







DESERT TREASURES ESTATES

MP 11039

RECORDED: AUGUST 17, 1955

*** 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***

CERTIFICATION OF SURVEY

I hereby certify I completed the survey of this property as shown by this plat, June 1955.

James J. Blanton
Registered Land Surveyor

6500'-N.

700'-W.

6400'-N.

ORANGE GROVE ROAD

CURVE NO.	CENTRAL ANGLE	RADIUS	CHORD	CHORD BEARING	CURVE LENGTH
1	61°40'40"	50.00'	33.27'	S5°40'40"W	30.77'
2	102°43'20"	50.00'	76.15'	S3°25'58"W	50.37'
3	22°55'20"	213.19'	43.24'	S4°45'38"W	35.32'
4	46°35'50"	95.23'	41.01'	S5°35'50"W	27.45'
5	70°31'40"	25.00'	17.48'	S8°07'40"W	30.77'

DEDICATION

We, the undersigned, owners of the land shown on this plat do hereby consent to the subdivision of said land in the manner shown hereon and hereby dedicate to the use of the public all streets, roads and thoroughfares as designated hereon, reserving therefrom however, the right to lay and maintain water mains and pipes, in or across said roads, streets and thoroughfares.

ARIZONA LAND TITLE AND TRUST CO., AN ARIZONA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN TRUST AGREEMENT KNOWN AS TRUST NUMBER 5124-T.

By: *James J. Blanton*
Trust Officer

NOTES

- 0 - Represents 8" iron pin set, except where otherwise noted.
- ① - Represents Curve No. See Table. Bearings are listed upon the bearing of the back line of Section 2, T-13-S, R-13-E, being N 0° 25' 20" W.
- 1 - Represents 10" utility easement, 5' if each side of lot lines.

State of Arizona
County of Pima

The foregoing instrument was acknowledged before me this 20th day of June, 1955, by Donald Shant, Jr. as Trust Officer of the Arizona Land Title & Trust Company, Trustee.

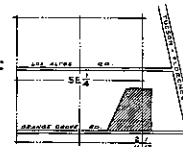
Robert E. Shant, Jr.
Notary Public

My Commission Expires March 19, 1956

MAP 77
ZONE CR-1
NO H.D.Z.



SCALE: 1" = 80'



LOCATION
SE 1/4 OF SECTION 2,
T-13-S, R-13-E, G. & S.R.B. & M.,
PIMA CO., ARIZONA.
NOT TO SCALE.

APPROVALS

COUNTY PLANNING & ZONING COMMISSION

James J. Blanton
Executive Secretary Date

COUNTY ENGINEER

Walter J. Burt
County Engineer Date

BOARD OF SUPERVISORS

I, Richard E. Kolb, Clerk of the Board of Supervisors, hereby certify that this Plat was approved by the Board of Supervisors of Pima County, State of Arizona, on the 22nd day of June, 1955.

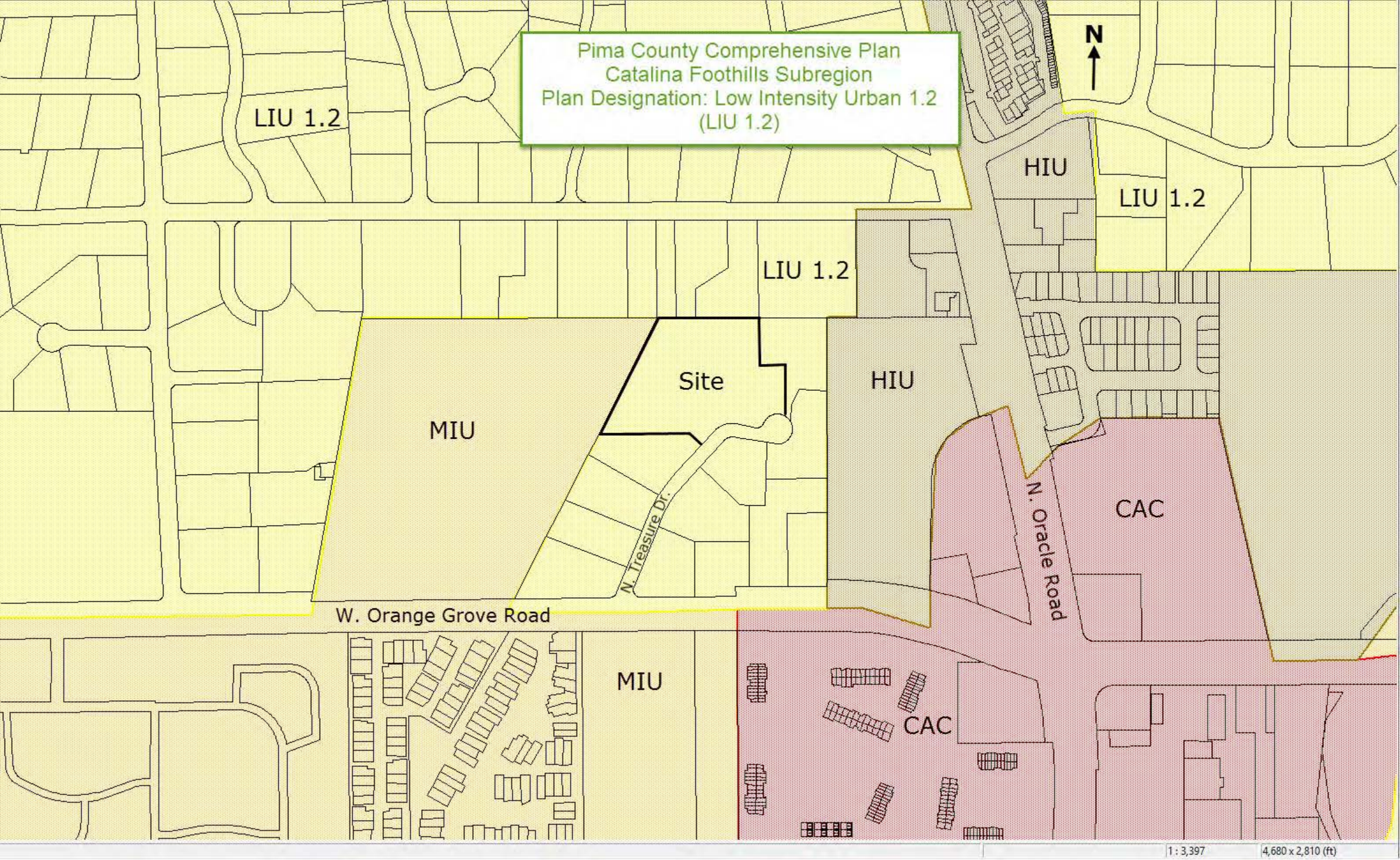
Richard E. Kolb
Clerk Board of Supervisors Date

ANNOTATED
COPY

DESERT TREASURES
ESTATES

BEING A SUBDIVISION OF PORTIONS OF
SE 1/4 SE 1/4 OF SECTION 2 AND
SW 1/4 SW 1/4 OF SECTION 1,
T-13-S, R-13-E, G. & S.R.B. & M.,
PIMA COUNTY, ARIZONA.

Pima County Comprehensive Plan
Catalina Foothills Subregion
Plan Designation: Low Intensity Urban 1.2
(LIU 1.2)



Excerpt from Pima Prospers FINAL (as adopted 2015)

Land Use Legend

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

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

A. Urban/Suburban Intensity Categories

The following land use intensity categories shall be applied to designate planned land use within urban and suburban areas only:

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9. Low Intensity Urban (LIU)

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

- a. Objective: To designate areas for low-density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and to be contiguous with other dedicated natural open space and public preserves.

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2) Low Intensity Urban 1.2 (LIU-1.2)

- a) Residential Gross Density:
 - i) Minimum – none
 - ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following options:
 - a] Gross density of 2.5 RAC with 45 percent open space;
or
 - b] Gross density of 4 RAC with 60 percent open space.
- b) Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:
 - i) Minimum density – none
 - ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following option:
 - a] Gross density of 2 RAC with 50 percent open space.

Pima County Comprehensive Plan
Flood Control Resource Area
(FCRA)

N
↑

Site

FCRA

N. Treasure Dr.

N. Oracle Road

W. Orange Grove Road

FCRA

FCRA

FCRA

Pima County Comprehensive Plan
Special Area Policy S-2 Catalina Foothills
(Maximum 24-Foot Building Height)

N
↑

S-2

S-2

S-2

Site

N. Treasure Dr.

N. Oracle Road

W. Orange Grove Road

Special Area and Rezoning Policies

Chapter 9: Special Area Policies - General Location, Description and Policy

Special Area Policies (SAP) are one of the two types of mapped plan policies (along with Rezoning Policies (RP), covered in a following section of this chapter. SAPs apply to sites typically composed of multiple parcels that share a unique physical feature or location over a relatively large area. They overlay larger areas such as transportation gateways into metro Tucson, significant floodplains, or areas covering a significant portion of a planning area carried forward from a previous (rescinded) area, neighborhood, or community plan.

They are used to help guide the creation of rezoning conditions, but also may serve as general policy for the area they cover such as the Community Development Target Areas.

Special Area Policies are labeled as “S” and are numbered individually on the plan’s land use maps. In parenthesis next to the policy title is the referenced map in which the special area lies.

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S-2 Catalina Foothills (CF)

General location

North of E. River Road, west of Sabino Creek, south of Coronado National Forest, and east of N. Oracle Road and N. Northern Avenue.

Policy

No construction of building exceeding 24 feet in height shall be permitted without specific authorization from the Board of Supervisors. The Board of Supervisors reserves the right to limit construction to one story.