



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 9/6/2022

**= Mandatory, information must be provided*

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

FINAL PLAT (P21FP00017) FALCON 17 LOTS 1 AND 2

***Introduction/Background:**

Final Plat Process to create a legally subdivided property

***Discussion:**

N/A

***Conclusion:**

N/A

***Recommendation:**

Staff recommends approval

***Fiscal Impact:**

N/A

***Board of Supervisor District:**

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services

Telephone: 724-6490

Contact: Thomas Drzazgowski

Telephone: 724-9522

Department Director Signature:

Joseph Grob

Date:

7/29/22

Deputy County Administrator Signature:

[Signature]

Date:

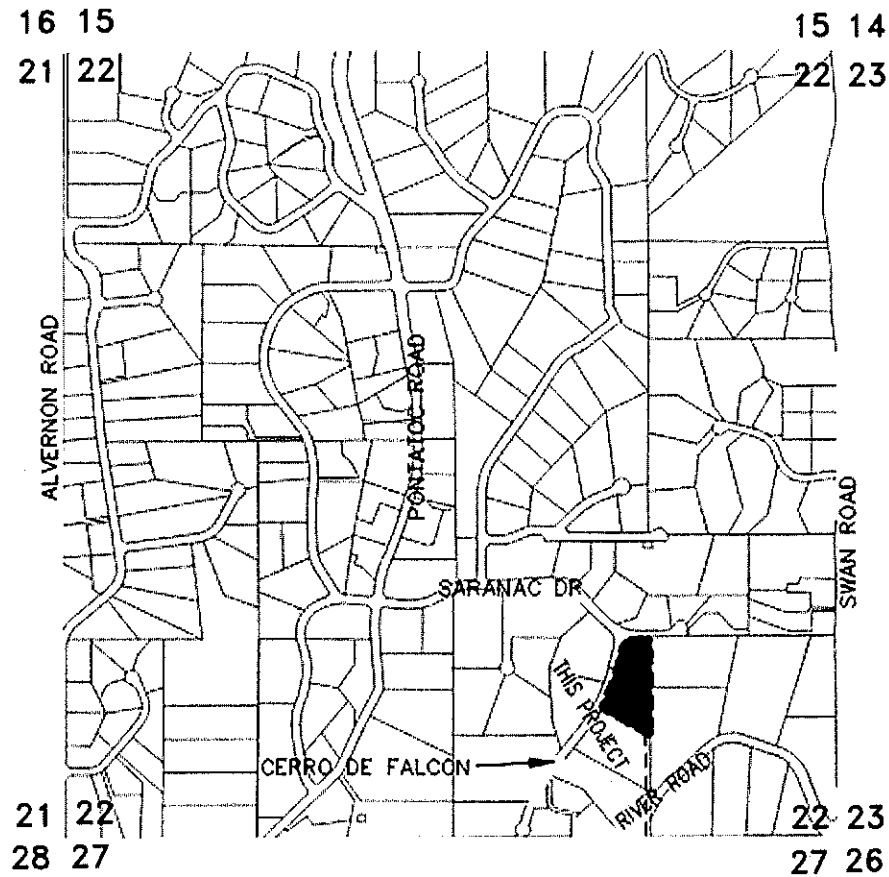
8/14/2022

County Administrator Signature:

Keur

Date:

8/16/2022



LOCATION PLAN
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION
 22, T. 13 S., R. 14 E., G&SRB&M,
 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
 SCALE: 3"=1 MILE

P21FP00017

Falcon 17 Lots 1 and 2

DEDICATION

I, THE UNDERSIGNED, HEREBY WARRANT THAT I AM ALL THE ONLY PARTY HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT AND I CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

I, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, EMPLOYEES, OFFICERS, AND AGENTS FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD, OR RAINFALL.

Yvonne K. Foucher
YVONNE FOUCHER

7-20-22
DATE

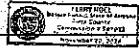
ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF PIMA)

ON THIS, the 20 DAY OF July, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, YVONNE FOUCHER WHO ACKNOWLEDGED HERSELF TO BE THE LAND OWNER AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

11/20/2024
BY COMMISSIONER EXPRESS

Notary Public
NOTARY PUBLIC



ASSURANCES

NO ASSURANCES ARE REQUIRED FOR THIS SUBDIVISION. ALL NECESSARY IMPROVEMENTS ARE EXISTING.

CHAIR, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

DATE

ATTEST

CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA ON THIS THE 20 DAY OF July, 2022.

CLERK, BOARD OF SUPERVISORS

DATE

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS S 0°19'21" E BEING THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22, T13S, R14E, G&SRM AS SHOWN ON RECORD IN BOOK 11 OF M & P, PAGE 10 IN THE PIMA COUNTY RECORDER'S OFFICE, PIMA COUNTY, ARIZONA.

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 3.74 ACRES.
2. TOTAL NUMBER OF LOTS IS 2 (1.57 UNITS PER ACRE).
3. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY. TUCSON WATER SHALL BE THE WATER SERVICE PROVIDER.
4. BOTH LOTS WILL BE SERVED BY ON-SITE WASTE WATER DISPOSAL SYSTEMS.
5. ZONING IS: PIMA COUNTY SR (SUBURBAN RANCH).
6. A SINGLE LOT NATIVE PLANT PRESERVATION PLAN FOR LOT 1 WILL BE REQUIRED REGARDLESS OF THE AMOUNT OF GRADING.
7. LOT 1 AND LOT 2 ARE SUBJECT TO CHAPTER 16.50 HILLSIDE OVERLAY ZONE.

RECORDING DATA

STATE OF ARIZONA)
COUNTY OF PIMA)

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE WLB GROUP, INC. ON THIS 20 DAY OF July, 2022, AT 11:55 A.M. IN SEQUENCE NO. 17-135, THEREOF.

GABRIELLA CAZARES-KELLY, PIMA COUNTY RECORDER

BY: DEPUTY FOR PIMA COUNTY RECORDER

The WLB Group

Engineering, Planning, Surveying
Professional Services, Land Development
1000 N. 1st Avenue, Suite 100
Tucson, Arizona 85711
Phone: (520) 244-1100
Fax: (520) 244-1101
www.wlbgroup.com



FND 1/2" RB
SE CORNER
SEC. 22, T-13S, R-14E

S89°43'00"W 1328.88'

FND 1/2" RB
PE 6577

N 0.13' x W 0.23' HELD FOR SOUTH LINE

FND 1/2" O.P.

109-17-0360

FND 1/2" RB
PE 15316

E SARANAC DR
EX. 11 MAP PG. 10
(PUBLIC)

N89°37'27"E 660.65'
N89°41'E 882.00'

FND 1/2" RB
PE 26528
E 0.21'

FND 1/2" RB
PE 5377

S89°43'09"W 125.51'
S89°41'E 124.50'

FND 1/2" O.P.

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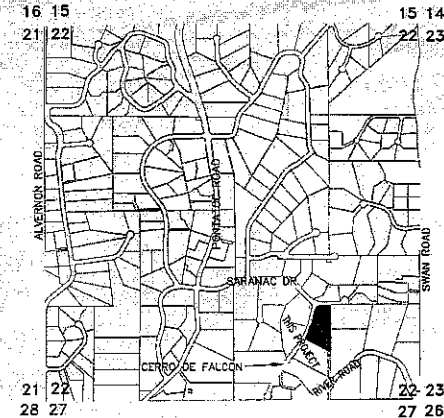
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S89°41'E 124.50'

FND 1/2" O.P.

S89°43'09"W 125.51'
S89°41'E 124.50'

OWNER:
YVONNE K. FOUCHER
4130 N. CERRO DE FALCON
TUCSON, ARIZONA 85718
yfoucher@gmail.com

SURVEYOR:
THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ 85711
(520) 881-7480
ATTN: PETER D. COTE, RLS
pcote@wlbgroup.com



LOCATION MAP
A PORTION OF THE SOUTHEAST QUARTER OF SECTION
22, T.13S, R.14E, G&SRM,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE: 3"=1 MILE

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- INDICATES FOUND PROPERTY CORNER AS NOTED
- INDICATES SET 1/2" IRON PIN TAGGED R.L.S. 44121
- RB INDICATES SET 1/2" IRON PIN TAGGED R.L.S. 44121

HILL SIDE DEVELOPMENT NOTES

THE TOPOGRAPHY SHOWN HEREON IS FROM THE PIMA ASSOCIATION OF GOVERNMENTS (P.A.G.), IS USED FOR PLANNING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE WLB GROUP DOES NOT ACCEPT LIABILITY FOR THE P.A.G. TOPOGRAPHY SHOWN HEREON.

AVERAGE CROSS SLOPE CALCULATIONS SHOWN HEREON ARE BASED ON THE HILLSIDE DEVELOPMENT GUIDE SECTION 16.64.05H USING THE FOLLOWING EQUATION:

$$\text{CROSS SLOPE} = \frac{\text{CONTOUR INTERVAL} \times \text{CONTOUR LENGTH}}{\text{SITE AREA IN ACRES}}$$

LOT 1 - PASS

2 x 340 FEET x 0.0022
1.19 ACRES
AVERAGE CROSS SLOPE LOT 1 = 13.2% - NO NATURAL SET ASIDE AREA REQUIRED TO MEET DENSITY REQUIREMENTS

LOT 2 - PASS

2 x 366 FEET x 0.0022
1.39 ACRES
AVERAGE CROSS SLOPE LOT 2 = 13.4% - NO NATURAL SET ASIDE AREA REQUIRED TO MEET DENSITY REQUIREMENTS

CERTIFICATION

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

PETER D. COTE, R.L.S., No. 44121



FINAL PLAT FALCON 17

LOTS 1 AND 2

A RESUBDIVISION OF CERRO DE FALCON LOT 17 PER BOOK 11 MAPS & PLAT, PAGE 10, LOCATED WITHIN THE SE 1/4 OF SECTION 22, T-13S, R-14E, G&S.R.M. PIMA COUNTY, ARIZONA

DATE: JULY, 2022

SCALE: 1" = 40'

SHEET 1 OF 1

Seq. No