



LEGAND

  
PROPERTY LINE

  
BUILDING HATCH

HARRENSTEIN  
HOUSE

6450 N Calle De Estevan  
Tucson, AZ 85718

SITE PLAN

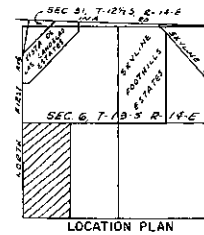
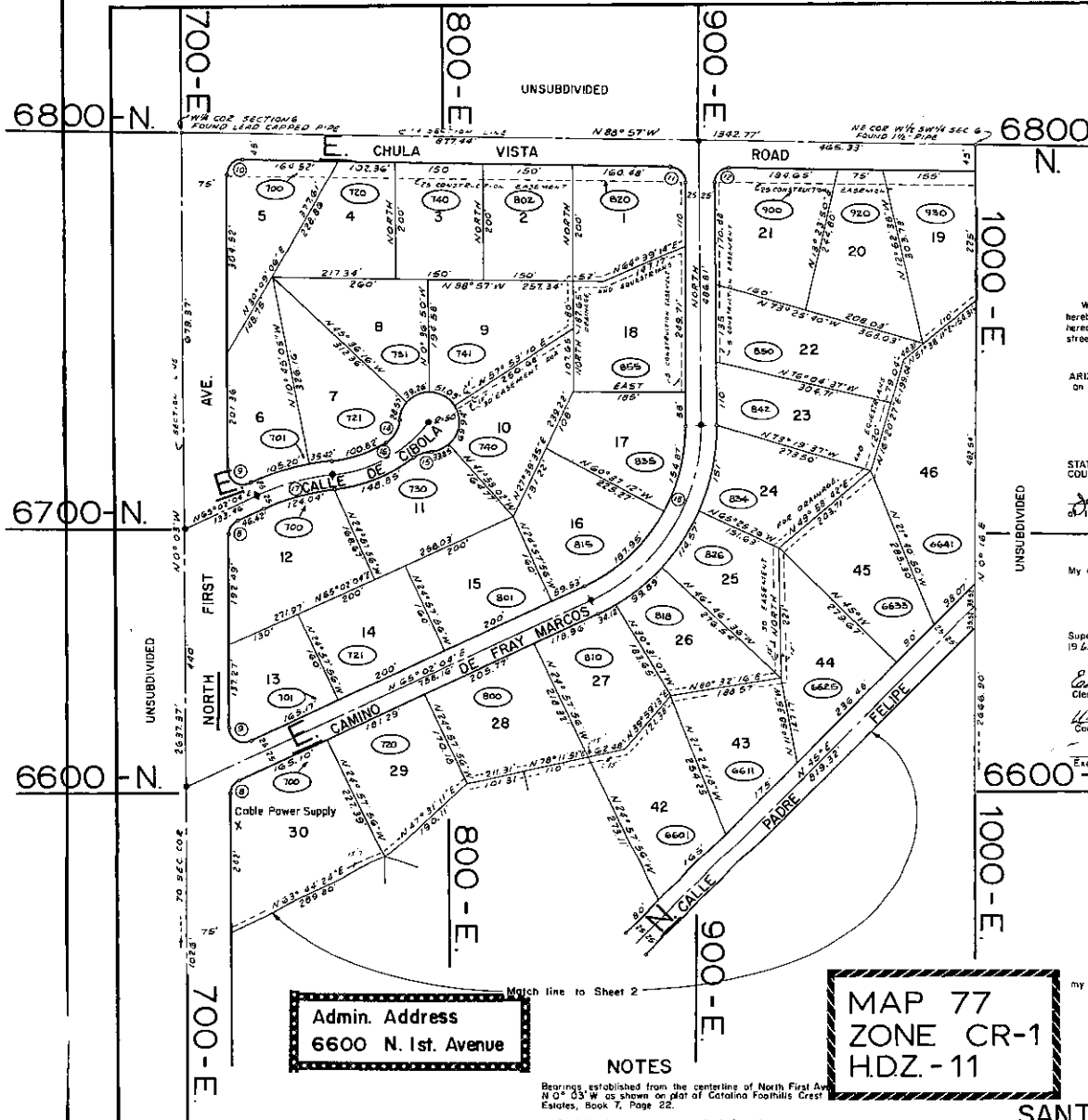
# **SANTA CATALINA ESTATES**

**MP 15059**

**RECORDED: FEBRUARY 23, 1961**

**\*\*\* 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\*\*\***





### DEDICATION

We, the undersigned owners of the land shown on this plat hereby consent to the subdivision of said land in the manner shown hereon and hereby dedicate to the use of the public forever all streets, roads and easements so designated on this plat.

ARIZONA LAND TITLE AND TRUST CO.  
an Arizona corporation as Trustee under Trust Agreement No. 5163-T

By \_\_\_\_\_

*[Signature]*  
Trust Officer

STATE OF ARIZONA  
COUNTY OF PIMA

This instrument was acknowledged before me this 21<sup>st</sup> day of January, 1961 by D. M. G. G. G.  
of the ARIZONA LAND TITLE AND TRUST CO. as Trustee

*[Signature]*  
Notary Public

My commission expires 2/18/64.

### APPROVALS

I hereby certify that this plat was approved by the Board of Supervisors, Pima County, Arizona on the 22<sup>nd</sup> day of January, 1961.

*[Signature]*  
Clerk, Board of Supervisors

2-22-61  
Date

*[Signature]*  
County Engineer

2-21-61  
Date

*[Signature]*  
Exec. Secy County P.B.Z. Comm.

2/24/61  
Date

### RECORDING

ANNOTATED  
COPY

### CERTIFICATION

I hereby certify that this plat represents a survey made under my direction.

*[Signature]*

## SANTA CATALINA ESTATES

BEING A SUBDIVISION OF A PORTION OF THE SW 1/4  
OF SECTION 6, T-13-S, R-14-E, G. & S. R. B. & M.,  
PIMA COUNTY, ARIZONA.

Maddock & Associates  
ENGINEERS SURVEYORS  
TUCSON PHOENIX

SCALE: 1" = 100'

SHEET 1 OF 2

NOVEMBER, 1960  
T600603

Admin. Address  
6600 N. 1st. Avenue

MAP 77  
ZONE CR-1  
HDZ. - 11

### NOTES

Bearings established from the centerline of North First Ave. N 0° 03' W as shown on plat of Catalina Foothills Crest Estates, Book 7, Page 22.

—•— Indicates survey monuments to be set.

3/4" iron pipe set at the P.C., P.T., & P.R.C. of all property line curves, 5/8" steel pins set at all other lot corners.

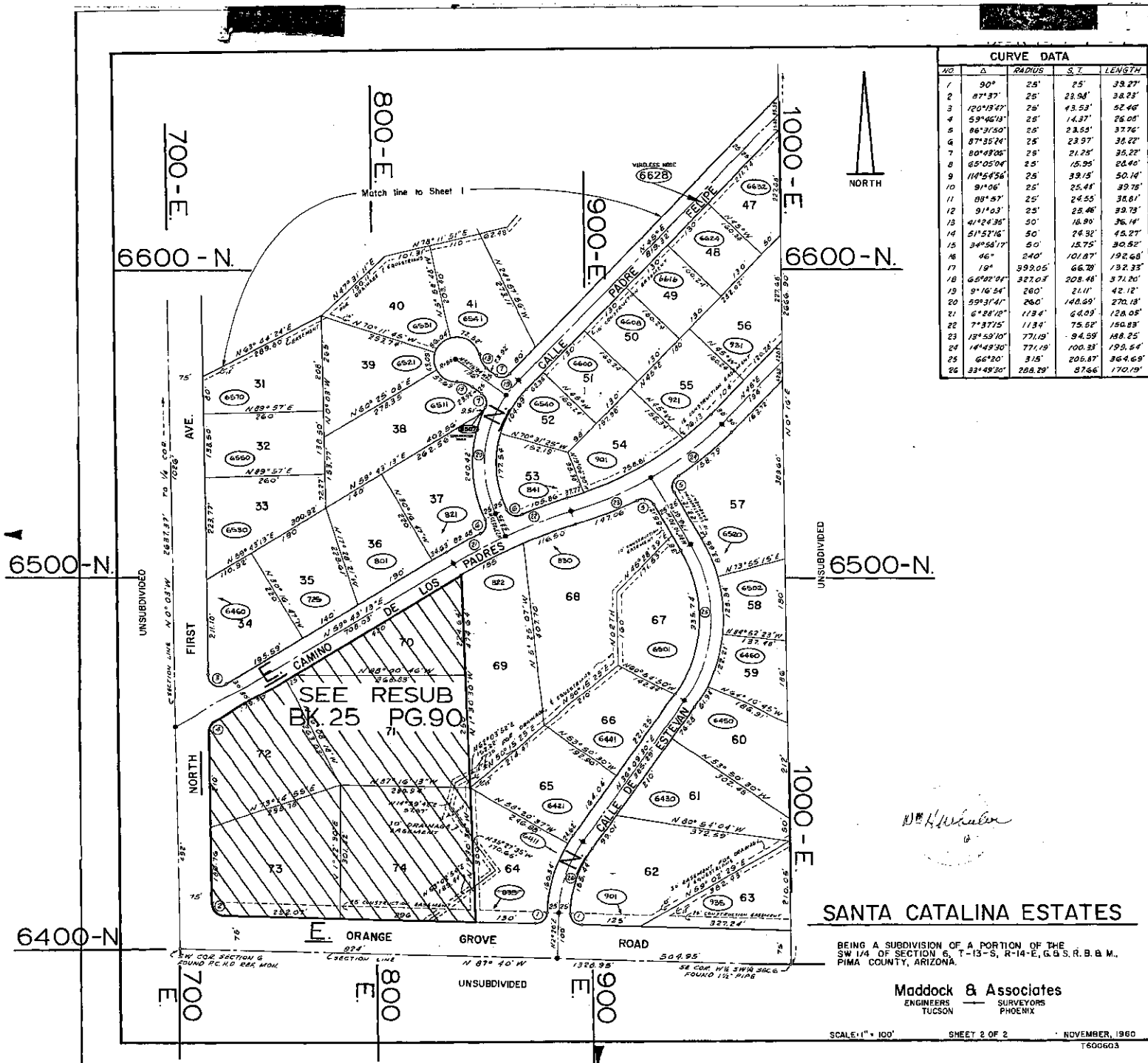
No natural drainage ways shall be changed or altered without the approval of the Pima County Board of Supervisors.

⊙ Indicates curve, see curve data.

All interior lot lines have 7.5' easements on each side for public utilities and equestrian traffic unless otherwise shown, and an additional 5' easement and 5' overhead easement for public utilities along all drainage easements.

The developer does not intend to pave dedicated streets according to Pima County Improvement Specs.

Lots 1 thru 8, 13, 14, 15, 23 thru 26, 47 thru 56, 58, 59 and 63 approved under Sec. 2503-E by Pima County Board of Adj. No. 1 on Jan. 5, 1961.





Pima County Comprehensive Plan  
Catalina Foothills Subregion  
Plan Designation: Low Intensity Urban 1.2 (LIU 1.2)  
Special Area Policy S-2 Catalina Foothills



LIU 1.2

LIU 1.2

FCRA

E. Camino De Los Padres

N. 1st Avenue

MLIU

N. Calle De Estevan

Site

LIU 1.2

FCRA

E. Orange Grove Road



## 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.

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# 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.

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