



MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Honorable Ally Miller, Supervisor, District # 1

FROM: Arlan Colton, Planning Director *AC*

DATE: September 4, 2013

SUBJECT: Co12-93-11 SABINO ESTATES AT SABINO SPRINGS
(Lots 1, 4, 9, 11, & 42)

The above referenced Plat Note Modification is within your district and is scheduled for the Board of Supervisors' **TUESDAY, SEPTEMBER 17, 2013** hearing.

REQUEST: The applicants request a plat note modification to allow the area of the development envelope to be increased 1,800 square feet on Lots 1, 4, 9, 11, and 42 of the Sabino Estates at Sabino Springs subdivision. The subdivision plat limits the area of the development envelope to 9,200 square feet.

OWNERS: Nicholas Loffredo
10375 E. Camino La Joya Pantano
Tucson, AZ 85730
(Parcel 114-07-1770, Lot 1)

Donald Davern
4545 E. Bermuda St.
Tucson, AZ 85712
(Parcel 114-07-1800, Lot 4)

Wallace Petersen
7279 E. Onda Circle
Tucson, AZ 85715
(Parcel 114-07-1850, Lot 9)

Keith & Victoria Davern
4545 E. Bermuda St.
Tucson, AZ 85712
(Parcel 114-07-2180, Lot 42)

Leonard & Janet Loffredo
10375 E. Camino De La Joya Pantano
Tucson, AZ 85730
(Parcel 114-07-1870, Lot 11)

AGENT: The WLB Group
Gary Grizzle
4444 East Broadway
Tucson, AZ 85711

DISTRICT: 1

STAFF CONTACT: Terrill Tillman

PUBLIC COMMENT TO DATE: As of September 4, 2013, staff has received no written public comment.

STAFF RECOMMENDATION: APPROVAL.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: Lots 1, 4, 9, and 11 lie outside the Maeveen Marie Behan Conservation Lands System (MMBCLS). Lot 42 is located within the Multiple Use Management Area of the MMBCLS.

CP/TT/ar
Attachments



Board of Supervisors Memorandum

Subject: Co12-93-11

Page 1 of 3

FOR SEPTEMBER 17, 2013 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan Colton, Planning Director *AC*
Public Works-Development Services Department-Planning Division

DATE: September 4, 2013

UNADVERTISED ITEM FOR PUBLIC HEARING

PLAT NOTE MODIFICATION

Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (Lots 1, 4, 9, 11, & 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 acres) all represented by The WLB Group, for a **plat note modification** of administrative control note #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, & 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)

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the requested plat note modification of administrative control note #20(B) to increase the area of the development envelope on Lots 1, 4, 9, 11, and 42 to 11,000 square feet

The increase is necessary to incorporate comprehensive design elements into a more flexible, acceptable building location. The current building envelope limits design elements to shortened driveways, retaining walls, and two-story building design.

PLANNING REPORT

The 80.03 acre subdivision plat for Sabino Estates at Sabino Springs was approved in 1993, a portion of the Sabino Springs Specific Plan (Co23-89-2) as originally adopted by Ordinance 1990-53. The area of the specific plan encompassed 428.35 acres and was subject to grading and development limitations as amended by case Co23-95-02 not to exceed 56% or 239.88 acres for the rezoning site. The grading allowances for the specific plan rezoning site were quickly utilized by the platting and development of three subdivisions and a clubhouse prior to approval of the Sabino Estates at Sabino Springs (Book 45 and Page 07) subdivision plat (the applicant's subdivision). Sabino Estates at Sabino Springs was platted with the balance of the remaining allowable area of disturbance of 284,882 square feet or 6.54 acres for street, right-of-ways, common driveways, drainage structures, and slopes. The area of disturbance per subdivision lot were then limited to 9,000 square feet each. Due to the limitation on the area of disturbance, a request to increase the allowable grading by the developer was initiated with Development Services but was withdrawn by the developer. Consequently, an area of disturbance study was performed by Stantec and the study demonstrated that due to the environmentally friendly methods employed during construction of the infrastructure, the actual disturbance was reduced by 78,312 square feet (1.8 acres). Distribution of the total amount of allowable grading among the undeveloped parcels in Sabino Estates resulted in a grading increase of 1,800 square feet per lot. Development Services accepted the disturbance study and agreed that the distribution of the grading would be allowed based upon a modification of an administrative control note as heard by the Board of Supervisors such as the subject request.

The subject properties are located within the Hillside Development Zone (HDZ) (Chapter 18.61) which regulates the grading envelope based upon property size. Normally, without the additional subdivision plat constraints, the subject parcels would be allotted the following grading allowances:

1) Lot 1	(.96 acres)	16,727 square feet
2) Lot 4	(1.04 acres)	17,425 square feet
3) Lot 9	(1.31 acres)	17,425 square feet
4) Lot 11	(.76 acres)	11,656 square feet
5) Lot 42	(1.04 acres)	17,425 square feet

As such, the limitation of the subdivision plat area of development (9,200 square feet) is more restrictive than a typical hillside development limit. The limit does not allow for sensitive building design to blend in with the natural hillside surroundings while preserving neighborhood views.

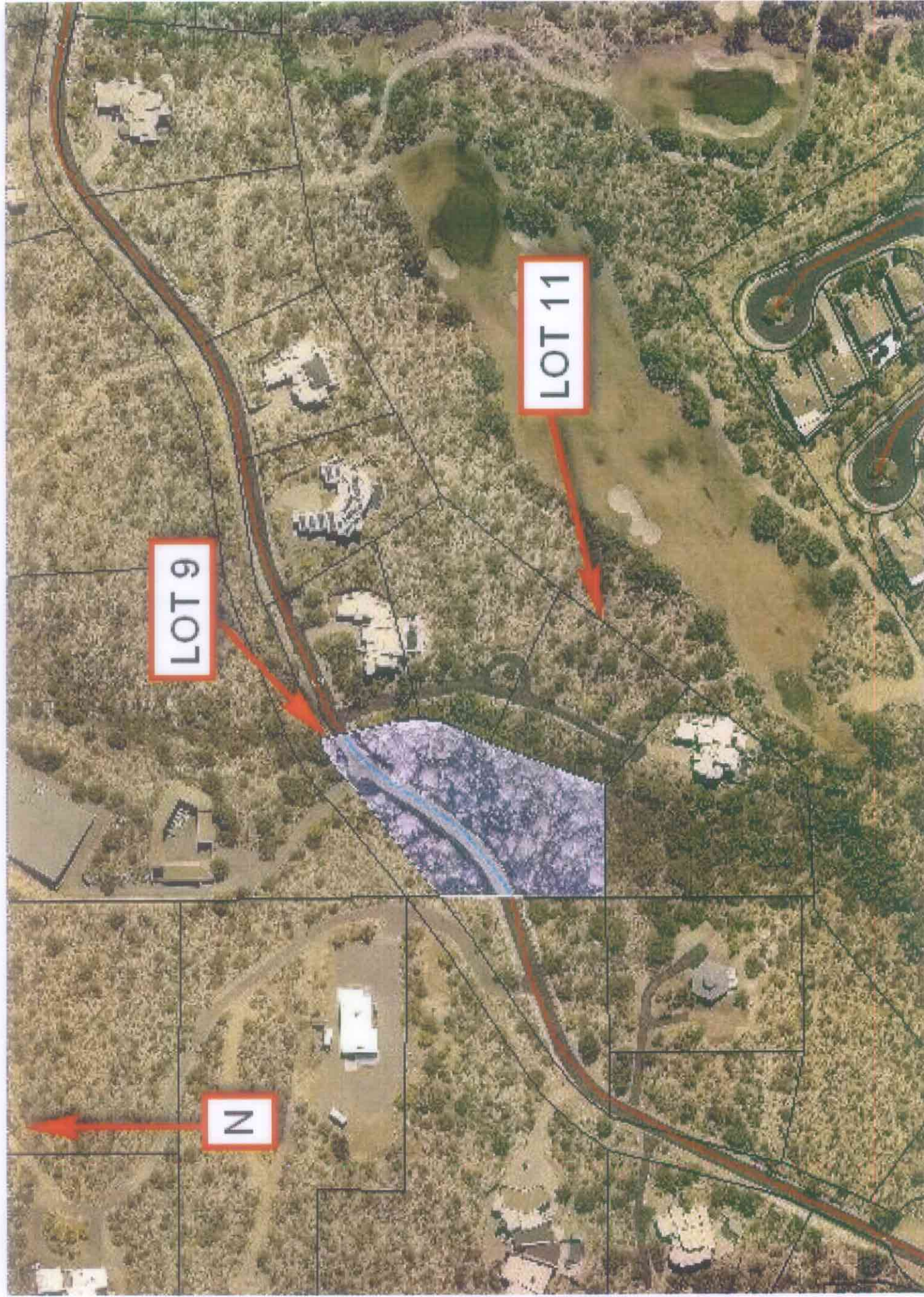
The subdivision is located within the Buffer Overlay Zone. The area of development limit does not meet the threshold of 14,000 square feet requiring each individual lot to obtain a native plant preservation plan, but the limited development envelope ensures preservation of the remaining existing on-site vegetation and species habitat. Preservation of the site is furthered by the subdivision plat administrative control note #20(D) requiring the remaining undisturbed areas outside of the development envelope to be dedicated as a conservation easement.

Staff has maintained an account of the total cumulative amount of grading on each of the recorded subdivision plats within the Sabino Spring Specific Plan to ensure compliance with the grading limit rezoning condition. Staff supports the modification of this request based upon: (1) The necessity to allow for a sensitively designed house with adequate off-street parking in an area or locale that supports the minimum amount of disturbance to lessen the environmental impact to adjacent properties and views; (2) The Board of Supervisors has granted approval to increase the amount of grading to 11,000 square feet for Lots 29, 34, 43, 44, and 45 in June and August of 2012, and January of 2013; and (3) Reliance on the accepted Stantec area of disturbance study.

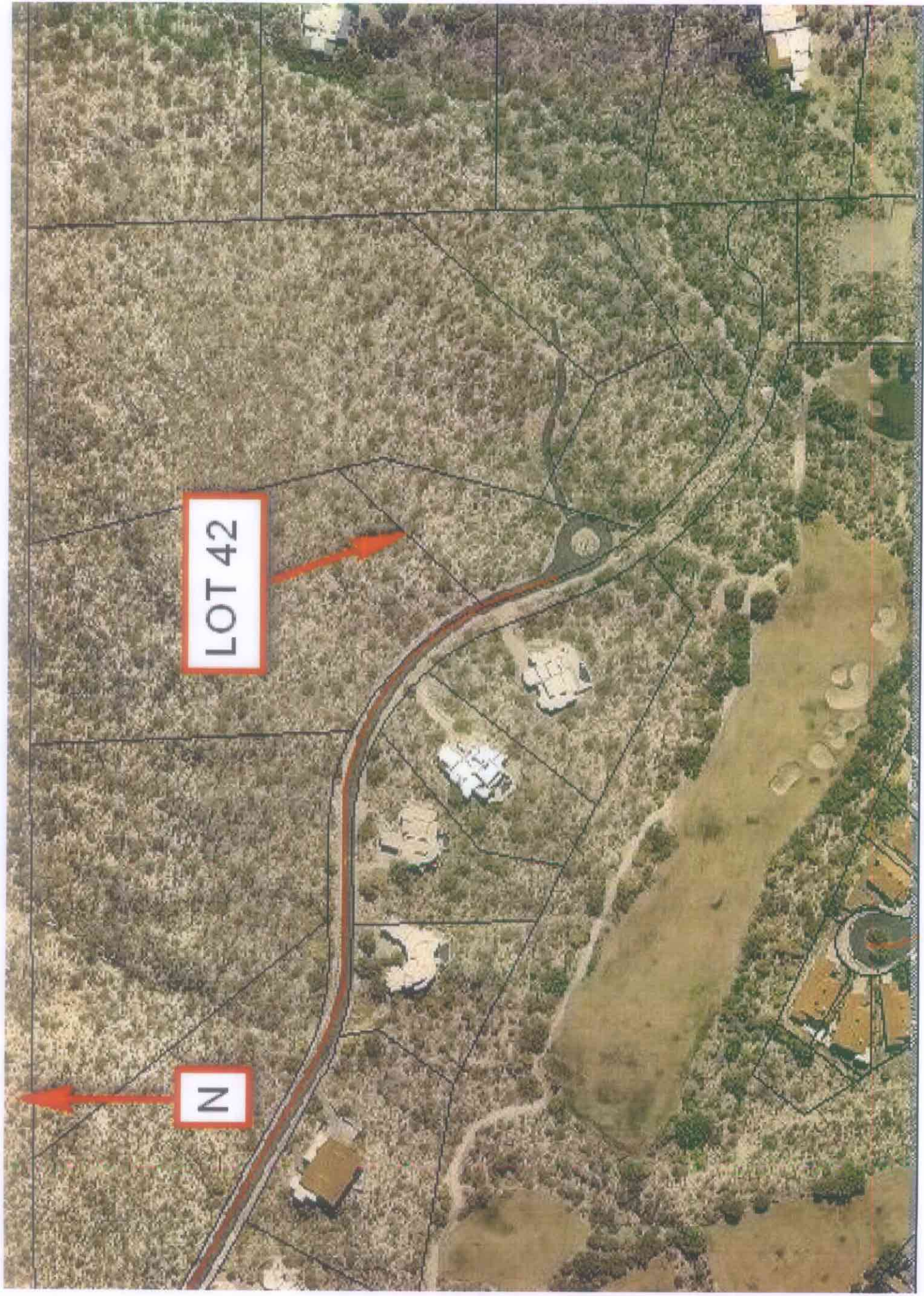
Public notice is being sent to all property owners within the subdivision and within 300 feet of the boundaries of the subdivision. No written public comment has been received to date.

CP/TT/ar
Attachments

c: Nicholas Loffredo, Donald Davern, Wallace Petersen, Leonard & Janet Loffredo,
Keith & Victoria Davern (See owner list for addresses)
The WLB Group, Gary Grizzle, 4444 East Broadway, Tucson, AZ 85711
Chris Poirier, Assistant Planning Director
Co12-93-11 (Lots 1, 4, 9, 11, 42) File



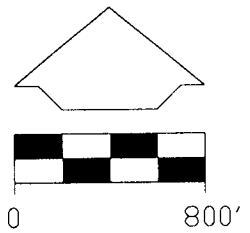
Co12-93-11 Sabino Estates at Sabino Springs Lots 9 and 11



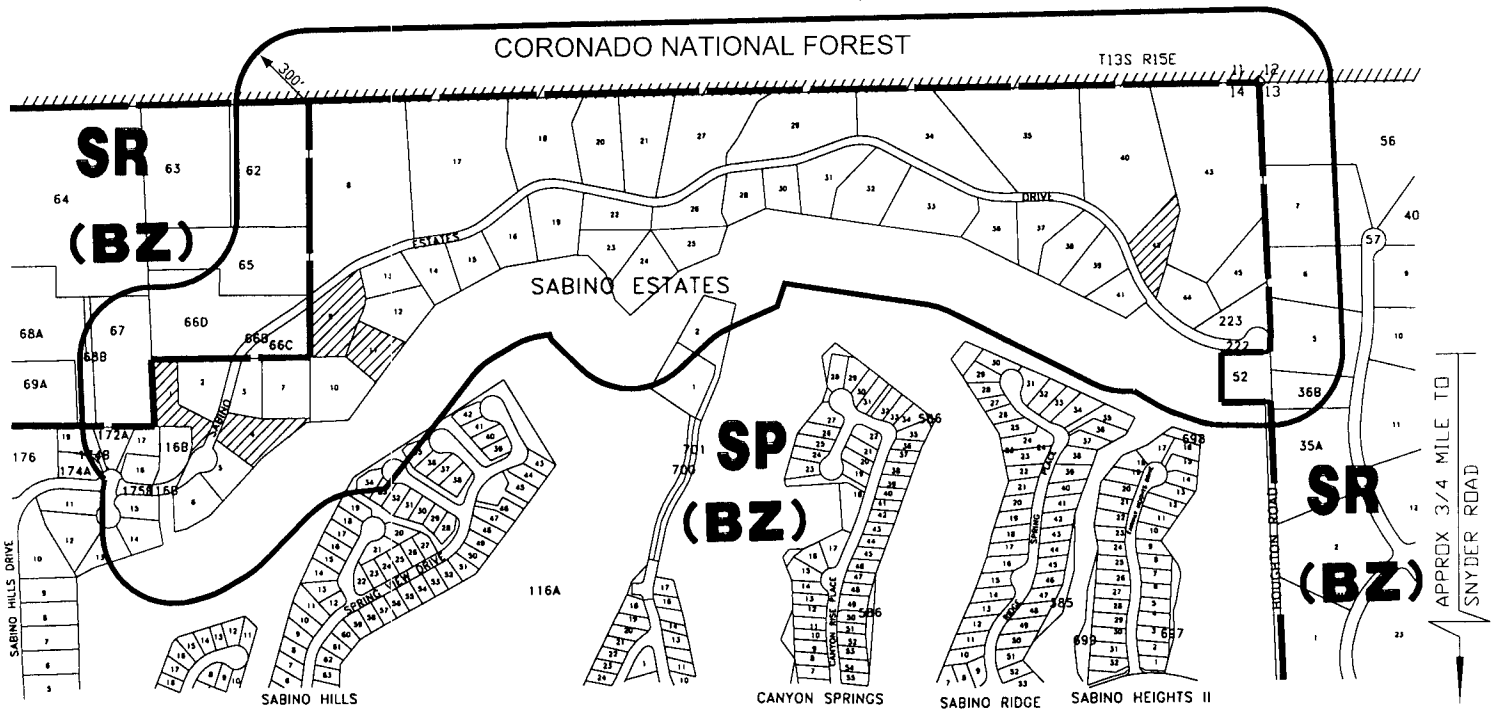
Co12-93-11 Sabino Estates at Sabino Springs Lot 42


IR


36



APPROX 7/8 MILE TO
BOWES ROAD



Petition area 

Notification area 

BASE MAP 50 & 83

Notes PLAT NOTE MODIFICATION
RE: CO23-89-02

Tax codes 114-07-1770,
114-07-1800, 114-07-1850,
114-07-1870 & 114-07-2180

Date 8/19/13
Drafter DS

File no. CO12-93-11
SABINO ESTATES AT SABINO SPRINGS
LOTS 1, 4, 9, 11 & 42

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Engineering • Planning
Surveying • Urban Design
Landscape Architecture

August 9, 2013

Terrill Tillman
Senior Planner
Pima County Development Services
201 N. Stone Ave.
Tucson, AZ 85701

Subject: Lot 1 of Sabino Estates at Sabino Springs
Plat Note Modification
WLB No. 112038-A-001

Dear Terrill:

On behalf of Nicholas Loffredo, I would like to formally request that the allowable disturbance for Lot 1 of Sabino Estates at Sabino Springs (114-07-1770) be increased from the current 9,200 square feet to 11,000 square feet.

The 9,200 grading limit severely limits the buildable area. This restriction forces site retaining walls around the perimeter of the home which limits the usable outdoor space for the homeowner.

Thank you for your attention to this request.

Sincerely,

THE WLB GROUP, INC.

A handwritten signature in black ink, appearing to read 'Gary L. Grizzle', is written over the printed name.

Gary L. Grizzle, P.L.A.
Manager of Landscape Architecture

August 9, 2013

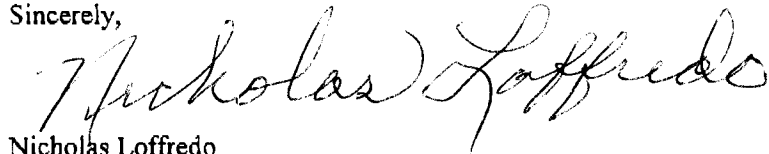
Terrill Tillman
Senior Planner
Pima County Development Services
201 N. Stone Ave.
Tucson, AZ 85701

Subject: Lot 1 of Sabino Estates at Sabino Springs
Plat Note Modification

Dear Terrill:

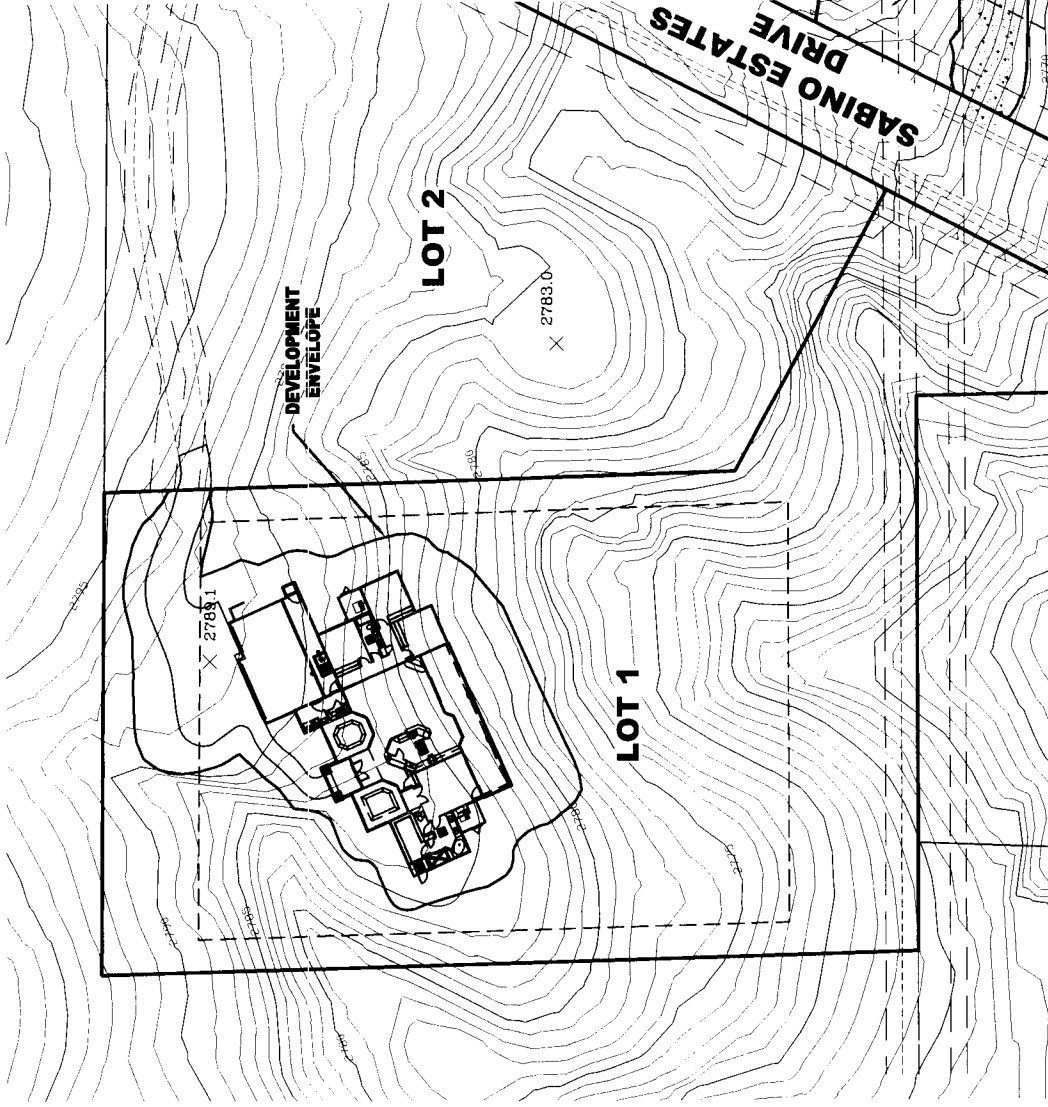
I, Nicholas Loffredo, hereby authorize The WLB Group, Inc. to file a plat note modification for Lot 1 of Sabino Estates at Sabino Springs on my behalf.

Sincerely,

A handwritten signature in black ink that reads "Nicholas Loffredo". The signature is written in a cursive, flowing style.

Nicholas Loffredo
Owner, Lot 1 of Sabino Estates at Sabino Springs

DEVELOPMENTAL ENVELOPE ALLOWED 9,200 SF
 REQUESTED DEVELOPMENTAL ENVELOPE 11,000 SF



The
WLB
 Group Inc.

**SABINO ESTATES AT SABINO SPRINGS (BK. 45 M&P PG. 7)
 LOT 1 (9635 E. SABINO ESTATES DRIVE)**



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August 9, 2013

Terrill Tillman
Senior Planner
Pima County Development Services
201 N. Stone Ave.
Tucson, AZ 85701

Subject: Lot 4 of Sabino Estates at Sabino Springs
Plat Note Modification
WLB No. 112038-A-004

Dear Terrill:

On behalf of Donald Davern, I would like to formally request that the allowable disturbance for Lot 4 of Sabino Estates at Sabino Springs (114-07-1800) be increased from the current 9,200 square feet to 11,000 square feet.

The 9,200 grading limit severely limits the buildable area. This restriction forces site retaining walls around the perimeter of the home which limits the usable outdoor space for the homeowner.

Thank you for your attention to this request.

Sincerely,

THE WLB GROUP, INC.

A handwritten signature in black ink, appearing to read 'Gary L. Grizzle', is written over the printed name.

Gary L. Grizzle, P.L.A.
Manager of Landscape Architecture

August 9, 2013

Terrill Tillman
Senior Planner
Pima County Development Services
201 N. Stone Ave.
Tucson, AZ 85701

Subject: Lot 4 of Sabino Estates at Sabino Springs
Plat Note Modification

Dear Terrill:

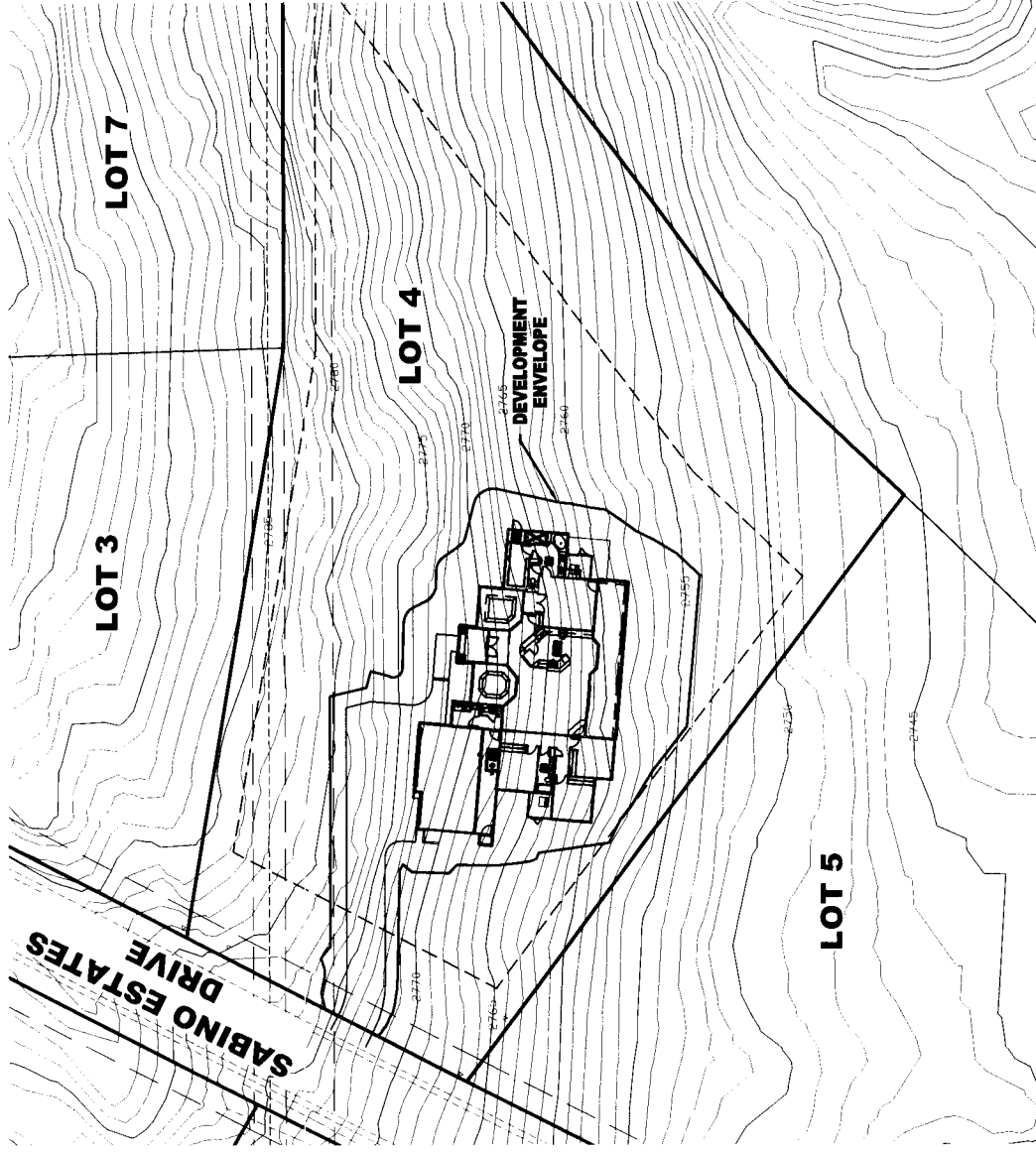
I, Donald Davern, hereby authorize The WLB Group, Inc. to file a plat note modification for Lot 4 of Sabino Estates at Sabino Springs on my behalf.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald Davern", followed by a long horizontal line extending to the right.

Donald Davern
Owner, Lot 4 of Sabino Estates at Sabino Springs

DEVELOPMENTAL ENVELOPE ALLOWED 9,200 SF
 REQUESTED DEVELOPMENTAL ENVELOPE 11,000 SF



The
WLB
 Group
INC.

**SABINO ESTATES AT SABINO SPRINGS (BK. 45 M&P PG. 7)
 LOT 4 (9640 E. SABINO ESTATES DRIVE)**



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August 9, 2013

Terrill Tillman
Senior Planner
Pima County Development Services
201 N. Stone Ave.
Tucson, AZ 85701

Subject: Lot 9 of Sabino Estates at Sabino Springs
Plat Note Modification
WLB No. 112038-A-009

Dear Terrill:

On behalf of Wallace Petersen, I would like to formally request that the allowable disturbance for Lot 9 of Sabino Estates at Sabino Springs (114-07-1850) be increased from the current 9,200 square feet to 11,000 square feet.

The 9,200 grading limit severely limits the buildable area. This restriction forces site retaining walls around the perimeter of the home which limits the usable outdoor space for the homeowner.

Thank you for your attention to this request.

Sincerely,

THE WLB GROUP, INC.

A handwritten signature in black ink, appearing to read 'Gary L. Grizzle', is written over the printed name.

Gary L. Grizzle, P.L.A.
Manager of Landscape Architecture

August 9, 2013

Terrill Tillman
Senior Planner
Pima County Development Services
201 N. Stone Ave.
Tucson, AZ 85701

Subject: Lot 9 of Sabino Estates at Sabino Springs
Plat Note Modification

Dear Terrill:

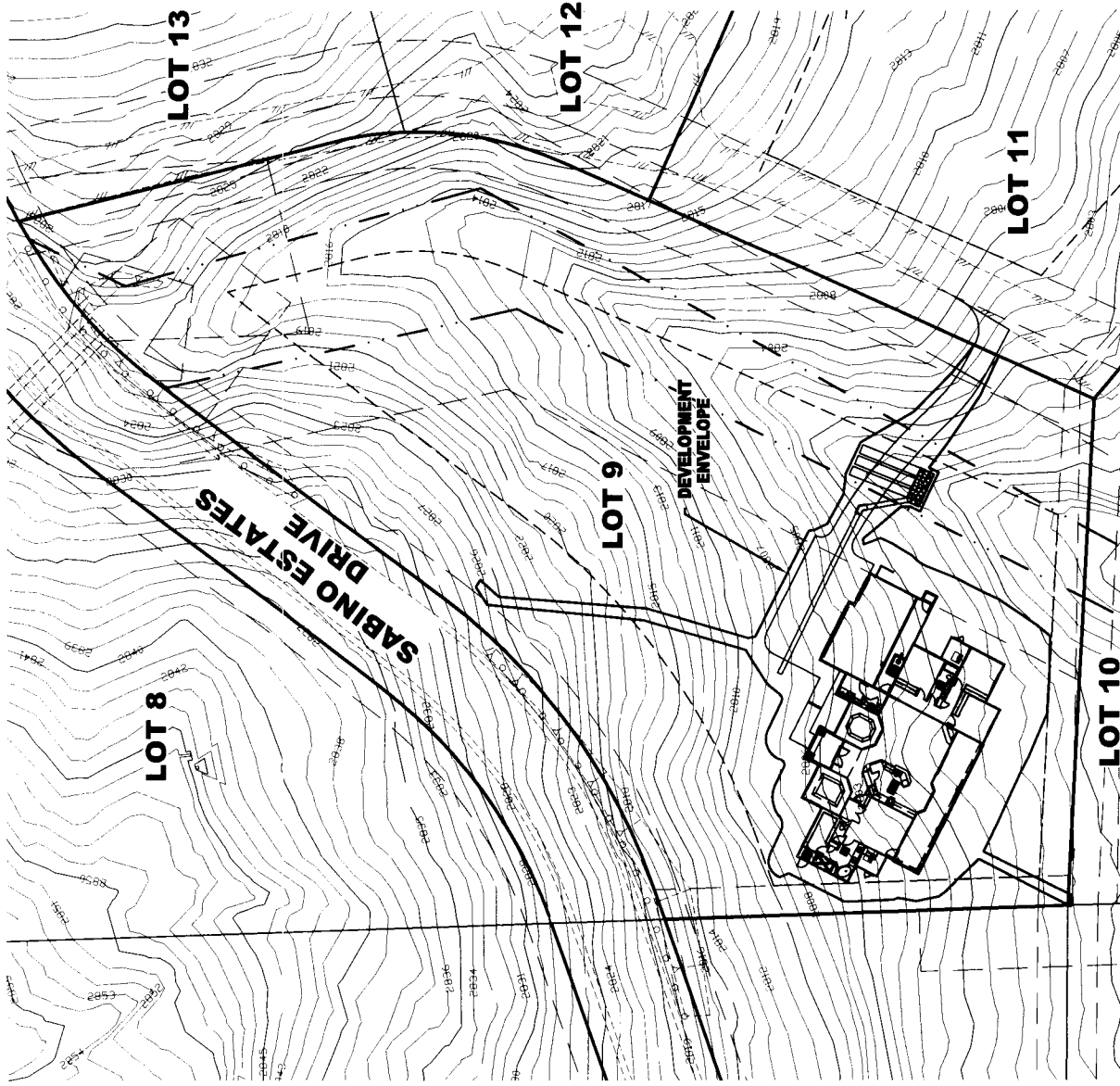
I, Wallace Petersen, hereby authorize The WLB Group, Inc. to file a plat note modification for Lot 9 of Sabino Estates at Sabino Springs on my behalf.

Sincerely,

A handwritten signature in black ink, appearing to read "W A Petersen". The signature is fluid and cursive, with the first and last names being clearly legible.

Wallace Petersen
Owner, Lot 9 of Sabino Estates at Sabino Springs

DEVELOPMENTAL ENVELOPE ALLOWED 9,200 SF
 REQUESTED DEVELOPMENTAL ENVELOPE 11,000 SF



The
WLB
 Group, Inc.

**SABINO ESTATES AT SABINO SPRINGS (BK. 45 M&P PG. 7)
 LOT 9 (9700 E. SABINO ESTATES DRIVE)**



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August 9, 2013

Terrill Tillman
Senior Planner
Pima County Development Services
201 N. Stone Ave.
Tucson, AZ 85701

Subject: Lot 11 of Sabino Estates at Sabino Springs
Plat Note Modification
WLB No. 112038-A-011

Dear Terrill:

On behalf of Leonard Loffredo, I would like to formally request that the allowable disturbance for Lot 11 of Sabino Estates at Sabino Springs (114-07-1870) be increased from the current 9,200 square feet to 11,000 square feet.

The 9,200 grading limit severely limits the buildable area. This restriction forces site retaining walls around the perimeter of the home which limits the usable outdoor space for the homeowner.

Thank you for your attention to this request.

Sincerely,

THE WLB GROUP, INC.

A handwritten signature in black ink, appearing to read 'Gary L. Grizzle', is written over the printed name.

Gary L. Grizzle, P.L.A.
Manager of Landscape Architecture

August 9, 2013

Terrill Tillman
Senior Planner
Pima County Development Services
201 N. Stone Ave.
Tucson, AZ 85701

Subject: Lot 11 of Sabino Estates at Sabino Springs
Plat Note Modification

Dear Terrill:

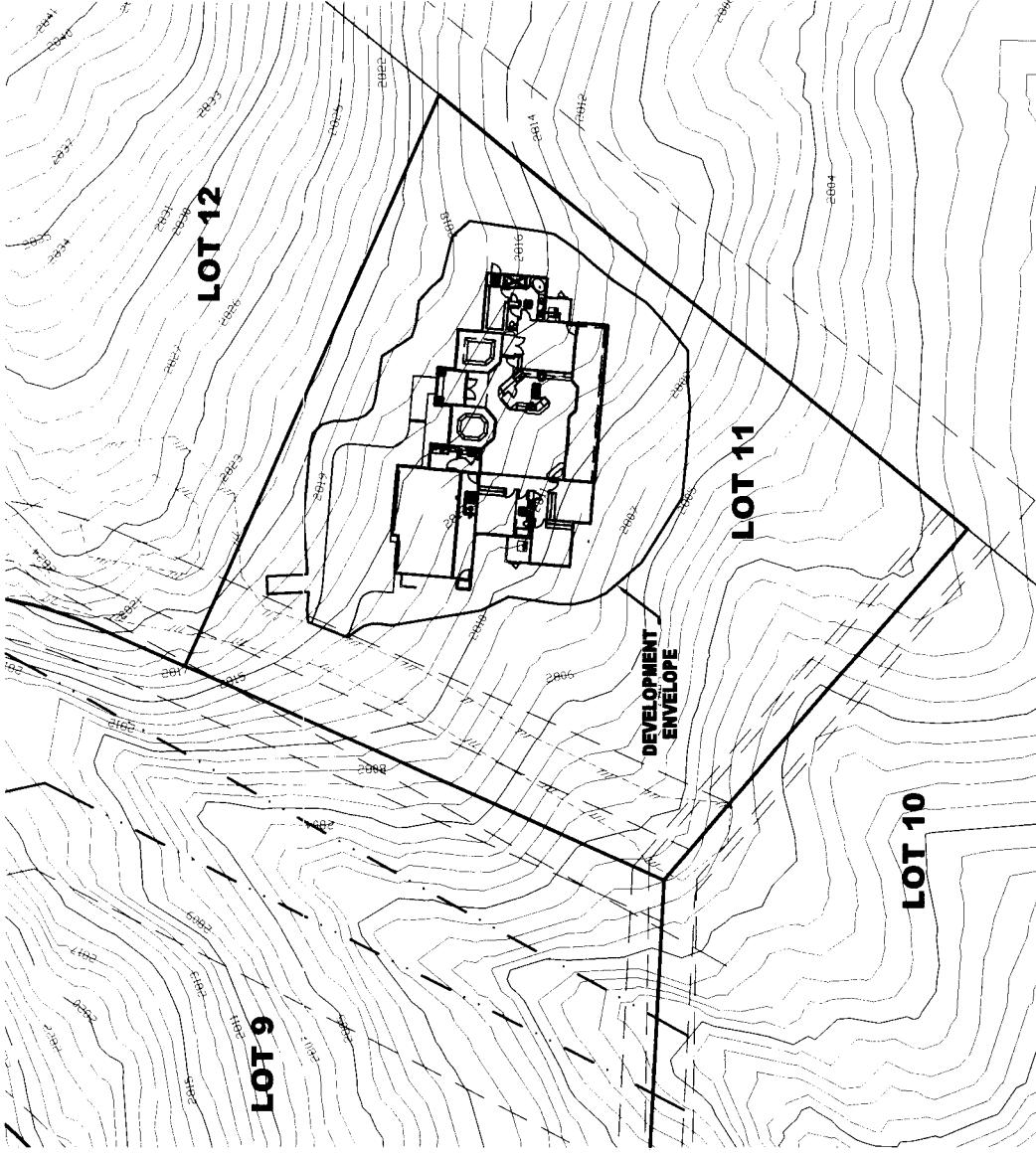
I, Leonard Loffredo, hereby authorize The WLB Group, Inc. to file a plat note modification for Lot 11 of Sabino Estates at Sabino Springs on my behalf.

Sincerely,

A handwritten signature in black ink, appearing to read "Leon Loffredo", written in a cursive style.

Leonard Loffredo
Owner, Lot 11 of Sabino Estates at Sabino Springs

DEVELOPMENTAL ENVELOPE ALLOWED 9,200 SF
 REQUESTED DEVELOPMENTAL ENVELOPE 11,000 SF



The
WLB
 Group, Inc.

**SABINO ESTATES AT SABINO SPRINGS (BK. 45 M&P PG. 7)
 LOT 11 (9730 E. SABINO ESTATES DRIVE)**



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August 9, 2013

Terrill Tillman
Senior Planner
Pima County Development Services
201 N. Stone Ave.
Tucson, AZ 85701

Subject: Lot 42 of Sabino Estates at Sabino Springs
Plat Note Modification
WLB No. 112038-A-042

Dear Terrill:

On behalf of Keith Davern, I would like to formally request that the allowable disturbance for Lot 42 of Sabino Estates at Sabino Springs (114-07-2180) be increased from the current 9,200 square feet to 11,000 square feet.

The 9,200 grading limit severely limits the buildable area. This restriction forces site retaining walls around the perimeter of the home which limits the usable outdoor space for the homeowner.

Thank you for your attention to this request.

Sincerely,

THE WLB GROUP, INC.

A handwritten signature in black ink, appearing to read 'Gary L. Grizzle', is written over the company name.

Gary L. Grizzle, P.L.A.
Manager of Landscape Architecture

August 9, 2013

Terrill Tillman
Senior Planner
Pima County Development Services
201 N. Stone Ave.
Tucson, AZ 85701

Subject: Lot 42 of Sabino Estates at Sabino Springs
Plat Note Modification

Dear Terrill:

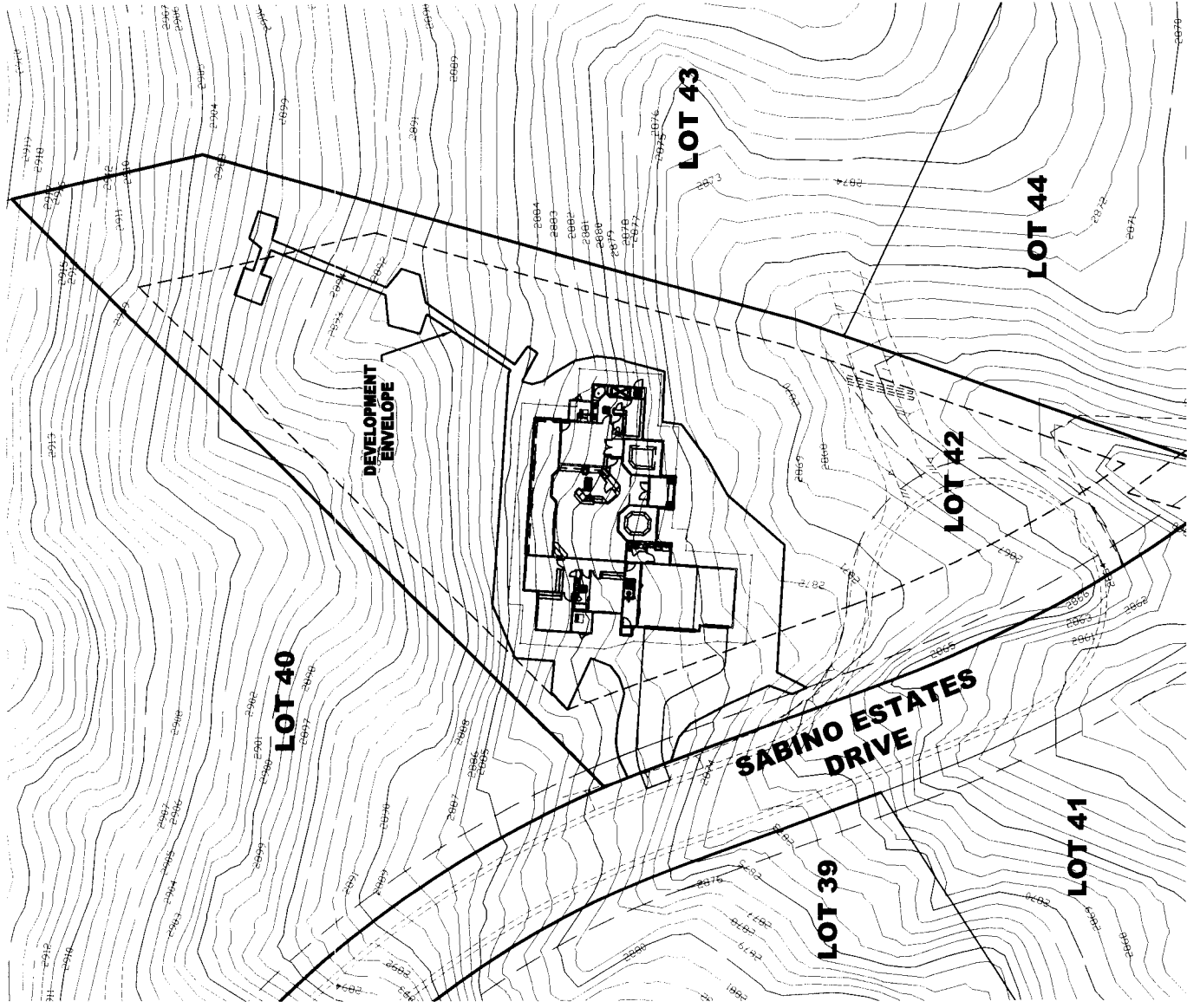
I, Keith Davern, hereby authorize The WLB Group, Inc. to file a plat note modification for Lot 42 of Sabino Estates at Sabino Springs on my behalf.

Sincerely,

A handwritten signature in black ink that reads "Keith Davern". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Keith Davern
Owner, Lot 42 of Sabino Estates at Sabino Springs

DEVELOPMENTAL ENVELOPE ALLOWED 9,200 SF
 REQUESTED DEVELOPMENTAL ENVELOPE 11,000 SF



The **WLB**
 Group, Inc.

SABINO ESTATES AT SABINO SPRINGS (BK. 45 M&P PG. 7)
LOT 42 (10215 E. SABINO ESTATES DRIVE)

ADMINISTRATIVE CONTROL NOTES

for
SABINO ESTATES
Lots 1-45 and Common Areas "A" AND "B"
as recorded in
Book 45 at Page 07 on *July 29*, 1993.
Co12-93-11

RESTRICTIVE NOTES

1. EXISTING ZONING IS SP AND WILL REMAIN.
2. MINIMUM LOT SIZE PER THE APPROVED SABINO SPRINGS SPECIFIC PLAN (Co23-89-2), 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 1992-61.
4. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
5. THE DEVELOPMENT CATEGORY OF THIS SUBDIVISION, PER THE APPROVED SABINO SPRINGS SPECIFIC PLAN (Co23-89-2), IS RA-1.

6. PRIOR TO THE REQUEST FOR RELEASE OF ASSURANCES, AN ENGINEER MUST CERTIFY 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 CONSTRUCTED TO MINIMUM PIMA COUNTY STANDARDS, IN ACCORDANCE WITH PLANS ACCEPTED BY PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT.
8. THIS DEVELOPMENT IS SUBJECT TO THE SABINO SPRINGS SPECIFIC PLAN MASTER PLATTING AND IMPROVEMENTS PHASING SCHEDULE. THIS SCHEDULE IDENTIFIES SPECIFIC STUDIES, TASKS, ETC. WHICH MUST BE COMPLETED AT VARIOUS STAGES OF THIS PROJECT AND IDENTIFIES THE RESPONSIBLE PARTY FOR EACH TASK. THIS APPROVED SCHEDULE IS KEPT ON FILE WITH THE PIMA COUNTY SPECIFIC PLAN ADMINISTRATOR.
9. PER THE APPROVED SABINO SPRINGS MASTER PLATTING AND IMPROVEMENTS PHASING SCHEDULE ON FILE WITH THE PIMA COUNTY SPECIFIC PLAN ADMINISTRATOR, THE FOLLOWING ITEMS SPECIFIC TO THIS SUBDIVISION MUST BE COMPLETED AND APPROVED PRIOR TO THE APPROVAL OF THIS FINAL PLAT:
 - DEVELOPMENT-RELATED ASSURANCES
 - PLANT PRESERVATION PLAN/XERISCAPE LANDSCAPE PLAN
10. THE TOTAL AMOUNT OF GRADING ALLOWED FOR THE SABINO SPRINGS SPECIFIC PLAN SITE, C023-89-2, SHALL NOT EXCEED 55% OR 225.31 ACRES. A RUNNING TOTAL SHALL BE PRESENTED WITHIN THE RESTRICTIVE NOTES OF ALL SABINO SPRINGS TENTATIVE RESUBDIVISION PLATS AND DEVELOPMENT PLANS SO AS TO ALLOW PIMA COUNTY STAFF TO TRACK THIS TOTAL AMOUNT OF ALLOWABLE GRADING. THE TOTAL AREA TO BE GRADED IN CONJUNCTION WITH THIS FINAL PLAT IS 15.97 ACRES OR 3.90%. RUNNING TOTAL OF GRADING TO DATE IS AS FOLLOWS:

<u>CASE #</u>	<u>AREA OF GRADING</u>	<u>% OF TOTAL SITE</u>
CO12-92-25	9.64 AC	2.35%
CO12-92-46	2.40 AC	0.59%
CO12-92-48	6.74 AC	1.64%
CO12-92-50	7.12 AC	1.74%
CO12-93-11	15.97 AC	3.90%
CO12-92-47	<u>97.70 AC</u>	<u>21.53%</u>
TOTALS	130.07 AC	31.75%

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 AREA OF SABINO ESTATES TO BE LEFT IN ITS NATURAL, UNDISTURBED CONDITION IS 80.04%.
12. THE TOTAL NUMBER OF DWELLING UNITS ALLOWED PER THE SABINO SPRINGS SPECIFIC PLAN (CO23-89-2) IS 496. A RUNNING TOTAL OF UNITS TO DATE IS AS FOLLOWS:

<u>CASE #</u>	<u>UNITS/LOTS</u>
CO12-92-46	9
CO12-92-48	22
CO12-92-50	20
CO12-93-11	<u>45</u>
TOTAL LOTS	96

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

13. AS PER ARTICLE 12, SECTION 12.1 OF THE MASTER SABINO SPRINGS CC&P'S, AN OPEN SPACE PROTECTION PLAN SHALL BE DEVELOPED IN CONJUNCTION WITH PIMA COUNTY TO FULLY ADDRESS NATURAL OPEN SPACE (NOS) REQUIREMENTS OF THE OVERALL SABINO SPRINGS PROJECT. ANY NOS DEDICATIONS REQUIRED ATTENDANT TO THIS PARTICULAR RESUBDIVISION WILL BE ACCOMPLISHED CONCURRENT WITH THIS PROJECT.



14. EVERY NEW STRUCTURE, BUILDING, FILL, EXCAVATION, OR DEVELOPMENT LOCATED WITHIN THE REGULATORY FLOODPLAIN OR EROSION HAZARD AREA ON LOTS 7-13, 18-20, 22-29, 33-36, 44, AND 45 SHALL REQUIRE A FLOODPLAIN USE PERMIT PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE ZONING INSPECTOR.

15. THIS PLAT IS SUBJECT TO LANDSCAPE, PRESERVATION AND MITIGATION REQUIREMENTS AS CONTAINED IN THE SABINO SPRINGS VEGETATION MITIGATION PLAN AND A DETAILED XERISCAPE/LANDSCAPE PLAN TO BE SUBMITTED WITH THIS PLAT.



16. LOTS 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 TRANSPORTATION AND FLOOD CONTROL DISTRICT. ANY DEVELOPMENT TO BE PLACED THEREON 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 100' CORONADO NATIONAL FOREST SETBACK 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 CO20-90-02 AS APPROVED ON 02-15-90.

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



20. AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT, THE APPLICANT SHALL PROVIDE A BUILDING PLOT PLAN WHICH ACCOMPLISHES THE FOLLOWING:

- A. DELINEATES THE SPECIFIC DEVELOPMENT ENVELOPE FOR THE LOT; SAID ENVELOPE SHALL INCLUDE ALL AREAS TO BE USED FOR BUILDINGS, PATIOS, DRIVEWAYS, EXTERIOR PARKING ETC. SUCH THAT THE DEFINED ENVELOPE REPRESENTS THE TOTAL CONTIGUOUS AREA TO BE GRADED ON THE LOT.
-  B. VERIFIES THAT THE AREA OF DEVELOPMENT ENVELOPE DOES NOT EXCEED 9200 SQ. FT. IN ACCORDANCE WITH THE APPROVED SABINO SPRINGS SPECIFIC PLAN.
- C. VERIFIES THAT THE "BUILDING SITE SLOPE" (AS PER SECTION 18.61.030.A.3) OF DEFINED DEVELOPMENT ENVELOPE DOES NOT EXCEED 20%.
- D. ONCE THE DELINEATED DEVELOPMENT ENVELOPE HAS BEEN FOUND TO SATISFY THE ABOVE THREE CRITERIA BY THE CENTRAL PERMITS DIVISION, THE APPLICANT SHALL GRANT A CONSERVATION EASEMENT OVER THE REMAINING PORTION OF THE LOT (OUTSIDE

THE DEVELOPMENT ENVELOPE). SAID CONSERVATION EASEMENT TO BE EXECUTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

GENERAL NOTES

1. THE USE OF THIS PROJECT IS SINGLE FAMILY DETACHED RESIDENTIAL.
2. COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE DEVELOPMENT ARE RECORDED IN DOCKET 9522 AT PAGE 551.
3. THE BASE FLOOD PEAK DISCHARGES AS SHOWN ON THE PLAT ARE PROVIDED BY THE OWNER FOR INFORMATIONAL PURPOSES ONLY.
4. THE AREAS WITHIN THE 100-YEAR FLOODPRONE LIMITS AS SHOWN ON THIS PLAT REPRESENT AN AREA WHICH IS SUBJECT TO FLOODING FROM THE REGULATORY FLOOD EVENT. ALL LAND WITHIN THIS DELINEATED FLOODPRONE AREA SHALL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH THE CURRENT FLOODPLAIN AND EROSION HAZARD MANAGEMENT ORDINANCE.
5. PRIOR TO THE ISSUANCE OF BUILDING PERMITS ALL PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT.
6. THE OWNERS OF LOTS 3, 7, 9, 10, 11, 16, 19, 23, 24, 36 AND 37 SHALL KEEP THE AREA WITHIN THE SEWER EASEMENT FREE FROM ANY OBSTRUCTION OR ENCROACHMENT, INCLUDING WALLS OR FENCES.
7. THE WATER COMPANY THAT WILL SERVICE THIS DEVELOPMENT IS TUCSON WATER.
8. ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
9. THIS PROJECT IS SUBJECT TO CERTAIN RESTRICTIONS, COVENANTS, AND CONDITIONS AS PER THE FOLLOWING INSTRUMENTS FOUND IN:

DOCKET 7761 AT PAGE 974
DOCKET 7390 AT PAGE 507
DOCKET 8865 AT PAGE 1490