# BOARD OF SUPERVISORS AGENDA ITEM REPORT

**Requested Board Meeting Date:** September 3, 2019

**Title:** Co12-93-11 Sabino Estates at Sabino Springs (Lot 35) Plat Note Modification

## Introduction/Background:

The applicant requests a plat note modification to increase allowable grading on Lot 35 from a maximum of 9,200 square feet to a maximum of 11,000 square feet in order construct of a 3,500 square foot single family residence in addition to an attached garage, outdoor pool, parking apron, and driveway.

## Discussion:

There is an overall grading limit within the Sabino Springs Specific Plan. Grading was allotted to each subdivision development within Sabino Springs. Within the subject Sabino Estates subdivision, after estimating grading for infrastructure, each lot was then allotted grading limits as well. A subsequent as-built grading study determined that less disturbance for infrastructure occurred than was originally estimated for the subdivision. The reduced disturbance equals approximately 1,800 square feet for each of "44 remaining lots" as described in the study report. This same modification has been approved by the Board for 14 lots to date.

## Conclusion:

The grading allotments are the primary method to enforce the grading cap placed on the entire Sabino Springs Specific Plan. The determination that this 45-lot subdivision has excess grading to be utilized allows for an even distribution of excess grading for 44 lots within the subdivision that were remaining to be developed at the time of the grading study.

## Recommendation:

Staff recommends approval of a modification of administrative control note plat note #20(B) to allow an increase in grading from a maximum of 9,200 square feet to a maximum of 11,000 square feet as requested for Lot 35 of the Sabino Estates at Sabino Springs subdivision.

## Fiscal Impact:

N/A

## Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

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Department: Development Services Department - Planning Telephone: 520-724-8800

Contact: David Petersen, Senior Planner Telephone: 520-724-9508

Department Director Signature/Date: 8/16/19

Deputy County Administrator Signature/Date: 8/19/19

County Administrator Signature/Date: 8/20/19

PIMA COUNTY
DEVELOPMENT SERVICES

**TO:** Honorable Ally Miller, Supervisor, District 1

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

**DATE:** August 15, 2019

**SUBJECT:** **Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (Lot 35)**

The above referenced Plat Note Modification is within your district and is scheduled for the Board of Supervisors' **TUESDAY, SEPTEMBER 3, 2019** hearing.

**REQUEST:** For a **plat note modification** of Restrictive Administrative Control Note #20(B) to increase the area of the development envelope (grading) from a maximum of 9,200 square feet to a maximum of 11,000 square feet on Lot 35 of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07). The subject property is approximately 4.38 acres, zoned SP (BZ) (Specific Plan - Buffer Overlay Zone) and is located on the north side of E. Sabino Estates Drive, approximately 4,500 feet northeast of the intersection of N. Bowes Road and E. Sabino Estates Drive and is addressed as **10151 E. Sabino Estates Drive.**

**OWNERS:** Baier Family Revocable Trust
Attn: Stephan & Agnieszka Baier TR
5070 N. Valley View Road
Tucson, AZ 85718-6119

**AGENT:** Soloway Designs, Inc.
Attn: Janelle Lavoie, Project Manager
7230 N. La Canada Drive
Tucson, AZ 85704

**DISTRICT:** 1

**STAFF CONTACT:** David Petersen, Senior Planner

**PUBLIC COMMENT TO DATE:** As of August 15, 2019, staff received no public comment.

**STAFF RECOMMENDATION: APPROVAL.**

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS:** The subject property is designated as Multiple Use Management Area within the Maeveen Marie Behan Conservation Lands System (CLS).

TD/DP/ar
Attachments

PIMA COUNTY

DEVELOPMENT SERVICES

# BOARD OF SUPERVISORS MEMORANDUM

**Subject: Co12-93-11** 

**FOR SEPTEMBER 3, 2019 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

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

**DATE:** August 15, 2019

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**UNADVERTISED ITEM FOR PUBLIC HEARING**

**PLAT NOTE MODIFICATION**

**Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (Lot 35)**
Request of Baier Family Revocable Trust, represented by Soloway Designs, Inc., for a **plat note modification** of Restrictive Administrative Control Note #20(B) to increase the area of the development envelope (grading) from a maximum of 9,200 square feet to a maximum of 11,000 square feet on Lot 35 of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07). The subject property is approximately 4.38 acres, zoned SP (BZ) (Specific Plan - Buffer Overlay Zone) and is located on the north side of E. Sabino Estates Drive, approximately 4,500 feet northeast of the intersection of N. Bowes Road and E. Sabino Estates Drive and is addressed as **10151 E. Sabino Estates Drive**. Staff recommends **APPROVAL**.
(District 1)

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**STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of a modification of subdivision plat Restrictive Administrative Control Note #20(B) to allow an increase in the development envelope (grading) from a maximum of 9,200 square feet to a maximum of 11,000 square feet as requested for Lot 35 of the Sabino Estates at Sabino Springs subdivision.

**REQUEST OF APPLICANT**

The applicant requests a modification of plat Restrictive Administrative Control Note #20(B) which limits the area of the development envelope (grading) for each of 45 lots within the Sabino Estates at Sabino Springs subdivision to a maximum of 9,200 square feet. The applicant requests to allow an 11,000 square foot maximum graded area for Lot 35 in order construct of a 3,500 square foot single family residence and rear yard pool. The applicant calculates 10,084 square feet of disturbance including the garage, parking apron, driveway and rear yard. The applicant notes that same request has been granted for other homes in the subdivision.

**PLANNING REPORT**

Staff supports the requested 1,800 square foot increase in grading on Lot 35 because there is excess grading allowance for the subdivision from that originally assigned for this portion of the Sabino Springs Specific Plan. A past as-built grading study (attached) performed by an engineering firm and accepted by the Development Services Department, demonstrated that environmentally friendly methods employed during construction of the subdivision infrastructure reduced originally estimated grading disturbance by 78,312 square feet (1.8 acres). The excess grading allowance, if distributed among what was described in the report as "...the remaining *44* lots in Sabino Estates...", allows a grading increase of approximately 1,800 square feet per lot. However, due to the administrative control note, it was determined that the proportional distribution of the excess grading would be allowed based upon the Board of Supervisors' approval of the modification of the administrative control note on a per lot basis. To date, requests for 14 lots have been approved by the Board for the 1,800 square foot grading increase. The lot numbers are 1, 4, 6, 9, 11, 12, 17, 25, 29, 34, 42, 43, 44, and 45 (Board Minutes attached).

The 15.97-acre grading limit (Restrictive Note #10) within the 80.03-acre subject plat derives from the Sabino Springs Specific Plan which was conditioned upon a maximum grading limit of 55% (now 56% through a past approved amendment) of its 428.35 acres. The various developments within the Specific Plan have been assigned portions of the grading allowance. After accounting for disturbance for infrastructure (roads, common driveways, drainage structures), each lot within the subject plat area was allotted 9,200 square feet for grading disturbance.

As noted, the actual grading planned for the subject lot is less than 11,000 square feet at 10,084 square feet. There has been no grading on the lot to date. The subject Lot 35 is sloped, studded with many saguaro cacti (a protected species), and contains a water course with 100-year flood prone area for which an Erosion Hazard Setback has been established. It is also located within the Buffer Overlay Zone, being adjacent to the Coronado National Forest. Review for compliance with the Hillside Development Overlay Zone standards, the Native Plant Preservation Ordinance including preservation and potential mitigation of saguaros, Flood Control requirements, and Buffer Overlay Zone (BOZO) standards has not been conducted for this request. However, the proposed area of disturbance is well beyond the Erosion Hazard Setback limits shown on the recorded plat and site plan, and also far exceeds the required 150-foot setback from the forest boundary per BOZO standards.

Preservation of the site is furthered by the Restrictive Note #20(D) requiring the remaining undisturbed areas outside of the development envelope to be dedicated as a conservation easement.

The subject lot is located within Multiple Use Management Area of the Conservation Lands System (CLS). The Sabino Springs Specific Plan was rezoned prior to the adoption of conservation policies associated CLS; and the policies are not applied to Plat Note Modification special actions. However, the Specific Plan was approved with conservation elements; and General Administrative Note #11 for this platted subarea of the Specific Plan indicates that 80.04 percent of Sabino Estates will remain undisturbed. This exceeds to CLS on-site mitigation guideline of 66⅔ percent natural open space set-aside. The potential for disturbance of 11,000 square feet of the 4.38-acre subject lot constitutes approximately 5.8 percent of the lot, leaving 94.2 percent as natural.

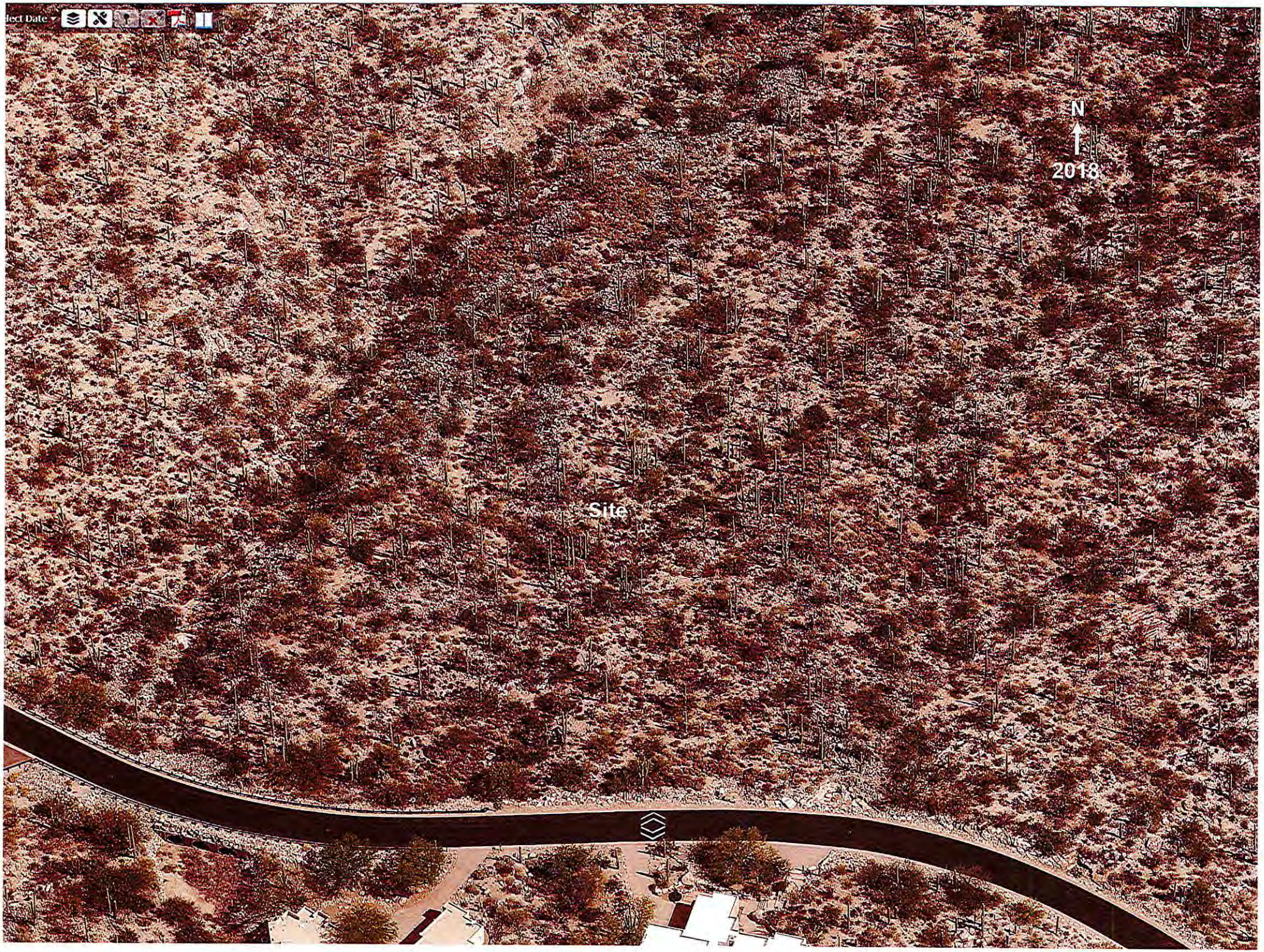
The owners should note that a property owner within the subdivision may privately enforce plat notes, even if the Board of Supervisors grants a modification.

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.

TD/DP/ar
Attachments

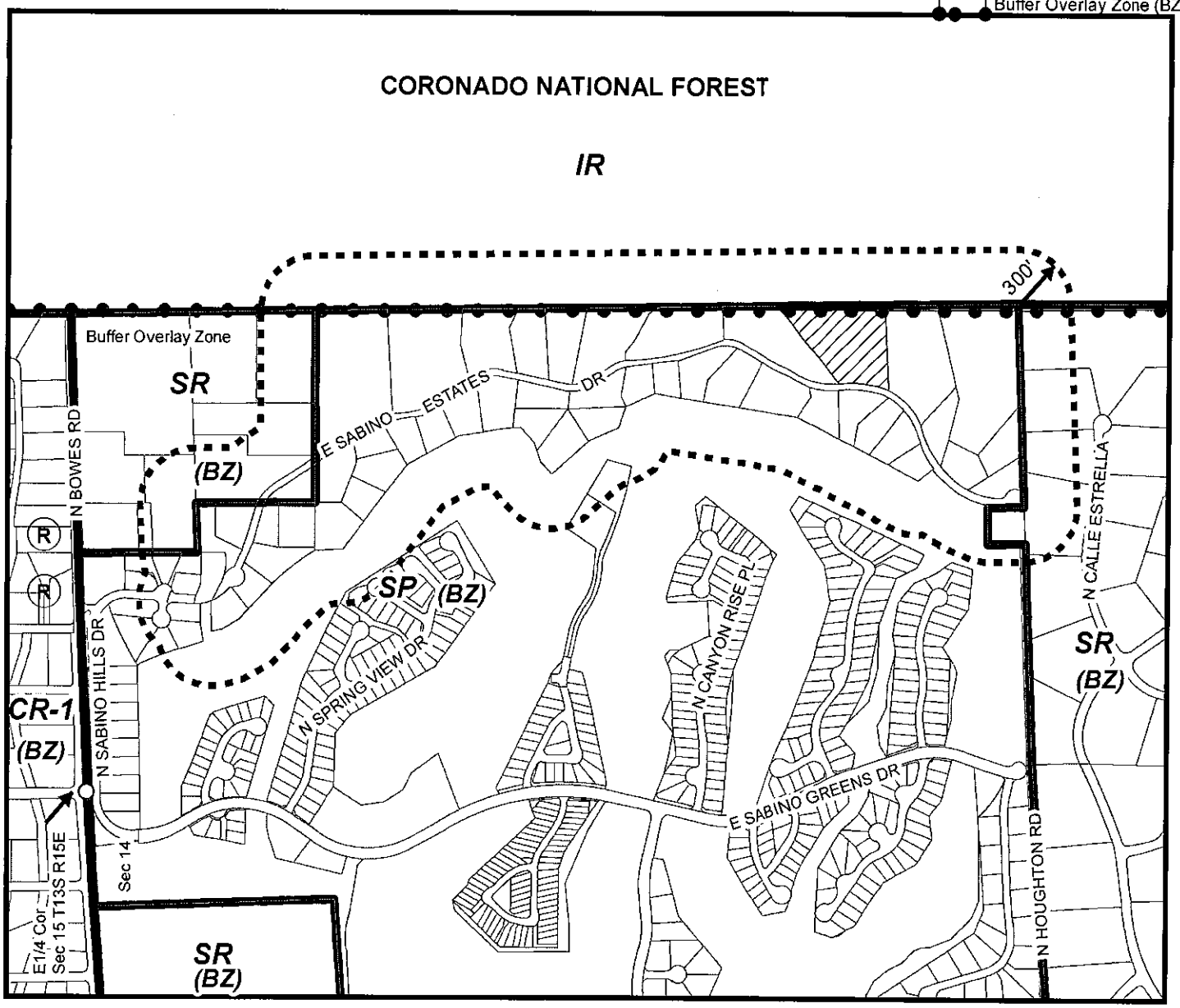
cc: Tom Drzazgowski, Chief Zoning Inspector
Co12-93-11 File

N
2018
Coronado
National
Forest
Site
E Sabino Estates Dr


N
2018
Site

# Case #: CO12-93-11
# Case Name: SABINO ESTATES AT SABINO SPRINGS
## Tax Code(s): 114-07-2110

Subject Property
300' Notification Area
Zoning Boundary
Buffer Overlay Zone (BZ)




0 355 710 1,420 Feet

## PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
## PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes: **Plat Note Modification (Lot 35)**

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Board of Supervisors Hearing: 9/3/2019

Base Map(s): 50 & 83 | Map Scale: 1:10,000 | Map Date: 7/31/2019 - ds

N W E S

SOLOWAY DESIGNS INC
ARCHITECTURE + INTERIORS

July 2, 2019

Pima County Development Services
201 N Stone Avenue, 1st Floor
Tucson, AZ 85701

Re: Request for Variance
10151 E. Sabino Estates Drive, Tucson, AZ 85749
Lot 35 Sabino Estates

Dear Sirs and Madams,

Please accept this submittal on behalf of the owners, Stephan and Agnieszka Baier, for a variance request to the development envelope maximum noted on the plat of 9,200 square feet (sf). Our request is to modify the plat note and increase the allowable grading to 11,000sf to accommodate a 3,500sf residence.

Attached you will find the Variance Application, a Letter of Authorization from the owners, and the proposed Site Plan.

Other homes in this subdivision have been granted a variance for this same request and we hope for the same approval.

Let us know if you have any questions or concerns.

Sincerely,

Janelle Lavoie

Janelle Lavoie
Project Manager
Soloway Designs Inc.

PIMA COUNTY
DEVELOPMENT SERVICES

201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701-1207
(520) 724-9000

# Variance Application

Property Owner: Stephan & Agnieszka Baier Phone: _____

Owner's Mailing Address, City, State & Zip: 5070 N Valley View Road, Tucson, AZ 85718

Applicant (if different from owner): Soloway Designs (Janelle Lavoie) Phone: 520-219-6302

Applicant's Mailing Address, City, State & Zip: 7230 N La Canad Drive, Tucson, AZ 85704

Applicant's or Owner's Email Address: janelle@soloway-designs.com

Property Address: 10151 E. Sabino Estates Drive

I request a variance to: (identify the structure and the proposed setback in feet and/or identify the structure and the lot coverage increase in square feet, etc.): Modify plat note to increase allowable grading on Lot 35 from a maximum of 9,200sf to a maximum of 11,000sf

**Terms and Conditions**

☒ I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. I have considered the applicable standards that apply to my request from the Pima County Zoning Code Section 18.93.030B and certify that my request conforms to the standards. (By checking the box, I am electronically signing this application.)

Date: 07/02/19

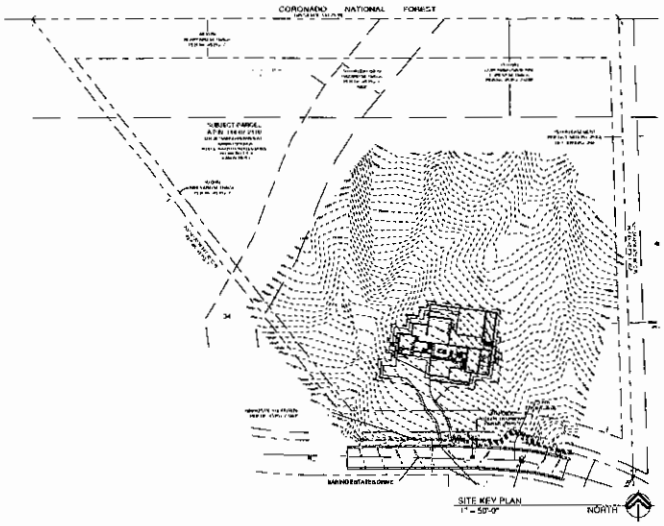
## LEGEND

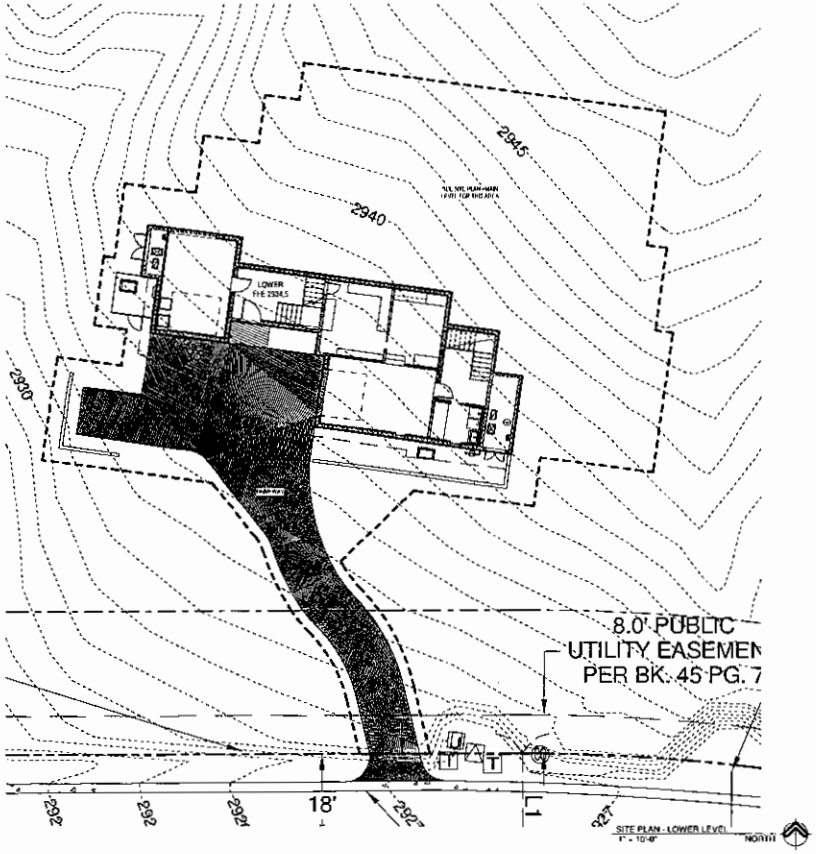
## OWNER

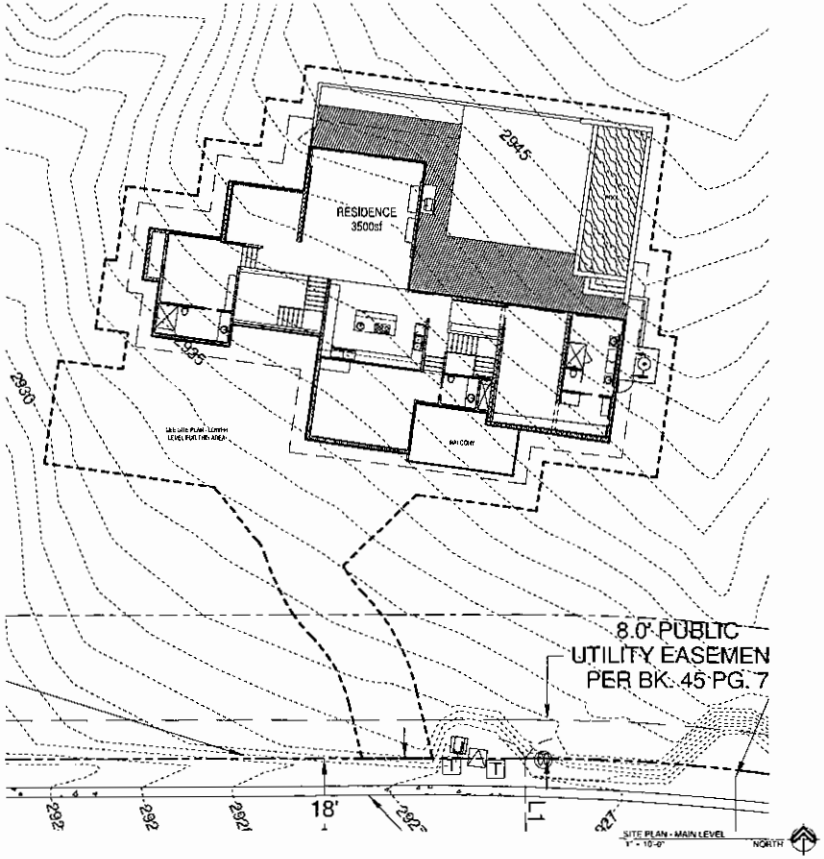
## LEGAL INFORMATION

## ZONING & HOA INFORMATION

| GENERAL CALCULATIONS | |
|---|---|
| GROSS AREA = | 190,586 SQ. FT. (4.38 AC.) |
| MAX ALLOWABLE GRADING = | 8,260 SQ. FT. |
| AREA OF DISTURBANCE = | 10,084 SQ. FT. |




# BAIER RESIDENCE

SABINO ESTATES LOT 35

10151 E. SABINO ESTATES DR, PIMA COUNTY, AZ 85749


SOLOWAY DESIGNS INC
ARCHITECTURE + INTERIORS

7298 N. La Canada Dr.
Tucson, Arizona 85704
520.219.6392
www.soloway-designs.com


PROGRESS SET

SITE PLAN

| | |
|---|---|
| DATE | 07/02/19 |
| DWN | JEL |
| CHK | M.A.S. |
| JOB# | 519-934 |

2.3

## OWNER

BAIER FAMILY REVOC TR
ATTN: STEPHAN & AGNIESZKA BAIER TR
5070 N. VALLEY VIEW RD
TUCSON, AZ. 85718

## LEGAL INFORMATION

SABINO ESTATES LOT 35
10151 E. SABINO ESTATES DR.
PIMA COUNTY, AZ 85749
SABINO ESTATES LOT 35
BOOK 45, PAGE 7 OF MAPS AND PLATS,
SECTION 14, TOWNSHIP 13S, RANGE 15E
G&SRM, PIMA COUNTY, ARIZONA

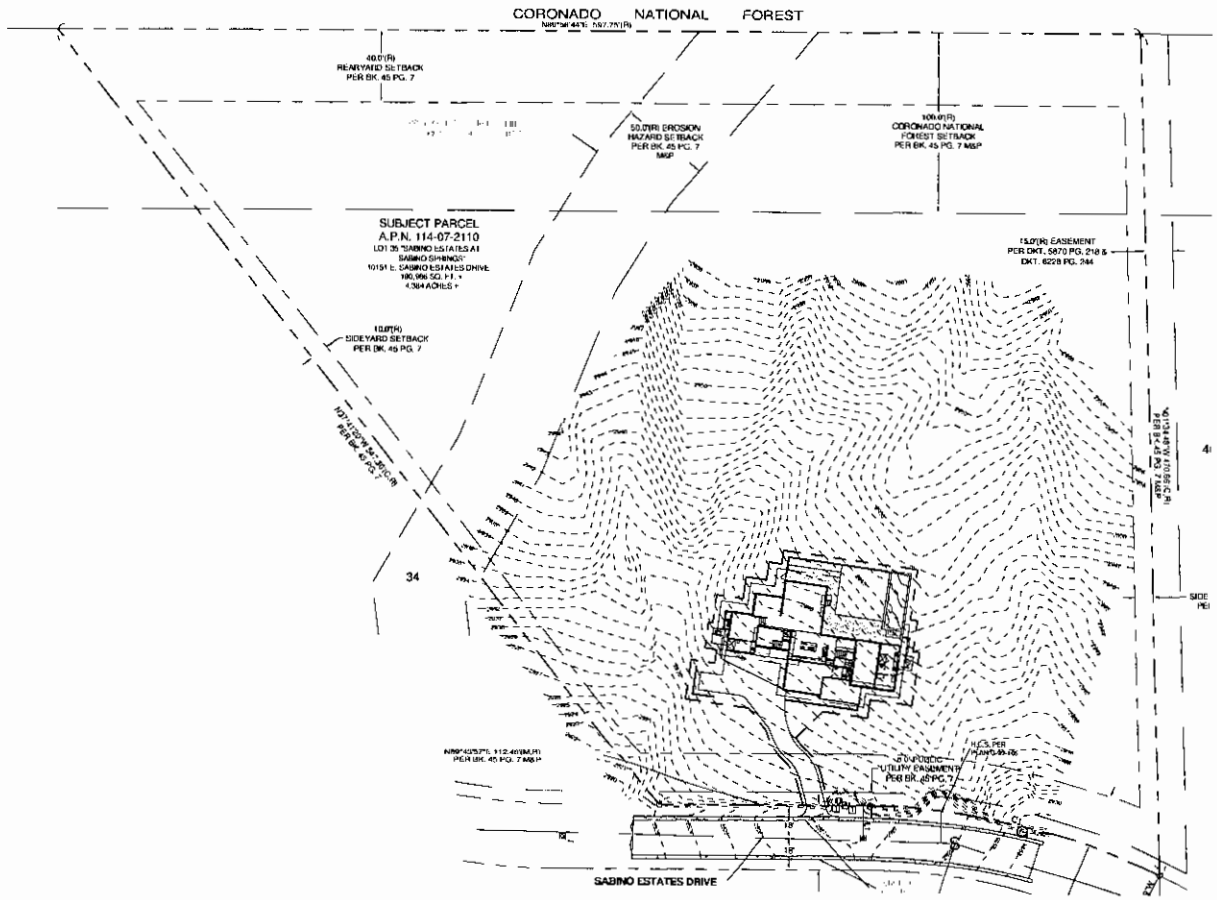
ASSESSOR'S #114-07-2110

## ZONING & HOA INFORMATION

ZONE: SP SPECIFIC PLAN
MAX. BUILDING HEIGHT: 24'
SETBACKS: F30' - S10' - R40'
CORONADO NATIONAL FOREST BOUNARY 100'

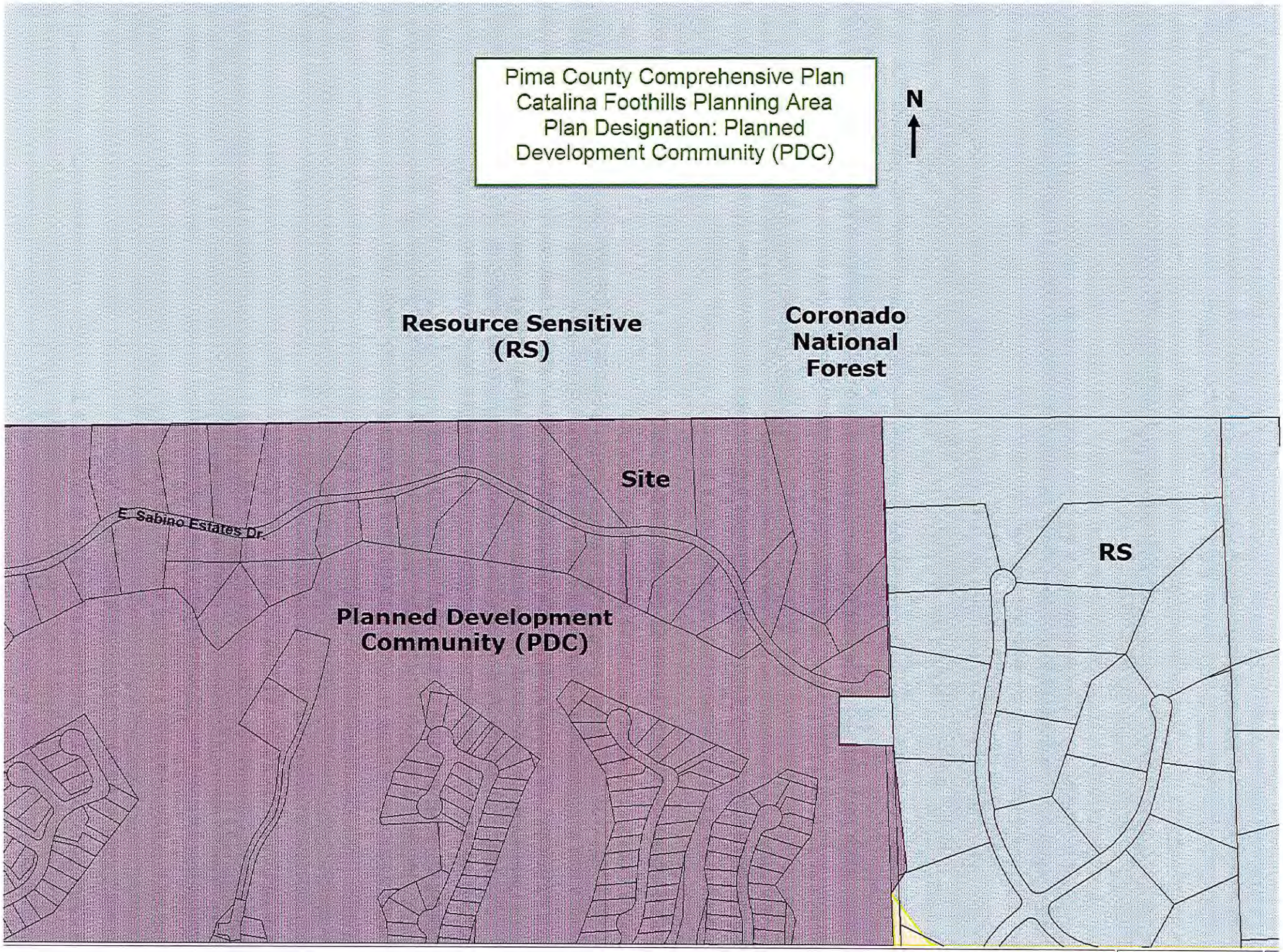
HOA:
MAX. BUILDING HEIGHT: 18'
SETBACKS: F30' - S10' - R40'

| GENERAL CALCULATIONS | |
|---|---|
| GROSS AREA = | 190,986 SQ. FT. (4.38 AC.) |
| MAX ALLOWABLE GRADING = | 9,200 SQ. FT. |
| AREA OF DISTURBANCE = | 10,084 SQ. FT. |




SITE KEY PLAN
1" = 50'-0"
NORTH

Pima County Comprehensive Plan
Catalina Foothills Planning Area
Plan Designation: Planned
Development Community (PDC)



## 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:

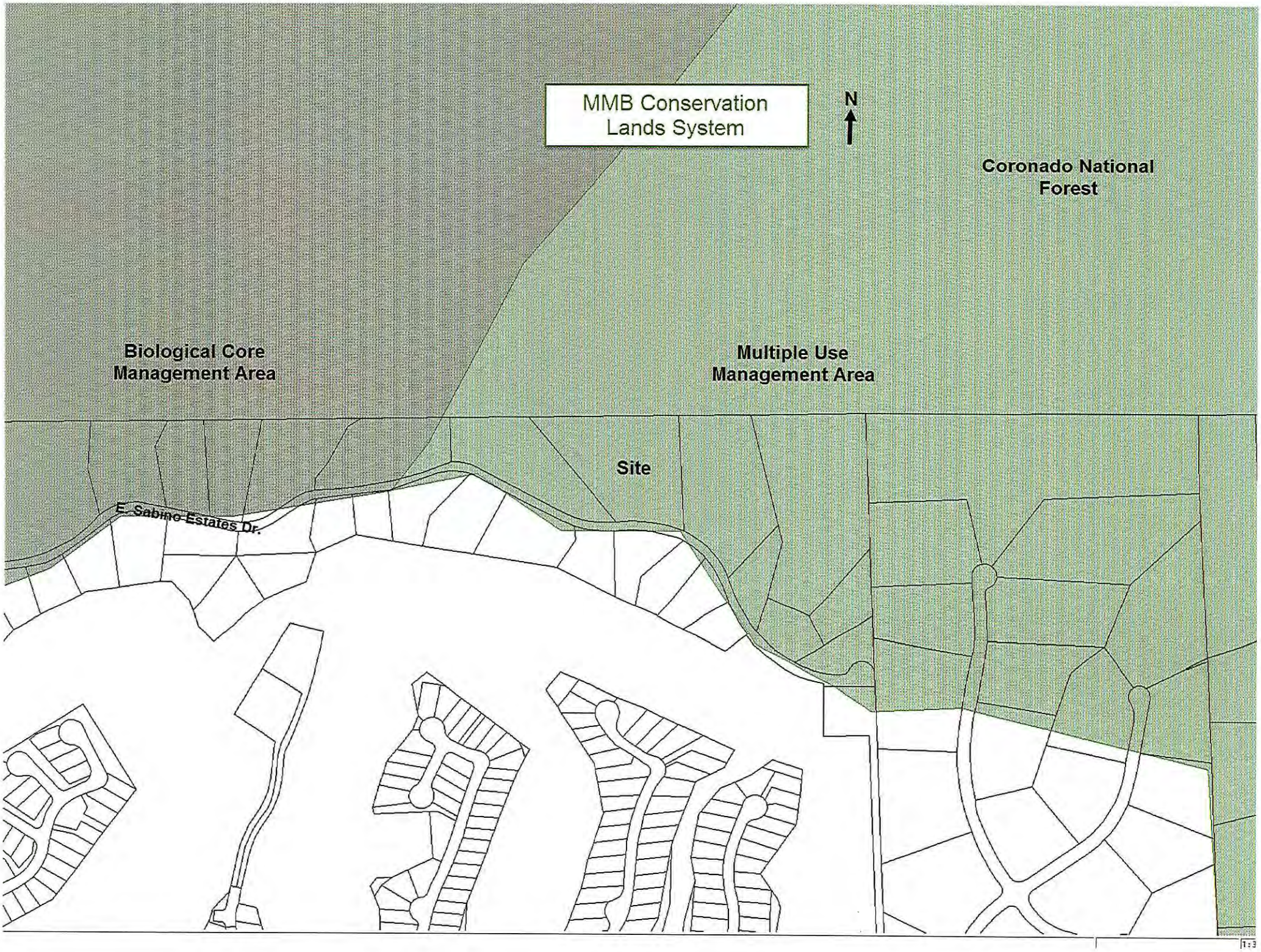
. . . . . .

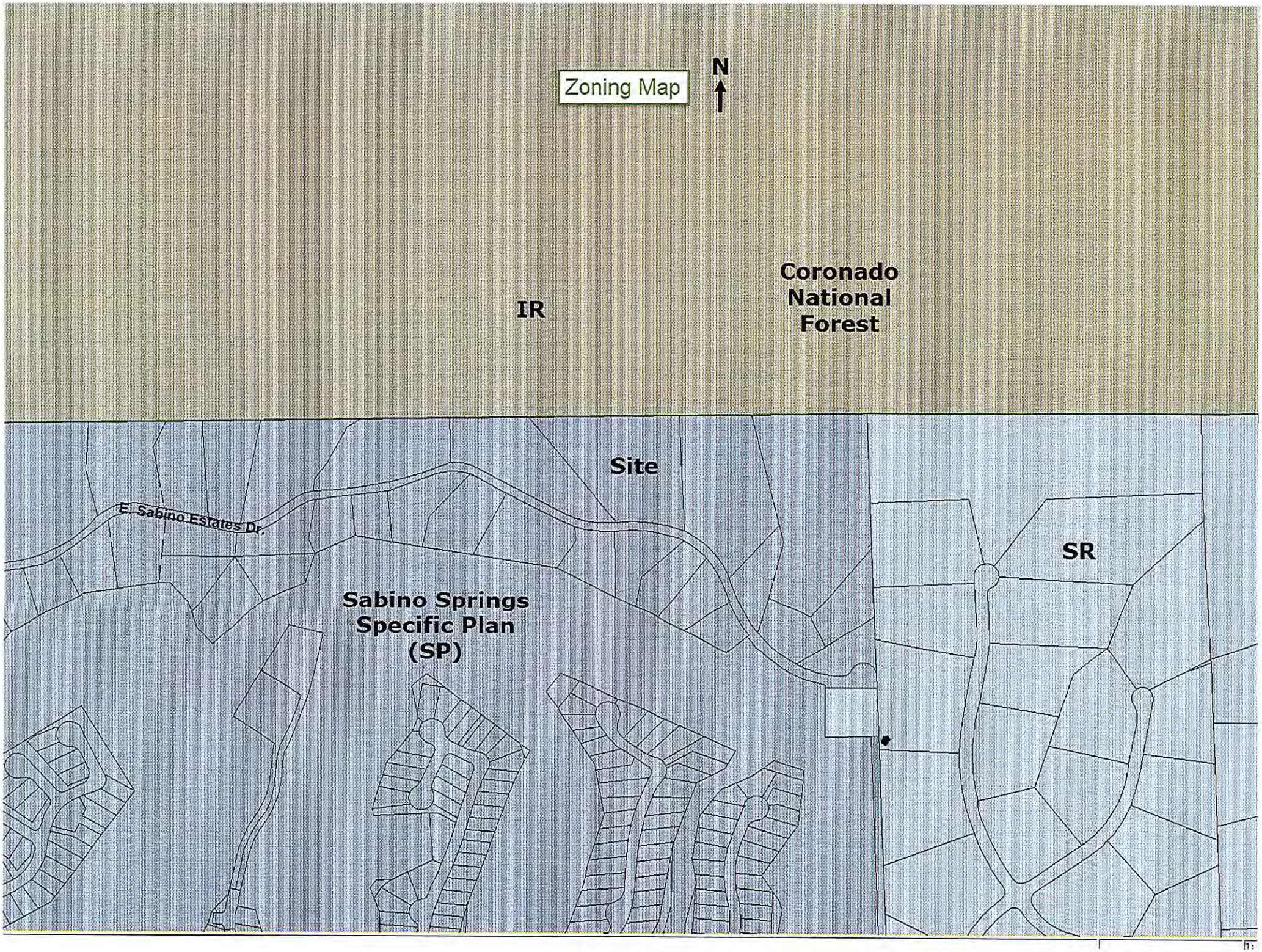
**5. Planned Development Community (PDC)**

a. Objective: To designate existing approved specific plans. Specific plans comprise a unique zoning regimen within a planned community. Specific plan documents include detailed information on the intent for the community as a whole, as well as the individual planning and zoning districts within the specific plan area. Applications for amendments to individual specific plans shall be done in accordance with Section 18.90 (Specific Plans) of the Pima County Zoning Code.

b. Exception: State Trust land in the proposed Sahuarita East Conceptual Plan is designated a PDC under Special Area Policy S-36 in Chapter 9.

. . . . . .


MMB Conservation Lands System
N
Coronado National Forest
Biological Core Management Area
Multiple Use Management Area
Site
E. Sabino Estates Dr.


Zoning Map
N
IR
Coronado
National
Forest
Site
E. Sabino Estates Dr.
Sabino Springs
Specific Plan
(SP)
SR

Stantec Consulting Inc.
4911 East Broadway Blvd.
Tucson AZ 85711-3611
Tel: (520) 750-7474 Fax: (520) 750-7470
stantec.com

Stantec

10 July, 2002
File: 85611402

Tel: 740-6816
Fax: 740-6878

Mr. Carmine Debonis, Jr.
Operations Administrator
Pima County Development Services
201 North Stone Avenue
Tucson, AZ 85701

Reference: **Sabino Estates**

Dear Carmine:

Per the request of our client, Stantec has analyzed the area referred to as Sabino Estates (Bk. 45, M&P, Pg. 7) via orthophotogrammetry to establish the extent of asbuilt grading for the site. To the best of our knowledge and belief, based upon a review of past records presented to us by our client, the following numbers were formulated in the same manner as the original clearing estimate given at the time of recordation of the Final Plat.

| | | As-Built Grading |
|---|---|---|
| 1. | Street Right-of-Way | 167,163 SF / 3.84 AC |
| 2. | Common Driveways | 20,890 SF / 0.48 AC |
| 3. | Drainage Structures | 10,617 SF / 0.24 AC |
| 4. | Slopes | 7,900 SF / 0.18 AC |
| | Total | 206,570 SF / **4.74 AC** |

When compared to the original clearing estimate of 284,882 SF (6.54 AC), we have concluded that the conscientious and environmentally friendly methods employed by our client during construction of the infrastructure resulted in a 78,312 SF (1.8 AC) reduction in the total amount of grading. Distribution of this savings across the remaining 44 lots in Sabino Estates resulted in an increase in grading of 1,780 SF per lot.

Therefore, it is our opinion that the "Allowable Lot Grading" as defined in the Administrative Control Notes should be increased, from the 9,200 SF currently allowed to a new threshold of 10,980 SF (or approximately 11,000 SF). It is our further opinion that this appears to be consistent with the interpretation by the County of the Specific Plan when the Sabino Estates Plat was approved. For clarity we have attached

Buildings
Environment
Industrial
Transportation
Urban Land

**Reference: Sabino Estates**

a conceptual exhibit detailing the areas analyzed in generating the actual areas of disturbance.

We trust the above information is sufficient for your needs at this time. Feel free to contact us should you have any further questions.

Sincerely,

**STANTEC CONSULTING INC.**

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 15599
ROBERT J. IANNARINO
Date Signed 7/10/02
ARIZONA, U.S.A.

Robert J. Iannarino, PE, RLS
Principal, Land Development
riannarino@stantec.com
RJI:ic

Enc.

Copy: John Cote
Lawrence M. Hecker, Esq.
Mike Grassinger
Chuck Huckelberry

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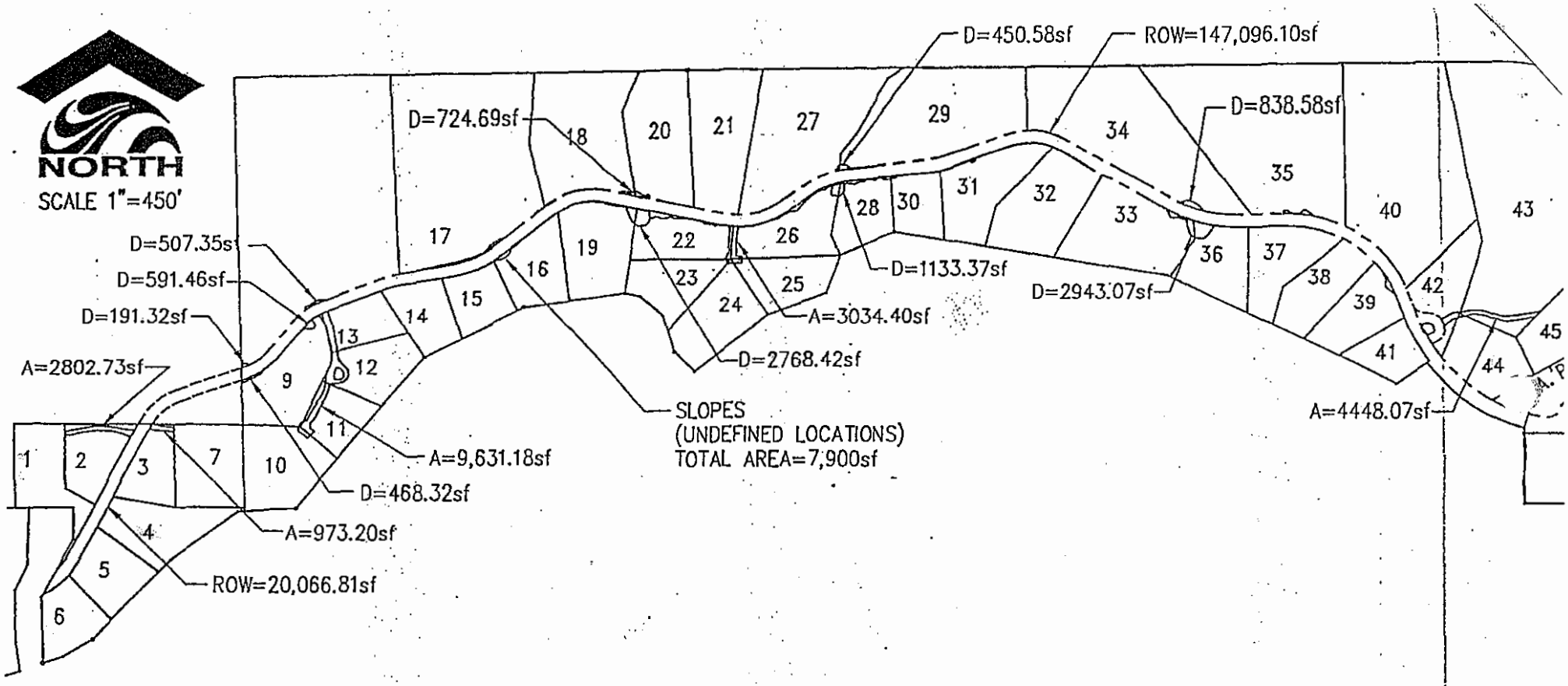



A = COMMON DRIVEWAYS (20,890 sf TOTAL)
D = DRAINAGE EASEMENT (10,617 sf TOTAL)
ROW = STREET RIGHT-OF-WAY (167,163 sf TOTAL)
SLOPES (7,900 sf TOTAL)

TOTAL AREA = 206,570 sf

*AS-BUILT GRADING PER ORTHO-RECTIFIED AERIAL PHOTO IMAGE PROVIDED BY COOPER AERIAL; FLIGHT DATE 8-21-01, COOPER JOB NO. 010411-13927; 1:4000 SCALE COLOR PHOTOGRAPHY SUPPORTING 1"=40' MAPPING SCALE.*

# AS-BUILT GRADING EXHIBIT
## SABINO ESTATES
### BOOK 45, PAGE 7

Stantec Consulting Inc.
4911 East Broadway Blvd.
Tucson AZ USA
85711-3649
Tel. 520.750.7474
Fax. 520.750.7470
www.stantec.com

Stantec

JOB NO. 85611402-94

# SABINO ESTATES AT SABINO SPRINGS LOTS 1-45 & COMMON AREAS "A" & "B"

MP 45007

RECORDED: JULY 29, 1993

***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***

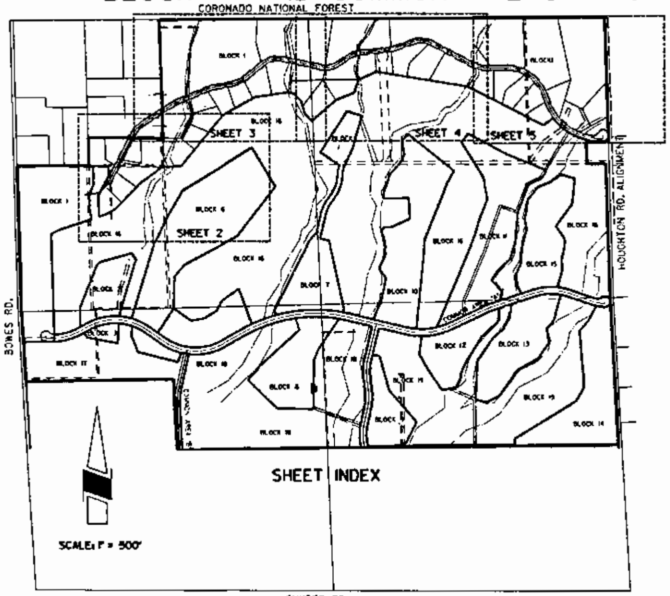
FINAL PLAT FOR

# SABINO ESTATES

AT

## Sabino Springs

### BLOCK 1 AND COMMON AREAS "A & B"




Adm. Control Notes

ANNOTATED COPY

### STATEMENT OF WATER ADEQUACY

THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

BY: Melissa O. Kim 7-20-93
SUBDIVISION COORDINATOR DATE

### ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. T-1208 FROM TITLE GUARANTY AS RECORDED IN DOCKET/PAGE HAVING BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: [signature] 7-26-93
CHAIRMAN, BOARD OF SUPERVISORS DATE
PIMA COUNTY, ARIZONA

NOTE: This subdivision plat may have been ALTERED for Development Services use. The original document is on file with the Pima County Recorder's office.

RICK ENGINEERING COMPANY

### APPROVALS

I, 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 THE 20TH DAY OF JULY, 1993.

Jane S. Williams 7-26-93
CLERK, BOARD OF SUPERVISORS DATE

[signature] 7/20/93
PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT DATE

[signature] 7/20/93
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION DATE

John L. Krampotich 7/21/93
PIMA COUNTY DEPARTMENT OF WASTEWATER MANAGEMENT DATE

### 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, ASSIGNS, 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, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL.

WE HEREBY CONVEY TO PIMA COUNTY WASTEWATER 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 9522 AT PAGES 551-, 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: Debra J. Dyer 7/1/93
TRUST OFFICER DATE

* PURSUANT TO A.R.S. SECTION 33-401(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:

PERMALAND AND DEVELOPMENT COMPANY
940 NORTH FINANCE CENTER DRIVE
SUITE 207
TUCSON, ARIZONA 85710

OFFICIAL SEAL SUSAN G. JOHNSON Notary Public - Arizona PIMA COUNTY My Comm. Expires Feb. 5, 1996

STATE OF ARIZONA )
) SS.
COUNTY OF PIMA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY JULY, 1993, BY Debra J. Dyer, TRUST OFFICER OF 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.

Susan G. Johnson 2/5/96
NOTARY PUBLIC MY COMMISSION EXPIRES

[signature] [date]
DANIEL JAMES JACOB, SR., INDIVIDUALLY AND AS CO-TRUSTEE OF THE JACOB FAMILY REVOCABLE TRUST, PER AGREEMENT DATED NOVEMBER 25, 1991** DATE

Rae Ann Jacob 6/30/93
RAE ANN JACOB, INDIVIDUALLY AND AS CO-TRUSTEE OF THE JACOB FAMILY REVOCABLE TRUST, PER AGREEMENT DATED NOVEMBER 25, 1991** DATE

** PURSUANT TO A.R.S. SECTION 33-401(B), THE NAMES AND ADDRESSES OF THE BENEFICIARIES OF THE JACOB FAMILY REVOCABLE TRUST ARE AS FOLLOWS:

| | |
|---|---|
| DANIEL J. JACOB JR.<br>920 LOOKOUT MESA<br>SAN ANTONIO, TX. 78258 | JEFFERY JACOB<br>7009 E. RIVERCREST<br>TUCSON, AZ. 85715 |
| KIMBERLY A. JACOB<br>P.O. BOX 34296<br>PHOENIX, AZ. 85067 | RODNEY J. JACOB<br>407 AVENIDA DE MONTEZUMA<br>TUCSON, AZ. 85749 |
| ELIZABETH WOOD<br>2544 GOLFERS ST.<br>LAS VEGAS, NV. 89122 | RANDEL JACOB<br>9621 E. 3RD ST.<br>TUCSON, AZ. 85748 |

### 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 MATERIAL ARE 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. IEZZI P.E. 18602

### DEDICATION (cont.)

STATE OF ARIZONA )
) SS.
COUNTY OF PIMA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY June, 1993, BY DANIEL JAMES JACOB, SR., AND RAE ANN JACOB, HUSBAND AND WIFE, IN THEIR INDIVIDUAL CAPACITIES AND AS TRUSTEES OF THE JACOB FAMILY REVOCABLE TRUST.

OFFICIAL SEAL SUSAN G. JOHNSON Notary Public - Arizona PIMA COUNTY My Comm. Expires Feb. 5, 1996

Susan G. Johnson 2/5/96
NOTARY PUBLIC MY COMMISSION EXPIRES

[signature] 11 June 93
PETER J. PODBIELSKI DATE

Christine M. Podbielski 11 June 93
CHRISTINE MI SUO PODBIELSKI DATE

STATE OF Virginia )
) SS.
COUNTY OF Fairfax )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY June, 1993, BY PETER J. PODBIELSKI AND CHRISTINE MI SUO PODBIELSKI, HUSBAND AND WIFE.

Kristina M. Cook 6/30/96
NOTARY PUBLIC MY COMMISSION EXPIRES

H. William Nickerson 5/28/93
H. WILLIAM NICKERSON, AKA HOWARD WILLIAM NICKERSON DATE

STATE OF ARIZONA )
) SS.
COUNTY OF PIMA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY May, 1993, BY H. WILLIAM NICKERSON, ALSO KNOWN AS HOWARD WILLIAM NICKERSON

CAROL A. CASTRO Notary Public-Arizona PIMA COUNTY My Commission Expires February 14, 1996

Carol A. Castro 2/14/96
NOTARY PUBLIC MY COMMISSION EXPIRES

Marsha J. Kwolek 6/8/93
MARSHA J. KWOLEK DATE

STATE OF ARIZONA )
) SS.
COUNTY OF PIMA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY June, 1993, BY MARSHA J. KWOLEK.

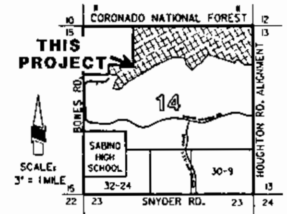
Debra J. Dyer 3-6-96
NOTARY PUBLIC MY COMMISSION EXPIRES

### LEGAL DESCRIPTION

THIS PLAT IS A RESUBDIVISION OF A PORTION OF BLOCK 1 OF SABINO SPRINGS MASTER PLAT AS RECORDED IN BOOK 44, PAGE 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, AS NOTED
- ⌽ 1/4 CORNER
- 14 13 / 23 24 SECTION CORNER
- CITY/COUNTY LIMITS
- ★ PROPOSED DRIVEWAY LOCATION (ON CORNER LOTS)




### LOCATION MAP

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

### GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 80.03 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, GILA & SALT RIVER MERIDIAN. BEARING BEING NORTH 03 DEGREES 29 MINUTES 58 SECONDS WEST.
4. TOTAL MILES OF NEW PUBLIC STREETS IS: 0 MILES.
TOTAL MILES OF NEW PRIVATE STREETS IS: LOT MILES.
5. COMMON AREAS:
COMMON AREA "A" (PRIVATE ROADS) 318,700 SF
COMMON AREA "B" (OPEN AREA) 33,037 SF
6. THIS PROJECT IS SUBJECT TO ADMINISTRATIVE CONTROL NOTES AS EVIDENCED IN THE PIMA COUNTY SUBDIVISIONS COORDINATOR'S OFFICE FILE Co12-93-11.
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. LOCAL TRAIL NO. AS DESCRIBED IN THE EASTERN PIMA COUNTY TRAIL SYSTEM MASTER PLAN RUNS ALONG THE HOUGHTON RD. ALIGNMENT JUST TO THE EAST OF THIS SUBDIVISION. PIMA COUNTY OWNS A 50 FT. UTILITY/PEDESTRIAN ESMT. IN SECTION 13 ALONG THE SECTION LINE AND A 50 FT. INGRESS/EGRESS ESMT. IN SECTION 14 ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF THIS SUBDIVISION SOUTH TO SNYDER RD.
9. THE MINIMUM LOT SIZE FOR THIS SUBDIVISION IS 21,780 SQ. FT. THE MINIMUM YARD REQUIREMENTS ARE: FRONTYARD — 30.00'
SIDEYARD — 10.00'
REARYARD — 40.00'
CORONADO NATIONAL FOREST BOUNDARY—100.00'
10. THIS PLAT IS SUBJECT TO CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SABINO SPRINGS AS RECORDED IN DOCKET 9522 AT PAGE 551 PIMA COUNTY RECORDER'S OFFICE AS AMENDED.
11. LOTS 1-45 MAY BE SUBJECT TO THE HILLSIDE DEVELOPMENT OVERLAY ZONE AS DETERMINED BY REVIEW OF A BUILDING SITE SLOPE ANALYSIS (AT THE TIME OF BUILDING PERMIT SUBMITTAL) BY THE DEPARTMENT OF TRANSPORTATION AND FLOODCONTROL DISTRICT. 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.
12. THE TWO 24' INGRESS/EGRESS EASEMENTS SERVING LOTS ~~[crossed out]~~ & 43 45, RESPECTIVELY, WILL BE PAVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR ANY OF THE ABOVE-MENTIONED LOTS.
CROSSED OUT LOTS PER HERB SUDOUTH, 3/8/2006.

(*) REFER TO LAST SHEET FOR ALL ADMIN & PERMITTING NOTES. PER TED ROBERT 10/26/2004

MAP 50, 83
ZONE SP

Adm. Address = 9610 E. Sabino Estates Dr.

RELEASED 7-19-02
~~**NO PERMITS ON THIS PLAT DUE TO EROSION HAZARD REVISIONS. RE-PLATTING REQUIRED (EFFECTIVE 5-22-02)~~

FINAL PLAT FOR

## SABINO ESTATES

AT

Sabino Springs

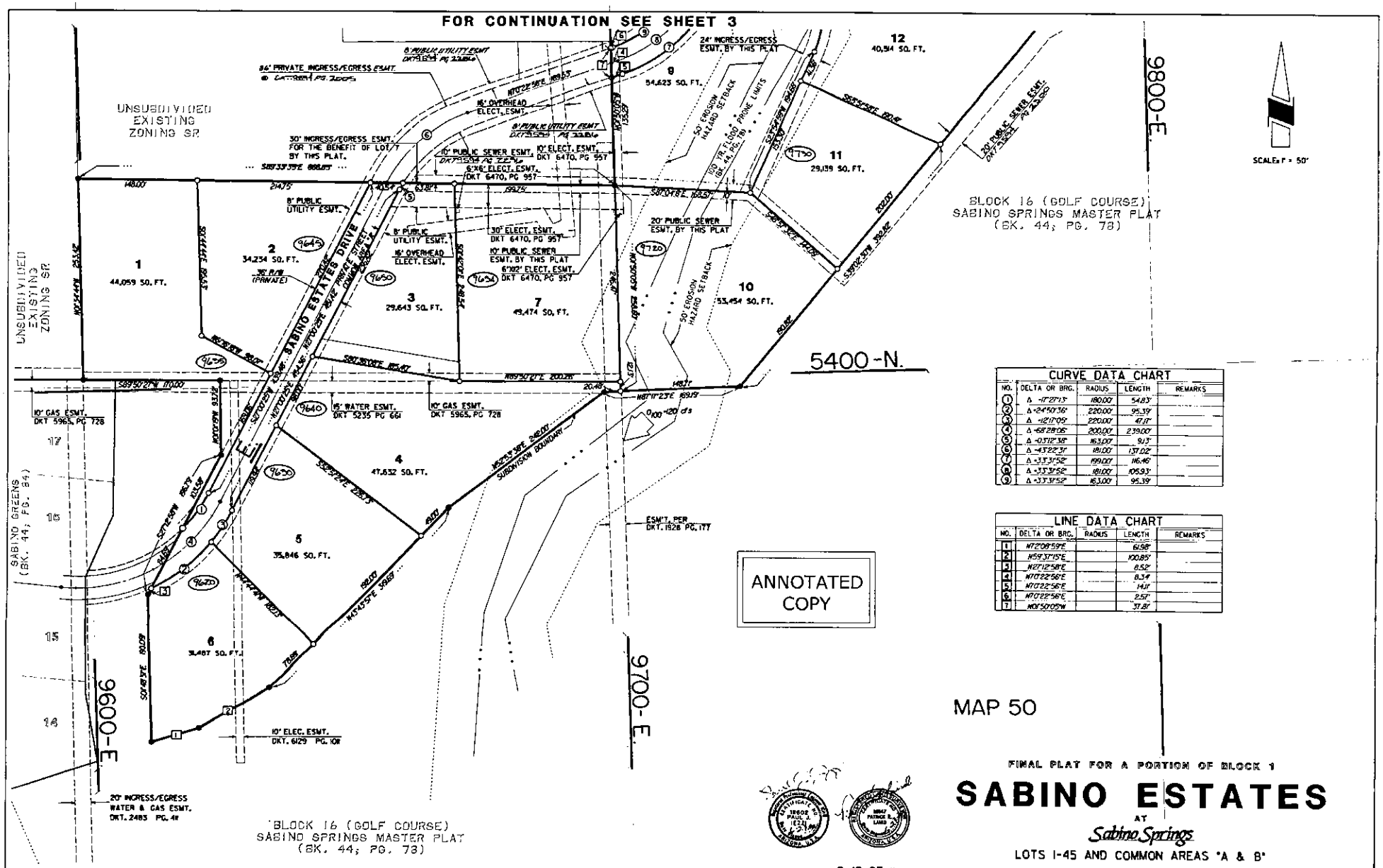
LOTS 1-45 AND COMMON AREAS "A & B"

Co12-93-11
Co12-92-25
Co23-89-02
Co13-61-13
Co20-90-02

BEING A RESUBDIVISION OF A PORTION OF BLOCK 1, AS RECORDED IN SABINO SPRINGS MASTER BLOCK PLAT. SAID PLAT BEING RECORDED IN BOOK 44, AT PAGE 78, OF MAPS AND PLATS, PIMA COUNTY RECORDERS OFFICE, PIMA COUNTY ARIZONA. ALL BEING IN SECTION 14, TOWNSHIP 13 SOUTH, RANGE 15 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

SHEET 1 OF 5

2082 (BL:BFPC)




MAP 50

| CURVE DATA CHART | | | | |
|---|---|---|---|---|
| NO. | DELTA OR BRG. | RADIUS | LENGTH | REMARKS |
| 1 | Δ -11°27'13" | 180.00' | 54.83' | |
| 2 | Δ -24°50'36" | 220.00' | 95.39' | |
| 3 | Δ -12°17'05" | 220.00' | 47.17' | |
| 4 | Δ -68°28'06" | 200.00' | 239.00' | |
| 5 | Δ -03°12'38" | 163.00' | 9.13' | |
| 6 | Δ -43°22'31" | 181.00' | 137.02' | |
| 7 | Δ +33°31'52" | 199.00' | 116.46' | |
| 8 | Δ +33°31'52" | 181.00' | 106.93' | |
| 9 | Δ +33°31'52" | 163.00' | 95.39' | |

| LINE DATA CHART | | | | |
|---|---|---|---|---|
| NO. | DELTA OR BRG. | RADIUS | LENGTH | REMARKS |
| 1 | N72°08'59"E | | 61.98' | |
| 2 | N59°37'15"E | | 100.85' | |
| 3 | N27°12'58"E | | 8.52' | |
| 4 | N70°22'56"E | | 8.34' | |
| 5 | N70°22'56"E | | 14.11' | |
| 6 | N70°22'56"E | | 2.57' | |
| 7 | N01°50'05"W | | 37.81' | |

FINAL PLAT FOR A PORTION OF BLOCK 1

# SABINO ESTATES

AT

*Sabino Springs*

LOTS 1-45 AND COMMON AREAS "A & B"

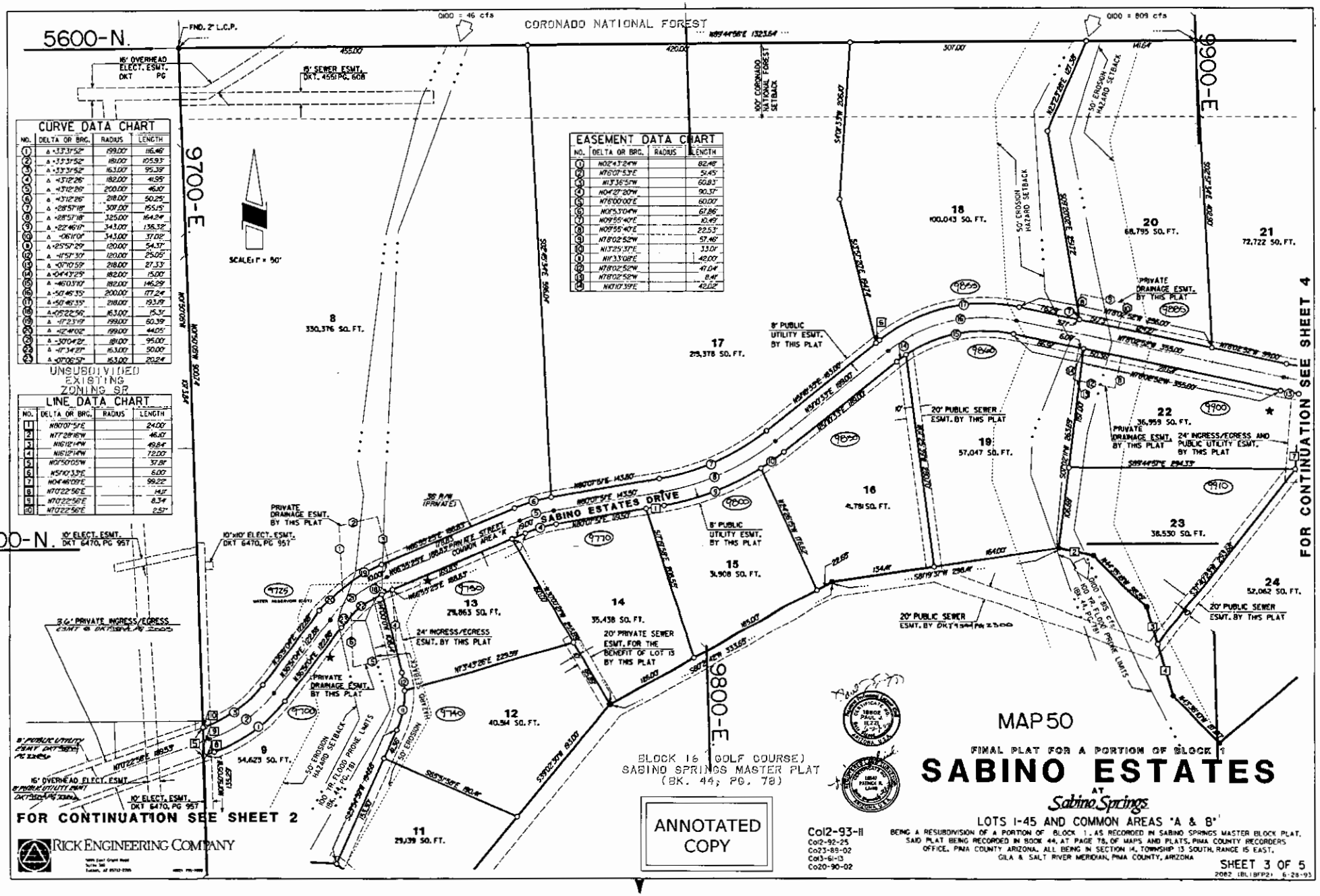
BEING A RESUBDIVISION OF A PORTION OF BLOCK 1, AS RECORDED IN SABINO SPRINGS MASTER BLOCK PLAT. SAID PLAT BEING RECORDED IN BOOK 44, AT PAGE 78, OF MAPS ~~AND PLATS~~, PIMA COUNTY RECORDERS OFFICE, PIMA COUNTY ARIZONA. ALL BEING IN SECTION 14, TOWNSHIP 13 SOUTH, RANGE 15 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Col2-93-11
Co12-92-25
Co23-89-02
Co13-91-13
Co20-90-02

RICK ENGINEERING COMPANY

SHEET 2 OF 5

2082(BLIBFP1) 6-28-93




CURVE DATA CHART

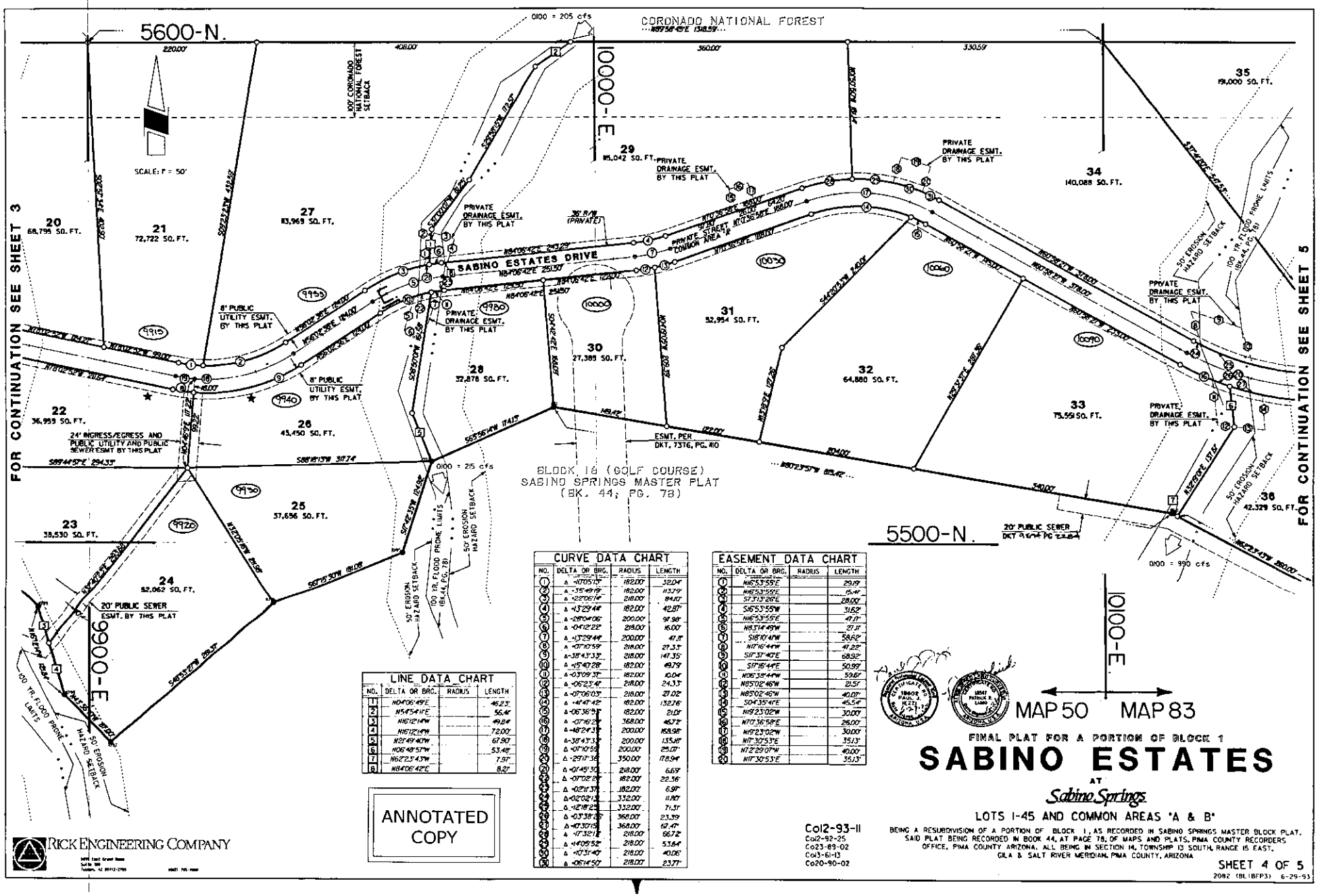
| NO. | DELTA OR BRG. | RADIUS | LENGTH |
|---|---|---|---|
| 1 | Δ =33°33'52" | 199.00' | 116.46' |
| 2 | Δ =33°33'52" | 181.00' | 105.93' |
| 3 | Δ =33°33'52" | 163.00' | 95.39' |
| 4 | Δ =13°12'26" | 182.00' | 41.55' |
| 5 | Δ =13°12'26" | 200.00' | 46.10' |
| 6 | Δ =13°12'26" | 218.00' | 50.25' |
| 7 | Δ =28°57'18" | 301.00' | 155.15' |
| 8 | Δ =28°57'18" | 325.00' | 164.24' |
| 9 | Δ =22°46'17" | 343.00' | 136.32' |
| 10 | Δ =06°11'01" | 343.00' | 37.02' |
| 11 | Δ =25°57'29" | 120.00' | 54.37' |
| 12 | Δ =11°57'30" | 120.00' | 25.05' |
| 13 | Δ =07°10'59" | 218.00' | 27.33' |
| 14 | Δ =04°43'25" | 182.00' | 15.00' |
| 15 | Δ =46°03'10" | 182.00' | 146.29' |
| 16 | Δ =50°46'35" | 200.00' | 177.24' |
| 17 | Δ =50°46'35" | 218.00' | 193.19' |
| 18 | Δ =05°22'56" | 163.00' | 15.31' |
| 19 | Δ =17°23'19" | 199.00' | 60.39' |
| 20 | Δ =12°41'02" | 199.00' | 44.05' |
| 21 | Δ =30°04'21" | 181.00' | 95.00' |
| 22 | Δ =17°34'27" | 163.00' | 50.00' |
| 23 | Δ =07°06'57" | 163.00' | 20.24' |

LINE DATA CHART

| NO. | DELTA OR BRG. | RADIUS | LENGTH |
|---|---|---|---|
| 1 | N80°07'51"E | | 24.00' |
| 2 | N77°28'16"W | | 46.10' |
| 3 | N16°12'14"W | | 49.84' |
| 4 | N16°12'14"W | | 72.00' |
| 5 | N07°50'05"W | | 37.81' |
| 6 | N54°10'33"E | | 6.00' |
| 7 | N04°46'09"E | | 99.22' |
| 8 | N70°22'56"E | | 14.11' |
| 9 | N70°22'56"E | | 8.34' |
| 10 | N70°22'56"E | | 2.57' |

EASEMENT DATA CHART

| NO. | DELTA OR BRG. | RADIUS | LENGTH |
|---|---|---|---|
| 1 | N02°43'24"W | | 82.48' |
| 2 | N76°07'53"E | | 51.45' |
| 3 | N13°36'51"W | | 60.83' |
| 4 | N04°27'20"W | | 90.37' |
| 5 | N76°00'00"E | | 60.00' |
| 6 | N07°53'04"W | | 67.86' |
| 7 | N09°55'40"E | | 10.49' |
| 8 | N09°55'40"E | | 22.53' |
| 9 | N78°02'52"W | | 57.46' |
| 10 | N13°25'37"E | | 33.01' |
| 11 | N11°33'08"E | | 42.00' |
| 12 | N78°02'52"W | | 47.04' |
| 13 | N78°02'52"W | | 8.41' |
| 14 | N10°10'39"E | | 42.02' |




| LINE DATA CHART | | | |
|---|---|---|---|
| NO. | DELTA OR BRG. | RADIUS | LENGTH |
| 1 | N04°06'49"E | | 46.23' |
| 2 | N54°54'11"E | | 56.41' |
| 3 | N16°12'14"W | | 49.84' |
| 4 | N16°12'14"W | | 72.00' |
| 5 | N12°49'40"W | | 67.90' |
| 6 | N06°48'57"W | | 53.48' |
| 7 | N62°23'43"W | | 7.91' |
| 8 | N84°06'42"E | | 8.21' |

| CURVE DATA CHART | | | |
|---|---|---|---|
| NO. | DELTA OR BRG. | RADIUS | LENGTH |
| 1 | Δ 4°05'15" | 182.00' | 32.04' |
| 2 | Δ 35°49'19" | 182.00' | 113.79' |
| 3 | Δ 122°06'14" | 218.00' | 464.70' |
| 4 | Δ 13°29'44" | 182.00' | 42.87' |
| 5 | Δ 26°04'06" | 200.00' | 91.98' |
| 6 | Δ 04°12'22" | 218.00' | 16.00' |
| 7 | Δ 13°29'44" | 200.00' | 47.11' |
| 8 | Δ 07°10'59" | 218.00' | 27.33' |
| 9 | Δ 38°43'33" | 218.00' | 147.35' |
| 10 | Δ 15°40'28" | 182.00' | 49.79' |
| 11 | Δ 03°09'37" | 182.00' | 10.04' |
| 12 | Δ 06°23'41" | 218.00' | 24.33' |
| 13 | Δ 07°06'03" | 218.00' | 27.02' |
| 14 | Δ 14°47'42" | 182.00' | 132.76' |
| 15 | Δ 06°36'57" | 182.00' | 21.01' |
| 16 | Δ 07°16'21" | 368.00' | 46.72' |
| 17 | Δ 46°24'33" | 200.00' | 158.98' |
| 18 | Δ 38°43'33" | 200.00' | 135.18' |
| 19 | Δ 07°10'59" | 200.00' | 25.07' |
| 20 | Δ 29°17'36" | 350.00' | 178.94' |
| 21 | Δ 01°45'30" | 218.00' | 6.69' |
| 22 | Δ 07°02'27" | 182.00' | 22.36' |
| 23 | Δ 02°18'37" | 182.00' | 6.91' |
| 24 | Δ 02°02'13" | 332.00' | 11.80' |
| 25 | Δ 12°18'25" | 332.00' | 71.31' |
| 26 | Δ 03°38'26" | 368.00' | 23.39' |
| 27 | Δ 10°30'15" | 368.00' | 67.47' |
| 28 | Δ 17°32'11" | 218.00' | 66.72' |
| 29 | Δ 14°05'52" | 218.00' | 53.64' |
| 30 | Δ 10°31'40" | 218.00' | 40.06' |
| 31 | Δ 06°14'50" | 218.00' | 23.77' |

| EASEMENT DATA CHART | | | |
|---|---|---|---|
| NO. | DELTA OR BRG. | RADIUS | LENGTH |
| 1 | N16°53'55"E | | 29.19' |
| 2 | N16°53'55"E | | 15.41' |
| 3 | S7°31'26"E | | 28.00' |
| 4 | S16°53'55"W | | 31.62' |
| 5 | N16°53'55"E | | 47.11' |
| 6 | N83°14'49"W | | 27.11' |
| 7 | S18°10'41"W | | 58.62' |
| 8 | N17°16'44"W | | 47.22' |
| 9 | S17°31'40"E | | 68.92' |
| 10 | S17°16'44"E | | 50.99' |
| 11 | N06°38'44"W | | 53.61' |
| 12 | N85°02'46"W | | 21.51' |
| 13 | N85°02'46"W | | 40.07' |
| 14 | S04°35'41"E | | 45.54' |
| 15 | N19°23'02"W | | 30.00' |
| 16 | N70°36'58"E | | 26.00' |
| 17 | N19°23'02"W | | 30.00' |
| 18 | N17°30'53"E | | 35.13' |
| 19 | N72°29'07"W | | 40.00' |
| 20 | N17°30'53"E | | 35.13' |

ANNOTATED COPY

Col2-93-11
Col2-92-25
Co23-89-02
Col3-61-13
Co20-90-02

RICK ENGINEERING COMPANY

FINAL PLAT FOR A PORTION OF BLOCK 1

# SABINO ESTATES

AT

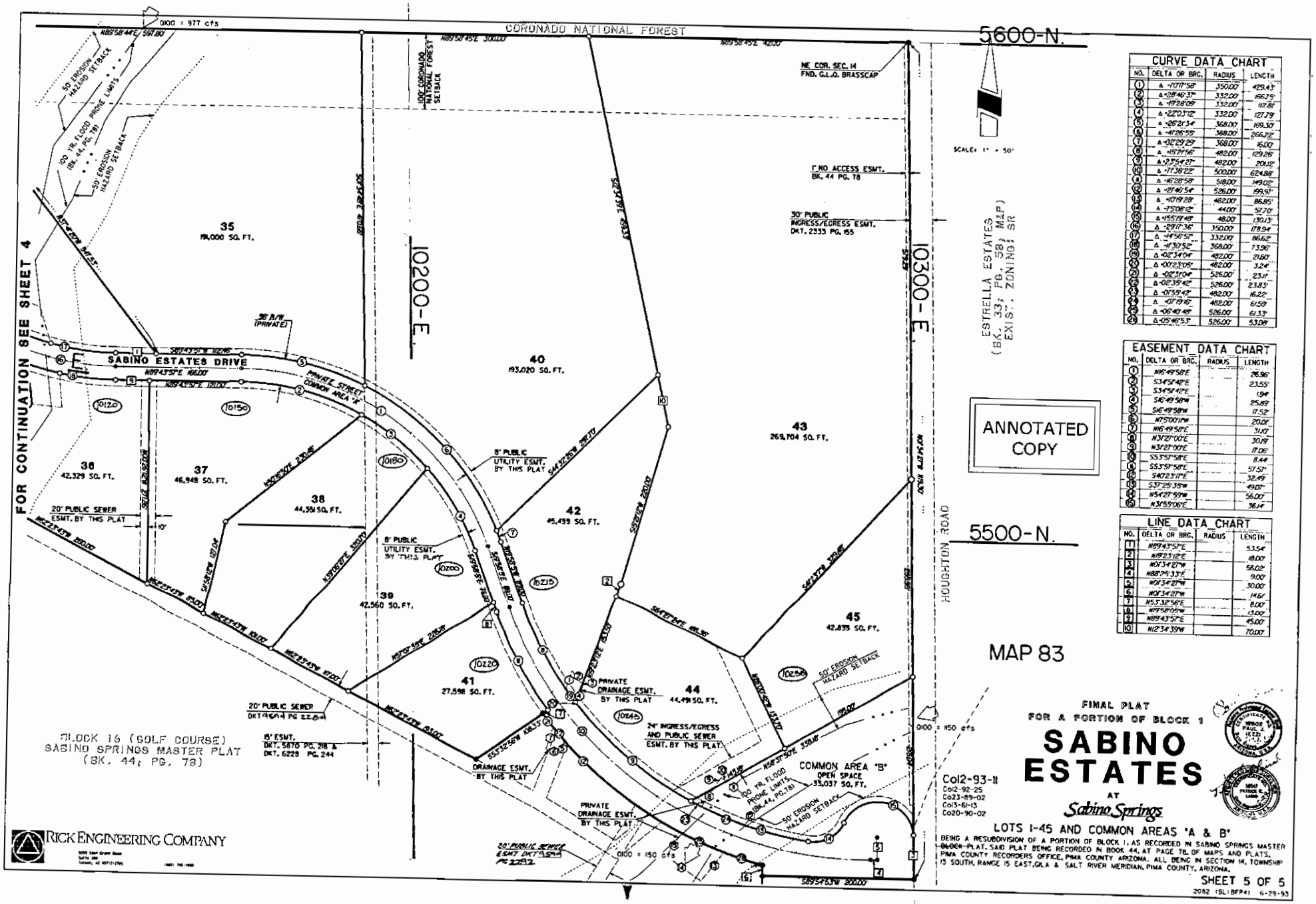
*Sabino Springs*

LOTS 1-45 AND COMMON AREAS "A & B"

BEING A RESUBDIVISION OF A PORTION OF BLOCK 1, AS RECORDED IN SABINO SPRINGS MASTER BLOCK PLAT. SAID PLAT BEING RECORDED IN BOOK 44, AT PAGE 78, OF MAPS AND PLATS, PIMA COUNTY RECORDERS OFFICE, PIMA COUNTY ARIZONA. ALL BEING IN SECTION 14, TOWNSHIP 13 SOUTH, RANGE 15 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

SHEET 4 OF 5

2082 (BLIBFP3) 6-29-93




| CURVE DATA CHART | | | |
|---|---|---|---|
| NO. | DELTA OR BRG. | RADIUS | LENGTH |
| 1 | Δ -70°17'58" | 350.00' | 429.43' |
| 2 | Δ -28°46'37" | 332.00' | 166.75' |
| 3 | Δ -19°28'09" | 332.00' | 112.81' |
| 4 | Δ -22°03'12" | 332.00' | 127.79' |
| 5 | Δ -26°21'34" | 368.00' | 169.30' |
| 6 | Δ -41°26'55" | 368.00' | 266.22' |
| 7 | Δ -02°29'29" | 368.00' | 16.00' |
| 8 | Δ -15°19'56" | 482.00' | 129.26' |
| 9 | Δ -23°54'27" | 482.00' | 201.12' |
| 10 | Δ -71°36'22" | 500.00' | 624.88' |
| 11 | Δ -16°28'58" | 518.00' | 149.02' |
| 12 | Δ -21°46'54" | 526.00' | 199.97' |
| 13 | Δ -10°19'28" | 482.00' | 86.85' |
| 14 | Δ -7°50'12" | 44.00' | 5.70' |
| 15 | Δ 155°19'48" | 48.00' | 130.13' |
| 16 | Δ -29°17'36" | 350.00' | 178.94' |
| 17 | Δ -14°56'57" | 332.00' | 86.62' |
| 18 | Δ -11°30'52" | 368.00' | 73.96' |
| 19 | Δ -02°34'04" | 482.00' | 21.60' |
| 20 | Δ 00°23'05" | 482.00' | 3.24' |
| 21 | Δ -02°51'04" | 526.00' | 23.41' |
| 22 | Δ -02°35'42" | 526.00' | 23.83' |
| 23 | Δ -01°55'42" | 482.00' | 16.22' |
| 24 | Δ -07°19'16" | 482.00' | 61.59' |
| 25 | Δ -06°40'48" | 526.00' | 61.33' |
| 26 | Δ -05°46'53" | 526.00' | 53.08' |

| EASEMENT DATA CHART | | | |
|---|---|---|---|
| NO. | DELTA OR BRG. | RADIUS | LENGTH |
| 1 | N16°49'58"E | | 26.96' |
| 2 | S34°54'42"E | | 23.55' |
| 3 | S34°54'42"E | | 1.94' |
| 4 | S16°49'58"W | | 25.89' |
| 5 | S16°49'58"W | | 17.52' |
| 6 | N75°00'11"W | | 20.01' |
| 7 | N16°49'58"E | | 31.10' |
| 8 | N31°27'00"E | | 30.19' |
| 9 | N31°27'00"E | | 17.06' |
| 10 | S53°51'58"E | | 8.44' |
| 11 | S53°51'58"E | | 57.57' |
| 12 | S40°23'11"E | | 32.49' |
| 13 | S37°25'35"W | | 49.07' |
| 14 | N54°27'59"W | | 56.00' |
| 15 | N31°59'06"E | | 36.14' |

| LINE DATA CHART | | | |
|---|---|---|---|
| NO. | DELTA OR BRG. | RADIUS | LENGTH |
| 1 | N89°43'57"E | | 53.54' |
| 2 | N19°23'12"E | | 18.00' |
| 3 | N01°34'27"W | | 56.02' |
| 4 | N88°29'33"E | | 9.00' |
| 5 | N01°34'27"W | | 30.00' |
| 6 | N01°34'27"W | | 14.61' |
| 7 | N53°32'56"E | | 8.00' |
| 8 | N19°58'09"W | | 13.00' |
| 9 | N89°43'57"E | | 45.00' |
| 10 | N12°34'39"W | | 70.00' |

FINAL PLAT
FOR A PORTION OF BLOCK 1

# SABINO ESTATES

AT

*Sabino Springs*

LOTS 1-45 AND COMMON AREAS "A & B"

BEING A RESUBDIVISION OF A PORTION OF BLOCK 1, AS RECORDED IN SABINO SPRINGS MASTER ~~BLOCK~~ PLAT. SAID PLAT BEING RECORDED IN BOOK 44, AT PAGE 78, OF MAPS AND PLATS, PIMA COUNTY RECORDERS OFFICE, PIMA COUNTY ARIZONA. ALL BEING IN SECTION 14, TOWNSHIP 13 SOUTH, RANGE 15 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

SHEET 5 OF 5

2082 (SL1BFP4) 6-29-93

# NOTES

## ADMINISTRATIVE CONTROL NOTES

for
SABINO ESTATES
Lots 1-45 and Common Areas "A" AND "B"
as recorded in
Book 45 at Page 07 on December 29, 1993.
Co12-93-11

**RESTRICTIVE NOTES**

1. EXISTING ZONING IS SP AND WILL REMAIN.
2. MINIMUM LOT SIZE PER THE APPROVED SABINO SPRINGS SPECIFIC PLAN (Co23-89-2), IS 21,780 SQUARE FEET.
3. THIS DEVELOPMENT IS SUBJECT TO THE BOARD OF SUPERVISORS REZONING CONDITIONS AS ARTICULATED IN ADOPTED PIMA COUNTY ORDINANCE NOS. 1990-53 AND 1992-61.
4. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
5. THE DEVELOPMENT CATEGORY OF THIS SUBDIVISION, PER THE APPROVED SABINO SPRINGS SPECIFIC PLAN (Co23-89-2), IS RA-1.



6. PRIOR TO THE REQUEST FOR RELEASE OF ASSURANCES, AN ENGINEER MUST CERTIFY AS TO THE COMPLETION, FORM, LINE, AND SUBSTANTIAL CONFORMANCE TO APPROVED PLANS OF ALL PUBLIC AND PRIVATE ROADWAYS AS SHOWN HEREON.
7. ALL PUBLIC AND PRIVATE ROADS AND DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THIS SUBDIVISION SHALL BE CONSTRUCTED TO MINIMUM PIMA COUNTY STANDARDS, IN ACCORDANCE WITH PLANS ACCEPTED BY PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT.
8. THIS DEVELOPMENT IS SUBJECT TO THE SABINO SPRINGS SPECIFIC PLAN MASTER PLATTING AND IMPROVEMENTS PHASING SCHEDULE. THIS SCHEDULE IDENTIFIES SPECIFIC STUDIES, TASKS, ETC. WHICH MUST BE COMPLETED AT VARIOUS STAGES OF THIS PROJECT AND IDENTIFIES THE RESPONSIBLE PARTY FOR EACH TASK. THIS APPROVED SCHEDULE IS KEPT ON FILE WITH THE PIMA COUNTY SPECIFIC PLAN ADMINISTRATOR.
9. PER THE APPROVED SABINO SPRINGS MASTER PLATTING AND IMPROVEMENTS PHASING SCHEDULE ON FILE WITH THE PIMA COUNTY SPECIFIC PLAN ADMINISTRATOR, THE FOLLOWING ITEMS SPECIFIC TO THIS SUBDIVISION MUST BE COMPLETED AND APPROVED PRIOR TO THE APPROVAL OF THIS FINAL PLAT:
   - DEVELOPMENT-RELATED ASSURANCES
   - PLANT PRESERVATION PLAN/XERISCAPE LANDSCAPE PLAN
10. THE TOTAL AMOUNT OF GRADING ALLOWED FOR THE SABINO SPRINGS SPECIFIC PLAN SITE, CO23-89-2, SHALL NOT EXCEED 55% OR 229.31 ACRES. A RUNNING TOTAL SHALL BE PRESENTED WITHIN THE RESTRICTIVE NOTES OF ALL SABINO SPRINGS TENTATIVE RESUBDIVISION PLATS AND DEVELOPMENT PLANS SO AS TO ALLOW PIMA COUNTY STAFF TO TRACK THIS TOTAL AMOUNT OF ALLOWABLE GRADING. THE TOTAL AREA TO BE GRADED IN CONJUNCTION WITH THIS FINAL PLAT IS 15.97 ACRES OR 3.90%. RUNNING TOTAL OF GRADING TO DATE IS AS FOLLOWS:

| CASE # | AREA OF GRADING | % OF TOTAL SITE |
|---|---|---|
| CO12-92-25 | 9.64 AC | 2.35% |
| CO12-92-46 | 2.40 AC | 0.59% |
| CO12-92-48 | 6.74 AC | 1.64% |
| CO12-92-50 | 7.12 AC | 1.74% |
| CO12-93-11 | 15.97 AC | 3.90% |
| CO12-92-47 | 97.70 AC | 23.93% |
| TOTALS | 130.07 AC | 31.75% |



11. BASED UPON THE TOTAL GROSS AREA OF THIS SUBDIVISION (80.03 AC) AND THE TOTAL AREA TO BE GRADED WITH THIS PROJECT (15.97 AC), THE PERCENTAGE AREA OF SABINO ESTATES TO BE LEFT IN ITS NATURAL, UNDISTURBED CONDITION IS 80.04%.
12. THE TOTAL NUMBER OF DWELLING UNITS ALLOWED PER THE SABINO SPRINGS SPECIFIC PLAN (CO23-89-2) IS 496. A RUNNING TOTAL OF UNITS TO DATE IS AS FOLLOWS:

| CASE # | UNITS/LOTS |
|---|---|
| CO12-92-46 | 9 |
| CO12-92-48 | 22 |
| CO12-92-50 | 20 |
| CO12-93-11 | 45 |
| TOTAL LOTS | 96 |

THE NUMBER OF UNITS REMAINING FOR THE OVERALL SABINO SPRINGS PROJECT IS 400.

13. AS PER ARTICLE 12, SECTION 12.1 OF THE MASTER SABINO SPRINGS CC&R'S, AN OPEN SPACE PROTECTION PLAN SHALL BE DEVELOPED IN CONJUNCTION WITH PIMA COUNTY TO FULLY ADDRESS NATURAL OPEN SPACE (NOS) REQUIREMENTS OF THE OVERALL SABINO SPRINGS PROJECT. ANY NOS DEDICATIONS REQUIRED ATTENDANT TO THIS PARTICULAR RESUBDIVISION WILL BE ACCOMPLISHED CONCURRENT WITH THIS PROJECT.
14. EVERY NEW STRUCTURE, BUILDING, FILL, EXCAVATION, OR DEVELOPMENT LOCATED WITHIN THE REGULATORY FLOODPLAIN OR EROSION HAZARD AREA ON LOTS 7-13, 18-20, 22-29, 33-38, 44, AND 45 SHALL REQUIRE A FLOODPLAIN USE PERMIT PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE ZONING INSPECTOR.



15. THIS PLAT IS SUBJECT TO LANDSCAPE, PRESERVATION AND MITIGATION REQUIREMENTS AS CONTAINED IN THE SABINO SPRINGS VEGETATION MITIGATION PLAN AND A DETAILED XERISCAPE/LANDSCAPE PLAN TO BE SUBMITTED WITH THIS PLAT.
16. LOTS 1-45 MAY BE SUBJECT TO THE HILLSIDE DEVELOPMENT OVERLAY ZONE AS DETERMINED BY REVIEW OF A BUILDING SITE SLOPE ANALYSIS (AT THE TIME OF BUILDING PERMIT SUBMITTAL) BY THE DEPARTMENT OF TRANSPORTATION AND FLOODCONTROL DISTRICT. ANY DEVELOPMENT TO BE PLACED THERSON SHALL BE SHOWN TO CONFORM TO THE REQUIREMENTS OF THE HILLSIDE DEVELOPMENT OVERLAY ZONE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
17. THAT PORTION OF ANY LOT'S DEVELOPMENT ENVELOPE WHICH LIES WITHIN THE 100' CORONADO NATIONAL FOREST SETBACK SHALL BE TREATED IN ACCORDANCE WITH SECTION 18.67 (BUFFER OVERLAY ZONE).
18. THIS PROJECT IS SUBJECT TO THE DRSKIN REVIEW COMMITTEE CONDITIONS FOUND IN CASE NUMBER CO20-90-02 AS APPROVED ON 02-15-90.
19. GRADING TO ACCOMMODATE THE INGRESS/EGRESS FOR LOTS 3, 9, 11, 12, 13, 23, 24, 25, AND 44 HAS BEEN INCORPORATED INTO THE TOTAL FOR THE OVERALL ROADWAY GRADING.
20. AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT, THE APPLICANT SHALL PROVIDE A BUILDING PLOT PLAN WHICH ACCOMPLISHES THE FOLLOWING:
    A. DELINEATES THE SPECIFIC DEVELOPMENT ENVELOPE FOR THE LOT; SAID ENVELOPE SHALL INCLUDE ALL AREAS TO BE USED FOR BUILDINGS, PATIOS, DRIVEWAYS, EXTERIOR PARKING ETC. SUCH THAT THE DEFINED ENVELOPE REPRESENTS THE TOTAL CONTIGUOUS AREA TO BE GRADED ON THE LOT.
    B. VERIFIES THAT THE AREA OF DEVELOPMENT ENVELOPE DOES NOT EXCEED 9700 SQ. FT. IN ACCORDANCE WITH THE APPROVED SABINO SPRINGS SPECIFIC PLAN.
    C. VERIFIES THAT THE "BUILDING SITE SLOPE" (AS PER SECTION 18.61.030.A.3) OF DEFINED DEVELOPMENT ENVELOPE DOES NOT EXCEED 20%.
    D. ONCE THE DELINEATED DEVELOPMENT ENVELOPE HAS BEEN FOUND TO SATISFY THE ABOVE THREE CRITERIA BY THE CENTRAL PERMITS DIVISION, THE APPLICANT SHALL GRANT A CONSERVATION EASEMENT OVER THE REMAINING PORTION OF THE LOT (OUTSIDE



THE DEVELOPMENT ENVELOPE). SAID CONSERVATION EASEMENT TO BE EXECUTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

**GENERAL NOTES**

1. THE USE OF THIS PROJECT IS SINGLE FAMILY DETACHED RESIDENTIAL.
2. COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE DEVELOPMENT ARE RECORDED IN DOCKET 9522 AT PAGE 551.
3. THE BASE FLOOD PEAK DISCHARGES AS SHOWN ON THE PLAT ARE PROVIDED BY THE OWNER FOR INFORMATIONAL PURPOSES ONLY.
4. THE AREAS WITHIN THE 100-YEAR FLOODPRONE LIMITS AS SHOWN ON THIS PLAT REPRESENT AN AREA WHICH IS SUBJECT TO FLOODING FROM THE REGULATORY FLOOD EVENT. ALL LAND WITHIN THIS DELINEATED FLOODPRONE AREA SHALL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH THE CURRENT FLOODPLAIN AND EROSION HAZARD MANAGEMENT ORDINANCE.
5. PRIOR TO THE ISSUANCE OF BUILDING PERMITS ALL PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT.
6. THE OWNERS OF LOTS 3, 7, 9, 10, 11, 16, 18, 23, 24, 36 AND 37 SHALL KEEP THE AREA WITHIN THE SEWER EASEMENT FREE FROM ANY OBSTRUCTION OR ENCROACHMENT, INCLUDING WALLS OR FENCES.
7. THE WATER COMPANY THAT WILL SERVICE THIS DEVELOPMENT IS TUCSON WATER.
8. ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
9. THIS PROJECT IS SUBJECT TO CERTAIN RESTRICTIONS, COVENANTS, AND CONDITIONS AS PER THE FOLLOWING INSTRUMENTS FOUND IN:

   DOCKET 7761 AT PAGE 974
   DOCKET 7390 AT PAGE 507
   DOCKET 8865 AT PAGE 1490



** ~~NO FURTHER PERMITS TO BE ISSUED FROM FROM THIS PLAT. REPLATTING IS REQUIRED DUE TO EROSION HAZARD REVISIONS (EFFECTIVE 5-22-02) **~~ RELEASED 7-19-02

ANNOTATED COPY

Plat Note Modification Approval Lot 29
BOS Minutes 6-5-12

the previous use, the applicant would be required to submit a traffic study to the Pima County Department of Transportation.

The Chairman inquired whether anyone wished to be heard. No one appeared. It was thereupon moved by Supervisor Bronson, seconded by Supervisor Elías and unanimously carried by a 5-0 vote, to close the public hearing, approve the waiver of the rezoning condition for Co9-83-29 subject to standard and special conditions, including the addition of the traffic study condition as proposed by the County Administrator, and the additional condition prohibiting the use of the site for a fast food drive-thru.

29. **DEVELOPMENT SERVICES: Plat Note Modification**

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 29)
Request of Manning Family Trust, represented by Kevin B. Howard Architects, for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lot 29 of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is 2.64 acres zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the north side of Sabino Estates Drive, approximately one half mile east of Bowes Road and south of the Coronado National Forest. Staff recommends APPROVAL. (District 4)

Chris Poirier, Assistant Planning Director, reported this request pertained to increasing the size of the last lot to be platted in this development to provide a drive way turn-around. He stated that staff had received no public comment to date and recommended approval of the request.

Joseph Brown and Nancy Zepeda, Architects with Kevin B. Howard Architects, Inc., explained the need for the increased lot size to accommodate off street parking and a driveway turn around.

On consideration, it was moved by Supervisor Carroll, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

30. **DEVELOPMENT SERVICES: REZONING ORDINANCES**

A. ORDINANCE NO. 2012 - 28, Co9-11-08, Andrada Investors L.L.C. – Andrada Road (Alignment) Rezoning. Owner: Andrada Investors L.L.C. (District 4)

B. ORDINANCE NO. 2012 - 29, Co9-11-04, Hennessy Tr. – Mission Road Rezoning. Owner: Hennessy B. TR, c/o Michael E. Hennessy TR (District 5)

C. ORDINANCE NO. 2012 - 30, Co9-57-65, Kissinger, et al. Rezoning. Owners: Timothy and Sharon Houser, Antonio and Mary Cardenas and the City of Tucson (District 1)

Plat Note Modification Approval
Lots 43, 44, & 45 BOS Minutes 8-20-12

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)."

21. Either the property shall be addressed from Hacienda del Sol or on-site directional signage shall be provided directing traffic to the Hacienda del Sol primary access/entrance.

22. A Final Integrated Water Management Plan (FIWMP) including water harvesting shall be approved prior to development plan approval.

Arlan Colton, Planning Director, offered the staff report and stated that three notices of public comment were received but only one in opposition from a neighbor within 500 feet. Mr. Colton noted for the record that Condition No. 11 allowed for the 34 foot height for one building.

On consideration, it was moved by Supervisor Day, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-12-02, subject to standard and special conditions.

19. **DEVELOPMENT SERVICES: Plat Note Modification**

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOTS 43, 44 and 45)
Request of Jacob Family Revocable Trust, represented by Randel Jacob Design Group, P.L.L.C., for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lots 43 (6.19 acres), 44 (1.02 acres), and 45 (.98 acre) of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject properties are zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and are located on the north side of Sabino Estates Drive, approximately one quarter mile north of Houghton Road, south of the Coronado National Forest, and three quarters of a mile east of Bowes Road. Staff recommends APPROVAL. (District 4)

Arlan Colton, Planning Director, provided the staff report and noted that the Board had previously approved a similar request and may see more in the future given the topography of the sites to allow for access.

On consideration, it was moved by Supervisor Carroll, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

20. **DEVELOPMENT SERVICES: Rezoning Ordinance**

ORDINANCE NO. 2012 - 44 - Co9-85-13, Armenta – Tanque Verde Road Rezoning. Owner: Comanchero Associates, L.L.C. (District 4)

Plat Note Modification Approval Lot 34
BOS Minutes 1-22-13

- In rural neighborhoods, a 300 foot notification area was not enough as lots could be several acres.
- Suggested that on dirt roads not maintained by the County, all residents responsible for maintenance of the road be notified.
- Appreciation was given for the efforts of the Development Services Department to accommodate neighbor concerns.
- A continuance was looked upon favorably due to the late submittal of the most recent update, rather than disputed content.
- Recommended that the County adopt a policy to alert neighborhoods about changes in the Code that may have an effect on them.

Supervisor Miller stated that numerous comments had been received by her office concerning increased traffic to neighborhoods, cooking smells, lack of proper notice for review of proposed changes and other issues. She said the amendment had not been clearly written as there were too many components.

It was thereupon moved by Supervisor Miller, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to continue this matter to the Board of Supervisors' Meeting of February 5, 2013.

17. **DEVELOPMENT SERVICES: PLAT NOTE MODIFICATION**

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 34)
Request of Williad E., Jeanne A. and David Lee Northcraft TR, represented by Randel Jacob Design Group, P.L.L.C., for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lot 34 (3.21 acres) of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 7), a portion of the Sabino Springs Specific Plan. The subject property is zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the north side of Sabino Estates Drive, south of the Coronado National Forest, and approximately three quarters of a mile east of Bowes Road. Staff recommends APPROVAL. (District 1)

Chris Poirier, Assistant Planning Director, provided the staff report and noted that no neighbor comment had been received.

On consideration, it was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

18. **DEVELOPMENT SERVICES: REZONING RESOLUTION**

RESOLUTION NO. 2013 – 4. Co9-83-29, Tucson Estates, Inc. – Kinney Road Rezoning. Owner: Accent Homes, Inc. (District 3)

The Chairman inquired whether anyone wished to be heard. No one appeared.

Plat Not Modification Approval Lot 6
BOS Minutes 9-3-13

rainwater harvesting system as a permitted use in all zones subject to requirements and exceptions, and Section 18.07.050 (Development Standards Exceptions) to modify and add to development standards exceptions for projections into yards and for height limits; and amending Chapter 18.73 (Landscaping, Buffering and Screening Standards), Section 18.73.050 (Amenity Landscaping Requirements) to add vegetated roofs as an amenity landscape requirement option. On motion, the Planning and Zoning Commission voted 8-0 (Commissioners Mangold and Johns absent) to recommend APPROVAL. Staff recommends APPROVAL. (All Districts)

If approved, pass and adopt: ORDINANCE NO. 2013 - 42

The Chairman inquired whether anyone wished to be heard. No one appeared. It was moved by Supervisor Elías, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing, approve Co8-13-02 and adopt the Ordinance.

21. **Plat Note Modification**
Co12-93-11, SABINO ESTATES AT SABINO SPRINGS, (LOT 6)
Request of Phillip Ferranti, represented by The WLB Group, for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lot 6 of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is approximately .82 acres zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the south side of Sabino Estates Drive, approximately 700 feet east of Bowes Road and approximately one quarter of a mile south of the Coronado National Forest. Staff recommends APPROVAL WITH A CONDITION. (District 1)

Staff recommends the addition of the following condition:
1. The property owner shall provide 980 square feet of on-site mitigation with plant/seed mix from the Buffer Overlay Zone plant list and shall include the mitigated area within the conservation easement dedication.

The Chairman inquired whether anyone wished to be heard. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11, for a plat note modification with a condition.

## TRANSPORTATION

22. **Traffic Resolution**
RESOLUTION NO. 2013 - 81, of the Board of Supervisors, permitting the temporary closure of Ajo Well No. 1 Road, Fundicion Street, La Mina Avenue, Lomita Avenue and Plaza Street in Ajo, Pima County, Arizona, for an annual parade on Friday, September 20, 2013. Staff recommends APPROVAL. (District 3)

Plat Note Modification Approval
Lots 1,4,9,11 & 42 BOS Minutes 9-17-13

The Chairman inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-97-53, with modified standard and special conditions.

24. **Plat Note Modification**

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (Lots 1, 4, 9, 11, and 42) Request of Nicholas Loffredo (Lot 1, approximately .96 acres), Donald Davern (Lot 4, approximately 1.04 acres), Wallace Petersen (Lot 9, approximately 1.31 acres), Leonard Loffredo (Lot 11, approximately .76 acres), and Keith Davern (Lot 42, approximately 1.00 acre) all represented by The WLB Group, for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lots 1, 4, 9, 11, and 42 of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject properties are zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and are located on the north and south side of Sabino Estates Drive, approximately 450 feet south of the Coronado National Forest. Staff recommends APPROVAL. (District 1)

The Chairman inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

25. **Rezoning Ordinance**

ORDINANCE NO. 2013 - **43**, Co9-13-06, Trubee - N. Bear Canyon Road Rezoning. Owner Tanya Trubee. (District 4)

The Chairman inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Carroll, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and adopt Ordinance No. 2013 - 43.

**PRESENTATION/PROCLAMATION**

26. Presentation of a proclamation to Elena West, Director of Las Artes, proclaiming Saturday, September 28, 2013 to be: "MARY H. MELTON DAY"

It was moved by Supervisor Bronson, seconded by Supervisor Elias and unanimously carried by a 5-0 vote, to approve the item.

Chairman Valadez made the presentation to Elena West.

Plat Note Modification Approval Lot 17
BOS Minutes 11-19-13

Tom Coyle, Principal Planner, provided the staff report and stated no public comment had been received.

The Chairman inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-08-08, with modified standard and special conditions.

23. **Plat Note Modification**

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (Lot 17)
Request of Monterra Group L.P., L.L.P., represented by Randel Jacob Design Group, P.L.L.C., for a plat note modification of administrative control note No. 20(B) to increase the area of the development envelope from 9,200 square feet to 11,000 square feet on Lot 17 of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is approximately 5.03 acres zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the north side of Sabino Estates Drive, approximately one third of a mile east of Bowes Road and south of the Coronado National Forest. Staff recommends APPROVAL. (District 1)

Chris Poirier, Assistant Planning Director, provided the staff report and stated no public comment had been received.

The Chairman inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

**TRANSPORTATION**

24. **Traffic Ordinance**

ORDINANCE NO. 2013 - 58, of the Board of Supervisors, regulating parking on Sabino Canyon Road in Pima County. Staff recommends APPROVAL. (Districts 1 and 4)

A motion was made by Supervisor Elías to adopt the ordinance. The motion was withdrawn.

Supervisor Miller stated parking around the entrance to the Sabino Canyon Recreational Area had been an ongoing problem and her office had received a written complaint.

Priscilla Cornelio, Transportation Director, explained the ordinance presented was a housekeeping matter which consolidated three existing ordinances.

Plat Note Modification Approval Lot25
BOS minutes 1-6-15

and Mobile Home-1) and is located on the north side of Arivaca Road, approximately 600 feet west of Nogales Highway. Staff recommends APPROVAL. (District 3)

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Chair Bronson, seconded by Supervisor Elias and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-89-52, as recommended by staff.

21 **Plat Note Modification**

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 25)
Request of Larry Koussa, represented by Simmons Home Designs, for a plat note modification of administrative control note No. 20(B) to increase the area of development envelope from 9,200 square feet to 11,000 square feet on Lot 25 of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), a portion of the Sabino Springs Specific Plan. The subject property is approximately .86 acres, zoned SP (BZ) (Specific Plan) (Buffer Overlay Zone) and is located on the south side of Sabino Estates Drive, approximately one half mile east of Bowes Road and approximately 600 feet south of the Coronado National Forest. Staff recommends APPROVAL. (District 1)

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Elias and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11, as recommended by staff.

22. **Rezoning Ordinance**

ORDINANCE NO. 2015 - 1, Co9-14-10, Arthur Naiman Living Trust - N. Rock Canyon Road Easement Rezoning. Owner: Arthur Naiman Living Trust. (District 1)

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Elias, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Ordinance.

23. **Rezoning Resolution**

RESOLUTION NO. 2015 - 2, Co9-00-12, Read - Oracle Road Rezoning. Owner: T. Read Holdings, L.L.C. (Tamara Reed) (District 1)

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Elias, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Resolution.

Plat Note Modification Approval Lot 12
BOS Minutes 6-7-16

24. **Hearing - Plat Note Modification**

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 12)
Request of John and Carolyn Bliley, represented by Talavera Homes, Inc., for a plat note modification of Administrative Control Note No. 20(B) to increase the area of the development envelope (grading) from a maximum of 9,200 square feet to a maximum of 11,000 square feet on Lot 12 of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07). The subject property is approximately .93 acres, zoned SP (BZ) (Specific Plan - Buffer Overlay Zone) and is located approximately 1,750 feet northeast of the intersection of N. Bowes Road and E. Sabino Estates Drive. Staff recommends APPROVAL. (District 1)

Chris Poirier, Planning Official, provided the staff report and stated that 14 other lots within the subdivision had come before the Board for approval to increase grading to 11,000 square feet. He stated that there were letters of concern from neighbors to the north, and after review, stood by their recommendation for approval.

John and Barbara Stalder addressed the Board regarding the amount of time given for due diligence. They were concerned about the disturbance of their view, removal of vegetation on their lot, and requested a meeting to discuss their concerns.

Supervisor Miller questioned if there had been any communication between the Stalders, the staff or the owners.

Linda Talavera, Talavera Homes Corporate Secretary, read a letter previously submitted into the record which addressed the concerns of the Stalders.

Mr. Poirier responded there would be some disturbance, the driveway would be closer to the Stalder's lot and that the applicant's design retained a significant number of Saguaros which minimized the overall disturbance.

It was moved by Supervisor Miller, seconded by Chair Bronson and carried by a 4-0 vote, Supervisor Carroll absent, to close the public hearing and approve the plat note modification, Co12-93-11.

25. **Hearing - Rezoning Ordinance**

ORDINANCE NO. 2016 - 32, P15RZ00009, Magee Como Development Assoc., L.L.C. - N. La Cholla Boulevard Rezoning. Owner: Magee Como Development Assoc., L.L.C. (District 1)

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Miller, seconded by Chair Bronson and carried by a 4-0 vote, Supervisor Carroll absent, to close the public hearing and adopt the Ordinance.