BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: Februaruy 19, 2019

Title: Co9-07-27 NOSECK/DAVIS - CAMINO DOROTEA REZONING (Time Extension)

Introduction/Background:

The applicant requests a five-year time extension for a rezoning from RH (BZ) (Rural Homestead) (Buffer Overlay Zone) to SR-2 (BZ) (Suburban Ranch Estate) (Buffer Overlay Zone) (12.6 acres) and RH to SR-2 (38.46 acres) which was approved by the Board of Supervisors on August 18, 2008 and expired on August 8, 2013.

Discussion:

The applicant has not provided an explanation for the delay in completion of rezoning conditions, but the recession likely is a factor. However, progress has been made with the submittal of a tentative plat prior to the expiration date. A time extension to August 18, 2018 is sufficient to allow the plat review process to proceed to final plat approval after this date because the tentative plat was submitted prior to that date. Should the plat file be closed due to inactivity, then a second five-year time extension request will be necessary to extend the time to complete rezoning conditions. Staff supports the time extension based on continued conformance with the comprehensive plan density limits and policies, concurrency of infrastructure, and residential use appropriateness. The rezoning was approved for 15 residences with 80 percent of the site required to remain as natural open space to satisfy Conservation Lands System requirements. Reversion to RH zoning would allow 12 residences and would not guarantee as much open space preservation or the benefits of a subdivision plat.

Conclusion:

A time extension is warranted due to the historical economic recession. Concurrency of infrastructure exists. The rezoning remains compliant with the comprehensive plan. The recommended modified conditions update certain conditions to current standard language and policy treatment.

Recommendation:

Staff recommends approval of a five-year rezoning time extension subject to conditions as modified.

Fiscal Impact:

N/A

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Development Services Department - Planning Telephone: 724-9000

Contact: David Petersen Telephone: 724-9000

Department Director Signature/Date: 1/29/19

Deputy County Administrator Signature/Date: 1/30/19

County Administrator Signature/Date: C. Richelberg 1/31/19

PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Steve Christy, Supervisor, District 4

FROM: Chris Poirier, Deputy Director Tom Drzazgowski
Public Works-Development Services Department-Planning Division

DATE: January 24, 2019

SUBJECT: **Co9-07-27** **NOSECK/DAVIS – CAMINO DOROTEA REZONING**

The above referenced Rezoning Time Extension is within your district and is scheduled for the Board of Supervisors' **TUESDAY, FEBRUARY 19, 2019** hearing.

REQUEST: A five-year **time extension** of a rezoning from RH (BZ) (Rural Homestead) (Buffer Overlay Zone) to SR-2 (BZ) (Suburban Ranch Estate) (Buffer Overlay Zone) (12.6 acres) and RH (Rural Homestead) to SR-2 (Suburban Ranch Estate) (38.46 acres).

OWNERS: Lawyers Title of AZ TR 18211-T
Attn: Coyote Creek Development II
14901 E. Old Spanish Trail
Vail, AZ 85641-6254

Landmark Title TR 18211-T
Attn: Ronald & Denise Noseck &
Raymond T. Noseck & Michael A. Davis
13730 E. Camino Cartamo
Tucson, AZ 85749-9193

AGENT: Peter Backus, Managing Partner
14901 E. Old Spanish Trail
Vail, AZ 85641

DISTRICT: 4

STAFF CONTACT: David Petersen

PUBLIC COMMENT TO DATE: As of January 24, 2019, staff has received no written public comments.

STAFF RECOMMENDATION: APPROVAL OF A FIVE-YEAR TIME EXTENSION SUBJECT TO ORIGINAL AND MODIFIED STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located within of the Maveen Marie Behan Conservation Lands System (CLS) with the majority within the Biological Core Management Area and a small portion within Multiple Use Management Area.

TD/DP/ar
Attachments

PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

Subject: Co9-07-27

FOR FEBRUARY 19, 2019 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director Tom Drazgowski
Public Works-Development Services Department-Planning Division

DATE: January 24, 2019

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING TIME EXTENSION

Co9-07-27 NOSECK/DAVIS – CAMINO DOROTEA REZONING
Request of Lawyers Title of Arizona TR 18211-T, et al. for a five-year **time extension** for the above-referenced rezoning from RH (BZ) (Rural Homestead) (Buffer Overlay Zone) to SR-2 (BZ) (Suburban Ranch Estate) (Buffer Overlay Zone) (12.6 acres) and RH (Rural Homestead) to SR-2 (Suburban Ranch Estate) (38.46 acres). The subject site was rezoned in 2008. The site is located on the north side of Camino Dorotea alignment and at the southern terminus of the Coyote Creek Trail Easement, approximately 1,300 feet east of Camino Loma Alta. Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 4)

STAFF RECOMMENDATION
Staff recommends **APPROVAL** of a five-year time extension to August 18, 2013 as per the applicant's request for the original 51.06-acre rezoning from RH (Rural Homestead) to SR-2 (Suburban Ranch Estate) of which 12.06 acres is within the Buffer Overlay Zone, subject to original and modified standard and special conditions as follows:

1. ~~Submittal of a development plan if determined necessary by the appropriate County agencies.~~

2. ~~Recording of a covenant holding Pima County harmless in the event of flooding.~~

3. ~~Recording of the necessary development related covenants as determined appropriate by the various County agencies.~~

4. ~~Provision of development related assurances as required by the appropriate agencies.~~

~~5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department, Document Services.~~

~~6~~1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.

~~7~~2. Transportation conditions:
The property owner(s)/developer(s) shall include the reconfiguration of lot(s) and access through the adjoining subdivision as part of the subdivision for this rezoning and the access shall be common area.

~~8~~3. Flood Control conditions:

A. Drainage shall not be altered, disturbed or obstructed without the written approval of the Flood Control District.

B. Building envelopes shall avoid floodplains, erosion hazard setbacks, and riparian habitat shall be shown on the plat for all lots containing floodplains, erosion hazard setbacks, and riparian habitat. Covenants running with the land restricting development outside building envelopes shall also be provided.

C. A drainage report shall be submitted during the platting process for Flood Control District to determine 100-year water surface elevations for all lots and to analyze detention /retention requirements.

D. The property owner(s)/developer(s) shall comply with detention/retention conditions and restrictions, or provide an in-lieu fee, as stated in the Floodplain Management Ordinance since the property lies within a balanced basin.

E. The property owner(s)/developer(s) shall provide necessary on-site and off-site drainage improvements at no cost to Pima County and as required by the Pima County Regional Flood Control District.

F. All-weather access shall be provided to all lots to meet concurrency requirements.

G. A riparian mitigation plan shall be required for development in designated riparian areas.

H. At the time of development the applicant will be required to commit to water conservation measures identified in the Site Analysis Requirements in effect at that time sufficient to obtain 15 points.

~~9~~4. Wastewater Reclamation condition:
The owner(s)/developer(s) shall secure approval from the Pima County Department of Environmental Quality to use on-site wastewater treatment facilities within the rezoning area at the time a tentative plat, development plan or request for building permit is submitted for review.

~~10~~5. Environmental Quality conditions:

A. All proposed residential lots shall have a minimum area of 43,560 square feet. A maximum of one-half of adjacent rights-of-way or easements may be used in the calculation of the area. The adjacent rights-of-way or easements shall be suitable to absorb effluent; and all other design requirements must be satisfied.

B. At time of Tentative Plat review the applicant shall demonstrate that the lots, as proposed, can accommodate a home site, a primary and reserve on-site wastewater disposal area, while meeting all required setbacks. The size of the primary and reserve areas shall be determined by on-site soil evaluations and/or percolation testing and shall be designed to accommodate a hypothetical four (4) bedroom home, unless the applicant requests limiting the size of the proposed new residence.

C. At time of Tentative Plat review percolation tests and boring logs shall be conducted to accurately depict soil conditions as follows: There shall be a minimum of one percolation test and one ten-foot boring log per acre, or one percolation test and one boring log per lot for lots larger than one acre.

~~11~~6. Cultural Resources conditions:

A. Prior to ground modifying activities, an on-the-ground archaeological and historic resources survey shall be conducted on the subject property, and submitted to Pima County for review.

B. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted to Pima County at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate.

C. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

~~12~~7. Natural Resources, Parks and Recreation condition:
The property owner(s)/developer(s) shall provide a 25-foot "Public Non-Motorized Trail Easement" as shown on the Preliminary Development Plan.

~~13.~~8. Environmental Planning conditions:

A. The owner(s)/developer(s) shall attain compliance with the CLS by setting aside a minimum of eighty (80) percent of the rezoning site as natural open space.

B. The potential building areas and grading limits on each lot, as shown on the preliminary development plan shall be recorded on the subdivision plat.

C. All areas graded for septic systems shall be re-vegetated with shallow-rooted native Sonoran desert vegetation (e.g., cacti, sub-shrubs, ground covers) at the completion of installation.

D. With the exception for road crossings, all grading shall avoid washes, riparian areas and areas with slopes of 15 percent or greater.

E. The following shall be incorporated into Private Subdivision Covenants, Conditions and Restrictions (CC&Rs) that govern Homeowners' Associations (HOAs) and the actions of private property owner(s) within the Subdivision:

1. Maintenance of Common Area by Association: the HOA shall be responsible for the removal of invasive non-native plant species from Common Areas, including but not limited to those listed below.

2. Maintenance of Lots by Owner(s): obligations of Owner(s) shall include keeping private lots free of invasive non-native plant species including but not limited to those listed below:

Ailanthus altissima	Tree of Heaven
Alhagi pseudalhagi	Camelthorn
Arundo donax	Giant reed
Brassica tournefortii	Sahara mustard
Bromus rubens	Red brome
Bromus tectorum	Cheatgrass
Centaurea melitensis	Malta starthistle
Centaurea solstitalis	Yellow starthistle
Cortaderia spp.	Pampas grass
Cynodon dactylon	Bermuda grass (excluding sod hybrid)
Digitaria spp.	Crabgrass
Elaeagnus angustifolia	Russian olive
Eragrostis spp.	Lovegrass (excluding E. intermedia, plains lovegrass)
Melinis repens	Natal grass
Mesembryanthemum spp.	Iceplant
Peganum harmala	African rue
Pennisetum ciliare	Buffelgrass
Pennisetum setaceum	Fountain grass
Rhus lancea	African sumac
Salsola spp.	Russian thistle
Schismus arabicus	Arabian grass
Schismus barbatus	Mediterranean grass
Sorghum halepense	Johnson grass
Tamarix spp.	Tamarisk

~~14~~9. In the event the subject property is annexed, the property owner(s)/developer(s) shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

~~15~~10. The property owner(s) shall execute ~~and record~~ the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134~~(I)~~."

~~16. The owner(s)/developer(s) shall execute and record a document acceptable to the Pima County Community Development and Neighborhood Conservation Department indicating that the owner(s)/developer(s) shall contribute to the affordable housing trust fund as adopted by the Pima County Board of Supervisors on December 13, 2005, before a certificate of compliance is issued.~~

~~17~~11. Adherence to the preliminary development plan as approved at public hearing (EXHIBIT B).

Formerly standard condition #'s 1-5 are recommended for deletion based on a staff policy change to reduce redundant requirements and ease processes. Pertaining to condition #1, a development plan would be required if a development proposal requires one per code. A residential subdivision plat will be recorded for this rezoning site. Pertaining to condition #'s 2, 3, and 5, staff no longer recommends standard conditions which require recorded covenants. In addition, pertaining to condition #2, recorded subdivision plats typically include a standard hold harmless clause pertaining to flooding. Pertaining to condition #4, assurances are standard with approved subdivision plats.

New condition #3H pertains to water conservation measures that will mitigate water demand from the development and is recommended as an update based on new water policy for site analysis rezonings adopted as part of the Pima Prospers Comprehensive Plan Update.

Condition #10 pertaining to the Proposition 207 rights disclaimer is recommended for modification such that it does not have to be recorded and to update the reference to the A.R.S. section.

Condition #16 pertaining to contributions to the affordable housing trust fund is recommended for deletion due to a change in County policy related to monetary exactions.

The recommended changes to conditions do not constitute a substantial change which would require review by the Planning and Zoning Commission.

STAFF REPORT

Staff supports the rezoning time extension based on continued conformance with the comprehensive plan density limits and policies, concurrency of infrastructure, and residential use appropriateness. Progress toward satisfying rezoning conditions has also been made with the submittal of tentative plat (P18TP00017). The 51.06-acre rezoning was approved for 15 single family residences (0.3 residences per acre) with 80 percent of the site required to remain as natural open space to satisfy Conservation Lands System natural open space policy requirements. The development will essentially be an extension of the larger, but similar, non-mass grade Coyote Creek subdivision development and will take access through that subdivision. The rezoning nets only a slight density increase from the original RH zoning and has lower planned and zoned density than the Coyote Creek subdivision which borders to the south and east. The site is located in the Rincon Valley, north of Old Spanish Trail and east of Camino Loma Alta.

The five-year time extension to August 18, 2018 is sufficient to allow the plat review process to proceed to approval of a final plat after this date because the tentative plat was submitted for review prior to that date. Should the plat file be closed due to inactivity toward its finalization, then a second five-year time extension request will be necessary to extend the time to complete rezoning conditions. The allowance for the plat to be finalized (and associated rezoning conditions to be met) after August 18, 2018 represents a policy of time flexibility given the good faith effort to complete conditions represented by the tentative plat submittal before the new expiration date.

The applicant does not provide a reason for the delay in satisfying conditions prior to the original August 18, 2013 expiration date, but the historic recession and its link and impact to housing development has been a common theme in recent time extension requests for other rezoning cases. The rezoning was approved on August 18, 2008 toward the beginning of the recession. There are also vacant lots still available for development within the referenced Coyote Creek subdivision which was recorded on March 31, 2000. A letter dated February 11, 2013 was sent to the applicant warning of the pending time expiration.

Reversion to RH zoning with closure of the rezoning would allow a maximum of 12 residences (rather than 15) and other permitted non-residential uses. It would also not guarantee the benefits of a subdivision plat. Open space associated with the natural water courses and some steeper slopes could be assumed, but not approaching 80 percent of the site as is currently required. Also, the development standards pertaining to the Buffer Overlay Zone would apply to less than three acres of the site compared to 12.6 acres with the rezoning; and applicable comprehensive plan special area policies for the Rincon Valley (S-15 attached), which will be met with the rezoning as proposed, would not be applicable. Closure of the rezoning would not preclude the possibility of a future SR-2 rezoning.

There is concurrency of infrastructure per agencies that have reported. The residences will use on-site sewage disposal (septic) systems. Vail School District and Saguaro Water Company did not respond to a request for comments. There is an agreement between the school district and the applicant to provide $2,000 per lot of increased density allowed by the rezoning, i.e. three lots.

Physical conditions on the site appear to be the same as when the rezoning was approved. The site contains natural vegetation, disturbed only by a dirt road along the south boundary (Camino Dorotea alignment) and some trails. Area rural and residential zoning remain the same, but there has been some additional development, especially of lots to the south within the Coyote Creek subdivision. A 1998 rezoning application (Co9-98-38) for lot splitting of 4.39 acres to CR-1 (Single Residence) located 1/8-mile to the west of the subject site on the east side of Camino Loma Alta was denied.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	RH (Rural Homestead)	Residential/Vacant
South:	CR-1 (Single Residence)	Residential Subdivision
East:	CR-1	Residential Subdivision
West:	RH & CR-1	Residential/Vacant

CONCURRENCY CONSIDERATIONS		
Department/Agency	*Concurrency Considerations Met: Yes / No / NA*	*Other Comments*
TRANSPORTATION	Yes	
FLOOD CONTROL	Yes	Subject to existing conditions for on- and off-site drainage improvements and all-weather access as required.

WASTEWATER	N/A	
PARKS AND RECREATION	Yes	Subject to existing condition for trail easement.
WATER	No response	Saguaro Water Company
SCHOOLS	No response	Existing agreement with Vail School District
AIR QUALITY	Yes	

TRANSPORTATION REPORT
The Transportation condition is valid and we are not recommending any change to it. The applicant has sent in a conceptual design on how they intend to meet this condition.

FLOOD CONTROL REPORT
The site is less than one mile from the Rincon Creek Shallow Groundwater Dependent Ecosystem and a supplier of Potable and Renewable Water has not been identified. However no increase in demand is associated with this rezoning, and the Pima Prospers Water Policy performance standard of 15 points is therefore appropriate per the Site Analysis Requirements. In conclusion the District has no objection subject to the existing conditions and the following additional condition (#3.G above):

At the time of development the applicant will be required to commit to water conservation measures identified in the Site Analysis Requirements in effect at that time sufficient to obtain 15 points.

WASTEWATER RECLAMATION REPORT
The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced request for a rezoning time extension. The 50-acre subject site was conditionally rezoned from RH (Rural Homestead) to SR-2 (Suburban Ranch Estate) in 2008. The time extension is sought for the entire rezoning which remains undeveloped. The SR-2 rezoning is proposed for 15 residential lots. The site is located on the north side of Camino Dorotea alignment approximately 1,300 fee east of Camino Loma Alta.

The proposed rezoning area is outside of the area currently served by Pima County's public sewer system. There are no existing or proposed public sewers that can be reached by gravity within 1,600 feet of the property boundaries. The rezoning area will be served by private on-site sewage disposal systems.

The PCRWRD has no objection to the referenced request for a five-year time of the rezoning. The existing wastewater conditions in rezoning Ordinance 2008-114 adopted on December 2, 2008 by the Board of Supervisors do not require any revision.

ENVIRONMENTAL PLANNING REPORT
The Office of Sustainability & Conservation – Cultural Resources has no objection to the requested rezoning time extension. A condition is in place to fully meet the Conservation Land System's 4:1 set aside obligation.

NATURAL RESOURCES, PARKS AND RECREATION REPORT
The Development Services Department, on behalf of the Natural Resources, Parks and Recreation Department, has no objection to this request and recommends no change to the condition for the trail easement.

CULTURAL RESOURCES REPORT
The Office of Sustainability & Conservation – Cultural Resources has no objection to the requested rezoning time extension. Existing rezoning conditions pertaining to cultural resources are not recommended for change.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT
Staff has not received a response to a request for comments.

WATER DISTRICT REPORT
Saguaro Water Company has not responded to a request for comments.

SCHOOL DISTRICT REPORT
Vail Unified School District has not responded to a request for comments.

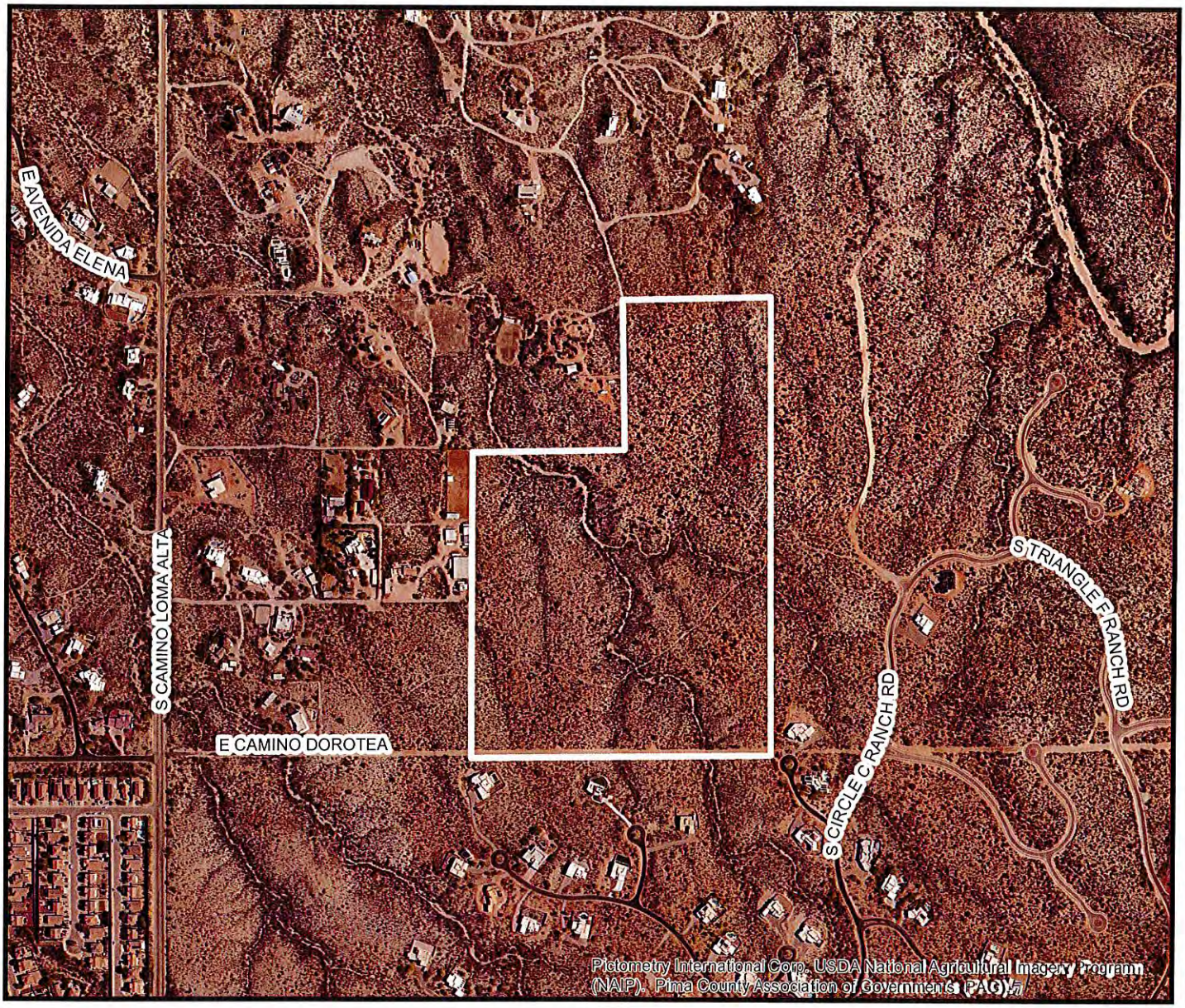
FIRE DISTRICT REPORT
See attached comments from Rincon Valley Fire District. The district does not have any objections.

PUBLIC COMMENT
Notice will be mailed to property owners within 1,000 feet of the rezoning site. To date, no written public comments have been received.

TD/DP/ar
Attachments

cc: Tom Drzazgowski, Chief Zoning Inspector
Co9-07-27 File

Case #: Co9-07-27
Case Name: NOSECK/DAVIS - CAMINO DOROTEA REZONING
Tax Code(s): 205-75-032A, 205-75-032B & 205-75-0430



0 285 570 1,140 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

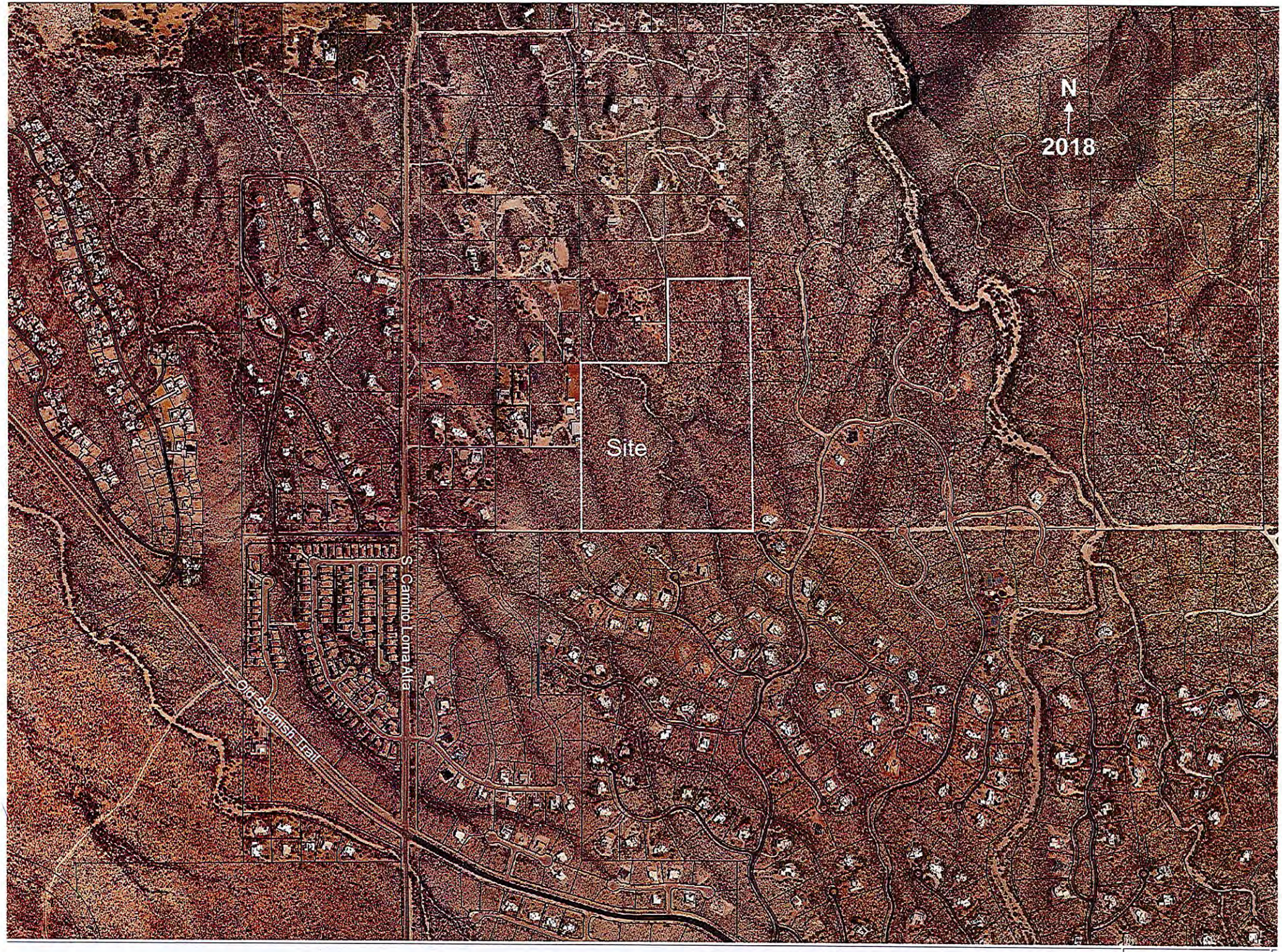
PIMA COUNTY
DEVELOPMENT SERVICES

Notes: **Rezoning Time Extension**

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Board of Supervisors Hearing: 2/19/19	Ref Case: Co20-08-07/P18SA00008	
Base Map(s):181	Map Scale: 1:8,000	Map Date: 1/11/2019 - ds

N W E S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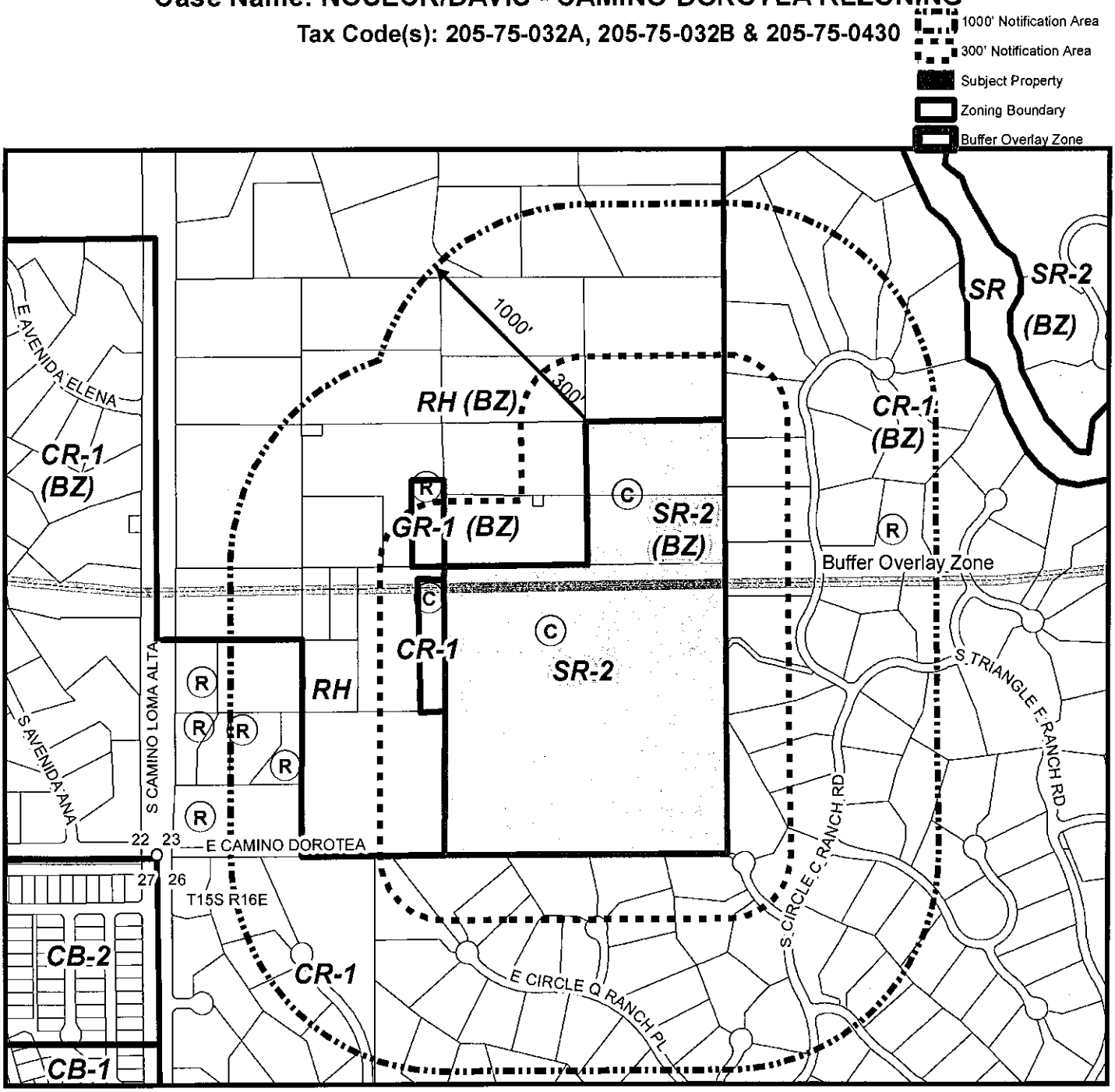
2018
Site
S Camino Loma Alta
Old Spanish Trail

Case #: Co9-07-27

Case Name: NOSECK/DAVIS - CAMINO DOROTEA REZONING

Tax Code(s): 205-75-032A, 205-75-032B & 205-75-0430



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes: **Rezoning Time Extension**

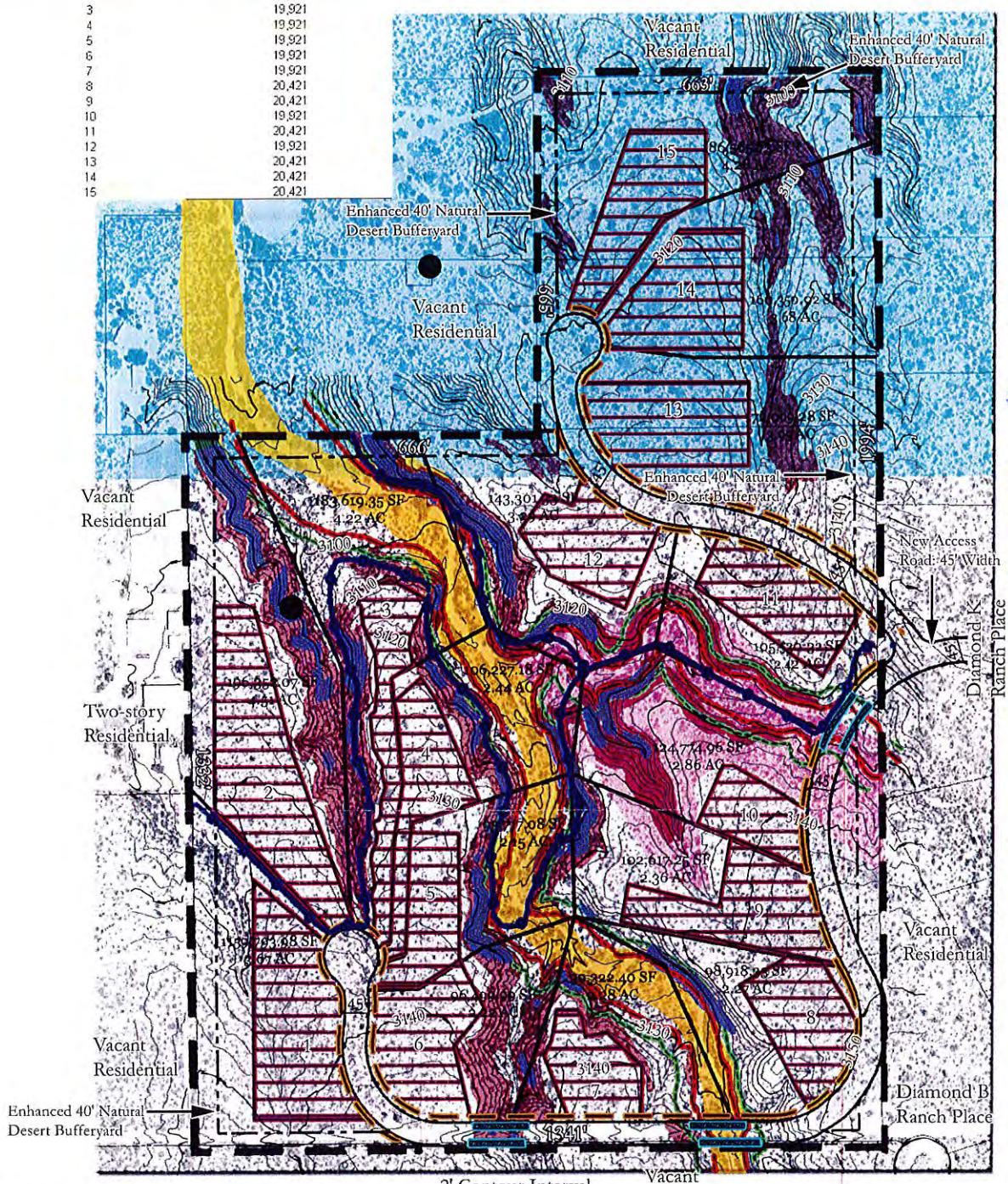
PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Board of Supervisors Hearing: 2/19/19	Ref Case: Co20-08-07/P18SA00008

Base Map(s):181	Map Scale: 1:8,000	Map Date: 1/11/2019 - ds

N W E S

Lot Number	Grading Limits On Each Lot (sq. ft.)
1	23,921
2	27,921
3	19,921
4	19,921
5	19,921
6	19,921
7	19,921
8	20,421
9	20,421
10	19,921
11	20,421
12	19,921
13	20,421
14	20,421
15	20,421



C09-07-27 PDP Approved at 8-18-08 BOS Hearing

Legend

- Site Boundary
- Lot Lines
- Erosion Hazard Setback
- 100 Yr. Floodplain
- Proposed Trail
- Public Utility Easement
- Bank Protection
- Potential Building Area
- Buffer Overlay Zone
- Slopes: 15-25%
- Slopes: >25%
- Xeroriparian C
- Xeroriparian D
- Well Sites

	Acres	% of Site
Natural Undisturbed Open Space	40.85	80.01
Maximum Lot Grading	6.86	13.43
Roads	3.35	6.86
Total	51.06	100.00

North

Lot grading, including septic system and driveways, will occur only within potential building area shown. Areas not graded within potential building areas will remain Natural Open Space. Under no circumstances shall more than 20% of the entire site be graded, and under no circumstances shall the total maximum grading on the individual lots exceed 6.86 acres.

200 100 0 200 400

Scale: 1" = 200'-0"

Preliminary Development Plan

Exhibit: II-B.1

Coyote Creek II
Land Use Proposal

PSOMAS
800 E. Wetmore Road, Suite 110
Tucson, AZ 85719
(520) 292-2300 (520) 292-1290 (FAX)

Novak Environmental, Inc. Ph. (520) 206-0591

August 17, 2018

Pima County Development Services Department

201 N. Stone 2 nd Floor

Tucson, AZ 85701

Attn David Peterson

File Co9-07-27

Dear Sir,

Please accept my check for the rezoning extension for Lawyers Title of AZ tr 18211-T Coyote Creek II. See attached letter for identification. We have submitted our application for a plat.

Please contact me with any questions. Thank you for your assistance.

Peter G Backus Managing partner

Coyote Creek Development II 520 647-0030

14901 East Old Spanish Trail

Vail, AZ 85641

COYOTE CREEK DEVELOPMENT II, LLC
PARTNERSHIP LIST

Lawyers title

Trust 18212-T

Backus Family Trust
Peter G. Backus and Deborah Gilbert Backus, Trustees
14901 E. Old Spanish Trail
Tucson, AZ 85718

Boundary Line LLC
By Thru Line Inc., its Manager
Martin Bowen, Vice President and CFO
201 Main Street, Ste. 3100
Fort Worth, TX 76102

Timothy M. Pennington, III and
Melissa J. Pennington, Trustees of the
Pennington Family Revocable Trust UTD 5-23-84
11150 Santa Monica Blvd., Ste. 1200
Los Angeles, CA 90025

Morgan E. North, Trustee
Morgan E. North Revocable Trust U/A dated July 22, 2002
Borderland Construction
P.O. Box 27406
Tucson, AZ 85713

Sheryl L. North, Trustee
Sheryl North Revocable Trust U/A dated March 29, 2002
10883 Grass Shack Place
Tucson, AZ 85749

M. Kathleen Murphy
201 Vista Drive
Prescott, AZ 86303

Lawyers title

Trust 18211-T

May 7, 2008

Pima County Planning and Development Services
201 North Stone Avenue, 2nd Floor
Tucson, Arizona 85701

Re: Noseck/Davis-Camino Dorotea (Coyote Creek II) Rezoning in Buffer Overlay Zone

Dear Sirs:

This letter authorizes Peter G. Backus to act as my agent in processing the rezoning and development plan which includes assessor's parcel #205-75-0430.

Ronald A. Noseck

Denise Noseck

Raymond T. Noseck

Lawyers title

TRUST 18211-T

May 7, 2008

Pima County Planning and Development Services
201 North Stone Avenue, 2nd Floor
Tucson, Arizona 85701

Re: Noseck/Davis-Camino Dorotea (Coyote Creek II) Rezoning in Buffer Overlay Zone

Dear Sirs:

This letter authorizes Peter G. Backus to act as my agent in processing the rezoning and development plan which includes assessor's parcel #205-75-032A and #205-75-032B.

Michael A. Davis

Michael A. Davis

TENTATIVE PLAT
FOR

COYOTE CREEK II

LOTS 1–15

GENERAL NOTES:

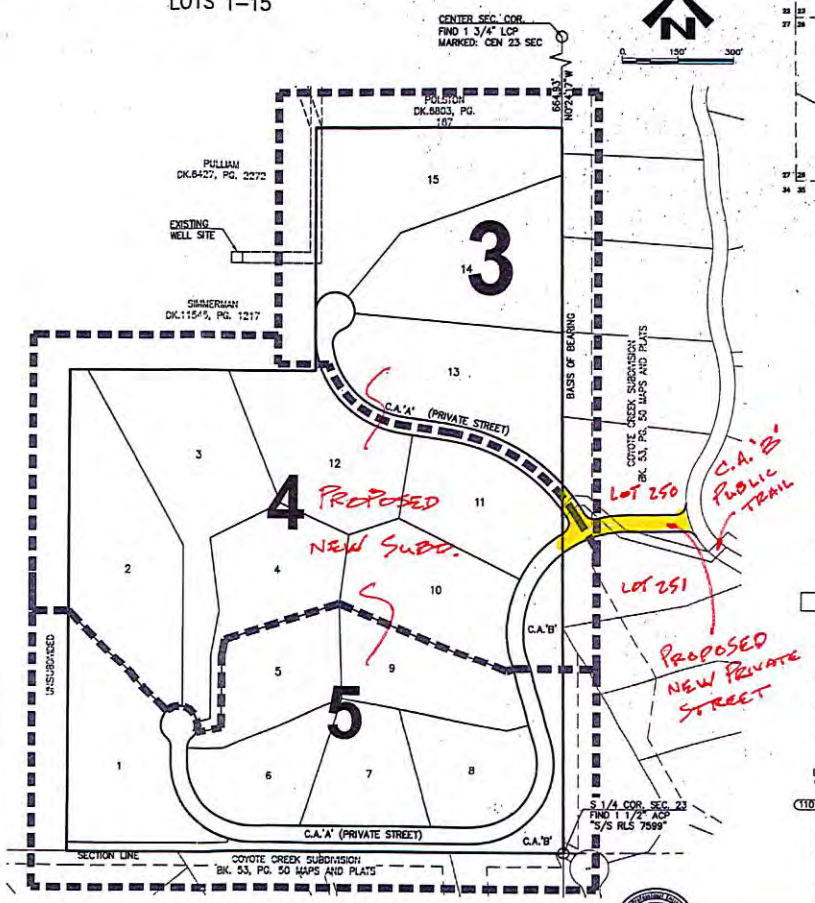
1. THE GROSS AREA OF THE SUBDIVISION IS 51.07 ACRES.
2. ASSESSORS TAX PARCELS #205-75-0430, 032A, 032B.
3. TOTAL MILES OF NEW PRIVATE STREETS IS 0.7 MILES.
4. THE WATER COMPANY THAT WILL SERVE THIS SUBDIVISION IS THE SAGUARO WATER COMPANY.
5. THE DESIGN SPEED FOR THIS PROJECT IS 20 MPH. THE POSTED SPEED LIMIT 20 MPH. THE DESIGN VEHICLE IS WB-40.
6. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
7. EXISTING ZONING IS SR-2 PER REZONING ORDINANCE 2006-114, RECORDED AT SEQ. NO. 20082370801 ON 12/8/2008.
8. THE USE OF THIS PLAT IS SINGLE FAMILY DETACHED RESIDENTIAL AS IS PERMITTED IN ACCORDANCE WITH THE APPROVED REZONING AND PIMA COUNTY ZONING SECTION 18.18.020.
9. THERE SHALL BE NO SUBDIVISION OR LOT SPLITTING WITHOUT THE APPROVAL OF THE BOARD OF SUPERVISORS.
10. OLD SPANISH TRAIL IS THE NEAREST ACCESS MAINTAINED BY PIMA COUNTY WHICH SERVES THIS SUBDIVISION.
11. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES 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.
12. SIGHT VISIBILITY LENGTHS SHOWN FOR INTERIOR STREET INTERSECTIONS HAVE THE FOLLOWING DIMENSIONS: NEAR SIDE: 185' FAR SIDE: 125'
13. SEWAGE DISPOSAL FOR LOTS 1 THROUGH 15 WILL BE BY PRIVATE ON-SITE DISPOSAL SYSTEMS.
14. ALL STREET IMPROVEMENTS ARE SHOWN IN THEIR ULTIMATE BUILD OUT CONDITION. PARTIAL, INTERIM, OR PHASED IMPROVEMENTS TO THESE STREETS MAY TAKE PLACE AS TRAFFIC DEMANDS DICTATE.
15. CONSTRUCTION AUTHORIZATION FROM THE PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY IS REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION.
16. ANY RELOCATION, MODIFICATION, ETC. OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
17. GROSS DENSITY IS 0.29 RAC. (15 LOTS/51.07 ACRES=0.29).
18. PARKING CALCS
    REQUIRED: 2 SPACES PER UNIT
    2 x 15 = 30 SPACES
    PROVIDED: 2 SPACES PER UNIT (GARAGE/CARPORT)
    2 x 15 = 30 SPACES
    GUEST PARKING
    REQUIRED: 0.25 SPACES PER UNIT
    0.25 x 15 = 4 SPACES
    PROVIDED: 2 SPACES PER UNIT (DRIVEWAY)
    2 x 15 = 30 SPACES
19. AVERAGE LOT AREA PER DWELLING UNIT IS 139,422 SQ. FT.
20. ALL DRAINAGEWAYS, DRAINAGE EASEMENTS, AND DRAINAGE STRUCTURES SHOWN AND LABELED AS SUCH UPON THIS PLAN, WHICH ARE TO BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROJECT, SHALL ENTIRELY CONTAIN THEIR RESPECTIVE 100-YEAR FLOOD LIMITS UPON COMPLETION OF CONSTRUCTION, UNLESS CLEARLY LABELED OTHERWISE.
21. THIS PROJECT IS SUBJECT TO THE HILLSIDE DEVELOPMENT OVERLAY ZONE.
22. LOT BY LOT SAGUARO INVENTORY: AT THE TIME OF DEVELOPMENT, EACH LOT IS REQUIRED TO DO AN INDIVIDUAL INVENTORY OF SAGUAROS IN THE AREA OF THE LOT NOT IN THE 30% SETASIDE AREA, BASED ON THE RESULTS OF THE INVENTORY, ANY VIABLE SAGUAROS WITHIN THE BUILDING ENVELOPE (INCLUDING THE SEPTIC FIELD, DRIVEWAY, AND YARD) SHALL BE SALVAGED AND/OR MITIGATED PER PIMA COUNTY NATIVE PLANT PRESERVATION SET-ASIDE METHOD REQUIREMENTS.
23. TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ONSITE:
    ___ ACRES XERORIPARIAN C
    ___ ACRES XERORIPARIAN D
24. AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ONSITE BY THIS PROJECT (BY INFRASTRUCTURE, BUILDING PADS, SEPTIC, ETC.):
    ___ ACRES XERORIPARIAN C
    ___ ACRES XERORIPARIAN D
25. TOTAL AMOUNT OF DISTURBED REGULATED RIPARIAN HABITAT:
    ___ ACRES
26. THIS PLAT IS SUBJECT TO AN APPROVED RIPARIAN HABITAT MITIGATION PLAN.
27. THE FOLLOWING SCHEDULE B ITEMS FROM THE TITLE REPORT MAY APPLY TO THIS PROJECT:
    A. EASEMENT DK 1015, PG 79
    B. EASEMENT DK 5769, PG 371
    C. EASEMENT DK 5769, PG 372; DK 6000, PG 894; DK 6785, PG 617
    D. EASEMENT DK 6254, PG 807
    E. EASEMENT DK 6260, PG 910
    F. EASEMENT DK 7765, PG 1180

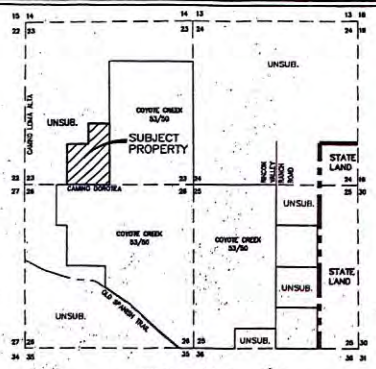
THE BASIS OF ELEVATION FOR THIS PROJECT IS:

2" LCP MARKED 2875/3330 AT THE SE CORNER OF SECTION 26, T-15-S, R-16-E, G&SRM, PIMA COUNTY, ARIZONA, LOCATED 200'± N. OF OLD SPANISH TRAIL AND 0.4 MILES WESTERLY OF X9 RANCH ROAD. SAID ELEVATION BEING 3270.95

THE BASIS OF BEARING FOR THIS PROJECT IS:

THE EAST LINE OF THE SW 1/4 OF SEC. 23, FROM A LEAD CAPPED PIPE MARKED "CEN 23 SEC" AT THE CENTER SECTION CORNER TO THE ALUMINUM CAPPED REBAR MARKED "RLS 7599 S/S" AT THE SOUTH 1/4 CORNER OF SECTION 23, SAID BEARING BEING N 00°22'34" W PER COYOTE CREEK SUBDIVISION RECORDED IN BOOK 53 OF MAPS AND PLATS AT PAGE 50.





LOCATION MAP
SCALE: 3" = 1 mile
BEING A PORTION OF THE SW 1/4 OF SECTION 23, T-15-S, R-16-E, G&SRB&M, PIMA COUNTY, ARIZONA

LEGEND

1	LOT NUMBER
★	LOT ACCESS
	SIGHT VISIBILITY TRIANGLE
1.00%	SLOPE/GRADING DIRECTIONAL ARROW
2963	TOPO INDEX & CONTOUR
	BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	EROSION HAZARD SETBACK
	100 YEAR FLOODPLAIN
W	PROPOSED WATER AND VALVE
W	EXISTING WATER AND VALVE
	30% SET-ASIDE AREA
■	2" BRASS CAP SURVEY MONUMENT PER PAG SD 103
	SEWER DISPOSAL SYSTEM & RESERVE AREA
1	KEYNOTE
	SHEET INDEX
3	SHEET NUMBER
3151.00 LP	PROPOSED LOW POINT
3151.00 HP	PROPOSED HIGH POINT
3151.00 GB	PROPOSED GRADE
L=183,791 SF G=20,362 SF	L=TOTAL LOT AREA G=MAXIMUM GRADED AREA
110 3094.79	WATER SURFACE ELEVATION LOCATION LINE
	XERORIPARIAN C
	XERORIPARIAN D
	15% HDZ SLOPES
	PROPOSED PAVEMENT
	EXISTING PAVEMENT

P18TP00017

ADMINISTRATIVE ADDRESS
7970 S DIAMOND K RANCH PL
TUCSON, AZ 85747

SHEET INDEX
1 COVER SHEET/NOTES
2 BOUNDARY DATA AND DETAILS
3–5 PLAN SHEETS

OWNER/DEVELOPER
TITLE OF AZ LAWYERS
6760 N. ORACLE RD
TUCSON, ARIZONA 85704
TR 18211-T

ATTN: PETER BACKUS
PHONE: (520) 647-0030
EMAIL: PBTRADINGARIZONA@YAHOO.COM

CROSSREF. C09-07-27
P18SE00001

EXPIRES 12/31/2021

PSOMAS
333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
(520) 292-2300 (520) 292-1290 fax
www.psomas.com

TENTATIVE PLAT FOR
COYOTE CREEK II

LOTS 1–15 AND COMMON AREA 'A' (PRIVATE STREETS) AND COMMON AREA 'B' (OPEN SPACE AND RIPARIAN MITIGATION AREA) LOCATED IN A PORTION OF SECTION 23, T-15-S, R-16-E, G&SRM, PIMA COUNTY, ARIZONA

PROJ NO: 7P8T957759 SCALE: HORIZ 1" = 150
DATE: NOVEMBER 2018 C.I. = N/A

Call at least two full working days before you begin excavation
ARIZONA 811
Arizona Blue Stake, Inc.
Out-of-Area: 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

Rincon Valley Fire District Comments

David Petersen

From:	Jayme Kahle <jkahle@rinconvalleyfd.org>
Sent:	Wednesday, December 12, 2018 4:08 PM
To:	David Petersen
Subject:	Fwd: Co9-07-27 Rezoning Time Extension
Attachments:	Transmittal Information Co9-07-27 TE (Reduced).pdf

****
This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.
****

Mr. Petersen,

In reference to the Rezoning Time Extension fo Co9-07-27 Noseck/Davis, Rincon Valley Fire District does not have any objections.

I would like to remind the developer that the Rincon Valley Fire District has adopted the 2012 version of the International Fire Code with local amendments. As such, a development shall be submitted to Rincon Valley before development begins.

Jayme Kahle, MBA, CFO, EFO

Fire Chief

Rincon Valley Fire District

14550 E. Sands Ranch Road

Vail, AZ 85641

520-647-3760

To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other members of the Board. Members of the Board may reply to this message, but they should not send a copy of their reply to other members.

---------- Forwarded message ---------
From: **Frances Belander** <frances@rinconvalleyfd.org>
Date: Tue, Dec 4, 2018 at 2:53 PM
Subject: Fwd: Co9-07-27 Rezoning Time Extension
To: Jayme Kahle <jkahle@rinconvalleyfd.org>