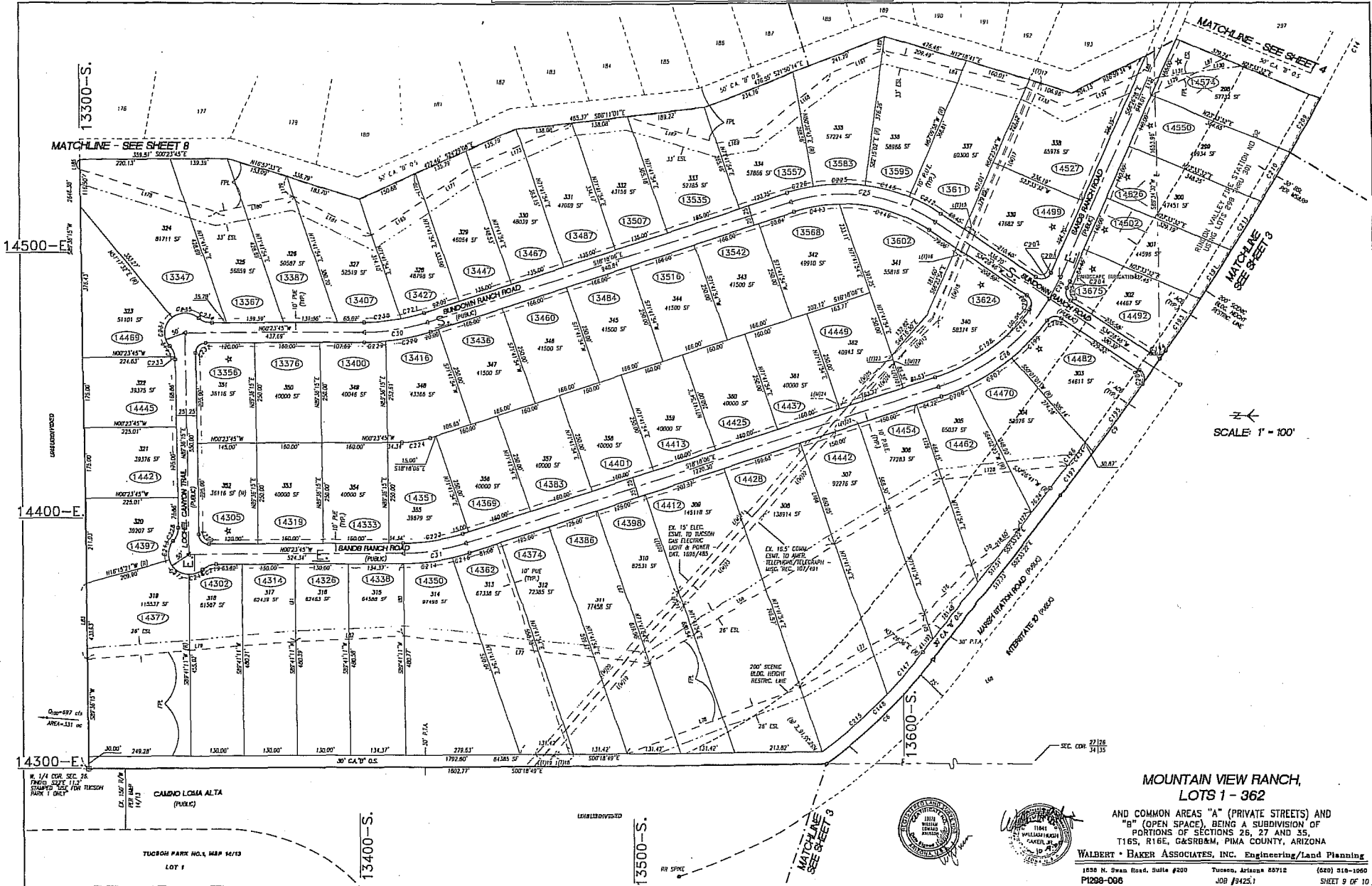
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T16S, R16E, G&SR&M, PIMA COUNTY, ARIZONA

WALBERT • BAKER ASSOCIATES, INC. Engineering/Land Planning

1635 N. Swan Road, Suite #200 Tucson, Arizona 85712 (520) 318-1900
P1208-006 JOB #9125-1 SHEET 8 OF 10



ANNOTATED COPY



MOUNTAIN VIEW RANCH, LOTS 1 - 362

AND COMMON AREAS "A" (PRIVATE STREETS) AND
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WALBERT • BAKER ASSOCIATES, INC. Engineering/Land Planning

1530 N. Owen Road, Suite #200 Tucson, Arizona 85712 (520) 518-1000
P1298-008 JOB #425.1 SHEET 9 OF 10

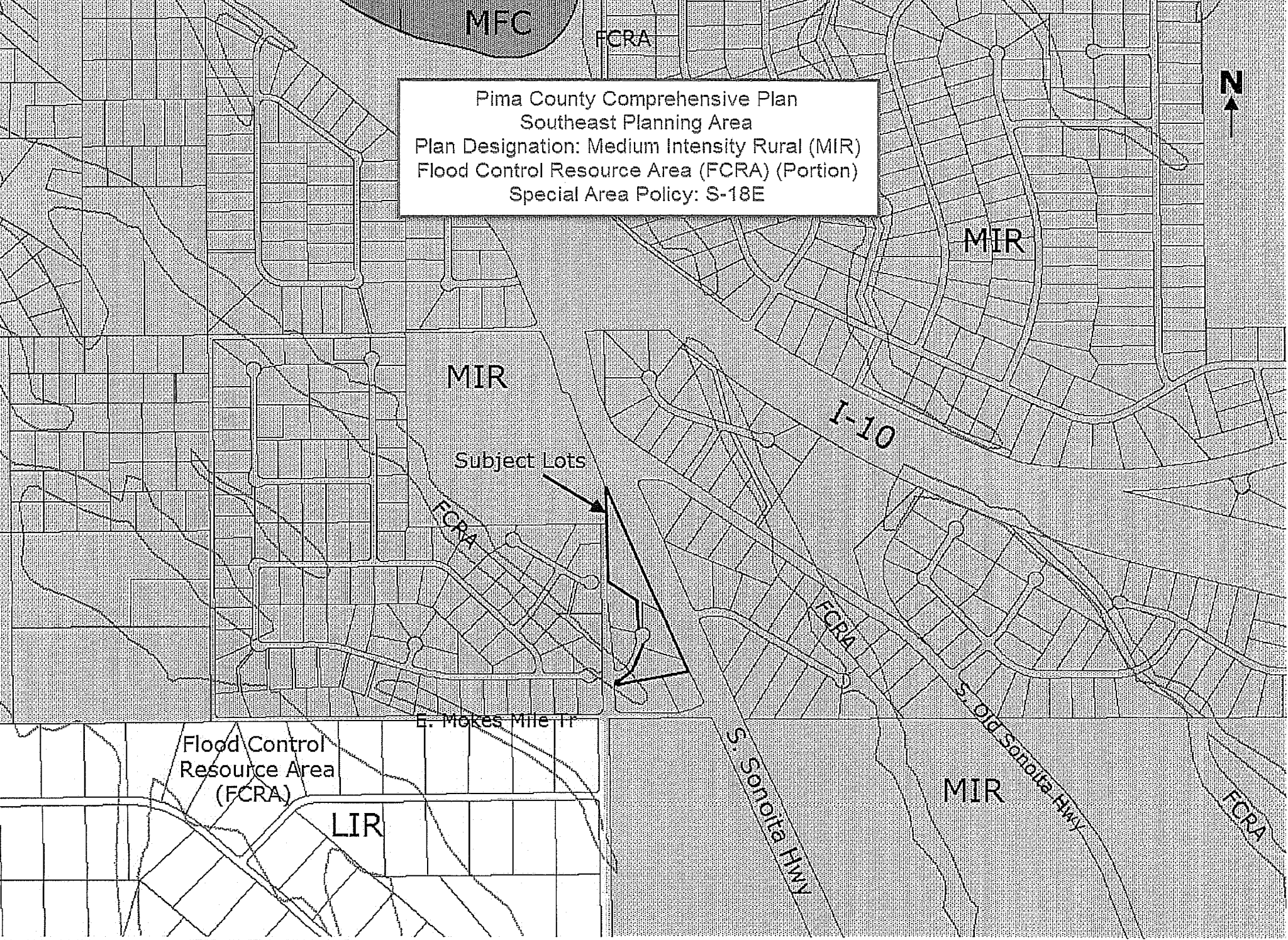


ANNOTATED COPY

#	DELTA	BACKS	LENGTH
C1	173014'	293.01	241.72
C2	173184'	221.81	252.25
C3	173274'	221.81	252.25
C4	173414'	221.81	252.25
C5	173524'	221.81	252.25
C6	173614'	221.81	252.25
C7	173724'	221.81	252.25
C8	173814'	221.81	252.25
C9	173924'	221.81	252.25
C10	174014'	221.81	252.25
C11	174124'	221.81	252.25
C12	174214'	221.81	252.25
C13	174324'	221.81	252.25
C14	174414'	221.81	252.25
C15	174524'	221.81	252.25
C16	174614'	221.81	252.25
C17	174724'	221.81	252.25
C18	174814'	221.81	252.25
C19	174924'	221.81	252.25
C20	175014'	221.81	252.25
C21	175124'	221.81	252.25
C22	175214'	221.81	252.25
C23	175324'	221.81	252.25
C24	175414'	221.81	252.25
C25	175524'	221.81	252.25
C26	175614'	221.81	252.25
C27	175724'	221.81	252.25
C28	175814'	221.81	252.25
C29	175924'	221.81	252.25
C30	176014'	221.81	252.25
C31	176124'	221.81	252.25
C32	176214'	221.81	252.25
C33	176324'	221.81	252.25
C34	176414'	221.81	252.25
C35	176524'	221.81	252.25
C36	176614'	221.81	252.25
C37	176724'	221.81	252.25
C38	176814'	221.81	252.25
C39	176924'	221.81	252.25
C40	177014'	221.81	252.25
C41	177124'	221.81	252.25
C42	177214'	221.81	252.25
C43	177324'	221.81	252.25
C44	177414'	221.81	252.25
C45	177524'	221.81	252.25
C46	177614'	221.81	252.25
C47	177724'	221.81	252.25
C48	177814'	221.81	252.25
C49	177924'	221.81	252.25
C50	178014'	221.81	252.25
C51	178124'	221.81	252.25
C52	178214'	221.81	252.25
C53	178324'	221.81	252.25
C54	178414'	221.81	252.25
C55	178524'	221.81	252.25
C56	178614'	221.81	252.25
C57	178724'	221.81	252.25
C58	178814'	221.81	252.25
C59	178924'	221.81	252.25
C60	179014'	221.81	252.25
C61	179124'	221.81	252.25
C62	179214'	221.81	252.25
C63	179324'	221.81	252.25
C64	179414'	221.81	252.25
C65	179524'	221.81	252.25
C66	179614'	221.81	252.25
C67	179724'	221.81	252.25
C68	179814'	221.81	252.25
C69	179924'	221.81	252.25
C70	180014'	221.81	252.25
C71	180124'	221.81	252.25
C72	180214'	221.81	252.25
C73	180324'	221.81	252.25
C74	180414'	221.81	252.25
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C76	180614'	221.81	252.25
C77	180724'	221.81	252.25
C78	180814'	221.81	252.25
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C80	181014'	221.81	252.25
C81	181124'	221.81	252.25
C82	181214'	221.81	252.25
C83	181324'	221.81	252.25
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C86	181614'	221.81	252.25
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C90	182014'	221.81	252.25
C91	182124'	221.81	252.25
C92	182214'	221.81	252.25
C93	182324'	221.81	252.25
C94	182414'	221.81	252.25
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C102	183214'	221.81	252.25
C103	183324'	221.81	252.25
C104	183414'	221.81	252.25
C105	183524'	221.81	252.25
C106	183614'	221.81	252.25
C107	183724'	221.81	252.25
C108	183814'	221.81	252.25
C109	183924'	221.81	252.25
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C115	184524'	221.81	252.25
C116	184614'	221.81	252.25
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C122	185214'	221.81	252.25
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C127	185724'	221.81	252.25
C128	185814'	221.81	252.25
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C142	187214'	221.81	252.25
C143	187324'	221.81	252.25
C144	187414'	221.81	252.25
C145	187524'	221.81	252.25
C146	187614'	221.81	252.25
C147	187724'	221.81	252.25
C148	187814'	221.81	252.25
C149	187924'	221.81	252.25
C150	188014'	221.81	252.25
C151	188124'	221.81	252.25
C152	188214'	221.81	252.25
C153	188324'	221.81	252.25
C154	188414'	221.81	252.25
C155	188524'	221.81	252.25
C156	188614'	221.81	252.25
C157	188724'	221.81	252.25
C158	188814'	221.81	252.25
C159	188924'	221.81	252.25
C160	189014'	221.81	252.25
C161	189124'	221.81	252.25
C162	189214'	221.81	252.25
C163	189324'	221.81	252.25
C164	189414'	221.81	252.25
C165	189524'	221.81	252.25
C166	189614'	221.81	252.25
C167	189724'	221.81	252.25
C168	189814'	221.81	252.25
C169	189924'	221.81	252.25
C170	190014'	221.81	252.25
C171	190124'	221.81	252.25
C172	190214'	221.81	252.25
C173	190324'	221.81	252.25
C174	190414'	221.81	252.25
C175	190524'	221.81	252.25
C176	190614'	221.81	252.25
C177	190724'	221.81	252.25
C178	190814'	221.81	252.25
C179	190924'	221.81	252.25
C180	191014'	221.81	252.25
C181	191124'	221.81	252.25
C182	191214'	221.81	252.25
C183	191324'	221.81	252.25
C184	191414'	221.81	252.25
C185	191524'	221.81	252.25
C186	191614'	221.81	252.25
C187	191724'	221.81	252.25
C188	191814'	221.81	252.25
C189	191924'	221.81	252.25
C190	192014'	221.81	252.25
C191	192124'	221.81	252.25
C192	192214'	221.81	252.25
C193	192324'	221.81	252.25
C194	192414'	221.81	252.25
C195	192524'	221.81	252.25
C196	192614'	221.81	252.25
C197	192724'	221.81	252.25
C198	192814'	221.81	252.25
C199	192924'	221.81	252.25
C200	193014'	221.81	252.25

#	DELTA	BACKS	LENGTH
C201	193124'	221.81	252.25
C202	193214'	221.81	252.25
C203	193324'	221.81	252.25
C204	193414'	221.81	252.25
C205	193524'	221.81	252.25
C206	193614'	221.81	252.25
C207	193724'	221.81	252.25
C208	193814'	221.81	252.25
C209	193924'	221.81	252.25
C210	194014'	221.81	252.25
C211	194124'	221.81	252.25
C212	194214'	221.81	252.25
C213	194324'	221.81	252.25
C214	194414'	221.81	252.25
C215	194524'	221.81	252.25
C216	194614'	221.81	252.25
C217	194724'	221.81	252.25
C218	194814'	221.81	252.25
C219	194924'	221.81	252.25
C220	195014'	221.81	252.25
C221	195124'	221.81	252.25
C222	195214'	221.81	252.25
C223	195324'	221.81	252.25
C224	195414'	221.81	252.25
C225	195524'	221.81	252.25
C226	195614'	221.81	252.25
C227	195724'	221.81	252.25
C228	195814'	221.81	252.25
C229	195924'	221.81	252.25
C230	196014'	221.81	252.25
C231	196124'	221.81	252.25
C232	196214'	221.81	252.25
C233	196324'	221.81	252.25
C234	196414'	221.81	252.25
C235	196524'	221.81	252.25
C236	196614'	221.81	252.25
C237	196724'	221.81	252.25
C238	196814'	221.81	252.25
C239	196924'	221.81	252.25
C240	197014'	221.81	252.25
C241	197124'	221.81	252.25
C242	197214'	221.81	252.25
C243	197324'	221.81	252.25
C244	197414'	221.81	252.25
C245	197524'	221.81	252.25
C246	197614'	221.81	252.25
C247	197724'	221.81	252.25
C248	197814'	221.81	252.25
C249	197924'	221.81	252.25
C250	198014'	221.81	252.25
C251	198124'	221.81	252.25
C252	198214'	221.81	252.25
C253	198324'	221.81	252.25
C254	198414'	221.81	252.25
C255	198524'	221.81	252.25
C256	198614'	221.81	252.25
C257	198724'	221.81	252.25
C258	198814'	221.81	252.25
C259	198924'	221.81	252.25
C260	199014'	221.81	252.25
C261	199124'	221.81	252.25
C262	199214'	221.81	252.25
C263	199324'	221.81	252.25
C264	199414'	221.81	252.25
C265	199524'	221.81	252.25
C266	199614'	221.81	252.25
C267	199724'	221.81	252

Pima County Comprehensive Plan
Southeast Planning Area
Plan Designation: Medium Intensity Rural (MIR)
Flood Control Resource Area (FCRA) (Portion)
Special Area Policy: S-18E



Excerpt from Pima Prospers FINAL (as adopted 2015)

Land Use Legend

The Land Use Intensity Legend is composed of a number of “urban/suburban”, “rural” land use, and general categories. Urban/suburban designations are usually used in the metropolitan areas of Tucson, Green Valley and certain unincorporated communities. Rural land uses are generally used in exurban and rural locales. General categories can be found throughout the unincorporated county. Each category includes a description of the objectives and the types of uses intended for that category. In addition, most categories that allow residential uses include a minimum and maximum gross density, defined as residences per acre (RAC). Only land area zoned and planned for residential use or open space areas not including golf courses, shall be included in gross density calculations.

Effective densities throughout the rezoning process may be constrained by hydrology, open space requirements, overlay zones, cultural resources, and many other factors.

.....

RURAL INTENSITY CATEGORIES

The following land use categories shall be applied to designate rural development intensities on the land use plan.

.....

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.

S-18E

Pima County Comprehensive Plan
Special Area Policy S-18E: Lee Moore
Wash Basin Special Area Policy



S-18E

Subject Lots



I-10

S-18E

E McKes Mile Tr

S Sonoita Hwy

S Old Sonoita Hwy

S-18E

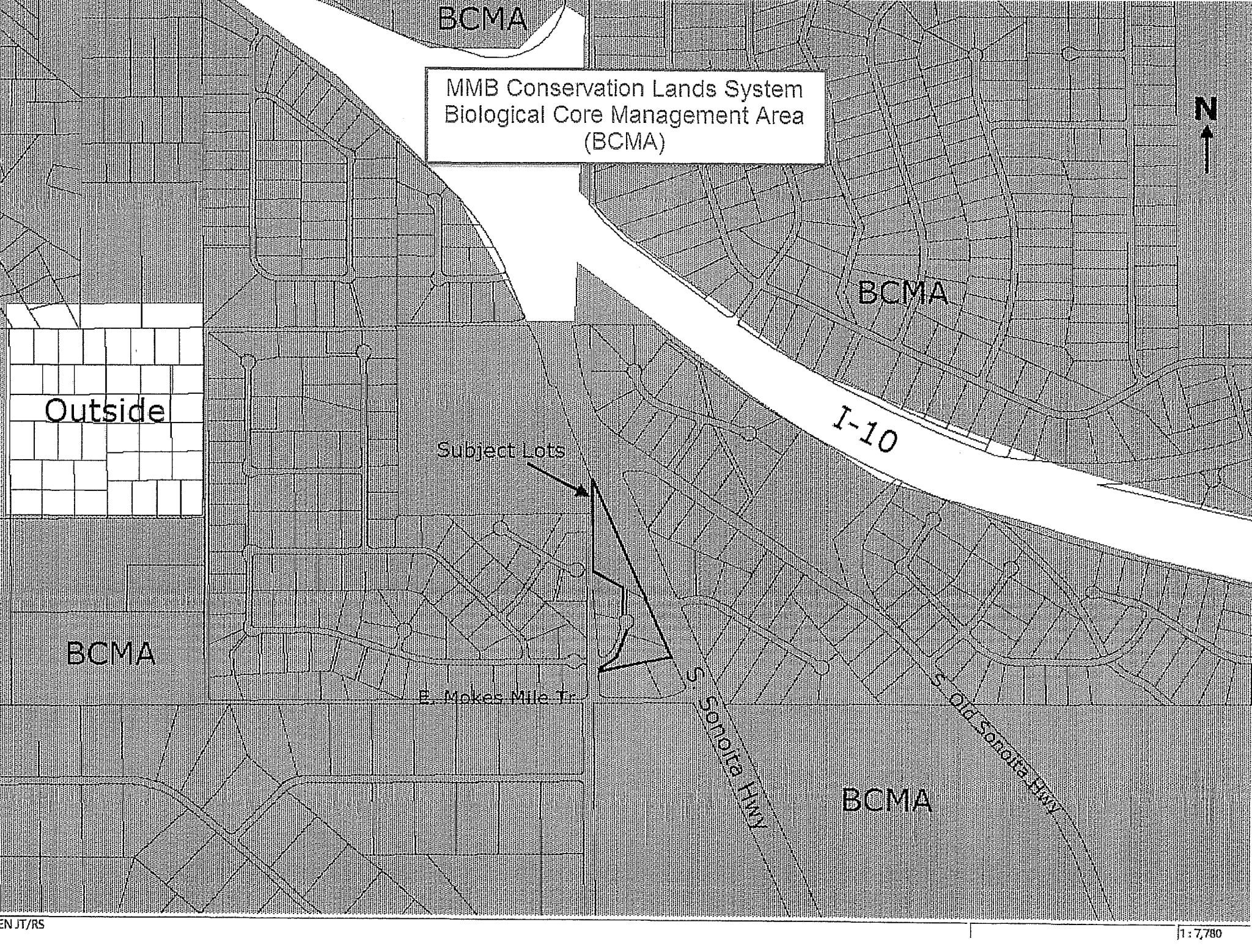
S-18 Floodplain Management (Multiple Maps)

General Location

There are several sites within eastern Pima County designated as Floodplain Management Special Areas by the Pima County Regional Flood Control District. They are: Upper Santa Cruz River; Rillito Creek Overbank Storage; Cienega Creek; Wakefield and Anderson Washes and Lee Moore Wash, including eight tributaries: Gunnery Range Wash, Sycamore Canyon Wash, Fagan Wash, Cuprite Wash, Petty Ranch Wash, Franco Wash, Flato Wash and Summit Wash.

Policies

- E. Lee Moore Wash Basin Special Area Policy: Development shall be regulated per the Lee Moore Wash Basin Management Study. This study provides hydrology and hydraulics to ensure consistency between land uses, identifies permanent natural flow corridors, and establishes Development Criteria in addition to those contained within Floodplain and Erosion Hazard Management Ordinances. This policy adopts by reference the entire Study including floodplain maps, flow corridor maps, flood hazard data, and development criteria as described in Development Criteria for the Lee Moore Wash Basin Management Study, as adopted by the Pima County Regional Flood Control District Board of Directors on June 1, 2010 (Resolution 2010-FC6).



MMB Conservation Lands System
Biological Core Management Area
(BCMA)



Outside

Subject Lots

I-10

BCMA

E. Mokes Mile Tr.

S. Sonolte Hwy

S. Old Sonolte Hwy

BCMA



CI-1

Zoning Map

N
↑

CB-2

Subject Lots

I-10

GR-1

GR-1

E. Mokes Mile Tr.

SR

S. Sonoma Hwy.

S. Old Sonoma Hwy.