



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 09/01/2015

Title: Co12-92-50 SABINO GREENS OF SABINO SPRINGS (LOT 18) PLAT NOTE MODIFICATION

Introduction/Background:

The applicant requests to allow an 11,775 square foot maximum graded area for Lot 18 in order construct of a private residential pool and deck area (1,275 square feet) in addition to accounting for an additional 500 square feet of grading over the 10,000 square foot limit that occurred prior to the current owners' purchase of the property.

Discussion:

Grading was allotted to each subdivision within Sabino Springs. Each lot was then allotted grading limits as well.

Conclusion:

The grading allotments are the primary method to enforce a grading cap placed on the entire Sabino Springs Specific Plan. Staff determined that this subdivision has some excess grading to be utilized.

Recommendation:

To approve a modification of plat note #9 to allow an increase in grading from a maximum of 10,000 square feet to a maximum of 11,775 square feet as requested for Lot 18 of the Sabino Greens of Sabino Springs subdivision.

Fiscal Impact:

0

Board of Supervisor District:

1 2 3 4 5 All

Department: Development Services - Planning Telephone: 724-9000

Department Director Signature/Date: *[Signature]*

Deputy County Administrator Signature/Date: *[Signature]* 8/11/15

County Administrator Signature/Date: *[Signature]* 8/12/15



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Ally Miller, Supervisor, District # 1
FROM: Arlan M. Colton, Planning Director 
DATE: August 10, 2015
SUBJECT: Co12-92-50 SABINO GREENS OF SABINO SPRINGS (LOT 18) PLAT NOTE MODIFICATION

The above referenced Plat Note Modification within your district is scheduled for the Board of Supervisors' **SEPTEMBER 1, 2015**.

REQUEST: For a waiver (modification) of plat note #9, which in part limits each of 20 lots within the Sabino Greens of Sabino Springs subdivision to a maximum graded area of 10,000 square feet. The applicant requests to allow an 11,775 square foot maximum graded area for Lot 18 in order construct of a private residential pool and deck area (1,275 square feet) in addition to accounting for an additional 500 square feet of grading over the 10,000 square foot limit that occurred prior to the current owners' purchase of the property. The applicant notes that other previously graded areas in excess of the current 10,500 square feet have been revegetated to a natural state.

OWNER: David Hoffman TR ½ and Michelina Hoffman TR ½
505 Newtown Drive
Buffalo Grove, IL 60089-6405

AGENT: Envision Corporation
Attn: Tom Kirschner, President
P. O. Box 90676
Tucson, AZ 85752-0676

DISTRICT: 1

STAFF CONTACT: David Petersen

PUBLIC COMMENT TO DATE: As of March 4, 2015, staff has received no written public comment. One member of the public spoke in support at the Planning and Zoning Commission hearing.

STAFF RECOMMENDATION: APPROVAL

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The subject property lies within Biological Core Management Area of the Maeveen Marie Behan Conservation Lands System (MMBCLS).

CP/DP/ar
Attachments

BOARD OF SUPERVISORS MEMORANDUM

Subject: Co12-92-50

Page 1 of 3

FOR SEPTEMBER 1, 2015 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director
Public Works-Development Services Department-Planning Division 

DATE: August 10, 2015

UNADVERTISED ITEM FOR PUBLIC HEARING

PLAT NOTE MODIFICATION

Co12-92-50 SABINO GREENS OF SABINO SPRINGS (LOT 18) PLAT NOTE MODIFICATION
Request of **David Hoffman TR 1/2 and Michelina Hoffman TR 1/2**, represented by **Envision Corporation**, for a modification of plat note #9 for Lot 18 of the Sabino Greens of Sabino Springs Subdivision (Bk. 44, Pg. 88) which limits each subdivision lot to a maximum graded area of 10,000 square feet. The applicant requests to allow a maximum graded area of 11,775 square feet. The subject lot is approximately 18,400 square feet zoned SP (BZ) (Specific Plan – Buffer Overlay Zone) and is located on the north side of E. Sabino Estates Drive, approximately 400 feet east of N. Bowes Road. Staff recommends **APPROVAL**.
(District 1)

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of a modification of plat note #9 to allow an increase in grading from a maximum of 10,000 square feet to a maximum of 11,775 square feet as requested for Lot 18 of the Sabino Greens of Sabino Springs subdivision.

REQUEST OF APPLICANT

The applicant requests a waiver (modification) of plat note #9, which in part limits each of 20 lots within the Sabino Greens of Sabino Springs subdivision to a maximum graded area of 10,000 square feet. The applicant requests to allow an 11,775 square foot maximum graded area for Lot 18 in order construct of a private residential pool and deck area (1,275 square feet) in addition to accounting for an additional 500 square feet of grading over the 10,000 square foot limit that occurred prior to the current owners' purchase of the property. The applicant notes that other previously graded areas in excess of the current 10,500 square feet have been revegetated to a natural state.

PLANNING REPORT

Staff supports the requested 1,775 square foot increase in grading on Lot 18 because there is a very slight unassigned excess grading allowance of approximately 7,463.57 square feet remaining within the Sabino Springs Specific Plan (Specific Plan). The Specific Plan is subject to a maximum grading limit of 56% of its 428.35 acres. The various developments within the Specific Plan have been assigned portions of the grading allowance amounting for 55.96% of the Plan based on grading tallies for all development projects within the Specific Plan as shown on the Entrada at Sabino Springs subdivision plat approved in 2001 (Bk. 55, Pg. 16), which was the final remaining development project area within the Specific Plan. (Sheet 1 of the Entrada plat, showing the tallies, is attached.) It also appears that conservative rounding up of acreage and thus percentages of grading assigned to the various development projects within the Specific Plan would result in even more nominal excess grading allowance.

The 10,000 square foot per lot grading limit for lots within the subject Sabino Greens subdivision ultimately derives from the 56% grading limit allowance within the Specific Plan. The 20 lots account for 200,000 square feet of grading combined with an additional 110,000 square feet for private roads constituting approximately 1.66% of the Specific Plan. The 310,000 square feet of grading allowance within the subdivision correlates to approximately 7.12 acres of the 14.89-acre plat. The grading allowance was increased by 5,896 square feet as a result of a plat note waiver (modification) approved by the Board for the entirety of Lot 15 on January 6, 1998 (Board Minutes attached). A condition of the Board's approval was to add the additional grading allowance to the running tabulation of grading to be performed within the Specific Plan. This was done and is accounted for as evidenced on the Entrada at Sabino Springs plat for instance. This resulted in a total of approximately 7.25 acres of grading allowance within the plat or 1.693% (rounded to 1.70% as shown on the Entrada at Sabino Springs plat) of the Specific Plan.

There have been other more recent Board approvals of plat note modifications for additional grading for a total of 13 lots to date within the Sabino Estates at Sabino Springs subdivision, a larger lot area of the Specific Plan. The justifications were based on a grading study which indicated that less actual grading occurred for private street construction than was actually assigned for street construction within the plat. There remains excess grading allowance for lots within that subdivision (an average of 1,800 square feet per lot based on the grading study) provided that a modification to an administrative control note pertaining to the subdivision is approved by the Board on a per lot basis.

The rear yard area proposed for the additional grading beyond the existing 500 square foot excess is a lesser vegetated area of the lot. This area appears to have been previously graded and mitigated to an extent. It does not contain any saguaros or ironwood trees. Four saguaros were depicted in this approximate area based on the Xeriscape/Landscape and Preservation Plan for the subdivision approved in 1993. These saguaros were not slated for salvage on the approved plan. A saguaro depicted on the approved plan in the west portion of the front yard area was salvaged despite being slated for removal based on the approved plan. Another saguaro existing in the east portion of the front yard is not depicted on the approved plan and is assumed to have been planted. That saguaro is not depicted on the applicant's site plan. Plant preservation and mitigation standards applicable to the approved Xeriscape/Landscape and Preservation Plan relate to the subdivision's location within the Buffer Overlay Zone in proximity to the Coronado National Forest.

Saguaros near the area proposed for the additional grading (estimated at 20 feet or more away) are located on the parcel to the north, outside of the subdivision and the Specific Plan. There are a number of native trees on the lot, including within the rear yard area as shown on the aerial photos. The applicant indicates that existing vegetation and native revegetated areas will screen the proposed pool from neighbors to the east and west. The site plan lists seven native shrubs and two cacti that were planted as part of previous grading mitigation that will either be transplanted or replaced as a result of the additional grading requested for the pool and deck area.

Most of the subject lot, including the area proposed for additional grading, is located within Biological Core Management Area of the MMB Conservation Lands System. The approval of the Specific Plan predates the CLS and its associated preservation policies pertaining to rezoning and specific plan actions. The CLS policies do not pertain to plat note modifications or waivers.

The applicant has provided a letter from the Sabino Springs Homeowners' Association which approves the pool request. The letter does not address the requested plat note modification. The applicant should be prepared to discuss whether any private deed restrictions pertain to grading limits on lots within the subdivision. The owners should note that a property owner within the subdivision may privately enforce the grading limit plat note, even if the Board of Supervisors grants the 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.

CP/DP/ar

Attachments

c: David Hoffman TR ½ and Michelina Hoffman TR ½, 505 Newtown Drive
Buffalo Grove, IL 60089-6405
Envision Corporation, Attn: Tom Kirschner, President, P. O. Box 90676
Tucson, AZ 85752-0676
Chris Poirier, Assistant Planning Director
Co12-92-50 File



Site

N

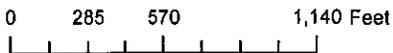
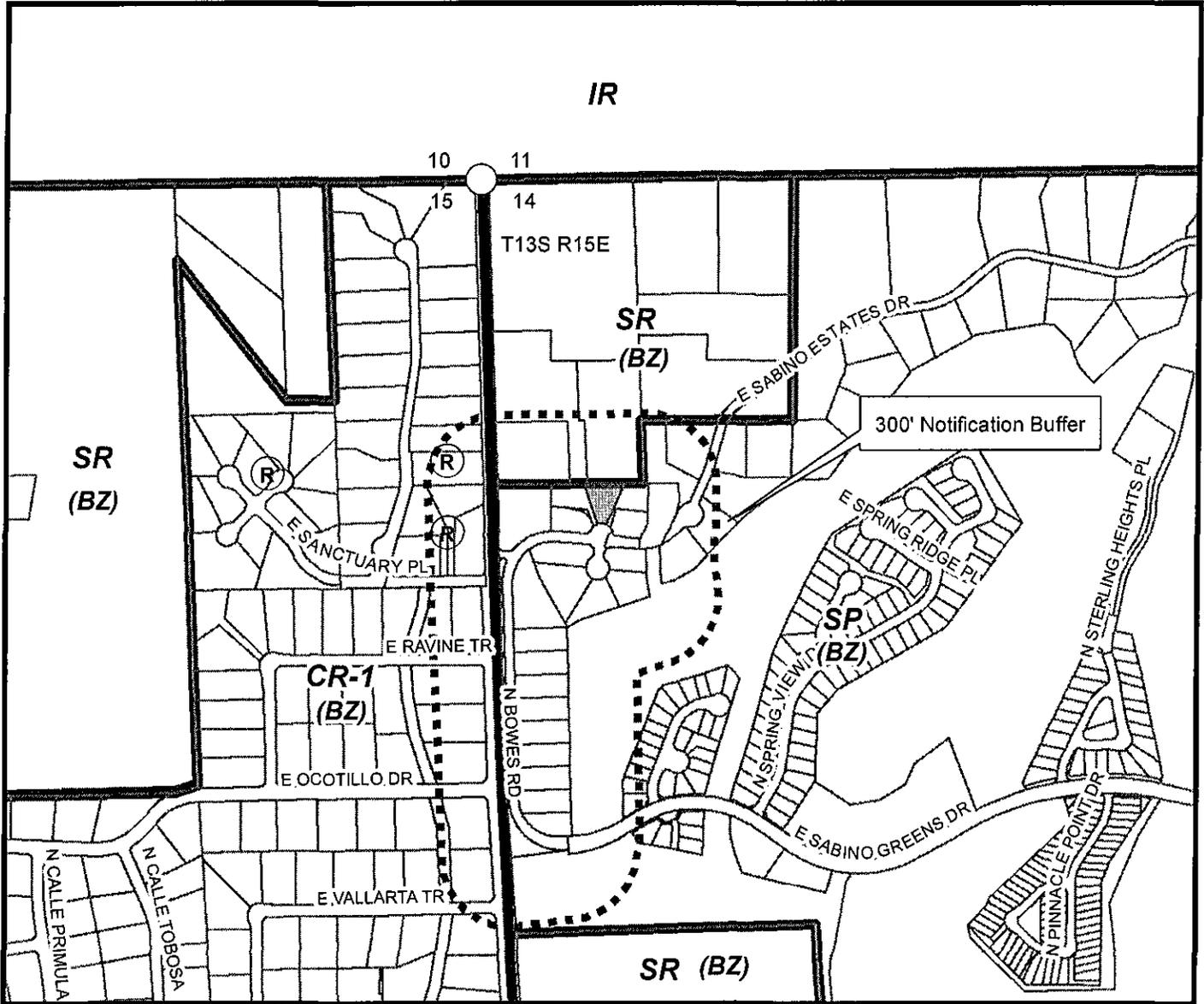
2014



Site



Case #: Co12-92-50
 Case Name: SABINO GREENS OF SABINO SPRINGS (LOT 18)
 Tax Code(s): 114-07-172A



Subject Property

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**



Notes: Plat note Modification

Board of Supervisors Hearing: 08/17/15 (scheduled)

Base Map(s): 50

Map Scale: 1:8,000

Map Date: 07/09/2015





May 15, 2015

Planning Department
Pima County Development Services Department
201 North Stone Avenue, 2nd Floor
Tucson, AZ 85701

RECEIVED
JUN 17 2015
16

RE: 9575 East Sabino Estates Drive
Sabino Greens of Sabino Springs Lot 18
Plat Note Waiver Request

BY:

To Whom It May Concern:

Plat Note Waiver Request

In reference to the subject property, the owner is

Mr. David Hoffman
9575 East Sabino Estates Drive
Tucson, AZ 85749
Parcel ID #114-07-172A

The applicant for this Plat Note Waiver is:

Mr. Tom Kirschner
Envision Corporation
PO Box 90676
Tucson, AZ 85752
(520) 318-3400 (v) (520-318-0261 (fax)

We would like to request a Plat Note Waiver for the above referenced property. Specifically, Plat Note #9 from the Final Plat for Sabino Greens of Sabino Springs (Book 44, Page 84, Sheet 1) reads as follows:

"EACH LOT OF THIS SUBDIVISION WILL BE LIMITED TO A MAXIMUM OF 10,000 SQ. FT. OF GRADED AREA; PLOT PLANS SHALL BE REVIEWED AND APPROVED BY PIMA COUNTY WITH THE BUILDING PERMIT APPLICATION FOR EACH LOT.

The owner wishes to build a small pool in the rear yard of the existing home, which would require a total additional graded area for this parcel of 1,775 square feet. The existing natural vegetation of the property, combined with the native plant re-vegetation provided in the original construction will visually buffer the proposed area surrounding the proposed pool from the adjacent neighbors to the East and West. The neighbor to the North has a very large lot by comparison, and will not be visually impacted by the proposed pool area at all.

It is of merit to note that the current and previous owner have both invested in mitigation of the original grading performed on the lot without proper building permits. The property's vegetation has been well maintained and appropriately irrigated to return the over-graded areas to a natural state, as can be seen in the attached photos.

The existing parcel is 18,500 square feet. The Proposed Total Grading requested is 11,775 square feet.

P.O. Box 90676
Tucson, Az
85752-0676
TEL: 520 / 318-3400
FAX: 520 / 318-0261

Thank you for your consideration of this Plat Note Waiver request.

Sincerely,

ENVISION CORPORATION

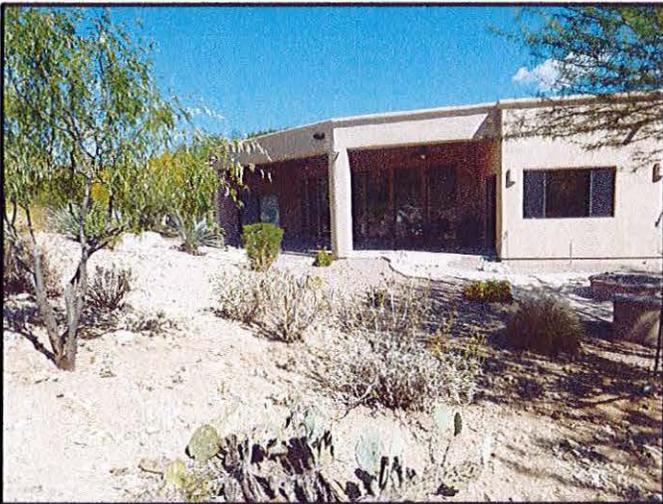
Tom Kirschner, President



Proposed Pool Location - Looking NW



Proposed Pool Location - Looking N



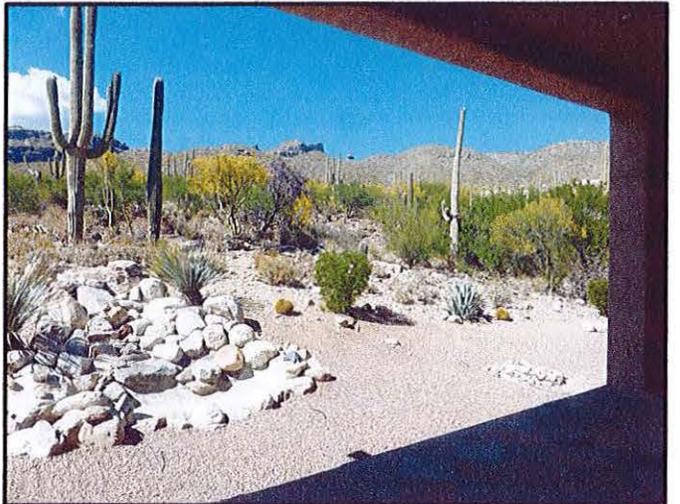
Proposed Pool Location - Looking SE



Existing Landscape Buffer remains - looking E



Existing Native Landscape to remain



Existing Landscape Mitigation to remain

RECEIVED
JUN 17 2015
16
BY:

Hoffman Residence
Plat Note Waiver Request
9575 E. Sabino Estates Drive



Sabino Springs Homeowners Association

6101 E. Grant Road, Tucson, AZ 85712
Phone: 520-638-8620 Fax: 520-638-8619

January 29, 2015

David Hoffman
9575 E. Sabino Estates Drive
Tucson, AZ 85749

Re: Lot # ES-18

Dear David,

On behalf of the Sabino Springs Homeowners Association Architectural Review Committee (ARC), thank you for your submittal to put in a pool.

We are please to inform you that your request has been approved.

Thank you for your patience and cooperation with the submittal process. If you have any questions please do not hesitate to contact me at 638-8620.

Sincerely,

Tracy Kirk

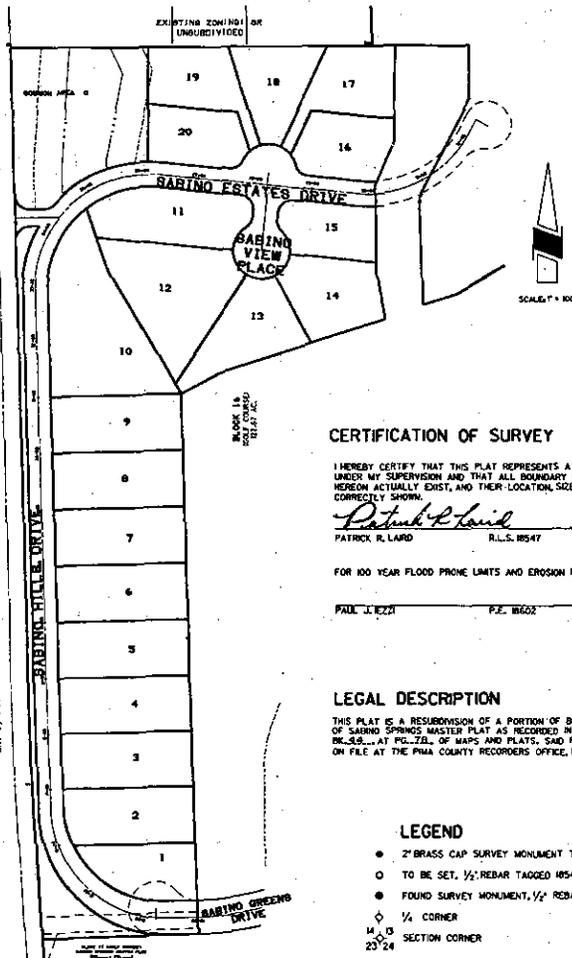
Tracy Kirk
Property Manager
HBS Management Solutions
For the Sabino Springs Homeowners Association



BY:

FINAL PLAT FOR
SABINO GREENS
 OF
Sabino Springs

BLOCK I AND COMMON AREAS A & B



CERTIFICATION OF SURVEY

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 MARKING IS CORRECTLY SHOWN.

Patrick R. Laird
 PATRICK R. LAIRD R.L.S. 18547

FOR 100 YEAR FLOOD PRONE LIMITS AND EROSION HAZARD SETBACKS ONLY

Paul J. Ezz
 PAUL J. EZZ P.E. 18602

LEGAL DESCRIPTION

THIS PLAT IS A RESUBDIVISION OF A PORTION OF BLOCK I OF SABINO SPRINGS MASTER PLAT AS RECORDED IN BK-32 AT PG. 78. OF MAPS AND PLATS, SAID PLAT IS ON FILE AT THE PIMA COUNTY RECORDERS OFFICE, PIMA COUNTY, ARIZONA.

LEGEND

- 2" BRASS CAP SURVEY MONUMENT TO BE SET
- TO BE SET, 1/2" REBAR TAGGED 18547
- FOUND SURVEY MONUMENT, 1/2" REBAR TAGGED R.L.S. 18547
- ◇ 1/4 CORNER
- ◇ SECTION CORNER
- CITY/COUNTY LIMITS
- OR INDICATES RADIAL BEARING
- ★ PROPOSED DRIVEWAY LOCATIONS (ON CORNER LOTS)

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 14.89 ACRES.
2. THE OWNER COVENANTS THAT THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
3. BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 15 EAST, G.L.A. 3 SALT BASE AND MERIDIAN BEARING BEING NORTH 03 DEGREES 29 MINUTES 58 SECONDS WEST.
4. TOTAL MILES OF NEW PUBLIC STREETS IS 0.0 MILES.
 TOTAL MILES OF NEW PRIVATE STREETS IS 0.4 MILES.
5. COMMON AREAS:
 COMMON AREA "A" (PRIVATE ROAD) 10,000 SQ. FT.
 COMMON AREA "B" (OPEN AREA) 40,250 SQ. FT.
6. THIS PROJECT IS SUBJECT TO ADMINISTRATIVE CONTROL NOTES AS EVIDENCED IN THE PIMA COUNTY SUBDIVISION COORDINATOR'S OFFICE FILE CO2-92-50.
7. DETENTION/RETENTION REQUIREMENTS HAVE BEEN MET FOR THIS SUBDIVISION WITH THE GOLF COURSE DEVELOPMENT PLAN, THEREFORE, DETENTION/RETENTION WILL NOT BE REQUIRED FOR THIS SUBDIVISION.
8. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES ON COMMON AREAS AND LOTS 11, 15, 16, AND 20 AND WITHIN THOSE SITE VISIBILITY EASEMENTS SHOWN HEREON SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 50 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
9. EACH LOT OF THIS SUBDIVISION WILL BE LIMITED TO A MAXIMUM OF 10,000 SQ. FT. OF GRADED AREA. PLOT PLANS SHALL BE REVIEWED AND APPROVED BY PIMA COUNTY WITH THE BUILDING PERMIT APPLICATION FOR EACH LOT.
10. THE MINIMUM LOT SIZE FOR THIS SUBDIVISION IS 12,000 SQ. FT. THE MINIMUM YARD REQUIREMENTS ARE:
 FRONTYARD --- 20.00'
 SIDEYARD --- 0.00'
 REARYARD --- 10.00'
11. THIS PLAT IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SABINO SPRINGS AS RECORDED IN DOCKET 8522 AT PAGE 261, PIMA COUNTY RECORDER'S OFFICE AS AMENDED.
12. LOTS 17 AND 18 MAY BE SUBJECT TO THE HILLSIDE DEVELOPMENT OVERLAY ZONE AS DETERMINED BY REVIEW OF A BUILDING SITE SLOPE ANALYSIS BY THE DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT, AND 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.

APPROVALS

L. JANE S. WILLIAMS, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS 20th DAY OF APRIL, 1993.

- John S. Williams* 4-20-93
 CLERK, BOARD OF SUPERVISORS DATE
- Patrick R. Laird* 4-19-93
 PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT DATE
- Ja. Myzorek* 4-20-93
 PIMA COUNTY DEPARTMENT OF PLANNING DATE
- George A. Bruns* 4-19-93
 PIMA COUNTY DEPARTMENT OF WASTEWATER MANAGEMENT DATE

ASSURANCES

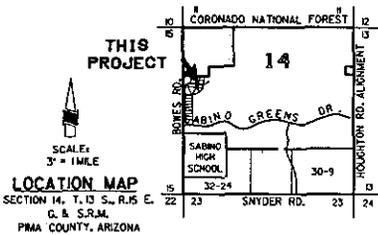
ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. T-1208 FROM TITLE GUARANTY AGENCY AS RECORDED IN PROCEEDINGS RECORDS HAVE BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18-49 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.
 BY *David T. Dyer* 4-20-93
 CHAIRMAN, BOARD OF SUPERVISORS DATE
 PIMA COUNTY, ARIZONA

STATEMENT OF WATER ADEQUACY

THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 BY *Michael O. Kane* 4-20-93
 SUBDIVISION COORDINATOR DATE

RECORDING DATA

STATE OF ARIZONA 1 SS.
 COUNTY OF PIMA 1 SS.
 THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF *Richard R. Rodriguez* DEPUTY COUNTY RECORDER
 THIS 20th DAY OF APRIL, 1993, IN BOOK 44 OF MAPS AND PLATS AT PAGE THEREOF AT 84



DEDICATION

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

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

WE HEREBY CONVEY TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS FOR INSTALLATION AND MAINTENANCE OF SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

PRIVATE STREETS AND COMMON AREAS, AS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF ABOVE GROUND AND UNDERGROUND UTILITIES AND SEWERS. TITLE TO THE LAND OF ALL PRIVATE STREETS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET 8522 AT PAGES 255, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR THE PRIVATE STREETS AND COMMON AREAS WITHIN THE SUBDIVISION.

TITLE GUARANTY AGENCY OF ARIZONA, INC. AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. T-1208, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.

BY *David T. Dyer* 4/19/93
 TRUST OFFICER DATE

AS PURSUANT TO A.R.S. SECTION 33-404(B), THE NAME AND ADDRESS OF THE SOLE BENEFICIARY OF TRUST NO. T-1208 DESCRIBED ABOVE AS DISCLOSED BY THE RECORDS OF SAID TRUST IS:

PERM LAND AND DEVELOPMENT COMPANY
 540 NORTH FINANCE CENTER DRIVE
 SUITE 207
 TUCSON, ARIZONA 85710
 STATE OF ARIZONA 1 SS.
 COUNTY OF PIMA 1 SS.

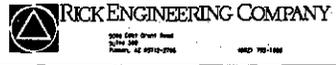
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF APRIL, 1993, BY *David T. Dyer, Trust Officer* TITLE GUARANTY AGENCY OF ARIZONA, AN ARIZONA CORPORATION, ON BEHALF OF THAT CORPORATION IN ITS CAPACITY AS TRUSTEE UNDER TRUST NO. T-1208 AND IN NO OTHER CAPACITY.

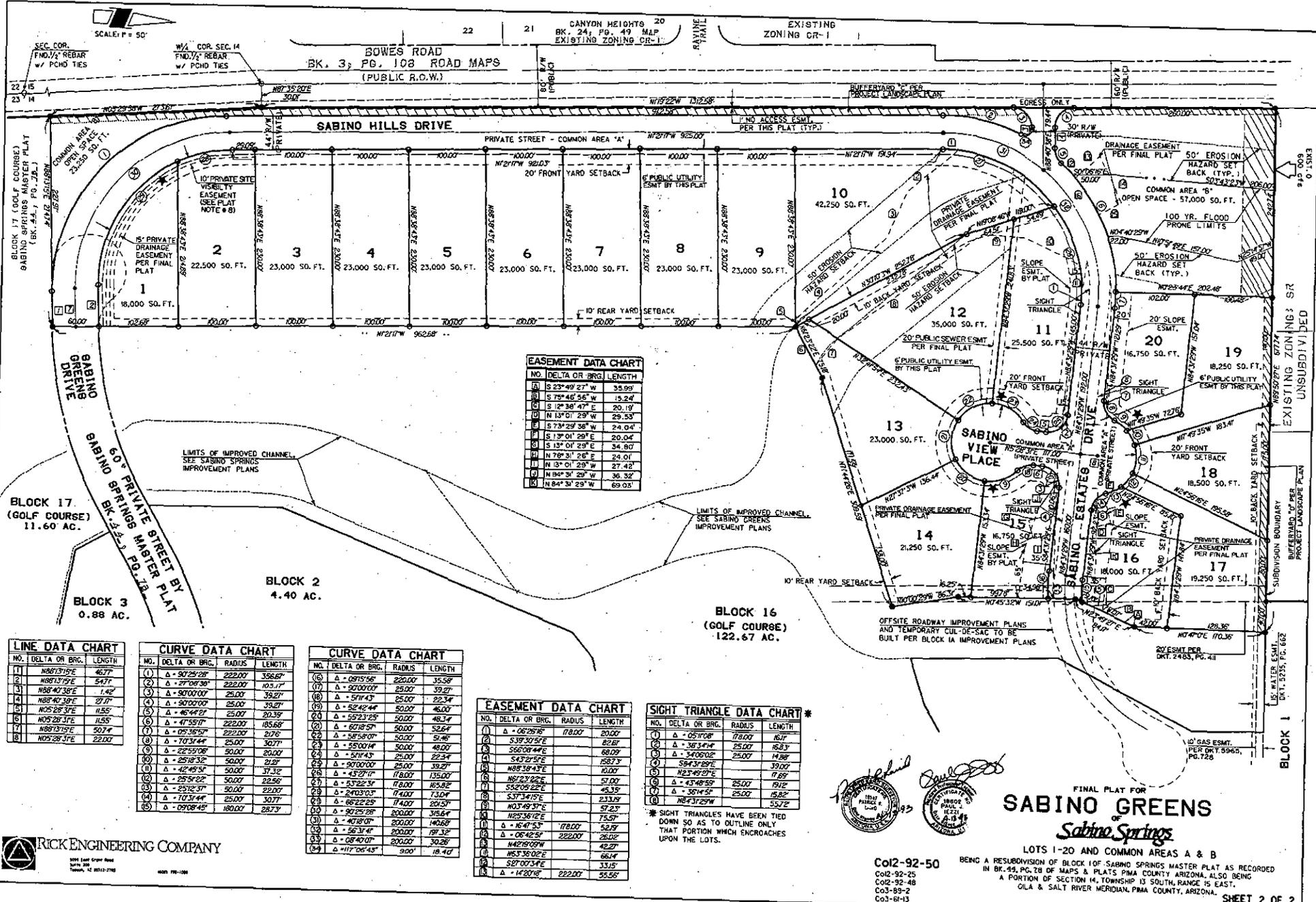
Carol R. Carter 4/19/93
 NOTARY PUBLIC
 CAROL R. CARTER
 PIMA COUNTY
 My Commission Expires February 28, 1994

FINAL PLAT FOR
SABINO GREENS
 OF
Sabino Springs

LOTS 1-20 AND COMMON AREAS A & B
 BEING A RESUBDIVISION OF BLOCK I OF SABINO SPRINGS MASTER PLAT AS RECORDED IN BK-13, PG. 78 OF MAPS & PLATS PIMA COUNTY ARIZONA, ALSO BEING A PORTION OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 15 EAST, G.L.A. & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

Col2-92-50
 Col2-92-25
 Col2-92-48
 Col3-89-2
 Col3-61-13





EASEMENT DATA CHART

NO.	DELTA OR BRG.	LENGTH
1	S 23° 49' 27" W	35.99'
2	S 75° 46' 56" W	15.24'
3	S 12° 30' 41" E	20.19'
4	N 13° 01' 29" W	29.53'
5	S 73° 29' 36" W	24.04'
6	S 17° 01' 29" E	20.04'
7	S 13° 01' 29" E	34.90'
8	N 76° 31' 26" E	24.01'
9	N 3° 01' 29" W	27.42'
10	N 94° 31' 29" W	36.32'
11	N 84° 31' 29" W	69.03'

LINE DATA CHART

NO.	DELTA OR BRG.	LENGTH
1	N 88° 13' 15" E	46.77'
2	N 88° 13' 15" E	54.71'
3	N 86° 41' 38" E	1.42'
4	N 88° 40' 39" E	27.71'
5	N 05° 28' 37" E	15.51'
6	N 05° 28' 37" E	15.51'
7	N 88° 13' 15" E	50.74'
8	N 05° 28' 37" E	22.00'

CURVE DATA CHART

NO.	DELTA OR BRG.	RADIUS	LENGTH
1	Δ - 90° 25' 28"	222.00'	356.62'
2	Δ - 27° 09' 30"	222.00'	105.17'
3	Δ - 50° 00' 00"	25.00'	39.27'
4	Δ - 90° 00' 00"	25.00'	39.27'
5	Δ - 46° 44' 27"	25.00'	20.39'
6	Δ - 47° 59' 17"	222.00'	185.68'
7	Δ - 05° 36' 58"	222.00'	21.76'
8	Δ - 70° 37' 44"	25.00'	30.77'
9	Δ - 22° 53' 08"	50.00'	20.00'
10	Δ - 25° 18' 32"	50.00'	21.21'
11	Δ - 42° 49' 34"	50.00'	37.32'
12	Δ - 25° 54' 22"	50.00'	22.56'
13	Δ - 25° 12' 37"	50.00'	22.00'
14	Δ - 70° 37' 44"	25.00'	30.77'
15	Δ - 09° 08' 42"	180.00'	28.73'

CURVE DATA CHART

NO.	DELTA OR BRG.	RADIUS	LENGTH
16	Δ - 08° 15' 58"	222.00'	35.59'
17	Δ - 90° 00' 00"	25.00'	39.27'
18	Δ - 51° 11' 43"	25.00'	22.34'
19	Δ - 52° 42' 44"	50.00'	46.00'
20	Δ - 55° 23' 25"	50.00'	48.34'
21	Δ - 60° 18' 57"	50.00'	52.64'
22	Δ - 58° 58' 00"	50.00'	51.46'
23	Δ - 59° 00' 14"	50.00'	48.00'
24	Δ - 57° 11' 43"	25.00'	22.34'
25	Δ - 90° 00' 00"	178.00'	135.00'
26	Δ - 43° 22' 17"	178.00'	185.82'
27	Δ - 33° 22' 37"	178.00'	185.82'
28	Δ - 240° 03' 03"	17.400'	13.04'
29	Δ - 66° 22' 05"	17.400'	20.51'
30	Δ - 90° 25' 28"	200.00'	316.64'
31	Δ - 40° 18' 07"	200.00'	140.68'
32	Δ - 56° 31' 41"	200.00'	187.32'
33	Δ - 08° 40' 07"	200.00'	30.28'
34	Δ - 117° 05' 43"	300'	18.40'

EASEMENT DATA CHART

NO.	DELTA OR BRG.	RADIUS	LENGTH
1	Δ - 06° 05' 56"	178.00'	20.00'
2	S 33° 30' 57" E		42.21'
3	S 56° 08' 44" E		68.09'
4	S 43° 21' 57" E		158.73'
5	N 88° 38' 43" E		10.00'
6	N 67° 23' 02" E		51.00'
7	S 56° 05' 22" E		45.35'
8	S 37° 14' 15" E		67.23'
9	N 33° 45' 37" E		67.23'
10	N 25° 36' 12" E		75.57'
11	Δ - 16° 47' 53"	178.00'	52.15'
12	Δ - 06° 42' 57"	222.00'	26.02'
13	N 42° 16' 09" W		42.21'
14	N 63° 36' 02" E		66.14'
15	S 27° 00' 34" E		33.15'
16	Δ - 14° 20' 18"	222.00'	55.56'

SIGHT TRIANGLE DATA CHART *

NO.	DELTA OR BRG.	RADIUS	LENGTH
1	Δ - 05° 17' 08"	178.00'	6.17'
2	Δ - 36° 34' 14"	25.00'	16.33'
3	Δ - 34° 06' 02"	25.00'	14.88'
4	Δ - 58° 13' 29" E		17.89'
5	Δ - 23° 46' 29" E		17.89'
6	Δ - 43° 48' 59"	25.00'	19.12'
7	Δ - 36° 14' 57"	25.00'	15.82'
8	N 84° 31' 29" W		55.72'

* SIGHT TRIANGLES HAVE BEEN TIED DOWN SO AS TO OUTLINE ONLY THAT PORTION WHICH ENCRONES UPON THE LOTS.

RICK ENGINEERING COMPANY
 5095 East Green Road
 Suite 100
 Tempe, AZ 85212-2700
 4800 780-1088

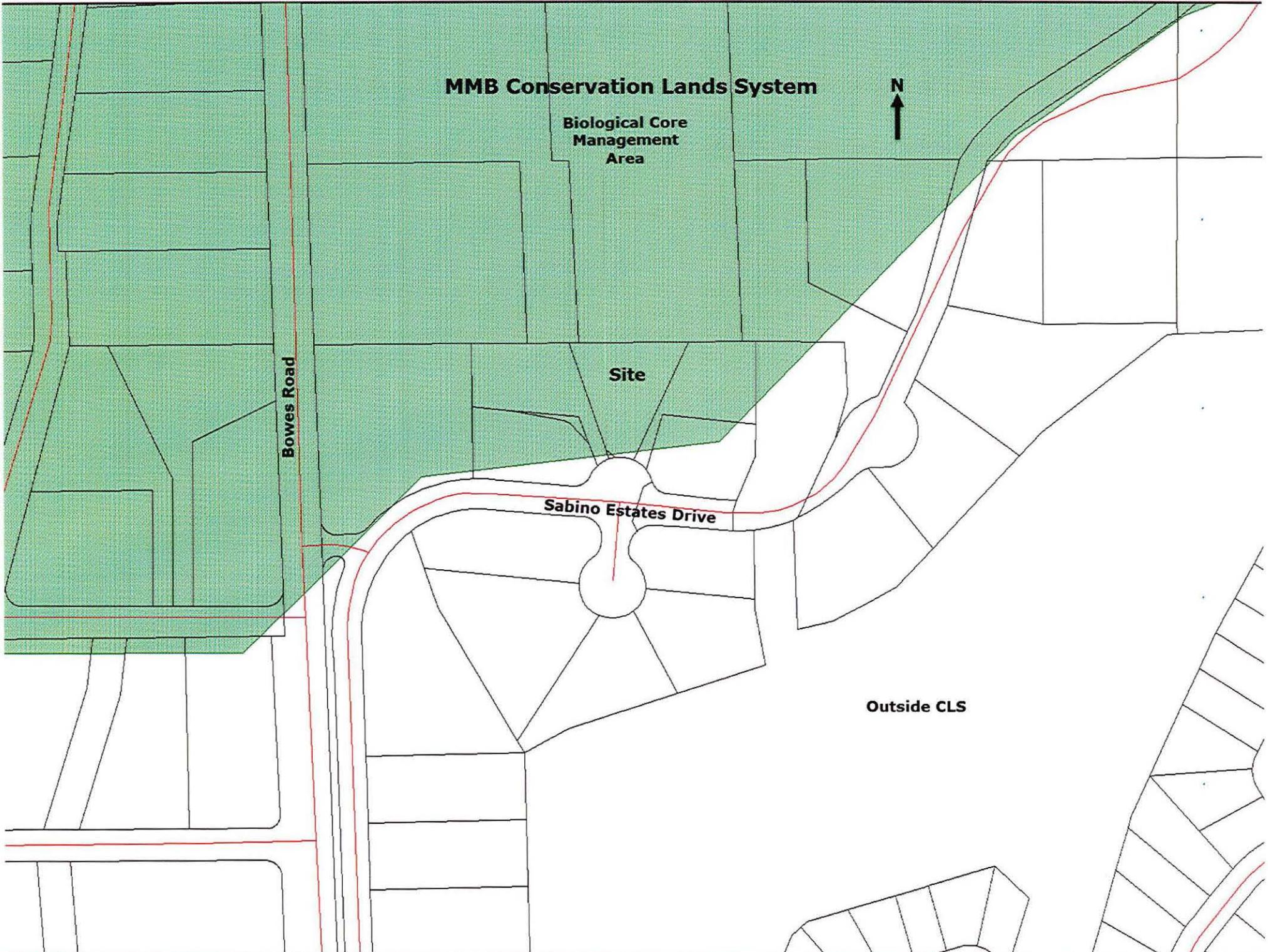
Professional Engineer
 P. J. [Signature]
 [Seal]

SABINO GREENS
 of Sabino Springs

Co12-92-50
 Co12-92-25
 Co12-92-48
 Co13-89-2
 Co1-61-13

BEING A RESUBDIVISION OF BLOCK 10 OF SABINO SPRINGS MASTER PLAT AS RECORDED IN BK. 44, PG. 28 OF MAPS & PLATS PIMA COUNTY, ARIZONA, ALSO BEING A PORTION OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 15 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

SHEET 2 OF 2
 2082 (08of08) 4-5-93



MMB Conservation Lands System

**Biological Core
Management
Area**



Bowes Road

Site

Sabino Estates Drive

Outside CLS

Co12-92-50 Plat Note Waiver Approval Lot 15

BOS Minutes 1-6-98

32. DEVELOPMENT SERVICES: PLAT NOTE WAIVER

Co12-92-50, SABINO GREENS OF SABINO SPRINGS (LOT 15)

Request of Donald and Rebecca Spann, represented by Rick Engineering Co., for a waiver of subdivision plat note No. 9, which limits the grading of each lot to 10,000 square feet. The applicant requests grading approval for the entire lot (15,896 square feet). Lot 15 is zoned SP (Specific Plans, Sabino Springs Specific Plan, adopted as Ordinance 1992-61, as amended) and is located on the south side of Sabino Estates Drive, approximately 500 feet east of Bowes Road. Staff recommends APPROVAL, subject to conditions. (District 4)

"STAFF RECOMMENDATION

Staff recommends APPROVAL of the plat note waiver request, subject to the following condition:

Prior to the issuance of a building permit for lot #15, the official running tabulation of grading be performed for the Sabino Springs Specific Plan shall be amended to add 5,896 square feet of performed grading. The additional square footage shall be listed as additional grading performed on the Sabino Greens of Sabino Springs subdivision (Co12-92-50)."

Jim Mazzocco, Planning Official, reported this is a Plat Note Waiver for the Sabino Greens Subdivision on condition 9 which limits the 20 lots to a grading of 10,000 square feet maximum. Lot 15 is asking for an additional 5,896 square feet to be graded. Grading has taken place already so technically, this is a zoning violation. Staff recommends approval of this request.

Chairman Boyd asked whether building could occur on other lots with the approval of this request?

Mr. Mazzocco responded 10,000 square feet per lot is the total amount of land allowed to be graded for the entire Sabino Springs development.

Chairman Boyd asked how does compensation occur when someone goes over the limit allowed?

Frank Behlau, Principal Planner, responded each individual plat has a tally of the total amount of grading authorized. In the event grading occurs over the limit allowed, subsequent lots will have less than they otherwise would have been allowed.

Chairman Boyd inquired whether there was oversight to prevent that from occurring?

Mr. Behlau responded yes.

Chuck Martin, of Rick Engineering representing the property owner, stated the site was graded with a Floodplain Use Permit. The plans were submitted to the County and the work was done according to the permit issued. The issue came up when the property owner endeavored to obtain a permit for the building of their home. The grading allowance was overlooked both by the engineering firm and the County. Sabino Springs is willing to modify the existing tabulation to account for the excess grading that took place and Rick Engineering will have that done immediately with a letter to Steve Magelli, Director of Development Review.

Otto Olsson, resident within 300 feet of Sabino Springs Development, addressed the Board regarding drainage issues. The nearby residents are concerned about drainage and provisions in an ordinance for the establishment of natural open space preservation.

Supervisor Boyd advised Mr. Olsson the issues he was addressing were not germane to the agenda item this date. He suggested Mr. Olsson see Supervisor Carroll regarding his concerns.

Chairman Boyd asked what would happen if the Board denied the request? Would the property owner have to replace the dirt and revegetate the area?

Mr. Behlau responded the property owner would have to do a revegetation plan anyway because the grading has already taken place.

Supervisor Carroll stated he visited the site and there is a plan to revegetate the property. The property owner graded in order to bring a junction box underneath for the culvert.

Mr. Martin responded two pipes were combined at the junction structure and one pipe was adequate to carry the water the rest of the way. The way in which Pima County has interpreted the grading is that revegetation does not give the area back as ungraded and even though the area will be revegetated, it is still counted as graded area. The slopes are riprapped and the owner plans to revegetate after the construction of the home.

On consideration, it was moved by Supervisor Carroll, seconded by Chairman Boyd, and unanimously carried by a five to zero vote, to close the unadvertised public hearing; to approve petitioners request subject to conditions.

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 16.3 ACRES.
2. THE TOTAL MILES OF NEW PRIVATE STREETS IS 0.06.
3. BASIS OF BEARING IS THE SOUTH LINE OF "SABINO SANDS" AS SHOWN ON THE PLAT RECORDED IN BOOK 44 OF MAPS & PLATS AT PAGE 82. SAID BEARING BEING NORTH 09°23'48" EAST.
4. THE TOTAL AMOUNT OF GRADING ALLOWED PER THE SABINO SPRINGS SPECIFIC PLAN (C023-89-2) AS AMENDED BY C023-95-02 SHALL NOT EXCEED 562 OF 428.35 ACRES (OR 238.88 ACRES), OR THE TOTAL OF CUMULATIVE GRADING IS A RUNNING TABULATION, AND IS HEREBY UPDATED AS FOLLOWS:

CO#	ACRES	% OF GRADING	AMENDED
Co12-92-25 (SABINO SPRINGS MASTER PLAT) 91	12.12 AC	2.96%	2,432
Co12-92-46 (BLOCK 9)	2.40 AC	0.59%	0,560
Co12-92-47 (CCLF COURSE & CLUB HOUSE PORT. BLOCK 5)	53.43 AC ***	22.81%	21,812
Co12-92-48 (BLOCK 14)	6.74 AC	1.63%	1,372
Co12-92-50 (PORT. BLK. 1)	7.28 AC	1.72%	1,102
Co12-93-11 (PORT. BLK. 1)	15.97 AC ***	3.90%	3,732
Co12-94-34 (BLOCK 6)	17.54 AC	4.28%	4,102
Co12-94-42 (BLOCKS 2 & 3)	5.28 AC	1.29%	1,232
Co12-94-43 (BLOCK 11)	13.28 AC	3.24%	3,102
Co12-94-47 (BLOCK 12)	5.37 AC	1.31%	1,252
Co12-94-48 (BLOCKS 13 & 15)	15.68 AC	3.82%	3,682
P1299-114 (BLOCK 15 RESUB)			
Co12-95-07 (BLOCK 5)	3.68 AC	0.90%	0,862
P1299-028 (BLOCK 4)	0.64 AC	0.16%	0,152
P1299-037 (BLOCK 10)	13.00 AC	3.17%	3,032
P1298-152 (BLOCK 7) *****	7.01 AC	1.71%	1,642
P1299-112 (BLOCK 7 RESUB) *****			
P1299-013 (BLOCK 8)	8.02 AC	1.96%	1,872
SUBTOTAL	228.40 AC	55.75%	53,322

AMENDMENT AREA	ACRES	% OF GRADING	AMENDED
EXISTING GRADING	2.28 AC	0.53%	0,532
Co12-95-85 (AREA 1)	1.44 AC	0.38%	0,342
P1200-158 (AREA U)	4.28 AC	1.06%	1,002
SUBTOTAL	236.40 AC	55.19%	55,192
RECEIVED GRADING PER IMPROVEMENT PLANS	3.32 AC	0.77%	0,772
TOTAL	239.72 AC	55.96%	55,962

- *** BASED UPON THIS FIGURE, THE TOTAL PERCENTAGE GRADED WITHIN THE ESTATES AREA IS 19.94%. THEREFORE, THE TOTAL NATURAL AREA WITHIN THE ESTATES IS 80.04%.
- *** PER REVISED G.C. DEVELOPMENT PLAN (C02-94)
- **** PER PLAT NOTE BAYNER FOR LOT 15
- ***** REVISED WITH RESUBDIVISION OF LOTS 29-34, OF BLOCK 7, (STERLING SPRINGS, BK 52, PG 41).
- 6 REVISED WITH RESUBDIVISION OF LOTS 35-61, OF BLOCK 15 (SABINO HEIGHTS, BK 48, PG 48).
- 70 REVISED PER MODIFICATION OF SPECIFIC PLAN REQUIREMENTS APPROVED FEBRUARY 18, 1989, BY THE BOARD OF SUPERVISORS TO ALLOW 562 OF 428.35 ACRES TO BE GRADED (OR 238.88 ACRES).
- 800 REVISED TO ADD SABINO SPRINGS DRIVE TO MASTER IMPROVEMENTS (2.48 AC).

5. AS AMENDED PER C023-95-02 THE PROJECT IS LIMITED TO A TOTAL OF 516 RESIDENTIAL UNITS. A RUNNING TOTAL OF THE UNIT COUNT IS AS FOLLOWS:

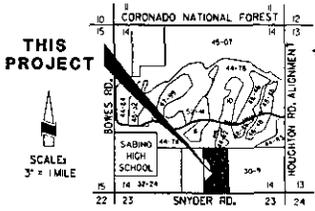
CO#	OF LOTS
Co 12-92-46 (BLOCK 9)	9
Co 12-92-48 (BLOCK 14)	20
Co 12-92-50 (PORT. BLK. 1)	20
Co 12-93-11 (PORT. BLK. 1)	45
Co 12-94-34 (BLOCK 6)	70
Co 12-94-42 (BLOCK 2&3)	29
Co 12-94-43 (BLOCK 11)	34
Co 12-94-47 (BLOCK 12)	27
Co 12-94-48 (BLOCKS 13 & 15)	54
P 1298-152 (BLOCK 7)	28
P 1299-013 (BLOCK 8)	62
P 1299-037 (BLOCK 10)	61
P 1299-112 (BLOCK 7 RESUB) *	2
P 1299-114 (BLOCK 15 RESUB) ***	37
P1200-158 (AREA U)	15
TOTAL	510

- TO DATE, 510 UNITS HAVE BEEN UTILIZED LEAVING 6 UNITS FOR THE REMAINDER OF THE SABINO SPRINGS PROJECT.
- * REVISED WITH RESUB OF LOTS 29-34, OF BLK 7 (STERLING SPRINGS, BK 52, PG 41)
- ** REVISED WITH RESUB OF LOTS 35-61, OF BLK 15 (SABINO HEIGHTS, BK 48, PG 48)

ENTRADA

AT
Sabino Springs

LOTS 1-15 AND COMMON AREA 'A', 'B', 'C', 'D' & 'E'



LOCATION MAP
SECTION 14, T. 13 S., R. 15 E.
G. & S.R.M.
PIMA COUNTY, ARIZONA

6. ALL UNRECORDED OFFSITE PUBLIC UTILITY, PRIVATE SLOPE AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT WILL BE DEDICATED BY SEPARATE INSTRUMENTS PURSUANT TO THE COVENANTS SET FORTH UNDER THAT CERTAIN DECLARATION OF EASEMENT RECORDED JANUARY 29, 1996 IN BOOK 12015 AT PAGE 1949 IN THE PIMA COUNTY, ARIZONA, RECORDER'S OFFICE, WHICH SHALL EXPIRE JANUARY 31, 2001.
7. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
8. MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLE EASEMENT SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.

PERMITTING NOTES

1. ZONING IS SP.
- THE DEVELOPMENT CATEGORY OF THIS SUBDIVISION, PER THE APPROVED SABINO SPRINGS SPECIFIC PLAN AMENDMENT (C023-89-2), IS RA-2.
- LOT DEVELOPMENT STANDARDS:
THE MINIMAL LOT SIZE IS: 12,000 SQUARE FEET.
FRONT SETBACK: 20 FEET
SIDE SETBACK: 0 FEET
REAR SETBACK: 10 FEET
MAXIMUM LOT COVERAGE: 60%
MAXIMUM BUILDING HEIGHT: 18 FEET
2. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS ZONING CONDITIONS, AS ARTICULATED IN ADOPTED PIMA COUNTY ORDINANCE NOS. 1990CS (NOV. 11, 1990) Dkt 8859, PG 1570 AND 1992-01 (JULY 21, 1992) Dkt 9377, PG 568, AND 1996-08.
3. GROSS DENSITY IS 1.1 RAC.
4. OVERHEAD ELECTRIC LINES CURRENTLY SERVING THE EXISTING HOME WITHIN THE WOODLAND FEED PLACE STREET ALIGNMENT WILL BE REMOVED AT THE TIME THE PLAT IS RECORDED.
5. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING BLANKET EASEMENT: A PRIVATE TEMPORARY CONSTRUCTION EASEMENT PER DOCKET 10219, PAGE 1989.

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT (TRUST NO T-1253 & T-1259 FROM TITLE GUARANTY AGENCY, INC., AN ARIZONA CORPORATION AS RECORDED IN BOOK 111-251 - PAGE 1-124) HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE - CHAPTER 18.09 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: *Paul J. Iezzi* DATE: 9/2/00
CHAIRMAN, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

ATTEST

I, *Paul J. Iezzi*, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS 2nd DAY OF September, 2001.

BY: *Levi Sabashian* DATE: 9/2/00
CLERK, BOARD OF SUPERVISORS

RECORDING

STATE OF ARIZONA } SS. Fee 44.00
COUNTY OF PIMA } 568.00 200118302/7

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF RICK ENGINEERING CO., ON THIS 2nd DAY OF September, 2001, IN BOOK 111-251 OF MAPS & PLATS AT PAGE 1-124 THEREOF AT

By: *Levi Sabashian* Pima County Recorder
F. ANN RODRIGUEZ COUNTY RECORDER

DEDICATION

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

I, THE UNDERSIGNED, DO HEREBY HOLD HARNESS PIMA COUNTY AND THE PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT, ITS SUCCESSORS, AGENTS, THEIR EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASONS OF FLOODING, FLOODAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOODS, OR RAINFALL.

I HEREBY DEDICATE TO PIMA COUNTY ALL PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS.

I HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS FOR INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

PRIVATE STREETS, PRIVATE EASEMENTS AND COMMON AREAS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF ABOVE GROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWERS. TITLE TO THE LAND OF ALL PRIVATE STREETS AND COMMON AREAS SHALL BE HELD IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR SABINO SPRINGS AS RECORDED IN DKT. 1002 AT PG. 551, AS AMENDED BY INSTRUMENTS RECORDED IN DKT. 9394 AT PG. 2974, DKT. 9603 AT PG. 1829, DKT. 9606 AT PG. 1800, DKT. 10219 AT PG. 2164, AND IN DKT. 10219 AT PG. 115, AND BY NOTICE OF AMENDMENT AS RECORDED IN DKT. 111202 AT PG. 1252 IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE AND VALUATION, STATE AND LIABILITY FOR THE PRIVATE STREETS AND COMMON AREAS WITHIN THE SUBDIVISION.

TITLE GUARANTY AGENCY OF ARIZONA, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NOS. T-1253 & T-1259, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.

BY: *Olivera Hernandez* 9/2/00 DATE
TRUST OFFICER

* PURSUANT TO A.R.S. SECTION 33-404(B), THE NAME AND ADDRESS OF THE SOLE BENEFCIARY OF TRUST NO. T-1253 & T-1259 DESCRIBED ABOVE AS DISCLOSED BY THE RECORDS OF SAID TRUST IS:

TRUST T-1253 SABINO SPRINGS PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY 3945 EAST SNYDER ROAD TUCSON, ARIZONA 85749 CONTACT PERSON: MR. EDDIE LEON

TRUST T-1259 SABINO SPRINGS HOMEOWNERS ASSOCIATION, INC. AN ARIZONA NON-PROFIT CORPORATION 3945 EAST SNYDER ROAD TUCSON, ARIZONA 85749

STATE OF ARIZONA } SS.
PIMA COUNTY }

ON THIS 2nd DAY OF September, 2001, BEFORE ME PERSONALLY APPEARED *Paul J. Iezzi*, CHAIRMAN, BOARD OF SUPERVISORS, PIMA COUNTY, ARIZONA, WHO KNOWS THE CONTENTS OF THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN.

MY COMMISSIONS EXPIRES: *Paul J. Iezzi* NOTARY PUBLIC



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- FOUND SURVEY MONUMENT, AS NOTED
- 1/2" REBAR SURVEY MONUMENT SET BY REGISTERED LAND SURVEYOR 17479
- 2" BRASS CAP SURVEY MONUMENT TO BE SET
- INDICATES RADIAL BEARING
- 100 YR FLOOD PRONE LINE
- EROSION SETBACK LINE
- SIGHT VISIBILITY TRIANGLE AREA (SVT). SEE GENERAL NOTE 8
- ACCESS SIDE (FOR ADDRESSING ONLY)
- RIPARIAN HABITAT

CERTIFICATION OF SURVEY

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

BY: *Douglas E. Schneider* R.L.S. 17479
DOUGLAS E. SCHNEIDER

I HEREBY CERTIFY THAT THE FLOOD PRONE LIMITS AND EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

PAUL J. IEZZI P.E. 18502

ENTRADA
AT
Sabino Springs
LOTS 1- 15 AND COMMON AREAS
'A', 'B', 'C', 'D' & 'E'

- COMMON AREA "A" - PRIVATE STREET
- COMMON AREA "B" - OPEN SPACE
- COMMON AREA "C" - LANDSCAPE BUFFER
- COMMON AREA "D" - DRAINAGE FACILITIES
- COMMON AREA "E" - PRIVATE DRIVE

BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 15 EAST 61&A SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

P1200-158



Grading Talley for Final Sabino Springs Specific Plan Development Project