



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: August 17, 2020

Title: Co12-93-11 SABINO ESTATES AT SABINO SPRINGS PLAT NOTE MODIFICATION (LOT 3)

Introduction/Background:

The applicant requests a plat note modification to increase allowable grading on Lot 3 from a maximum of 9,200 square feet to a maximum of 11,000 square feet in order construct of a 2,950 square foot single family residence in addition to an attached garage, outdoor pool, parking apron, and driveway.

Discussion:

There is an overall grading limit within the Sabino Springs Specific Plan. Grading was allotted to each subdivision development within Sabino Springs. In the subject Sabino Estates subdivision, after estimating grading for infrastructure, each lot was then allotted grading limits as well. A subsequent as-built grading study determined that less disturbance for infrastructure occurred than was originally estimated for the subdivision. The reduced disturbance equals approximately 1,800 square feet for each of "44 remaining lots" as described in the study report. This same modification has been approved by the Board for 15 lots to date.

Conclusion:

The grading allotments are the primary method to enforce the grading cap placed on the entire Sabino Springs Specific Plan. The determination that this 45-lot subdivision has excess grading to be utilized allows for an even distribution of excess grading for 44 lots within the subdivision that were remaining to be developed at the time of the grading study.

Recommendation:

Staff recommends approval of a modification of administrative control note plat note #20(B) to allow an increase in grading from a maximum of 9,200 square feet to a maximum of 11,000 square feet as requested for Lot 3 of the Sabino Estates at Sabino Springs subdivision.

Fiscal Impact:

N/A

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services Department - Planning Telephone: 520-724-8800

Contact: Donna Spicola, Planner Telephone: 520-724-9513

Department Director Signature/Date:  7/22/2020

Deputy County Administrator Signature/Date:  7/24/2020

County Administrator Signature/Date:  7/24/20



PIMA COUNTY

DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District 1

FROM: Chris Poirier, Deputy Director *Tom Draszowski*
Public Works-Development Services Department-Planning Division

DATE: July 17, 2020

SUBJECT: Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (LOT 3)

The above referenced Rezoning Closure is within your district and is scheduled for the Board of Supervisors' **MONDAY, AUGUST 17, 2020** hearing.

REQUEST: For a **plat note modification** of Restrictive Administrative Control Note #20(B) to increase the area of the development envelope (grading) from a maximum of 9,200 square feet to a maximum of 11,000 square feet on Lot 3 of the Sabino Springs at Sabino Estates subdivision (Bk. 45, Pg. 07). The subject property is approximately 0.68 acres, zoned SP (BZ) (Specific Plan - Buffer Overlay Zone) and is located on the east side of E. Sabino Estates Drive, approximately 1,000 feet northeast of the intersection of N. Bowes Road and E. Sabino Estates Drive and is addressed as **9650 E. Sabino Estates Drive**.

OWNER: William & Terrie Kieckhefer Revocable Trust
5222 N. Sterling Heights Place
Tucson, AZ 85749

AGENT: Chris Evans, Architect
3220 E. Terra Alta Boulevard #9
Tucson, AZ 85716

DISTRICT: 1

STAFF CONTACT: Donna Spicola, Planner

PUBLIC COMMENT TO DATE: As of July 17, 2020, staff received no public comment.

STAFF RECOMMENDATION: APPROVAL

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

TD/DS
Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: Co12-93-11

Page 1 of 3

FOR AUGUST 17, 2020 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director
Public Works-Development Services Department-Planning Division



DATE: July 17, 2020

UNADVERTISED ITEM FOR PUBLIC HEARING

PLAT NOTE MODIFICATION

Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (LOT 3)

Request of Kieckhefer Revocable Trust, represented by Chris Evans, Architect, for a **plat note modification** of Restrictive Administrative Control Note #20(B) to increase the area of the development envelope (grading) from a maximum of 9,200 square feet to a maximum of 11,000 square feet on Lot 3 of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07). The subject property is approximately 0.68 acres, zoned SP (BZ) (Specific Plan - Buffer Overlay Zone) and is located on the east side of E. Sabino Estates Drive, approximately 1,000 feet northeast of the intersection of N. Bowes Road and E. Sabino Estates Drive and is addressed as **9650 E. Sabino Estates Drive**. Staff recommends **APPROVAL**.
(District 1)

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of a modification of subdivision plat Restrictive Administrative Control Note #20(B) to allow an increase in the development envelope (grading) from a maximum of 9,200 square feet to a maximum of 11,000 square feet as requested for Lot 3 of the Sabino Estates at Sabino Springs subdivision.

REQUEST OF APPLICANT

The applicant requests a modification of plat Restrictive Administrative Control Note #20(B) which limits the area of the development envelope (grading) for each of 45 lots within the Sabino Estates at Sabino Springs subdivision to a maximum of 9,200 square feet. The applicant requests an 1,800-square-foot increase in permitted graded area for a total of 11,000- square-foot maximum graded area for Lot 3 in order to construct a 2,950 square foot single-family residence. The single-family residence, attached garage and covered patios totals 4,709 square feet under roof. The applicant calculates 10,973 square feet of disturbance including the parking apron, driveway, pool, and rear yard. The applicant notes that same request has been granted for other homes in the subdivision.

PLANNING REPORT

Staff supports the requested 1,800 square foot increase in grading on Lot 3 because there is excess grading allowance for the subdivision from that originally assigned for this portion of the Sabino Springs Specific Plan. A past as-built grading study (attached) performed by an engineering firm and accepted by the Development Services Department, demonstrated that environmentally friendly methods employed during construction of the subdivision infrastructure reduced originally estimated grading disturbance by 78,312 square feet (1.8 acres). The excess grading allowance, if distributed among what was described in the report as "...the remaining 44 lots in Sabino Estates...", allows a grading increase of approximately 1,800 square feet per lot. However, due to the administrative control note, it was determined that the proportional distribution of the excess grading would be allowed based upon the Board of Supervisors' approval of the modification of the administrative control note on a per-lot basis. To date, requests for fifteen lots have been approved by the Board for the 1,800 square foot grading increase. The lot numbers are 1, 4, 6, 9, 11, 12, 17, 25, 29, 34, 35, 42, 43, 44, and 45 (Board Minutes attached).

The 15.97-acre grading limit (Restrictive Note #10) within the 80.03-acre subject plat derives from the Sabino Springs Specific Plan which was conditioned upon a maximum grading limit of 55% (now 56% through a past approved amendment) of its 428.35 acres. The various developments within the Specific Plan have been assigned portions of the grading allowance. After accounting for disturbance for infrastructure (roads, common driveways, drainage structures), each lot within the subject plat area was allotted 9,200 square feet for grading disturbance.

As noted, the actual grading planned for the subject lot is less than 11,000 square feet at 10,973 square feet. Restrictive Note #19 allows grading to accommodate the ingress/egress for Lot 3 and has been incorporated into the total for the overall roadway grading. To date, there has been no grading on Lot 3 except for the ingress/egress easement. Subject Lot 3 has many saguaro cacti (a protected species), and is also located within the Buffer Overlay Zone, being near the Coronado National Forest. Review for compliance with the Hillside Development Overlay Zone standards, the Native Plant Preservation Ordinance including preservation and potential mitigation of saguaros, Flood Control requirements, and Buffer Overlay Zone (BOZO) standards has not been conducted for this request.

Preservation of the site is furthered by the Restrictive Note #20(D) requiring the remaining undisturbed areas outside of the development envelope to be dedicated as a conservation easement.

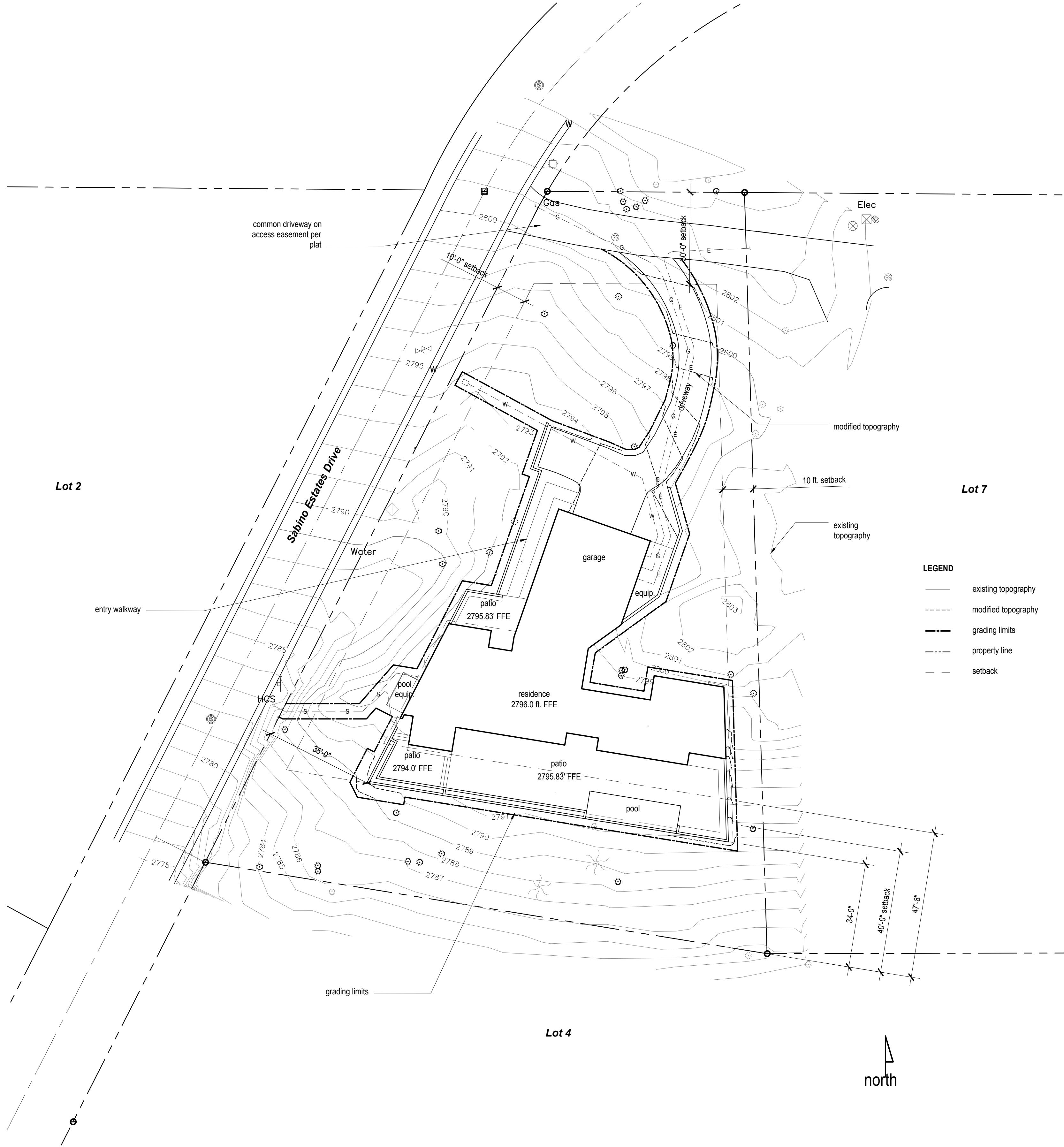
The subject lot is located outside of the Conservation Lands System (CLS). However, the Specific Plan was approved with conservation elements; and General Administrative Note #11 for this platted subarea of the Specific Plan indicates that 80.04 percent of Sabino Estates will remain undisturbed. The potential for disturbance of 11,000 square feet of the 0.68-acre subject lot constitutes approximately 37.1 percent of the lot, leaving 62.9 percent as natural.

The owners should note that a property owner within the subdivision may privately enforce plat notes, even if the Board of Supervisors grants a modification.

Public notice is being sent to all property owners within the subdivision and within 300 feet of the boundaries of the subdivision. No written public comment has been received as of the writing of this report.

TD/DS
Attachments

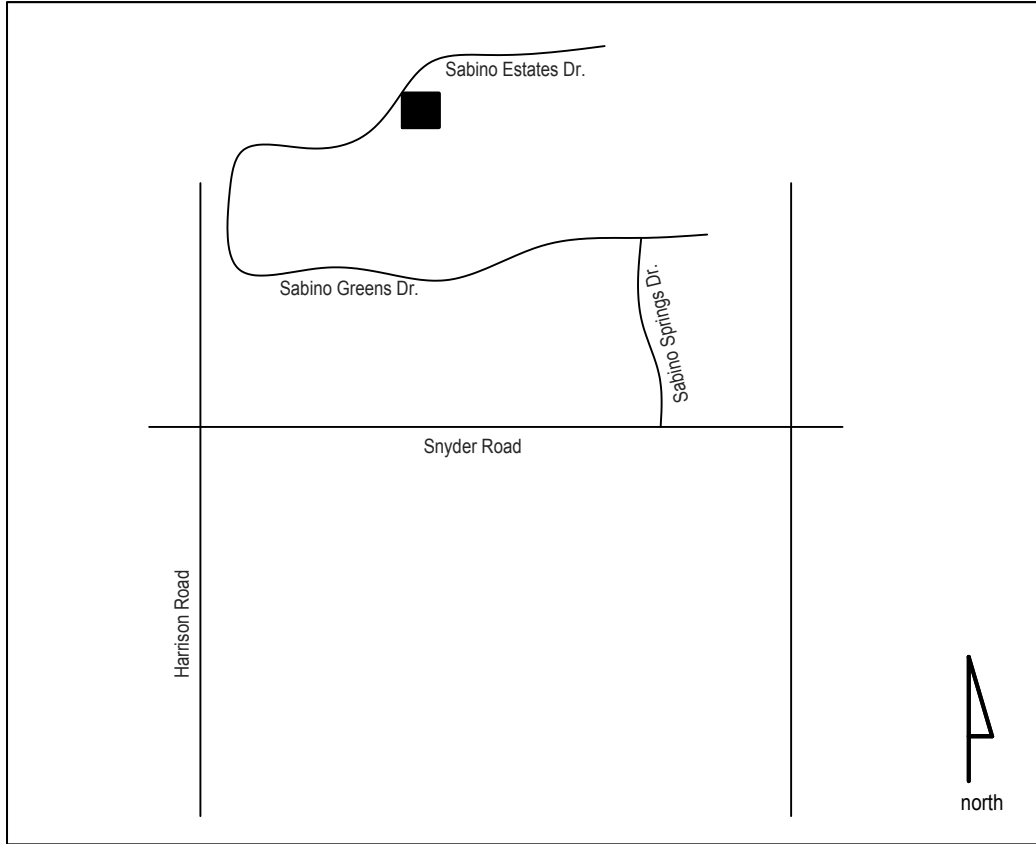
cc: William & Terrie Kieckhefer Revocable Trust, 5222 N. Sterling Heights Place, Tucson, AZ
85749
Chris Evans, Architect, 3220 E. Terra Alta Boulevard #9, Tucson, AZ 85716
Tom Drzazgowski, Chief Zoning Inspector
Co12-93-11 File



PROJECT INFORMATION				
PROJECT DESCRIPTION:	New Single-Family Residence			
OWNERS:	Bill and Terrie Kieckhefer			
ADDRESS:	9650 n. Sabino Estates Dr.			
LEGAL DESCRIPTION:	Sabino Estates Lot 3			
ZONING:	SP			
CODE:	2018 IRC			
SETBACKS:	F 30'	S 10'	R 40'	Pima County
AREA:	lot area: 29643 s.f. living area: 2950 s.f. garage, equip.: 723 s.f. exterior covered patios: 1036 s.f.			

GRADING INFORMATION	
maximum grading allowed per plat note:	9,200 s.f.
estimated max grading:	10,973 s.f.
requested max grading, per plat note waiver:	11,000 s.f.

- LEGEND
- existing topography
 - modified topography
 - grading limits
 - property line
 - setback



LOCATION MAP
nts

SITE PLAN
1" = 20'-0"

J CHRIS EVANS ARCHITECT
3220 E. Terra Alta No. 9, Tucson, Arizona 85716
520.319.8835 evansarch@hotmail.com

KIECKHEFER RESIDENCE
9650 e. Sabino Estates Dr.
Tucson, Arizona 85749

24 JUNE 2020



A1.3

Case #: CO12-93-11
Case Name: SABINO ESTATES AT SABINO SPRINGS
Tax Code(s): 114-07-1790

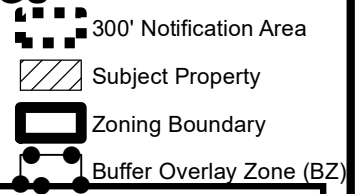


Pictometry International Corp. USDA National Agricultural Imagery Program (NAIP). Pima County Association of Governments (PAG).

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

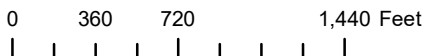
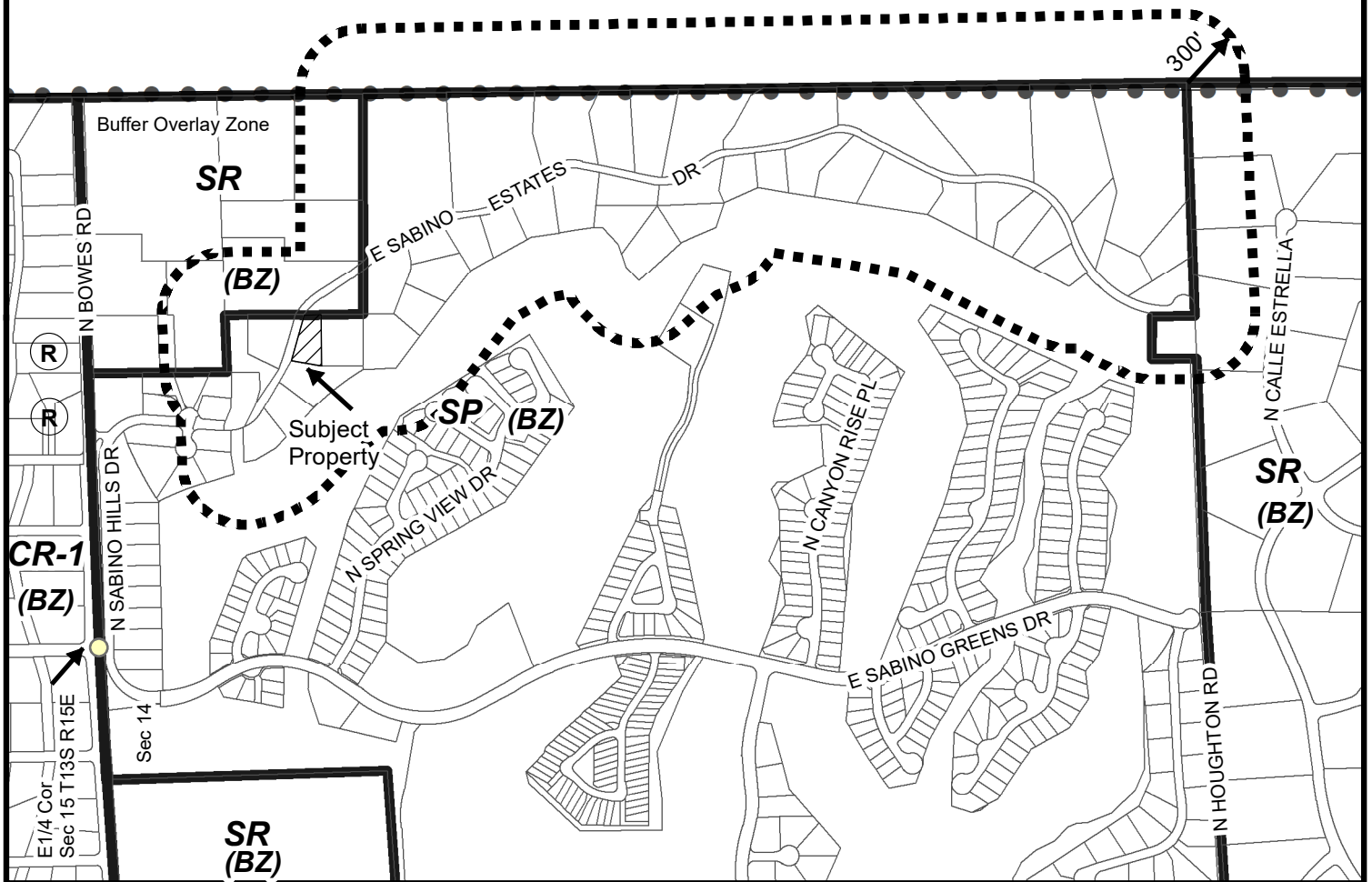
	Notes: Plat Note Modification (Lot 3)		
	Case Ref #: P20SA00004		
	Map Scale: 1:10,000	Map Date: 7/15/2020 - ds	

Case #: CO12-93-11
Case Name: SABINO ESTATES AT SABINO SPRINGS
Tax Code(s): 114-07-1790



CORONADO NATIONAL FOREST

IR



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

Plat Note Modification (Lot 3)

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Case Ref #: P20SA00004

Board of Supervisors Hearing: 8/17/2020

Base Map(s): 50 & 83

Map Scale: 1:10,000

Map Date: 7/15/2020 - ds





Planned Development Community (PDC)

Objective: To designate existing approved specific plans. Specific plans comprise a unique zoning regimen within a planned community. Specific plan documents include detailed information on the intent for the community as a whole, as well as the individual planning and zoning districts within the specific plan area. Applications for amendments to individual specific plans shall be done in accordance with Section 18.90 (Specific Plans) of the Pima County Zoning Code.

Exception: State Trust land in the proposed Sahuarita East Conceptual Plan is designated a PDC under Special Area Policy S-36 in Chapter 9.

Case #: CO12-93-11
Case Name: SABINO ESTATES AT SABINO SPRINGS
Tax Code(s): 114-07-1790

Comprehensive Plan Exhibit
(Catalina Foothills Planning Area)



CORONADO NATIONAL FOREST

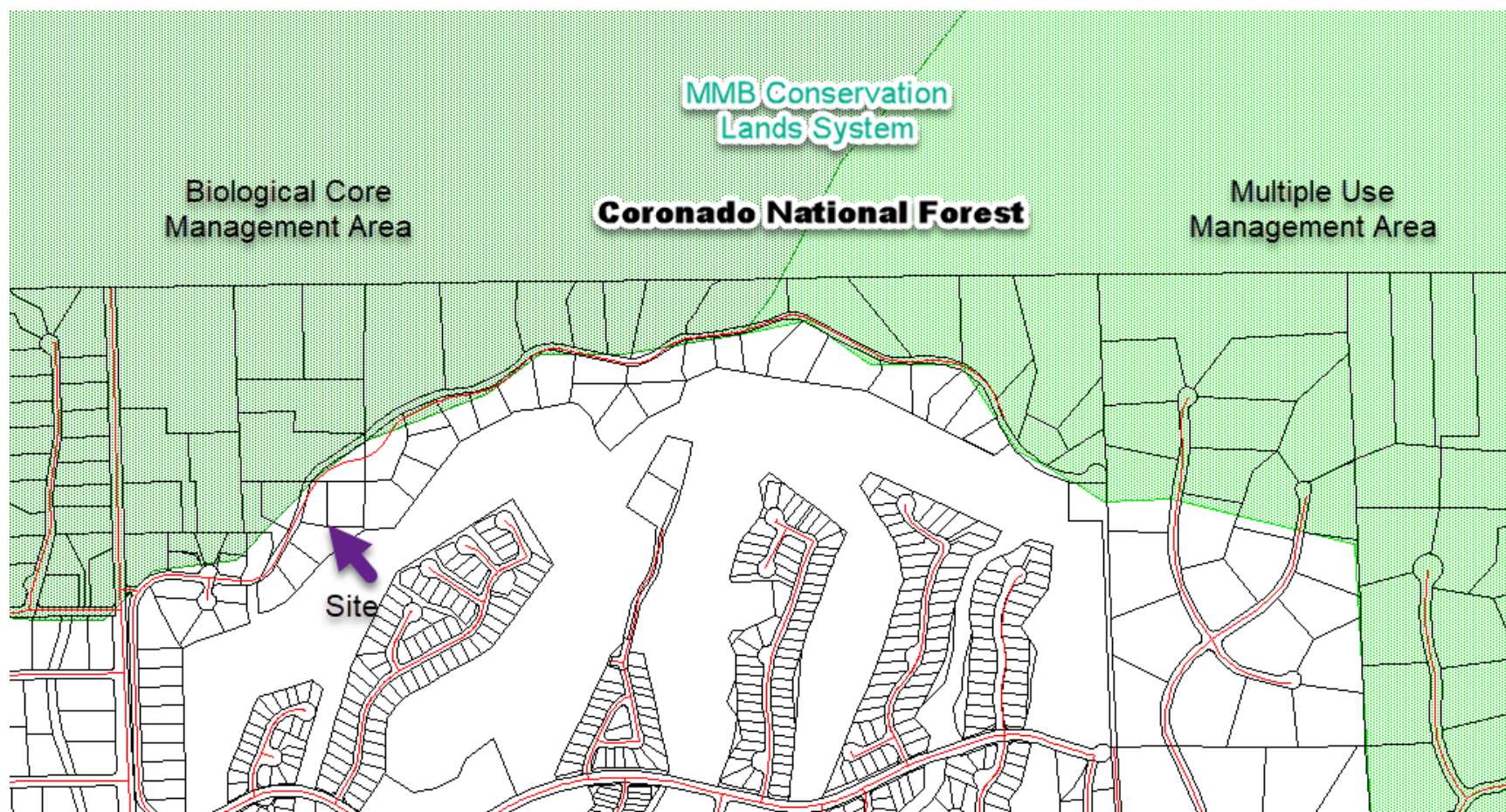
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0 360 720 1,440 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

	Notes: Plat Note Modification (Lot 3)			
	Case Ref #: P20SA00004			
	Map Scale: 1:10,000		Map Date: 7/15/2020 - ds	



As-Built Grading Study



Stantec

10 July, 2002
File: 85611402

Tel: 740-6816
Fax: 740-6878

Mr. Carmine Debonis, Jr.
Operations Administrator
Pima County Development Services
201 North Stone Avenue
Tucson, AZ 85701

Reference: Sabino Estates

Dear Carmine:

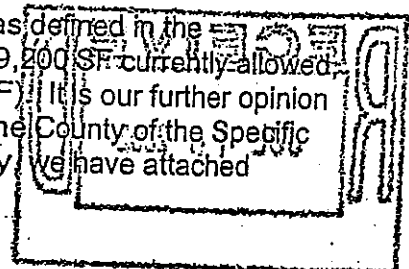
Per the request of our client, Stantec has analyzed the area referred to as Sabino Estates (Bk. 45, M&P, Pg. 7) via orthophotogrammetry to establish the extent of asbuilt grading for the site. To the best of our knowledge and belief, based upon a review of past records presented to us by our client, the following numbers were formulated in the same manner as the original clearing estimate given at the time of recordation of the Final Plat.

As-Built Grading

Buildings	1. Street Right-of-Way	167,163 SF / 3.84 AC
	2. Common Driveways	20,890 SF / 0.48 AC
	3. Drainage Structures	10,617 SF / 0.24 AC
	4. Slopes	7,900 SF / 0.18 AC
Environment	Total	206,570 SF / 4.74 AC

When compared to the original clearing estimate of 284,882 SF (6.54 AC), we have concluded that the conscientious and environmentally friendly methods employed by our client during construction of the infrastructure resulted in a 78,312 SF (1.8 AC) reduction in the total amount of grading. Distribution of this savings across the remaining 44 lots in Sabino Estates resulted in an increase in grading of 1,780 SF per lot.

Therefore, it is our opinion that the "Allowable Lot Grading" as defined in the Administrative Control Notes should be increased, from the 9,200 SF currently allowed, to a new threshold of 10,980 SF (or approximately 11,000 SF). It is our further opinion that this appears to be consistent with the interpretation by the County of the Specific Plan when the Sabino Estates Plat was approved. For clarity, we have attached



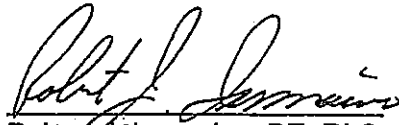
Reference: Sabino Estates

a conceptual exhibit detailing the areas analyzed in generating the actual areas of disturbance.

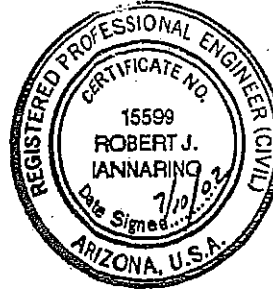
We trust the above information is sufficient for your needs at this time. Feel free to contact us should you have any further questions.

Sincerely,

STANTEC CONSULTING INC.



Robert J. Iannarino, PE, RLS
Principal, Land Development
riannarino@stantec.com
RJl:ic



Enc.

Copy: John Cote
Lawrence M. Hecker, Esq.
Mike Grassinger
Chuck Huckelberry

\\TUCSERV01\civil\PROJ14\85501402\admin\Debonis as-built.doc



D=450.58sf ROW=147,096.10sf

D=724.69sf

D=507.35sf

D=591.46sf

D=191.32sf

A=2802.73sf

A=9,631.18sf

D=468.32sf

A=973.20sf

ROW=20,066.81sf

D=1133.37sf

A=3034.40sf

D=2768.42sf

D=2943.07sf

D=838.58sf

A=4448.07sf

SLOPES
(UNDEFINED LOCATIONS)
TOTAL AREA=7,900sf

A = COMMON DRIVEWAYS (20,890 sf TOTAL)
D = DRAINAGE EASEMENT (10,617 sf TOTAL)
ROW = STREET RIGHT-OF-WAY (167,163 sf TOTAL)
SLOPES (7,900 sf TOTAL)

TOTAL AREA = 206,570 sf

AS-BUILT GRADING PER ORTHO-RECTIFIED
AERIAL PHOTO IMAGE PROVIDED BY
COOPER AERIAL; FLIGHT DATE 8-21-01,
COOPER JOB NO. 010411-13927; 1:4000
SCALE COLOR PHOTOGRAPHY SUPPORTING
1"=40' MAPPING SCALE.

AS-BUILT GRADING EXHIBIT SABINO ESTATES BOOK 45, PAGE 7

Stanlec Consulting Inc.
4911 East Broadway Blvd.
Tucson AZ USA
85711-3649
Tel. 520.750.7474
Fax. 520.750.7470
www.stanlec.com



Stanlec

JOB NO. 85611402-94

**SABINO ESTATES AT SABINO SPRINGS
LOTS 1-45 & COMMON AREAS "A" & "B"**

MP 45007

RECORDED: JULY 29, 1993

*****THE FOLLOWING PLAT IS AN ANNOTATED
VERSION OF THE ORIGINAL DOCUMENT. IT HAS
BEEN ALTERED BY PIMA COUNTY
DEVELOPMENT SERVICES TO SHOW
ADDITIONAL INFORMATION. ORIGINAL COPIES
MAY BE OBTAINED FROM THE PIMA COUNTY**

RECORDER***

Sabino Springs
AT

CORONADO NATIONAL FOREST



ANNOTATED
COPY

1-20-93

[illegible][illegible]


2010-2011

[illegible]

THE BENTLEY CONTRACT TO PMU COUNTY MOTIVATED AND ALLYED THE MEMBER COUNTRIES ALL, ESPECIALLY AS MEMBER NATION FOR THE PURPOSE OF ACCESS TO THE CONTRACT FOR INSTALLATION AND MAINTENANCE OF STREETS AND UTILITIES AND OTHER SERVICES AS SPECIFICATED BY THIS PLAN.

STOLE BARGAINING AGENCY OF AMERICA, INC. AN AMERICAN
 COMMITTEE TO REINSTATE TRUST NO. 1-008 AS
 A PRIVATE AND NOT A PUBLIC COMPANY. DEPOSITED
 BY Donald Byers 7/11/93
 TRUST OFFICE

PAYMENT TO A.B.A. SECTION 31-2008B. THE NAME AND ADDRESS
 OF THE SELLER OF TRUST NO. 1-008 DECLARED ABOVE
 IS DISCLOSED BY THE RECORD OF 540 TRUST IN



OFFICIAL MAIL
SERIALS G. J06-3596
Library Public - Access
PRESS, COUNCIL

[illegible]

Sincerely,
 [Signature]
 AS CO-TRUSTEE OF THE JACOBS FAMILY
 TRUST, FOR AGREEMENT DATED
 NOVEMBER 25, 1993
 [Signature]
 AS CO-TRUSTEE OF THE JACOBS FAMILY TRUST, FOR
 AGREEMENT DATED NOVEMBER 25, 1993
 [Signature] 4/20/93

is equivalent to 4.45, section 37-0906, the names and addresses of the shareholders of the JACOB FARM are as follows:	JERRY JACOB 1009 N. COLUMBIANA TUCSON, AZ 85716
	ROBERT JACOB 1007 AVENUE D, MONTICENA TUCSON, AZ 85719
	HAROLD JACOB 9421 E. 2ND ST. TUCSON, AZ 85718
	EMIL JACOB JR. 212 CONANT AVE. TUCSON, AZ 85716
	WALTER J. JACOB 400 E. 2ND ST. TUCSON, AZ 85703
	JOHN JACOB 144 COLIFERS ST. TUCSON, AZ 85717

THESE CERTIFY THAT THE PLAT REPRESENTS A SURVEY MADE BY ME OR
OTHERS UNDER MY SUPERVISION AND THAT ALL BOUNDARY POINTS ARE LOCATED
AND MARKED AS INDICATED BY THE PLAT, AND THAT THE BOUNDARY LINES
ARE ACTUALLY EXISTING, AND THEIR LOCATION, SIZE AND INTERNAL AN-
GLES ARE CORRECT.

Patrick R. Laird
PATRICK R. LAIRD
PLAT 105-17

ALL J. 572 P.L. 6632

STATE OF ARIZONA :
COUNTY OF PIMA : ss.
I, _____, J.L.


REVOCAABLE TRUST.

Suzanne Hoffman 21576
BY W. J. Sullivan 21576
DATE 11-20-73

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[illegible]

4. *William Phillips* 5/20/93
NATHAN NELSON and WILLIAM NELSON


Conrad-Costas
NOTARY PUBLIC
2/17/96
BY COMMISSION EXPIRES _____

CONRAD A. COSTAS
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires
February 14, 1998

12. Marking J. Kumbak 6/8/93
STATE OF ARIZONA
COUNTY OF PIMA

NOT RECORDED
BY THE
RECORDS SECTION
ON 11/11/2011
AT 10:11 AM
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2012-93-1
2012-92-25
2013-89-02
2013-61-13
2020-90-02

1. THE GROSS AREA OF THIS SUBDIVISION IS 80.03 ACRES.
2. THE OWNER CERTIFIES THAT THERE WILL BE NO FURTHER SUBDIVISION OF THIS LOT WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.

3. BASIS OF MEASURES: THE WEST LINE OF THE SOUTHWEST QUARTER SECTION 16, TOWNSHIP 13 SOUTH, RANGE 10 EAST, G&A B. & SALI NEVIA INTERLAND, BEING NORTH 03 DEGREES 29 MINUTES 58 SECONDS WEST,
4. TOTAL AREA OF NEW PUBLIC STREETS IS 0 ACRES.
TOTAL ACRES FOR ALL PROPOSED STREET LOTS 107.49 AC.

6. COMMON AREAS:
COMMON AREAS 44' PRIVATE ROAD 26,200 SF
COMMON AREA 7' OPEN AREAS 22,037 SF

6. THIS PROJECT IS SUBJECT TO ADMINISTRATIVE CONTROL NOTES AS

7. INTENTION/REVENUE RECOMPENSITY HAVE BEEN MET FOR THIS SUBDIVISION WITH THE GOLF COURSE DEVELOPMENT PLAN. THE REQUIRED DETERMINATION WILL NOT BE REQUIRED FOR THIS SUBDIVISION.

6. LOCAL TRAFFIC RELIES ON DECREASED IN THE EASTERN PASS COUNTY TRAFFIC PLANS ROAD THE HUNTERTON ROAD ALONGSIDE TO THE TWO INTERCHANGES, PASS COUNTY DRAWS A DOT, UTA, 77/WE/ESTERN SECTION IS ALONE, THE SECTION, AND AND A DOT, HUNTERTON ROAD SECTION 14 ALONG THE SECTION LINE FROM THE HUNTERTON CLIMBING TO HUNTERTON SOUTH TO BUTLER RD.

9. The minimum lot size for the subdivision is 2,700 sq. ft.
YARD REQUIREMENTS AND FRONT/AND SIDE/AND REAR YARDS --- 30'-00"
CORNER LOTS --- 40'-00"
REAR YARDS --- 40'-00"

CORNER LOTS: FRONT/AND SIDE/AND REAR YARDS --- 40'-00"

16. THIS PLAN IS SUBJECT TO CERTAIN RESTRICTIONS OF CHANDLER, CALIF. AND RESTRICTIONS OF SAME SPACES AS REFERRED IN 900631 9152 41 P.

12. THE TWO (2) IMMEDIATELY ADJACENT SERVICES LEFT HANDS-DRIVE
AS, RESPECTIVELY, SHALL BE PAID TO THE TO THE RESIDENCE OF BURL
PERMITS FOR PART OF THE ABOVE-MENTIONED LOTS.
CROSSED OUT LOTS PLAN HEREIN SUBDUTING, 1/8/2004.

REFER TO LAST SHEET FOR ALL ADMIN & PER
PER TED ROBERT 10/26/2004

MAP 50,83
ZONE SP

Adm. Address = 9610
F. Sabino Estates Dr.

IN CONTACT ONLINE

ED 7-19-02
O PERMITS ON THIS PLAT
HAZARD REVISIONS: RE-PL
-EFFECTIVE

MINO ESTATI

BLOCK 1, AS RECORDED IN SABINO SPRINGS MAP 44, AT PAGE 78, OF MAPS AND PLATS, PIMA COUNTY, ARIZONA, BEING IN SECTION 14, TOWNSHIP 13 SOUTH, RANGE 10 WEST, MERIDIAN, PIMA COUNTY, ARIZONA

100

SHEET 1 OF 5



9800-E

BLOCK 16 (GOLF COURSE);
SABINO SPRINGS MASTER PLAN
(EX. 44; PG. 78)

NO.	DELTA OR BIRC.	RADIUS	LENGTH	REMARKS
1	$\Delta = 27.93$	18000	54.93	
2	$\Delta = 24.9416$	22000	95.39	
3	$\Delta = 18.1709$	29000	47.17	
4	$\Delta = 49.2808$	20000	239.00	
5	$\Delta = 42.726$	16530	9.3	
6	$\Delta = 47.22$	18000	137.02	
7	$\Delta = 33.3752$	69907	165.46	
8	$\Delta = 33.3752$	69007	105.91	
9	$\Delta = 33.3752$	65100	96.39	

LINE DATA CHART				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS
1	HT20855E		6.98'	
2	HT593715E		100.88'	
3	HT1236E		8.52'	
4	HT12248E		8.34'	
5	HT12256E		14.14'	
6	HT12256E		25.7'	
7	HT12256E		25.7'	

MAP 50

FINAL PLAT FOR A PORTION OF BLOCK 1

SABINO ESTATES

AT
Sabino Springs

LOTS 1-45 AND COMMON AREAS "A" & "B"

BEING A RESUBDIVISION OF A PORTION OF BLOCK 1, AS RECORDED IN SABINO SPRINGS MASTER BLOCK PLAT. SAID PLAT BEING RECORDED IN BOOK 44, AT PAGE 78 OF MAPS AND ~~RECORDS~~ ^{PLAT} COUNTY RECORDERS OFFICE, PIMA COUNTY ARIZONA. ALL BEING IN SECTION 14, TOWNSHIP 13 SOUTH, RANGE 15 EAST.

SHEET 2 OF 5

Co12-93-11
Co12-92-25
Co23-89-02
Co13-61-13
Co20-90-02

5300-N.

ARICK ENGINEERING COMPANY

1999 CAP Credit Report
 11th JPR
 2000. 07 06/12-1200

1983-1984

FOR SALE

00 = 809 cts

SHEET 3 OF 5
2002 (BL/BFP2) 6-28-93

CORONADO NATIONAL FOREST

5600-N.



SCALE: 1" = 50'

FOR CONTINUATION SEE SHEET 3

20 64,795 SQ. FT.

21 72,722 SQ. FT.

27 81,965 SQ. FT.

28 32,878 SQ. FT.

29 14,042 SQ. FT. PRIVATE DRAINAGE ESMT. BY THIS PLAT.

30 27,385 SQ. FT.

31 52,954 SQ. FT.

32 64,880 SQ. FT.

33 75,555 SQ. FT.

34 140,088 SQ. FT.

35 19,000 SQ. FT.

FOR CONTINUATION SEE SHEET 5

BLOCK 16 (GOLF COURSE)
SABINO SPRINGS MASTER PLAT
(BK. 44; PG. 78)

5500-N.

20' PUBLIC SEWER DRAINAGE

50' EROSION HAZARD SETBACK

100' FLOOD PHONE LIMITS

50' EROSION HAZARD SETBACK

100' FLOOD PHONE LIMITS

50' EROSION HAZARD SETBACK

100' FLOOD PHONE LIMITS

NO.	DELTA OR BKG.	RADIUS	LENGTH
1	A-40705-2	182.00	20.00
2	A-40705-2	182.00	20.00
3	A-40705-2	182.00	20.00
4	A-40705-2	182.00	20.00
5	A-40705-2	182.00	20.00
6	A-40705-2	182.00	20.00
7	A-40705-2	182.00	20.00
8	A-40705-2	182.00	20.00
9	A-40705-2	182.00	20.00
10	A-40705-2	182.00	20.00
11	A-40705-2	182.00	20.00
12	A-40705-2	182.00	20.00
13	A-40705-2	182.00	20.00
14	A-40705-2	182.00	20.00
15	A-40705-2	182.00	20.00
16	A-40705-2	182.00	20.00
17	A-40705-2	182.00	20.00
18	A-40705-2	182.00	20.00
19	A-40705-2	182.00	20.00
20	A-40705-2	182.00	20.00
21	A-40705-2	182.00	20.00
22	A-40705-2	182.00	20.00
23	A-40705-2	182.00	20.00
24	A-40705-2	182.00	20.00
25	A-40705-2	182.00	20.00
26	A-40705-2	182.00	20.00
27	A-40705-2	182.00	20.00
28	A-40705-2	182.00	20.00
29	A-40705-2	182.00	20.00
30	A-40705-2	182.00	20.00
31	A-40705-2	182.00	20.00
32	A-40705-2	182.00	20.00
33	A-40705-2	182.00	20.00
34	A-40705-2	182.00	20.00
35	A-40705-2	182.00	20.00

NO.	DELTA OR BKG.	RADIUS	LENGTH
1	A-40705-2	182.00	20.00
2	A-40705-2	182.00	20.00
3	A-40705-2	182.00	20.00
4	A-40705-2	182.00	20.00
5	A-40705-2	182.00	20.00
6	A-40705-2	182.00	20.00
7	A-40705-2	182.00	20.00
8	A-40705-2	182.00	20.00
9	A-40705-2	182.00	20.00
10	A-40705-2	182.00	20.00
11	A-40705-2	182.00	20.00
12	A-40705-2	182.00	20.00
13	A-40705-2	182.00	20.00
14	A-40705-2	182.00	20.00
15	A-40705-2	182.00	20.00
16	A-40705-2	182.00	20.00
17	A-40705-2	182.00	20.00
18	A-40705-2	182.00	20.00
19	A-40705-2	182.00	20.00
20	A-40705-2	182.00	20.00
21	A-40705-2	182.00	20.00
22	A-40705-2	182.00	20.00
23	A-40705-2	182.00	20.00
24	A-40705-2	182.00	20.00
25	A-40705-2	182.00	20.00
26	A-40705-2	182.00	20.00
27	A-40705-2	182.00	20.00
28	A-40705-2	182.00	20.00
29	A-40705-2	182.00	20.00
30	A-40705-2	182.00	20.00
31	A-40705-2	182.00	20.00
32	A-40705-2	182.00	20.00
33	A-40705-2	182.00	20.00
34	A-40705-2	182.00	20.00
35	A-40705-2	182.00	20.00

NO.	DELTA OR BKG.	RADIUS	LENGTH
1	A-40705-2	182.00	20.00
2	A-40705-2	182.00	20.00
3	A-40705-2	182.00	20.00
4	A-40705-2	182.00	20.00
5	A-40705-2	182.00	20.00
6	A-40705-2	182.00	20.00
7	A-40705-2	182.00	20.00
8	A-40705-2	182.00	20.00
9	A-40705-2	182.00	20.00
10	A-40705-2	182.00	20.00
11	A-40705-2	182.00	20.00
12	A-40705-2	182.00	20.00
13	A-40705-2	182.00	20.00
14	A-40705-2	182.00	20.00
15	A-40705-2	182.00	20.00
16	A-40705-2	182.00	20.00
17	A-40705-2	182.00	20.00
18	A-40705-2	182.00	20.00
19	A-40705-2	182.00	20.00
20	A-40705-2	182.00	20.00
21	A-40705-2	182.00	20.00
22	A-40705-2	182.00	20.00
23	A-40705-2	182.00	20.00
24	A-40705-2	182.00	20.00
25	A-40705-2	182.00	20.00
26	A-40705-2	182.00	20.00
27	A-40705-2	182.00	20.00
28	A-40705-2	182.00	20.00
29	A-40705-2	182.00	20.00
30	A-40705-2	182.00	20.00
31	A-40705-2	182.00	20.00
32	A-40705-2	182.00	20.00
33	A-40705-2	182.00	20.00
34	A-40705-2	182.00	20.00
35	A-40705-2	182.00	20.00

ANNOTATED
COPY

MAP 50 MAP 83

FINAL PLAT FOR A PORTION OF BLOCK 1

SABINO ESTATES

at Sabino Springs

LOTS 1-45 AND COMMON AREAS 'A' & 'B'

BEING A RESUBDIVISION OF A PORTION OF BLOCK 1, AS RECORDED IN SABINO SPRINGS MASTER BLOCK PLAT, SAID PLAT BEING RECORDED IN BOOK 44, AT PAGE 78, OF MAPS AND PLATS, PINA COUNTY RECORDERS' OFFICE, PINA COUNTY, ARIZONA, SECTION 14, TOWNSHIP 13 SOUTH, RANGE 15 EAST.

SHEET 4 OF 5

2002, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

NOTES

ADMINISTRATIVE CONTROL NOTES

for
SABINO ESTATES
Lots 1-45 and Common Areas "A" and "B"
Book 456, Page 29, as recorded in 29, 1993.
COT-93-11

RESTRICTIVE NOTES

1. EXISTING ZONING IS SP AND WILL REMAIN.
2. MINIMUM LOT SIZE FOR THE APPROVED SABINO SPRINGS SPECIFIC PLAN (COT-93-11) IS 21,780 SQUARE FEET.
3. THIS DEVELOPMENT IS SUBJECT TO THE BOARD OF SUPERVISORS REZONING CONDITIONS AS ARTICULATED IN ADOPTED PIMA COUNTY ORDINANCE NOS. 1990-53 AND 1992-41.
4. APPROVAL OF THIS PLAN DOES NOT AFFIRM CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT WARRANT ANY DISTANCE OF COMPLIANCE WITH ANY ZONED RESTRICTIONS OR EASEMENTS.
5. THE DEVELOPMENT OUTSIDE OF THE SUBDIVISION FOR THE APPROVED SABINO SPRINGS SPECIFIC PLAN (COT-93-11) IS RA-1.

1 OF 5

15. THIS PLAN IS SUBJECT TO LANDSCAPE, PRESERVATION AND MITIGATION REQUIREMENTS AS CONTAINED IN THE SABINO SPRINGS VEGETATION MANAGEMENT PLAN AND THE SABBLED JUNGLE/LANDSCAPE PLAN TO BE SUBMITTED WITH THIS P.L.A.T.



LOT 1-45 MAY BE SUBJECT TO THE HILLSIDE DEVELOPMENT OVERLAY ZONE AS DETERMINED BY REVIEW OF A BUILDING SITE SLOPE ANALYSIS AT THE TIME OF BUILDING PERMIT SUBMITTAL BY THE DEPARTMENT OF PERMITS AND INSPECTIONS. THE DEPARTMENT OF PERMITS AND INSPECTIONS SHALL BE SHOWN TO CONFORM TO THE REQUIREMENTS OF THE HILLSIDE DEVELOPMENT OVERLAY ZONE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

17. THAT PORTION OF ANY LOT'S DEVELOPMENT ENVELOPE WHICH LIES WITHIN THE HILLSIDE DEVELOPMENT OVERLAY ZONE SHALL BE TREATED IN ACCORDANCE WITH SECTION 18.67 (BUFFER OVERLAY ZONE).
18. THIS PROJECT IS SUBJECT TO THE DESIGN REVIEW COMMITTEE CONDITIONS FOUND IN CASE NUMBER COT-90-02 AS APPROVED ON 02-15-90.

19. GRADING TO ACCOMMODATE THE IMPROVEMENTS FOR LOTS 3, 9, 11, 12, 13, 23, 24, 25, AND 44 HAS BEEN INCORPORATED INTO THE TOTAL FOR THE OVERALL ROADWAY GRADING.



AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT, THE DEVELOPER SHALL SUBMIT A BUILDING "LOT" PLAN WHICH ACCOMPLISHES THE FOLLOWING:

- A. DEDICATED THE PREVIOUS DEVELOPMENT ENVELOPE FOR THE LOT, BUILDINGS, PATIOS, DRIVEWAYS, EXTERIOR PARKING, ETC. SUCH THAT THE REMAINING DEVELOPMENT ENVELOPE IS THE TOTAL BUILDING AREA TO BE GRADED ON THE LOT.
- B. VERIFIES THAT THE AREA OF DEVELOPMENT ENVELOPE DOES NOT EXCEED 3000 SQ. FT. IN ACCORDANCE WITH THE APPROVED HILLSIDE DEVELOPMENT OVERLAY ZONE.
- C. VERIFIES THAT THE "BUILDING SITE SLOPE" (AS PER SECTION 15.61 DDD-4.31) OF DEFINED DEVELOPMENT ENVELOPE DOES NOT EXCEED 15%.
- D. ONCE THE DEDICATED DEVELOPMENT ENVELOPE HAS BEEN FOUND TO SATISFY THE ABOVE THREE CRITERIA BY THE CENTRAL PLANNING DEPARTMENT, THE DEVELOPER SHALL SUBMIT A "LOT" EASEMENT OVER THE REMAINING PORTION OF THE LOT (OUTSIDE

4 OF 5

6. PRIOR TO THE PERMIT FOR RELEASE OF ASSURANCES, AN ENGINEER SHALL PREPARE A CONFORMANCE STATEMENT TO THE PIMA COUNTY DEPARTMENT OF PERMITS AND INSPECTIONS, AS TO THE COMPLETION, FORM LINE, AND SUBSTANTIAL CONFORMANCE TO APPROVED PLANS OF ALL PUBLIC AND PRIVATE ROADWAYS AS SHOWN HEREON.

7. ALL PUBLIC AND PRIVATE ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS SUBDIVISION SHALL BE COMPLETED PRIOR TO THE PERMIT FOR RELEASE OF ASSURANCES, AND SHALL BE COMPLETED IN ACCORDANCE WITH PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT.

8. THIS DEVELOPMENT IS SUBJECT TO THE SABINO SPRINGS SPECIFIC PLAN MASTER PLANNING AND IMPROVEMENTS SCHEDULING. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE MASTER PLAN AND IMPROVEMENTS SCHEDULE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE MASTER PLAN AND IMPROVEMENTS SCHEDULE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE MASTER PLAN AND IMPROVEMENTS SCHEDULE.

9. PER THE APPROVED SABINO SPRINGS MASTER PLANNING AND IMPROVEMENTS SCHEDULE, THE FOLLOWING IMPROVEMENTS SPECIFIC TO THIS SUBDIVISION MUST BE COMPLETED AND APPROVED PRIOR TO THE APPROVAL OF THIS FINAL P.L.A.T.:
 - 1. DEVELOPMENT RELATED ASSURANCES
 - 2. PLANT PRESERVATION/LANDSCAPE PLAN

10. THE TOTAL AMOUNT OF GRADING ALLOWED FOR THE SABINO SPRINGS SPECIFIC PLAN SITE, COT-93-11, SHALL NOT EXCEED 150,000 CUBIC YARDS. RESTRICTIVE NOTES OF ALL SABINO SPRINGS TENTATIVE RESUBDIVISION PLATS AND DEVELOPMENT PLANS SO AS TO ALLOW PIMA COUNTY STAFF TO VERIFY THE TOTAL AMOUNT OF GRADING ALLOWED FOR THIS PROJECT. THE TOTAL AMOUNT OF GRADING ALLOWED FOR THIS PROJECT IS 15.97 ACRES, OR 3.85%.

THE TOTAL AMOUNT OF GRADING ALLOWED FOR THIS PROJECT IS 15.97 ACRES, OR 3.85%.

CASE #	AREA OF GRADING	% OF TOTAL LOTS
COT-93-26	9.84 AC	2.35%
COT-93-27	6.74 AC	1.64%
COT-93-28	7.17 AC	1.74%
COT-93-29	1.17 AC	0.28%
COT-93-30	32.20 AC	7.83%
COT-93-31	130.07 AC	31.79%

11. BASED UPON THE TOTAL GROSS AREA OF THIS SUBDIVISION (80.03 AC) AND THE TOTAL AREA TO BE GRADED WITH THIS PROJECT (15.97 AC), THE PERCENTAGE OF GRADING IS 20.07%.
12. THE TOTAL AMOUNT OF GRADING UNITS ALLOWED FOR THIS SABINO SPRINGS SPECIFIC PLAN (COT-93-11) IS 488, A RUNNING TOTAL OF UNITS TO DATE IS AS FOLLOWS:

CASE #	UNITS/ACRES
COT-93-26	9
COT-93-27	2
COT-93-28	20
COT-93-29	3
COT-93-30	53
COT-93-31	86

THE NUMBER OF UNITS REMAINING FOR THE OVERALL SABINO SPRINGS PROJECT IS 400.

13. AS PER ARTICLE 13, SECTION 13.7, OF THE MASTER SABINO SPRINGS SPECIFIC PLAN, A 15-FOOT PROTECTION PLAN SHALL BE DEVELOPED IN CONJUNCTION WITH PIMA COUNTY TO FULLY ADDRESS NATURAL OPEN SPACE AND REQUIREMENTS OF THE OVERALL PLAN. THIS PARTICULAR PROVISION WILL BE ACCOMPISHED CONCURRENT WITH THIS PROJECT.



EVERY NEW STRUCTURE, BUILDING, FILL, EXCAVATION, OR DEVELOPMENT LOCATED WITHIN THE REGULATORY FLOODPLAIN OR EROSION HAZARD ZONE SHALL BE SUBJECT TO THE REGULATORY FLOODPLAIN AND EROSION HAZARD FLOODPLAIN USE PERMIT PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE ZONING INSPECTOR.

3 OF 5

**** NO FURTHER PERMITS TO BE ISSUED FROM
FROM THIS PLAT. REPLATING IS REQUIRED DUE TO
EROSION HAZARD REVISIONS
(EFFECTIVE 5-22-02) ** RELEASED 7-19-02**

ANNOTATED
COPY

5 OF 5

BOS Minutes

Plat Note Modifications Approvals

Plat Note Modification Approval Lot 29

BOS Minutes 6-5-12

the previous use, the applicant would be required to submit a traffic study to the Pima County Department of Transportation.

The Chairman inquired whether anyone wished to be heard. No one appeared. It was thereupon moved by Supervisor Bronson, seconded by Supervisor Elías and unanimously carried by a 5-0 vote, to close the public hearing, approve the waiver of the rezoning condition for Co9-83-29 subject to standard and special conditions, including the addition of the traffic study condition as proposed by the County Administrator, and the additional condition prohibiting the use of the site for a fast food drive-thru.

→ 29. DEVELOPMENT SERVICES: Plat Note Modification

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 29)

Request of Manning Family Trust, represented by Kevin B. Howard Architects, for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lot 29 of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is 2.64 acres zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the north side of Sabino Estates Drive, approximately one half mile east of Bowes Road and south of the Coronado National Forest. Staff recommends APPROVAL. (District 4)

Chris Poirier, Assistant Planning Director, reported this request pertained to increasing the size of the last lot to be platted in this development to provide a drive way turn-around. He stated that staff had received no public comment to date and recommended approval of the request.

Joseph Brown and Nancy Zepeda, Architects with Kevin B. Howard Architects, Inc., explained the need for the increased lot size to accommodate off street parking and a driveway turn around.

On consideration, it was moved by Supervisor Carroll, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

30. DEVELOPMENT SERVICES: REZONING ORDINANCES

- A. ORDINANCE NO. 2012 - 28, Co9-11-08, Andrada Investors L.L.C. – Andrada Road (Alignment) Rezoning. Owner: Andrada Investors L.L.C. (District 4)
- B. ORDINANCE NO. 2012 - 29, Co9-11-04, Hennessy Tr. – Mission Road Rezoning. Owner: Hennessy B. TR, c/o Michael E. Hennessy TR (District 5)
- C. ORDINANCE NO. 2012 - 30, Co9-57-65, Kissinger, et al. Rezoning. Owners: Timothy and Sharon Houser, Antonio and Mary Cardenas and the City of Tucson (District 1)

Plat Note Modification Approval Lots 43, 44, & 45 BOS Minutes 8-20-12

- conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."
21. Either the property shall be addressed from Hacienda del Sol or on-site directional signage shall be provided directing traffic to the Hacienda del Sol primary access/entrance.
 22. A Final Integrated Water Management Plan (FIWMP) including water harvesting shall be approved prior to development plan approval.

Arlan Colton, Planning Director, offered the staff report and stated that three notices of public comment were received but only one in opposition from a neighbor within 500 feet. Mr. Colton noted for the record that Condition No. 11 allowed for the 34 foot height for one building.

On consideration, it was moved by Supervisor Day, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-12-02, subject to standard and special conditions.

→ 19. **DEVELOPMENT SERVICES: Plat Note Modification**

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOTS 43, 44 and 45)

Request of Jacob Family Revocable Trust, represented by Randel Jacob Design Group, P.L.L.C., for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lots 43 (6.19 acres), 44 (1.02 acres), and 45 (.98 acre) of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject properties are zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and are located on the north side of Sabino Estates Drive, approximately one quarter mile north of Houghton Road, south of the Coronado National Forest, and three quarters of a mile east of Bowes Road. Staff recommends APPROVAL. (District 4)

Arlan Colton, Planning Director, provided the staff report and noted that the Board had previously approved a similar request and may see more in the future given the topography of the sites to allow for access.

On consideration, it was moved by Supervisor Carroll, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

20. **DEVELOPMENT SERVICES: Rezoning Ordinance**

ORDINANCE NO. 2012 - 44, Co9-85-13, Armenta – Tanque Verde Road Rezoning. Owner: Comanchero Associates, L.L.C. (District 4)

Plat Note Modification Approval Lot 34

BOS Minutes 1-22-13

- In rural neighborhoods, a 300 foot notification area was not enough as lots could be several acres.
- Suggested that on dirt roads not maintained by the County, all residents responsible for maintenance of the road be notified.
- Appreciation was given for the efforts of the Development Services Department to accommodate neighbor concerns.
- A continuance was looked upon favorably due to the late submittal of the most recent update, rather than disputed content.
- Recommended that the County adopt a policy to alert neighborhoods about changes in the Code that may have an effect on them.

Supervisor Miller stated that numerous comments had been received by her office concerning increased traffic to neighborhoods, cooking smells, lack of proper notice for review of proposed changes and other issues. She said the amendment had not been clearly written as there were too many components.

It was thereupon moved by Supervisor Miller, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to continue this matter to the Board of Supervisors' Meeting of February 5, 2013.

→ 17. DEVELOPMENT SERVICES: PLAT NOTE MODIFICATION

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 34)

Request of Williad E., Jeanne A. and David Lee Northcraft TR, represented by Randel Jacob Design Group, P.L.L.C., for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lot 34 (3.21 acres) of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 7), a portion of the Sabino Springs Specific Plan. The subject property is zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the north side of Sabino Estates Drive, south of the Coronado National Forest, and approximately three quarters of a mile east of Bowes Road. Staff recommends APPROVAL. (District 1)

Chris Poirier, Assistant Planning Director, provided the staff report and noted that no neighbor comment had been received.

On consideration, it was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

18. DEVELOPMENT SERVICES: REZONING RESOLUTION

RESOLUTION NO. 2013-4, Co9-83-29, Tucson Estates, Inc. - Kinney Road Rezoning. Owner: Accent Homes, Inc. (District 3)

The Chairman inquired whether anyone wished to be heard. No one appeared.

Plat Note Modification Approval Lot 6

BOB Minutes 9-3-13

rainwater harvesting system as a permitted use in all zones subject to requirements and exceptions, and Section 18.07.050 (Development Standards Exceptions) to modify and add to development standards exceptions for projections into yards and for height limits; and amending Chapter 18.73 (Landscaping, Buffering and Screening Standards), Section 18.73.050 (Amenity Landscaping Requirements) to add vegetated roofs as an amenity landscape requirement option. On motion, the Planning and Zoning Commission voted 8-0 (Commissioners Mangold and Johns absent) to recommend APPROVAL. Staff recommends APPROVAL. (All Districts)

If approved, pass and adopt: ORDINANCE NO. 2013- 42

The Chairman inquired whether anyone wished to be heard. No one appeared. It was moved by Supervisor Elias, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing, approve Co8-13-02 and adopt the Ordinance.



21.

Plat Note Modification

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS, (LOT 6)

Request of Phillip Ferranti, represented by The WLB Group, for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lot 6 of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is approximately .82 acres zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the south side of Sabino Estates Drive, approximately 700 feet east of Bowes Road and approximately one quarter of a mile south of the Coronado National Forest. Staff recommends APPROVAL WITH A CONDITION. (District 1)

Staff recommends the addition of the following condition:

1. The property owner shall provide 980 square feet of on-site mitigation with plant/seed mix from the Buffer Overlay Zone plant list and shall include the mitigated area within the conservation easement dedication.

The Chairman inquired whether anyone wished to be heard. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11; for a plat note modification with a condition.

TRANSPORTATION

22. Traffic Resolution

RESOLUTION NO. 2013 - 81, of the Board of Supervisors, permitting the temporary closure of Ajo Well No. 1 Road, Fundicion Street, La Mina Avenue, Lomita Avenue and Plaza Street in Ajo, Pima County, Arizona, for an annual parade on Friday, September 20, 2013. Staff recommends APPROVAL. (District 3)

Plat Note - Modification Approval Lots 1, 4, 9, 11 & 42 BOS Minutes 9-17-13

The Chairman inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-97-53, with modified standard and special conditions.

→ 24. Plat Note Modification

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (Lots 1, 4, 9, 11, and 42)
Request of Nicholas Loffredo (Lot 1, approximately .96 acres), Donald Davern (Lot 4, approximately 1.04 acres), Wallace Petersen (Lot 9, approximately 1.31 acres), Leonard Loffredo (Lot 11, approximately .76 acres), and Keith Davern (Lot 42, approximately 1.00 acre) all represented by The WLB Group, for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lots 1, 4, 9, 11, and 42 of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject properties are zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and are located on the north and south side of Sabino Estates Drive, approximately 450 feet south of the Coronado National Forest. Staff recommends APPROVAL. (District 1)

The Chairman inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

25. Rezoning Ordinance

ORDINANCE NO. 2013 - 43, Co9-13-06, Trubee - N. Bear Canyon Road Rezoning. Owner Tanya Trubee. (District 4)

The Chairman inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Carroll, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and adopt Ordinance No. 2013 - 43.

PRESENTATION/PROCLAMATION

26. Presentation of a proclamation to Elena West, Director of Las Artes, proclaiming Saturday, September 28, 2013 to be: "MARY H. MELTON DAY"

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

Chairman Valadez made the presentation to Elena West.

Plat Note Modification Approval Lot 17

BOS Minutes 11-19-13

Tom Coyle, Principal Planner, provided the staff report and stated no public comment had been received.

The Chairman inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-08-08, with modified standard and special conditions.

→ 23. Plat Note Modification

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (Lot 17)

Request of Monterra Group L.P., L.L.P., represented by Randel Jacob Design Group, P.L.L.C., for a plat note modification of administrative control note No. 20(B) to increase the area of the development envelope from 9,200 square feet to 11,000 square feet on Lot 17 of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is approximately 5.03 acres zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the north side of Sabino Estates Drive, approximately one third of a mile east of Bowes Road and south of the Coronado National Forest. Staff recommends APPROVAL. (District 1)

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

The Chairman inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

TRANSPORTATION

24. ~~Traffic Ordinance~~

ORDINANCE NO. 2013 - 58, of the Board of Supervisors, regulating parking on Sabino Canyon Road in Pima County. Staff recommends APPROVAL. (Districts 1 and 4)

A motion was made by Supervisor Elias to adopt the ordinance. The motion was withdrawn.

Supervisor Miller stated parking around the entrance to the Sabino Canyon Recreational Area had been an ongoing problem and her office had received a written complaint.

Priscilla Cornelio, Transportation Director, explained the ordinance presented was a housekeeping matter which consolidated three existing ordinances.

Plat Note Modification App val Lot 25

BOS Minutes 1-6-15

~~and Mobile Home-1) and is located on the north side of Arivaca Road, approximately 600 feet west of Nogales Highway. Staff recommends APPROVAL. (District 3)~~

~~The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Chair Bronson, seconded by Supervisor Elias and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-89-52, as recommended by staff.~~

→ 21 Plat Note Modification

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 25)

Request of Larry Koussa, represented by Simmons Home Designs, for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lot 25 of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is approximately .86 acres, zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the south side of Sabino Estates Drive, approximately one half mile east of Bowes Road and approximately 600 feet south of the Coronado National Forest. Staff recommends APPROVAL. (District 1)

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Elias and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11, as recommended by staff.

22. Rezoning Ordinance

ORDINANCE NO. 2015 - 1, Co9-14-10, Arthur Naiman Living Trust - N. Rock Canyon Road Easement Rezoning. Owner: Arthur Naiman Living Trust. (District 1)

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Elias, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Ordinance.

23. Rezoning Resolution

RESOLUTION NO. 2015 - 2, Co9-00-12, Read - Oracle Road Rezoning. Owner: T. Read Holdings, L.L.C. (Tamara Reed) (District 1)

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Elias, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Resolution.

Plat Note Modification Approval Lot 12

BOS Minutes 6-7-16

24. Hearing - Plat Note Modification

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 12)

Request of John and Carolyn Bliley, represented by Talavera Homes, Inc., for a plat note modification of Administrative Control Note No. 20(B) to increase the area of the development envelope (grading) from a maximum of 9,200 square feet to a maximum of 11,000 square feet on Lot 12 of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07). The subject property is approximately .93 acres, zoned SP (BZ) (Specific Plan - Buffer Overlay Zone) and is located approximately 1,750 feet northeast of the intersection of N. Bowes Road and E. Sabino Estates Drive. Staff recommends APPROVAL. (District 1)

Chris Poirier, Planning Official, provided the staff report and stated that 14 other lots within the subdivision had come before the Board for approval to increase grading to 11,000 square feet. He stated that there were letters of concern from neighbors to the north, and after review, stood by their recommendation for approval.

John and Barbara Stalder addressed the Board regarding the amount of time given for due diligence. They were concerned about the disturbance of their view, removal of vegetation on their lot, and requested a meeting to discuss their concerns.

Supervisor Miller questioned if there had been any communication between the Stalders, the staff or the owners.

Linda Talavera, Talavera Homes Corporate Secretary, read a letter previously submitted into the record which addressed the concerns of the Stalders.

Mr. Poirier responded there would be some disturbance, the driveway would be closer to the Stalder's lot and that the applicant's design retained a significant number of Saguaro which minimized the overall disturbance.

It was moved by Supervisor Miller, seconded by Chair Bronson and carried by a 4-0 vote, Supervisor Carroll absent, to close the public hearing and approve the plat note modification, Co12-93-11.

~~25. Hearing - Rezoning Ordinance~~

~~ORDINANCE NO. 2016 - 32, P15RZ00009, Magee Como Development Assoc., L.L.C. - N. La Cholla Boulevard Rezoning. Owner: Magee Como Development Assoc., L.L.C. (District 1)~~

~~The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Chair Bronson and carried by a 4-0 vote, Supervisor Carroll absent, to close the public hearing and adopt the Ordinance.~~

Co12-93-11 Plat Note Modification Approval Lot 35 BOS Minutes 9-3-19

~~The Chairman inquired whether anyone wished to be heard. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Christy and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-00-39, subject to standard and special conditions.~~

→ 20. Hearing - Plat Note Modification

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 35)

Request of Baier Family Revocable Trust, represented by Soloway Designs, Inc., for a plat note modification of Restrictive Administrative Control Note No. 20(B) to increase the area of the development envelope (grading) from a maximum of 9,200 square feet to a maximum of 11,000 square feet on Lot 35 of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07). The subject property is approximately 4.38 acres, zoned SP (BZ) (Specific Plan - Buffer Overlay Zone) and is located on the north side of E. Sabino Estates Drive, approximately 4,500 feet northeast of the intersection of N. Bowes Road and E. Sabino Estates Drive and is addressed as 10151 E. Sabino Estates Drive. Staff recommends APPROVAL. (District 1)

The Chairman inquired whether anyone wished to be heard. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Christy and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

~~21. Hearing - Rezoning Ordinance~~

~~ORDINANCE NO. 2019 - 22, P18RZ00012, Robert Lee Boykin - N. Camino de Oeste Rezoning. Owner: Robert Lee Boykin. (District 1)~~

~~The Chairman inquired whether anyone wished to be heard. No one appeared. It was moved by Chairman Elias, seconded by Supervisor Miller and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Ordinance.~~

22. Hearing - Rezoning Resolution

RESOLUTION NO. 2019 - 62, P18CA00007, Pima County - West River Road Plan Amendment. Owner: Pima County Flood Control District. (District 1)

The Chairman inquired whether anyone wished to be heard. No one appeared. It was moved by Chairman Elias, seconded by Supervisor Miller and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Resolution.

23. Hearing - Rezoning Resolution

RESOLUTION NO. 2019 - 63, Co9-83-94, Transamerica Title No. 8155 - Sunrise Drive Rezoning (Modification of a Rezoning Condition - Non Substantial Change). Owner: Ventana Canyon Alliance, L.L.C. (District 1)

24 May 2020

To: Pima County Development Services
201 n. Stone Ave., 1st Floor
Tucson, AZ 85701

Re: Request for Plat Note Modification
9650 e. Sabino Estates Dr.
Lot 3, Sabino Estates; Assessor Parcel #114-07-1790
Owners: Bill and Terrie Kieckhefer

To Whom it May Concern,

On behalf of the owners of Lot 3 in Sabino Estates, we are requesting a Plat Note Modification to increase the maximum allowable area of grading on the property from 9,200 s.f. to 11,000 s.f., in order to accommodate the construction of a 3000 s.f. residence.

This request is consistent with 15 other houses in the subdivision that have also requested and received this area increase.

Please find attached a letter of authorization from the owners, and a site plan showing the proposed house and estimated grading limits. Here is our contact information:

Applicant: Chris Evans, Architect
3220 e. Terra Alta Blvd. #9
Tucson, AZ 85716
520.319.8835 evansarch@hotmail.com

Owners: Bill and Terrie Kieckhefer
5222 n. Sterling Heights Pl.
Tucson, Arizona 85749
414.840.5180 bkieckhefer@comcast.net

Please let me know if you need any additional information. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Evans', with a stylized flourish at the end.

Chris Evans


Letter of Authorization and Disclosure of Ownership

As Required by Arizona Revised Statutes, we certify that the property referenced below is titled in the William L. and Terrie J. Kieckhefer Revocable Trust of 2017, U/A dated April 3, 2017, with beneficiaries William L. Kieckhefer and Terrie J. Kieckhefer. We authorize J. Chris Evans, Architect, to take out Development Services permits in our names relative to this property.

Property Address: 9650 N. Sabino Estates Drive, Tucson, AZ 85749

Lot 3 of Sabino Estates at Sabino Springs, a subdivision of Pima County, Arizona, according to the map or plat of record in the office of the County Recorder in Book 45 of Maps and Plats at page 7.

Type of Permit Applied for: Single Family Residence

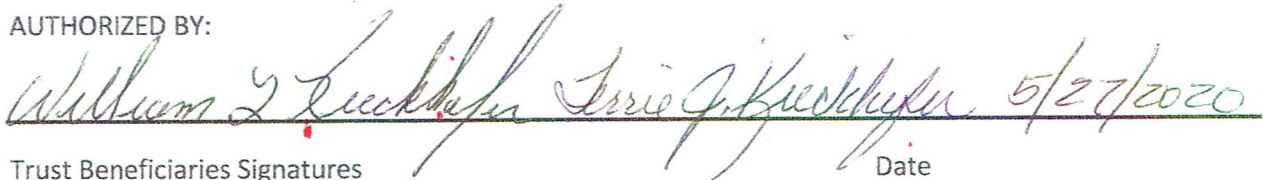


Signature of Applicant

5/27/2020

Date

AUTHORIZED BY:



Trust Beneficiaries Signatures

Date