



## **BOARD OF SUPERVISORS AGENDA ITEM REPORT**

**Requested Board Meeting Date:** June 22, 2021

**Title:** Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (LOT 2) PLAT NOTE MODIFICATION

### **Introduction/Background:**

The applicant requests a plat note modification to increase allowable grading on Lot 2 from a maximum of 9,200 square feet to a maximum of 11,000 square feet in order to reduce the extreme slope of the 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 16 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 2 of the Sabino Estates at Sabino Springs subdivision.

### **Fiscal Impact:**

N/A

### **Board of Supervisor District:**

☒ 1      ☐ 2      ☐ 3      ☐ 4      ☐ 5      ☐ All

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

Contact: Donna Spicola, Planner Telephone: 520-724-9513

Department Director Signature/Date:  5/28/21

Deputy County Administrator Signature/Date:  5/28/2021

County Administrator Signature/Date:  5/28/21



## PIMA COUNTY

### DEVELOPMENT SERVICES

**TO:** Honorable Rex Scott, Supervisor, District 1

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

**DATE:** June 1, 2021

**SUBJECT:** Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (LOT 2)

The above referenced Rezoning Closure is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JUNE 22, 2021** 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 2 of the Sabino Springs at Sabino Estates Subdivision (Bk. 45, Pg. 07). The subject property is approximately 0.79 acres, zoned SP (BZ) (Specific Plan - Buffer Overlay Zone) and is located on the west side of E. Sabino Estates Drive, approximately 1,000 feet northeast of the intersection of N. Bowes Road and E. Sabino Estates Drive, addressed as 9650 E. Sabino Estates Drive.

**OWNER:** Darrell and Ana Stipp  
9645 E. Sabino Estates Drive  
Tucson, AZ 85749

**AGENT:** N/A

**DISTRICT:** 1

**STAFF CONTACT:** Donna Spicola, Planner

**PUBLIC COMMENT TO DATE:** As of June 1, 2021, staff received no public comment.

**STAFF RECOMMENDATION:** APPROVAL

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS:** The subject property is located within the Maeveen Marie Behan Conservation Lands System (CLS).

TD/DS  
Attachments



**PIMA COUNTY**

DEVELOPMENT SERVICES

**BOARD OF SUPERVISORS MEMORANDUM**

**Subject:** Co12-93-11

**Page 1 of 3**

**FOR JUNE 22, 2021 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

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

*Chris Poirier*  
*Tom Drargowski*

**DATE:** June 1, 2021

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**UNADVERTISED ITEM FOR PUBLIC HEARING**

**PLAT NOTE MODIFICATION**

**Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (LOT 2)**

Darrell and Ana Stipp request a **plat note modification** of restrictive administrative control note #20(B) to increase the area of the development envelope from 9,200 square feet to 11,000 square feet on Lot 2 (.79 acres) of the Sabino Estates at Sabino Springs Subdivision (Bk. 45, Pg. 07), 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 west side of E. Sabino Estates Drive, approximately 1,000 feet northeast of the intersection of N. Bowes Road and E. Sabino Estates Drive, addressed as 9645 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 2 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 an 1,800-square-foot increase in permitted graded area for a total of 11,000-square-foot maximum graded area for Lot 2 in order to provide an extension of the existing garage approach to Sabino Estate Drive. The applicant requests this adjustment for the driveway due to the extreme slope and as a necessity for a disabled elderly parent for walking in case of an emergency. The applicant calculates the new graded area to be 1,280 square feet. The actual recorded grading for Lot 2 is 8,130 square feet and with the additional 1,280 square feet, grading will exceed the gradable maximum of 9,200 square feet by 210 square feet. The applicant notes that the same request has been granted for other lots in the subdivision.

**PLANNING REPORT**

Staff supports the requested 1,800 square foot increase in grading on Lot 2 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 sixteen lots have been approved by the Board for the 1,800-square-foot grading increase. The lot numbers are 1, 3, 4, 6, 9, 11, 12, 17, 25, 29, 34, 35, 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 9,410 square feet. Subject Lot 2 has many saguaro cacti (a protected species), and is also located within the Buffer Overlay Zone, being near 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 have not been conducted for this request.

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 the Conservation Lands System (CLS). 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. The potential for disturbance of 11,000 square feet of the 0.79-acre subject lot constitutes approximately 32.0 percent of the lot, leaving 68.0 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. As of June 1, 2021, staff received no public comment.

**OCS – Environmental Planning report:**

According to the recorded plat for the Sabino Estates subdivision, the subject property (Lot 2) is approximately 34,234 square feet. Approximately 80% of the property (27,387.2 square feet) is within the Biological Core Management Area designation of the Maeveen Marie Behan

Conservation Lands System (CLS). The CLS Guidelines for this designation call for four (4) acres of natural open space to be conserved for every acre developed.

Applying the 4:1 mitigation ratio, the property owner can achieve compliance with the CLS Guidelines by limiting the amount of new disturbance to no more than 5,477.44 square feet within the designated area. (The existing onsite disturbance predates CLS applicability and does not count against the total allowable disturbance calculated here). The requested grading limit increase of 1,800 square feet is well within this limit.

OSC-Environmental Planning has no objection to this request.

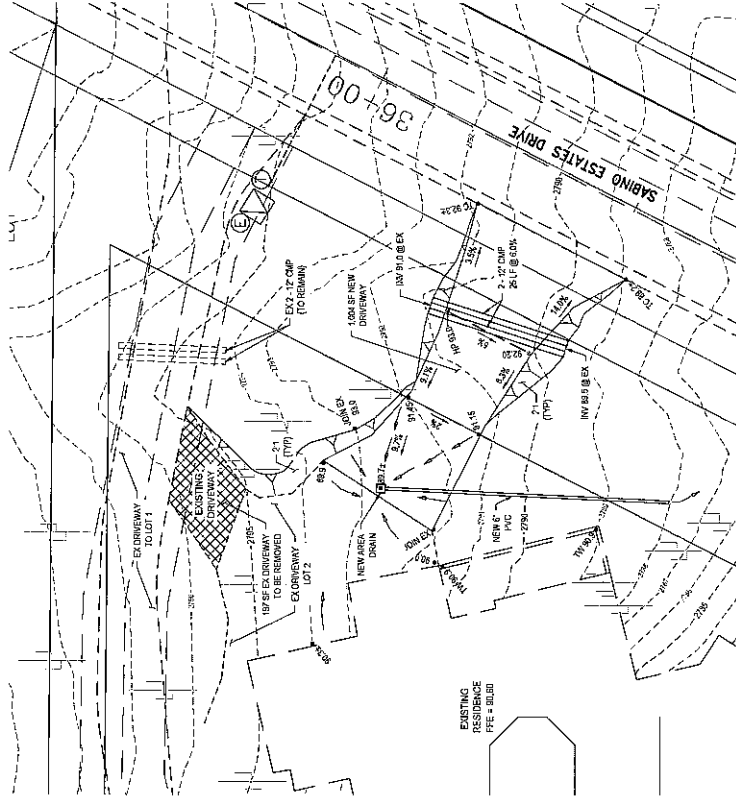
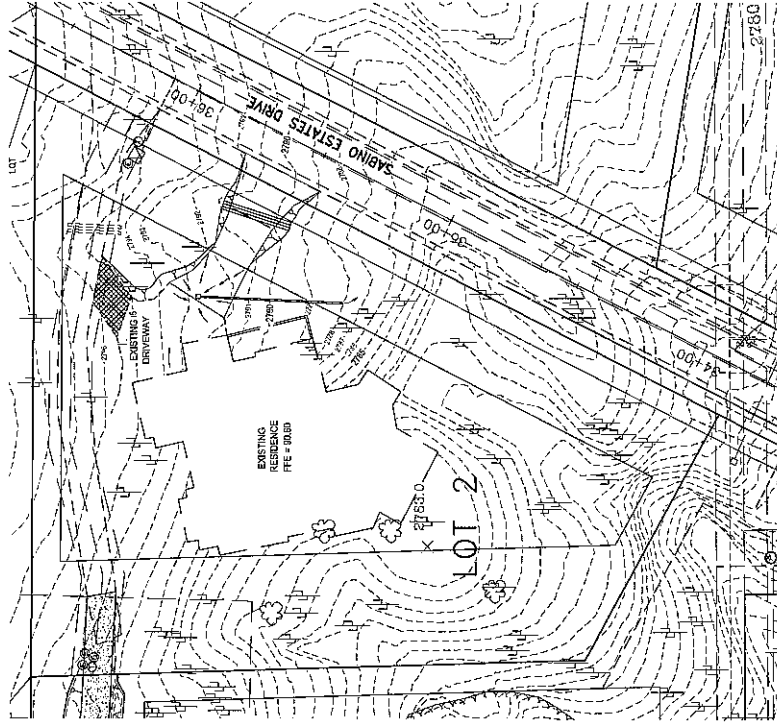
**Regional Flood Control District report:**

Regional Flood Control District reviewed the proposed plat note modification request. Floodplain and Regulated Riparian Habitat do not impact the property therefore the District has no objections to this plat note modification.

TD/DS

Attachments

cc: Darrell and Ana Stipp, 9645 E. Sabino Estates Drive, Tucson, AZ 85749  
Tom Drzazgowski, Chief Zoning Inspector  
Co12-93-11 File



**The WLB Group**

Engineering, Planning, Surveying  
Subsidiary: WLB Group  
1200 N. 1st Street, Suite 100  
Tucson, Arizona 85702  
(520) 885-7666

SABINO ESTATES AT SABINO SPRINGS (BK. 45 MAP PG. 7)  
LOT 2 (9645 E. SABINO ESTATES DRIVE)  
DRIVEWAY IMPROVEMENT PLAN

AS NOTED  
Job No. 1120489-001  
Date APRIL 2021  
Drawn BY  
Checked By



2

2



Case #: CO12-93-11  
Case Name: SABINO ESTATES AT SABINO SPRINGS (Lot 2)  
Tax Code(s): 114-07-1780

Aerial Exhibit







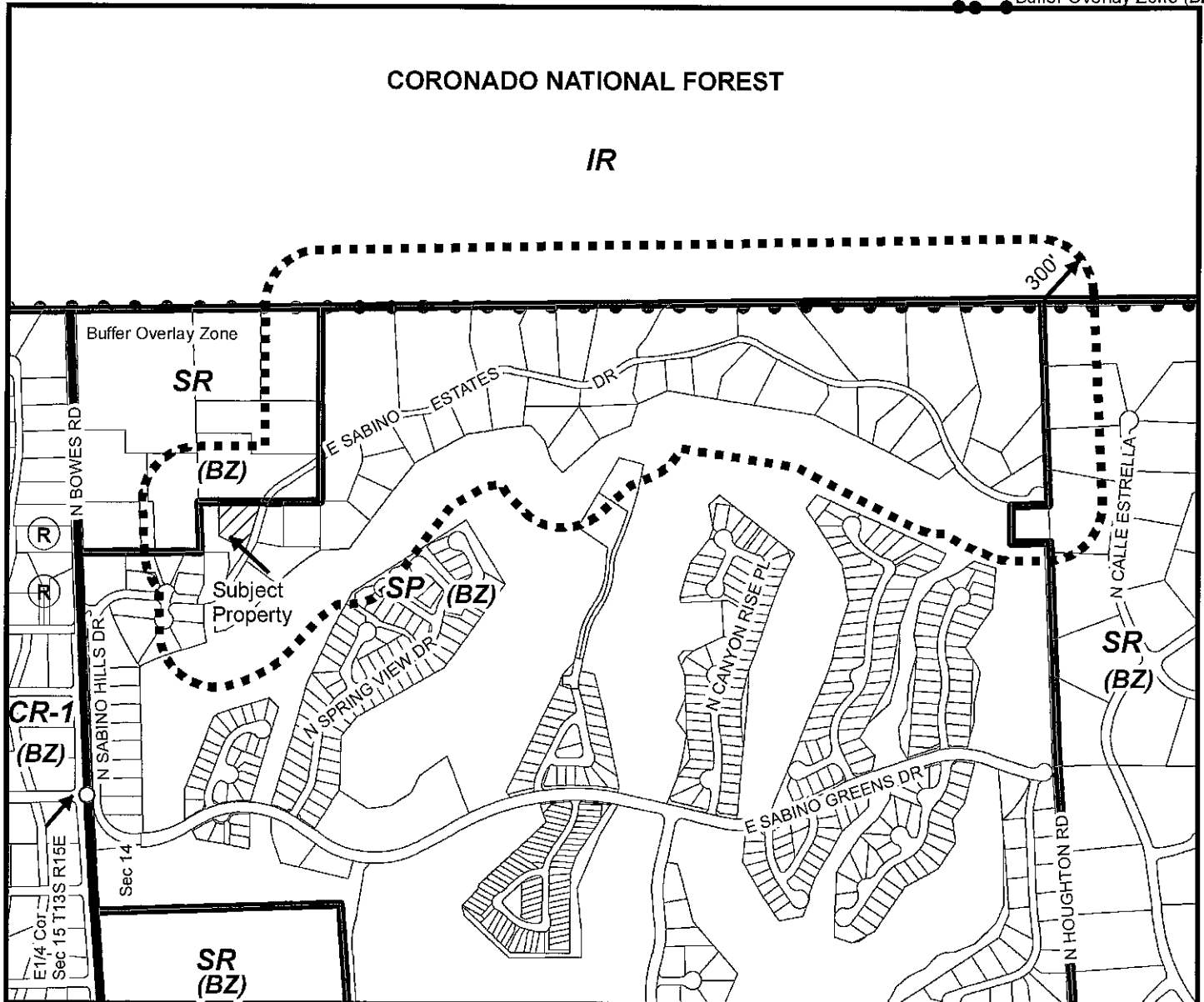
0 355 710 1,420 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

	Notes: Plat Note Modification (Lot 2)		
	Case Ref #: P21SA00004		
	Map Scale: 1:10,000	Map Date: 5/12/2021 - ds	



Case #: CO12-93-11  
Case Name: SABINO ESTATES AT SABINO SPRINGS (Lot 2)  
Tax Code(s): 114-07-1780

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



0 360 720 1,440 Feet

## PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

 <b>PIMA COUNTY</b> DEVELOPMENT SERVICES	Notes: <b>Plat Note Modification (Lot 2)</b>			
	<b>PIMA COUNTY COMPREHENSIVE PLAN C07-13-10</b>			
	<b>Case Ref #: P21SA00004</b>		<b>Board of Supervisors Hearing: 6/22/2021</b>	
	<b>Base Map(s): 50 &amp; 83</b>	<b>Map Scale: 1:10,000</b>	<b>Map Date: 5/10/2021 - ds</b>	





## Land Use Legend and Map

### **Planned Development Community (PDC)**

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.

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

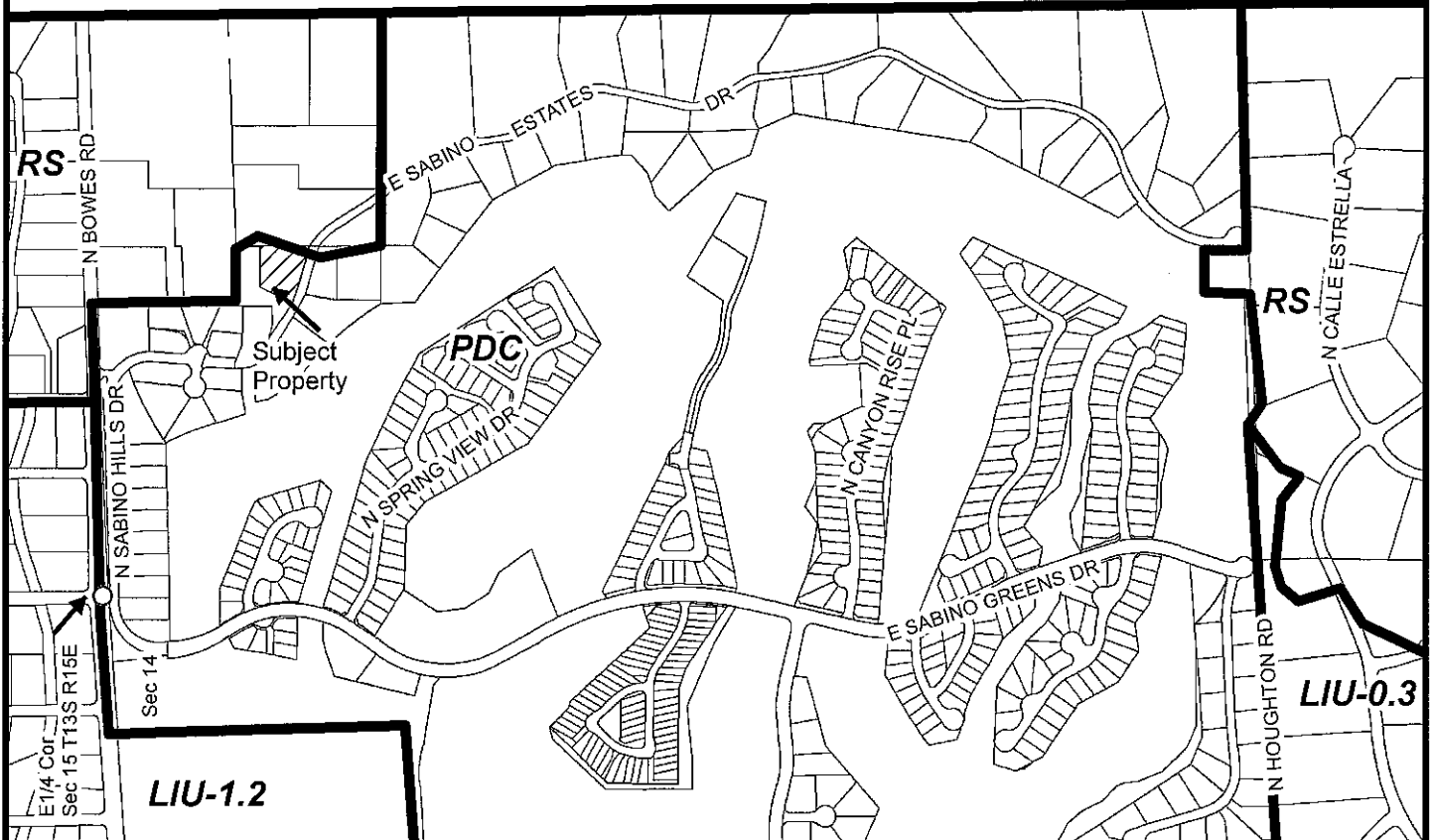
Case #: CO12-93-11  
Case Name: SABINO ESTATES AT SABINO SPRINGS (Lot 2)  
Tax Code(s): 114-07-1780

Comprehensive Plan Exhibit

 Subject Property



CORONADO NATIONAL FOREST

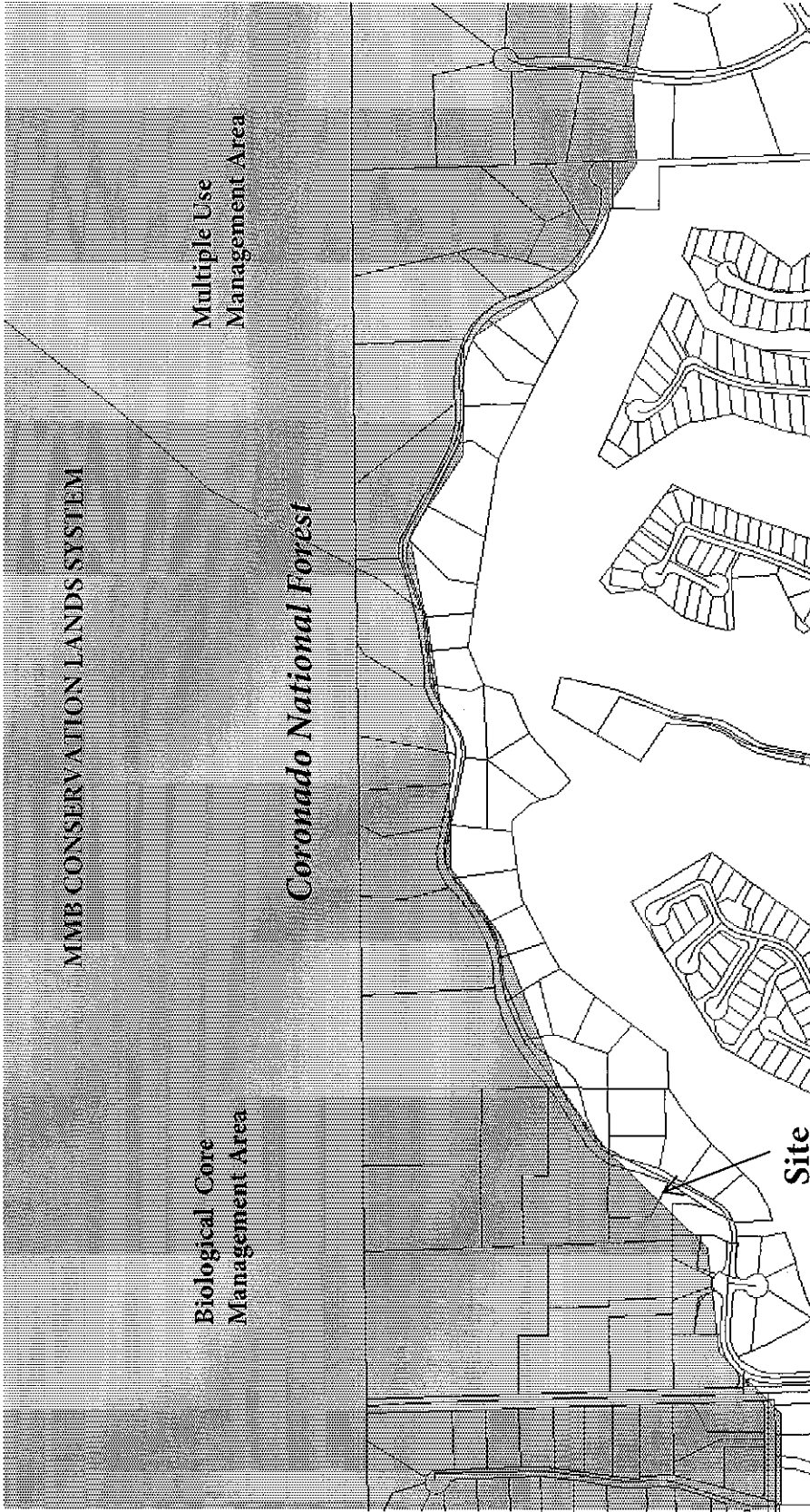
RS



0 355 710 1,420 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

 <p>PIMA COUNTY DEVELOPMENT SERVICES</p>	Notes: <b>Plat Note Modification (Lot 2)</b>		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	<b>Case Ref #: P21SA00004</b>		
	Map Scale: 1:10,000	Map Date: 5/12/2021 - ds	



# As-Built Grading Study

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:

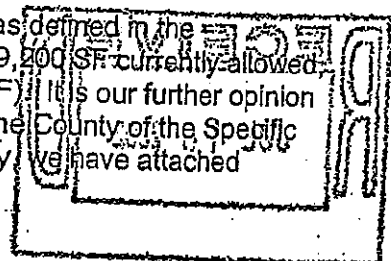
Per the request of our client, Stantec has analyzed the area referred to as Sabino Estates (Bk. 45, M&P, Pg. 7) via orthophotogrammetry to establish the extent of asbuilt grading for the site. To the best of our knowledge and belief, based upon a review of past records presented to us by our client, 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
Buildings	3. Drainage Structures	10,617 SF / 0.24 AC
	4. Slopes	7,900 SF / 0.18 AC
Environment	Total	206,570 SF / 4.74 AC
Industrial		
Transportation		
Urban Land		

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



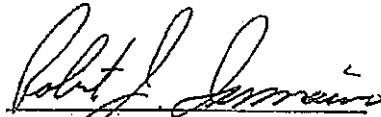
Reference: Sabino Estates

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

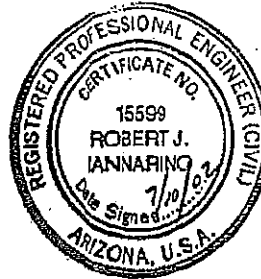
We trust the above information is sufficient for your needs at this time. Feel free to contact us should you have any further questions.

Sincerely,

STANTEC CONSULTING INC.



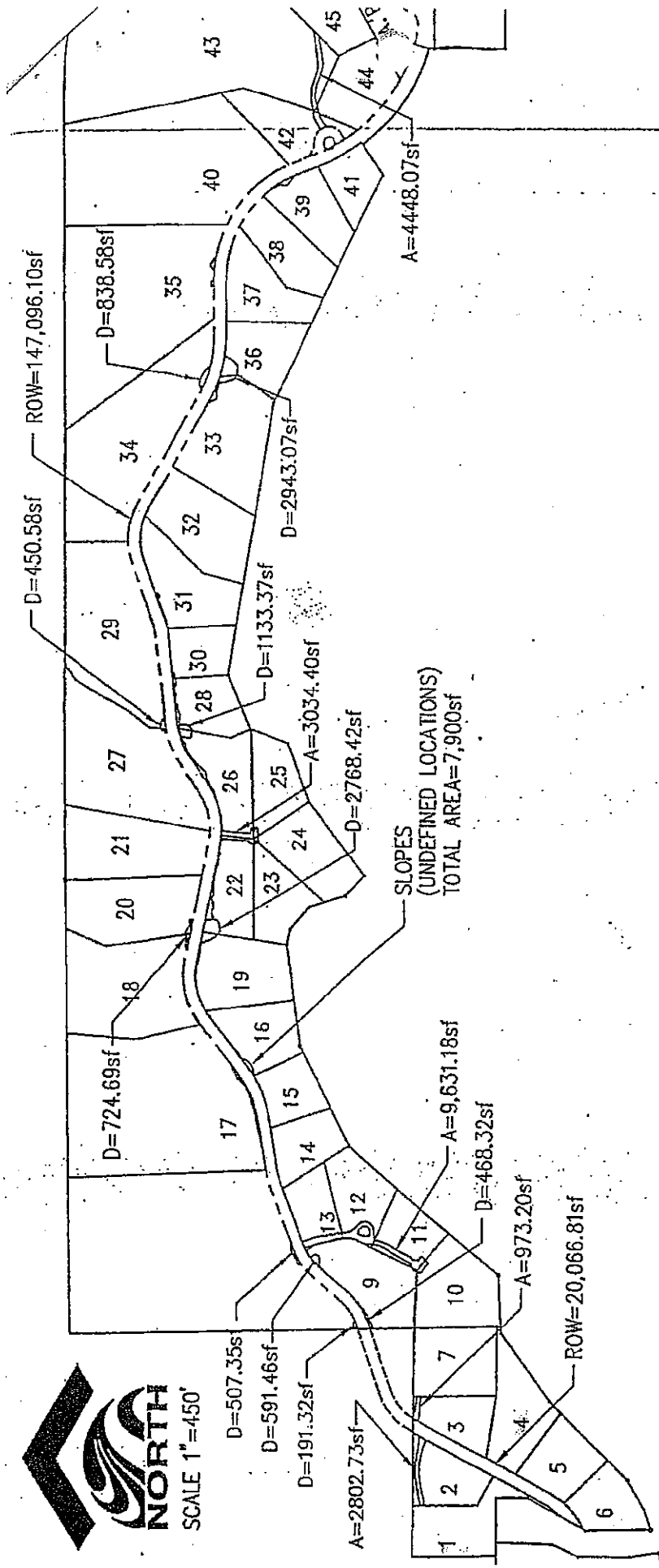
Robert J. Iannarino, PE, RLS  
Principal, Land Development  
riannarino@stantec.com  
RJl:ic



Enc.

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

\\TUCSERV01V-civil\PROJ14\85601402\admin\Debonis as-built.doc



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.

Stanlec Consulting Inc.  
 4911 East Broadway Blvd.  
 Tucson, AZ USA  
 85711-3649  
 Tel. 520.750.7474  
 Fax. 520.750.7470  
 www.stanlec.com



**Stanlec**

JOB NO: 85611402-94

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

**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\*\*\***

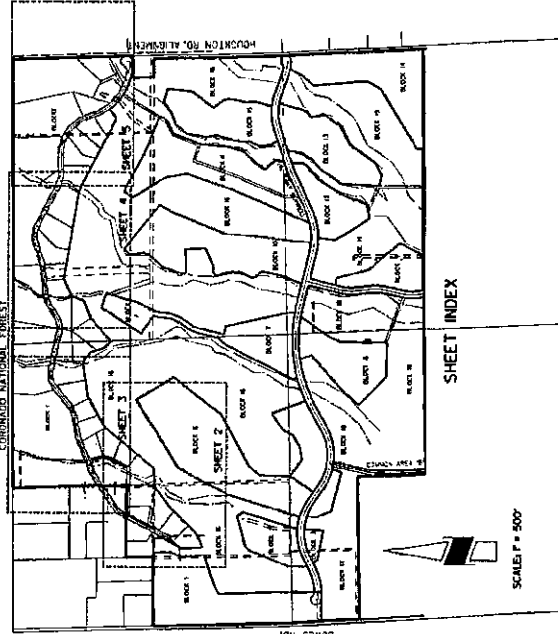


FINAL PLAT FOR

# SABINO ESTATES

AT  
*Sabino Springs*

BLOCK 1 AND COMMON AREAS 'A' & 'B'



SHEET NO.

Adm. Control  
Notes

STATEMENT OF WATER ADEQUACY

ASSURANCES

APPROVALS

APPROVALS

ROCK ENGINEERING COMPANY

## LEGEND

- 2" BRASS CAP SURVEY MONUMENT TO BE SET
- TO BE SET, 1/2" REBAR TIED TO MONUMENT
- FORMED SURVEY MONUMENT, AS NOTED
- 1/4" CORNER
- 1/4" SECTION CORNER
- CITY/COUNTY LIMITS
- PROPOSED SUBDIVISION LOCATION
- FOR CORNER (COT) 1

## DEDICATION (cont.)

STATE OF ARIZONA  
COUNTY OF PIMA  
THE FOREGOING INSTRUMENT WAS APPROVED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PIMA, ARIZONA, ON THIS 14th DAY OF JUNE, 1993, AT THE OFFICE OF THE COUNTY CLERK, PIMA COUNTY, ARIZONA.

## GENERAL NOTES

1. THE MONUMENTS TO BE SET AT THE CORNERS OF THE BLOCKS AND AT THE INTERSECTIONS OF THE LOTS WITH THE ADJACENT LOTS, SHALL BE 2" BRASS CAP SURVEY MONUMENTS TO BE SET BY THE SURVEYOR.
2. THE MONUMENTS TO BE SET AT THE CORNERS OF THE BLOCKS AND AT THE INTERSECTIONS OF THE LOTS WITH THE ADJACENT LOTS, SHALL BE 1/4" REBAR TIED TO MONUMENTS.
3. THE MONUMENTS TO BE SET AT THE CORNERS OF THE BLOCKS AND AT THE INTERSECTIONS OF THE LOTS WITH THE ADJACENT LOTS, SHALL BE FORMED SURVEY MONUMENTS, AS NOTED.
4. THE MONUMENTS TO BE SET AT THE CORNERS OF THE BLOCKS AND AT THE INTERSECTIONS OF THE LOTS WITH THE ADJACENT LOTS, SHALL BE 1/4" CORNERS.
5. THE MONUMENTS TO BE SET AT THE CORNERS OF THE BLOCKS AND AT THE INTERSECTIONS OF THE LOTS WITH THE ADJACENT LOTS, SHALL BE 1/4" SECTION CORNERS.
6. THE MONUMENTS TO BE SET AT THE CORNERS OF THE BLOCKS AND AT THE INTERSECTIONS OF THE LOTS WITH THE ADJACENT LOTS, SHALL BE CITY/COUNTY LIMITS.
7. THE MONUMENTS TO BE SET AT THE CORNERS OF THE BLOCKS AND AT THE INTERSECTIONS OF THE LOTS WITH THE ADJACENT LOTS, SHALL BE PROPOSED SUBDIVISION LOCATION.
8. THE MONUMENTS TO BE SET AT THE CORNERS OF THE BLOCKS AND AT THE INTERSECTIONS OF THE LOTS WITH THE ADJACENT LOTS, SHALL BE FOR CORNER (COT) 1.

MAP 50.83  
ZONE SP

Adm. Address = 9610  
E. Sabino Estates Dr.

RELEASED 7-19-02

HAZARD REVISIONS, RE-PLATTING REQUIRED  
FINAL PLAT FOR (EFFECTIVE 5-22-02)

# SABINO ESTATES

AT  
*Sabino Springs*

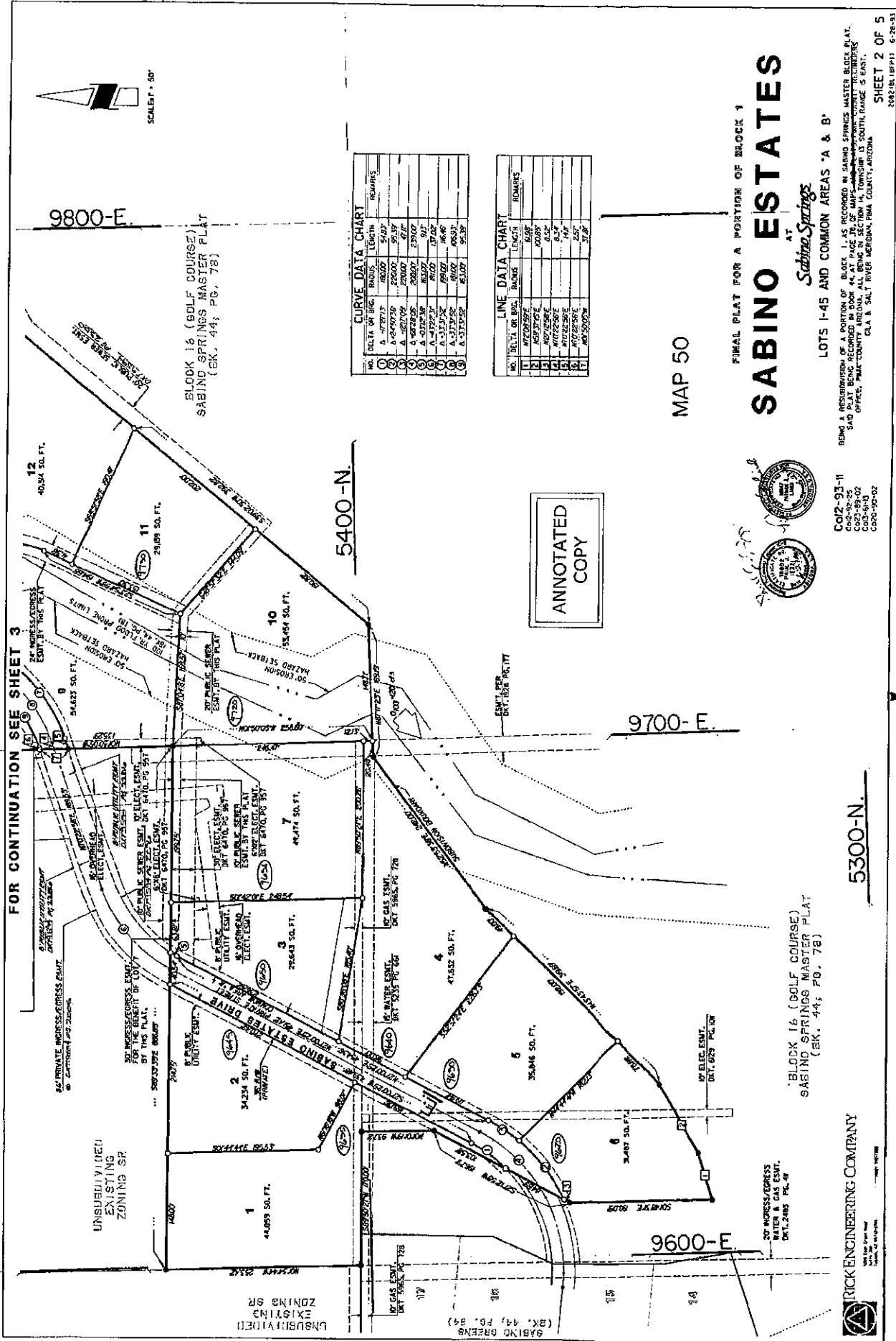
LOTS 1-45 AND COMMON AREAS 'A' & 'B'

CO2-93-11  
CO2-93-02  
CO2-93-03  
CO2-93-04

ROCK ENGINEERING COMPANY

SHEET 1 OF 5

FOR CONTINUATION SEE SHEET 3



SCALE 1" = 50'

BLOCK 16 (GOLF COURSE)  
SAGINO SPRINGS MASTER PLAT  
(BK. 44; PG. 78)

5400-N.

9700-E.

9600-E.

ANNOTATED  
COPY

MAP 50

FINAL PLAT FOR A PORTION OF BLOCK 1

# SABINO ESTATES

*Sabino Springs*

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

BEING A RECONSTRUCTION OF A PORTION OF BLOCK 1, AS RECORDED IN SAGINO SPRINGS MASTER PLAT, SAG PLAT BEING RECORDED IN BOOK 44, AT PAGE 78, OF MAPS AND PLATS, COUNTY OF MARICOPA, ARIZONA, ALL BEING IN SECTION 14, TOWNSHIP 13 SOUTH, RANGE 5 EAST, CL & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

SHEET 2 OF 5

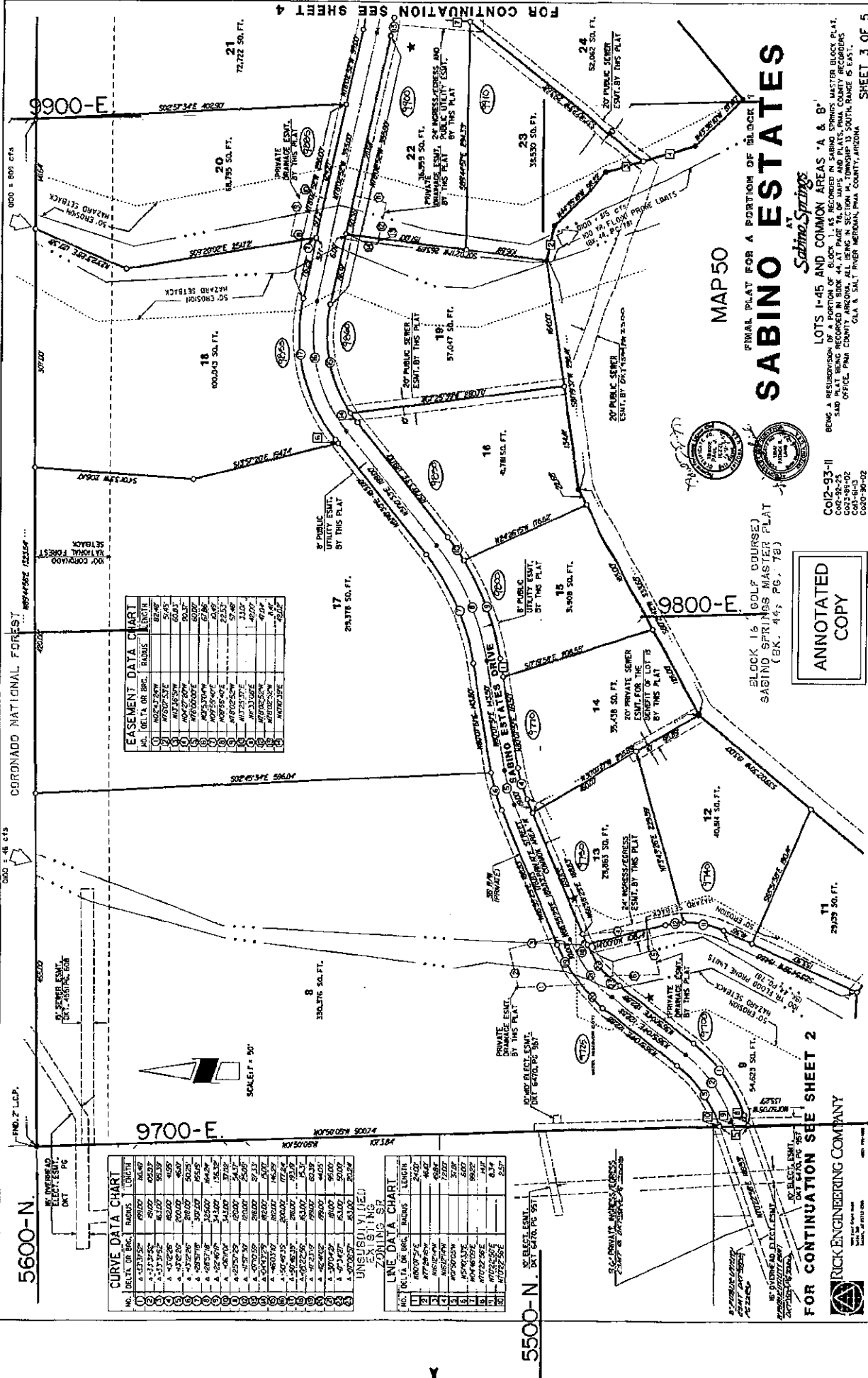
Col2-93-11  
Col2-93-25  
Col2-93-42  
Col2-93-43  
Col2-93-44

5300-N.

RICK ENGINEERING COMPANY



1988-1989



5600-N. 1000 = 800 CFS 300' CORONADO NATIONAL FOREST 88944562 122158 ... 5500-N. BY DATA PG 911

**CURVE DATA CHART**

NO.	DELTA OR BEG.	RADIUS	LENGTH
1	113.32°	65.07	62.37
2	113.32°	65.07	62.37
3	113.32°	65.07	62.37
4	113.32°	65.07	62.37
5	113.32°	65.07	62.37
6	113.32°	65.07	62.37
7	113.32°	65.07	62.37
8	113.32°	65.07	62.37
9	113.32°	65.07	62.37
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22	113.32°	65.07	62.37
23	113.32°	65.07	62.37
24	113.32°	65.07	62.37

**LINE DATA CHART**

NO.	DELTA OR BEG.	RADIUS	LENGTH
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3	113.32°	65.07	62.37
4	113.32°	65.07	62.37
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16	113.32°	65.07	62.37
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18	113.32°	65.07	62.37
19	113.32°	65.07	62.37
20	113.32°	65.07	62.37
21	113.32°	65.07	62.37
22	113.32°	65.07	62.37
23	113.32°	65.07	62.37
24	113.32°	65.07	62.37

**EASEMENT DATA CHART**

NO.	DELTA OR BEG.	RADIUS	LENGTH
1	113.32°	65.07	62.37
2	113.32°	65.07	62.37
3	113.32°	65.07	62.37
4	113.32°	65.07	62.37
5	113.32°	65.07	62.37
6	113.32°	65.07	62.37
7	113.32°	65.07	62.37
8	113.32°	65.07	62.37
9	113.32°	65.07	62.37
10	113.32°	65.07	62.37
11	113.32°	65.07	62.37
12	113.32°	65.07	62.37
13	113.32°	65.07	62.37
14	113.32°	65.07	62.37
15	113.32°	65.07	62.37
16	113.32°	65.07	62.37
17	113.32°	65.07	62.37
18	113.32°	65.07	62.37
19	113.32°	65.07	62.37
20	113.32°	65.07	62.37
21	113.32°	65.07	62.37
22	113.32°	65.07	62.37
23	113.32°	65.07	62.37
24	113.32°	65.07	62.37

# MAP 50

## SABINO ESTATES

FINAL PLAT FOR A PORTION OF BLOCK 1  
SABINO SPRINGS MASTER PLAT  
(BK. 44; PG. 78)

LOT 11-24 AND COMMON AREAS 'A' & 'B'

BEING A RESUBDIVISION OF A PORTION OF BLOCK 1, AS RECORDED IN SABINO SPRINGS MASTER BLOCK PLAT, SABINO SPRINGS, PIMA COUNTY, ARIZONA, AND PLATS 1 AND 2, PIMA COUNTY RECORDS OFFICE, PIMA COUNTY, ARIZONA, ALL BEING IN SECTION 16, TOWNSHIP 20N, RANGE 15E, S.1E.

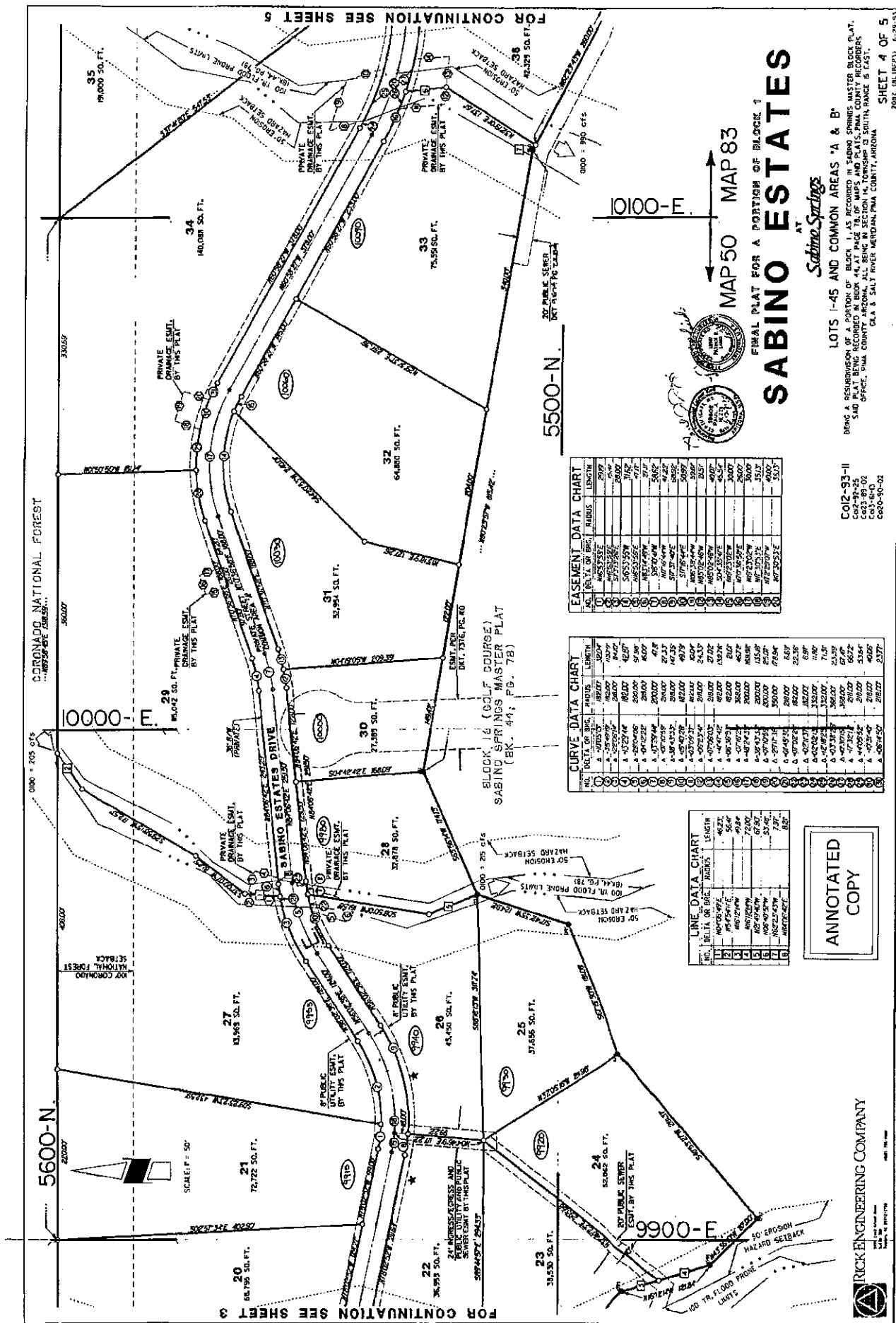
2005 JUL 19/05 6:28:35

ANNOTATED COPY

FOR CONTINUATION SEE SHEET 2

5500-N. BY DATA PG 911

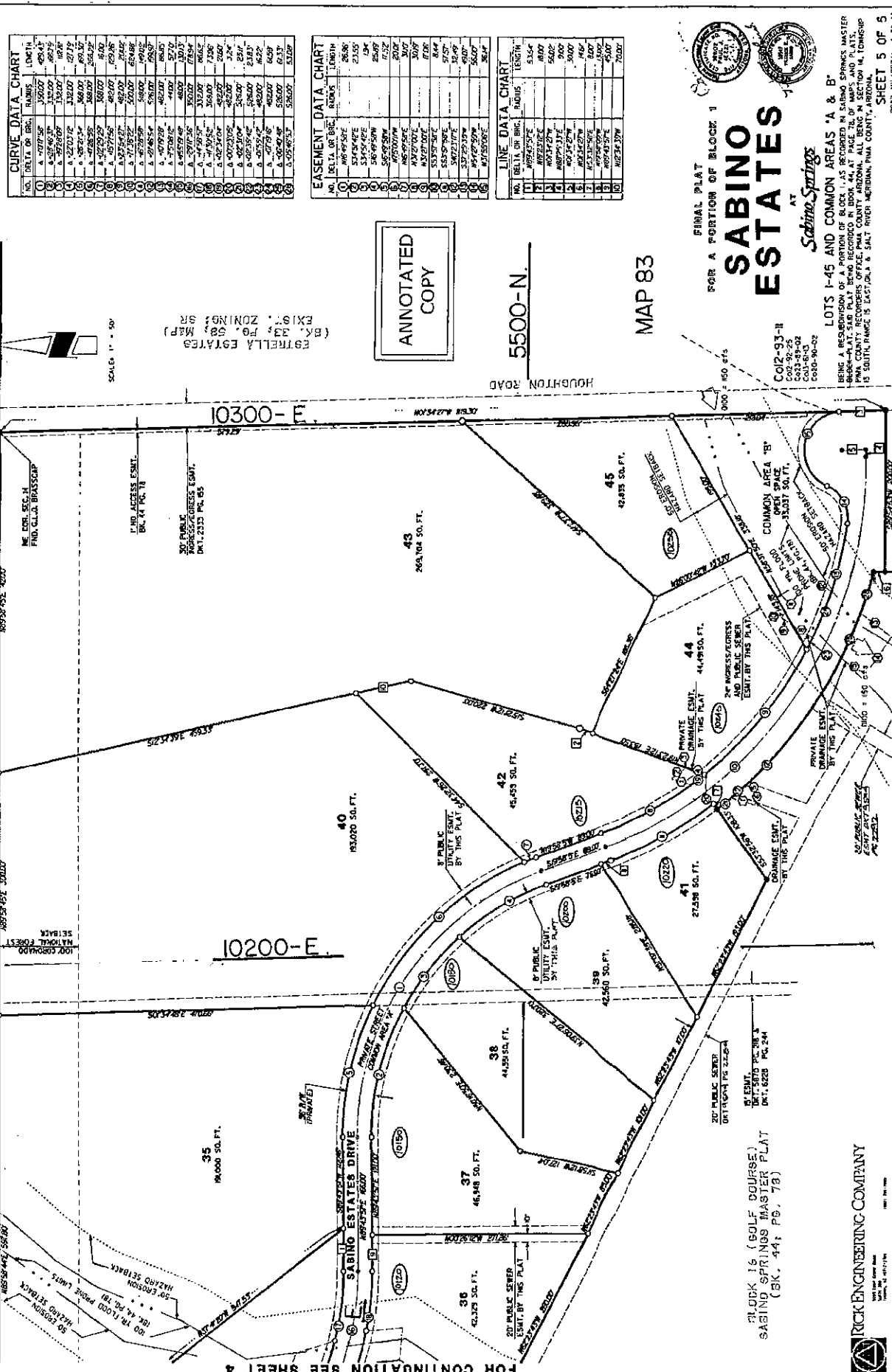
2005 JUL 19/05 6:28:35



5600-N

CORONADO NATIONAL FOREST

5000-N



CURVE DATA CHART			
NO.	DELTA OR BEG. RADIUS	LENGTH	AREA
1	1000.00	100.00	157.08
2	1000.00	100.00	157.08
3	1000.00	100.00	157.08
4	1000.00	100.00	157.08
5	1000.00	100.00	157.08
6	1000.00	100.00	157.08
7	1000.00	100.00	157.08
8	1000.00	100.00	157.08
9	1000.00	100.00	157.08
10	1000.00	100.00	157.08
11	1000.00	100.00	157.08
12	1000.00	100.00	157.08
13	1000.00	100.00	157.08
14	1000.00	100.00	157.08
15	1000.00	100.00	157.08
16	1000.00	100.00	157.08
17	1000.00	100.00	157.08
18	1000.00	100.00	157.08
19	1000.00	100.00	157.08
20	1000.00	100.00	157.08
21	1000.00	100.00	157.08
22	1000.00	100.00	157.08
23	1000.00	100.00	157.08
24	1000.00	100.00	157.08
25	1000.00	100.00	157.08
26	1000.00	100.00	157.08
27	1000.00	100.00	157.08
28	1000.00	100.00	157.08
29	1000.00	100.00	157.08
30	1000.00	100.00	157.08
31	1000.00	100.00	157.08
32	1000.00	100.00	157.08
33	1000.00	100.00	157.08
34	1000.00	100.00	157.08
35	1000.00	100.00	157.08
36	1000.00	100.00	157.08
37	1000.00	100.00	157.08
38	1000.00	100.00	157.08
39	1000.00	100.00	157.08
40	1000.00	100.00	157.08
41	1000.00	100.00	157.08
42	1000.00	100.00	157.08
43	1000.00	100.00	157.08
44	1000.00	100.00	157.08
45	1000.00	100.00	157.08

EASEMENT DATA CHART			
NO.	DELTA OR BEG. RADIUS	LENGTH	AREA
1	1000.00	100.00	157.08
2	1000.00	100.00	157.08
3	1000.00	100.00	157.08
4	1000.00	100.00	157.08
5	1000.00	100.00	157.08
6	1000.00	100.00	157.08
7	1000.00	100.00	157.08
8	1000.00	100.00	157.08
9	1000.00	100.00	157.08
10	1000.00	100.00	157.08
11	1000.00	100.00	157.08
12	1000.00	100.00	157.08
13	1000.00	100.00	157.08
14	1000.00	100.00	157.08
15	1000.00	100.00	157.08
16	1000.00	100.00	157.08
17	1000.00	100.00	157.08
18	1000.00	100.00	157.08
19	1000.00	100.00	157.08
20	1000.00	100.00	157.08
21	1000.00	100.00	157.08
22	1000.00	100.00	157.08
23	1000.00	100.00	157.08
24	1000.00	100.00	157.08
25	1000.00	100.00	157.08
26	1000.00	100.00	157.08
27	1000.00	100.00	157.08
28	1000.00	100.00	157.08
29	1000.00	100.00	157.08
30	1000.00	100.00	157.08
31	1000.00	100.00	157.08
32	1000.00	100.00	157.08
33	1000.00	100.00	157.08
34	1000.00	100.00	157.08
35	1000.00	100.00	157.08
36	1000.00	100.00	157.08
37	1000.00	100.00	157.08
38	1000.00	100.00	157.08
39	1000.00	100.00	157.08
40	1000.00	100.00	157.08
41	1000.00	100.00	157.08
42	1000.00	100.00	157.08
43	1000.00	100.00	157.08
44	1000.00	100.00	157.08
45	1000.00	100.00	157.08

LINE DATA CHART			
NO.	DELTA OR BEG. RADIUS	LENGTH	AREA
1	1000.00	100.00	157.08
2	1000.00	100.00	157.08
3	1000.00	100.00	157.08
4	1000.00	100.00	157.08
5	1000.00	100.00	157.08
6	1000.00	100.00	157.08
7	1000.00	100.00	157.08
8	1000.00	100.00	157.08
9	1000.00	100.00	157.08
10	1000.00	100.00	157.08
11	1000.00	100.00	157.08
12	1000.00	100.00	157.08
13	1000.00	100.00	157.08
14	1000.00	100.00	157.08
15	1000.00	100.00	157.08
16	1000.00	100.00	157.08
17	1000.00	100.00	157.08
18	1000.00	100.00	157.08
19	1000.00	100.00	157.08
20	1000.00	100.00	157.08
21	1000.00	100.00	157.08
22	1000.00	100.00	157.08
23	1000.00	100.00	157.08
24	1000.00	100.00	157.08
25	1000.00	100.00	157.08
26	1000.00	100.00	157.08
27	1000.00	100.00	157.08
28	1000.00	100.00	157.08
29	1000.00	100.00	157.08
30	1000.00	100.00	157.08
31	1000.00	100.00	157.08
32	1000.00	100.00	157.08
33	1000.00	100.00	157.08
34	1000.00	100.00	157.08
35	1000.00	100.00	157.08
36	1000.00	100.00	157.08
37	1000.00	100.00	157.08
38	1000.00	100.00	157.08
39	1000.00	100.00	157.08
40	1000.00	100.00	157.08
41	1000.00	100.00	157.08
42	1000.00	100.00	157.08
43	1000.00	100.00	157.08
44	1000.00	100.00	157.08
45	1000.00	100.00	157.08

ANNOTATED COPY



FINAL PLAT  
FOR A PORTION OF BLOCK 16  
**SABINO  
ESTATES**  
AT  
*Sabino Springs*  
LOTS 1-45 AND COMMON AREAS 'A' & 'B'  
BEING A REVISION OF A PORTION OF BLOCK 16 AS RECORDED IN SABINO SPRINGS MASTER PLAT, BOOK 10, PAGE 78, OF MAPS AND PLATS, PIMA COUNTY RECORDS OFFICE, CONTOUR 14, TOWNSHIP 15 SOUTH, RANGE 15 EAST, J. & S. RIVER, PIMA COUNTY, ARIZONA.  
SHEET 5 OF 5  
2002 JUL 18 PM 4:14 6-29-02



# NOTES

## ADMINISTRATIVE CONTROL NOTES

for  
SABINO ESTATES  
Lots 1-45 and Common Areas "A" and "B"  
as recorded in  
Book 45at Page 200 in 23<sup>rd</sup> , 1993.  
Co12-93-11

### RESTRICTIVE NOTES

- EXISTING ZONING IS DP AND WILL REMAIN.
- MINIMUM LOT AREA FOR THE APPROVED SABINO SPRINGS SPECIFIC PLAN IS 102,125 SQ. FT. IS 21,760 SQUARE FEET.
- THIS DEVELOPMENT IS SUBJECT TO THE BOARD OF SUPERVISORS REZONING CONDITIONS AS ARTICULATED IN ADOPTED PIMA COUNTY ORDINANCE NOS. 1986-53 AND 1992-81.
- APPROVAL OF THIS PLAT DOES NOT AFFORD CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO ANY APPLICABLE STATE OR FEDERAL LAWS, RULES OR REGULATIONS OR CONFLICT WITH ANY ZONING RESTRICTIONS OR EASEMENTS.
- THE DEVELOPMENT CATEGORY OF THIS SUBDIVISION, PER THE APPROVED SABINO SPRINGS SPECIFIC PLAN (CO12-89-71), IS RA-1.

1 OF 5

- THIS PLAT IS SUBJECT TO LANDSCAPE, PRESERVATION AND MITIGATION REQUIREMENTS AS CONTAINED IN THE SABINO SPRINGS VEGETATION MITIGATION PLAN AND A DETAILED LANDSCAPE/LANDSCAPE PLAN TO BE SUBMITTED WITH THIS PLAT.

LOTS 1-45 MAY BE SUBJECT TO THE PUBLIC DEVELOPMENT OVERLAY ZONE. THE PUBLIC DEVELOPMENT OVERLAY ZONE IS A ZONING DISTRICT THAT IS ESTABLISHED BY THE BOARD OF SUPERVISORS AT THE TIME OF BUILDING PERMIT SUBMITTAL BY THE PLAT APPLICANT. TRANSPORTATION AND LANDSCAPE IMPROVEMENTS ARE REQUIRED TO BE PROVIDED FOR THE PUBLIC DEVELOPMENT OVERLAY ZONE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

- THAT PORTION OF ANY LOT'S DEVELOPMENT OVERLAY ZONE WHICH LIES WITHIN THE PUBLIC DEVELOPMENT OVERLAY ZONE SHALL BE TREATED IN ACCORDANCE WITH SECTION 16.57 (BUFFER OVERLAY ZONE).

- THIS PROJECT IS SUBJECT TO THE DESIGN REVIEW COMMITTEE CONDITIONS FOUND IN CASE NUMBER CO09-90-02 AS APPROVED ON 02-19-90.

- ORDINANCES TO ACCOMMODATE THE IMPROVEMENTS FOR LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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## BOS Minutes

### Plat Note Modifications Approvals

# 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

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

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

# Plat Note Modification Approval Lot 6

## 305 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 No. - 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"

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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 Lot 25 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 Saguaro 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.~~

# Co12-93-11 Plat Note Modification Approval Lot 35 BOS Minutes 9-3-19

~~The Chairman inquired whether anyone wished to be heard. No one appeared. It was moved by Supervisor Miller, seconded by Supervisor Christy and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-00-39, subject to standard and special conditions.~~

## → 20. 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 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 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)

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

## ~~21. Hearing - Rezoning Ordinance~~

~~ORDINANCE NO. 2019 - 22, P18RZ00012, Robert Lee Boykin - N. Camino de Oeste Rezoning. Owner: Robert Lee Boykin. (District 1)~~

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

## 22. Hearing - Rezoning Resolution

RESOLUTION NO. 2019 - 62, P18CA00007, Pima County - West River Road Plan Amendment. Owner: Pima County Flood Control District. (District 1)

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

## 23. Hearing - Rezoning Resolution

RESOLUTION NO. 2019 - 63, Co9-83-94, Transamerica Title No. 8155 - Sunrise Drive Rezoning (Modification of a Rezoning Condition - Non Substantial Change). Owner: Ventana Canyon Alliance, L.L.C. (District 1)



CO12-93-11 PLAT NOTE MODIFICATION APPROVAL (LOT 3)

BOS MINUTES 8/17/20

~~Andrew Flagg, Chief Civil Deputy County Attorney, responded that the notifications on impacted districts was an internal process not a statutory requirement, therefore there would be no legal implication.~~

~~It was moved by Chairman Valadez, seconded by Supervisor Villegas and unanimously carried by a 5-0 vote, to continue this item to the Board of Supervisors' Meeting of September 15, 2020.~~

38. **Hearing - Plat Note Modification**

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 3)

Request of Kieckhefer Revocable Trust, represented by Chris Evans, Architect, for a plat note modification of Restrictive 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 3 of the Sabino Estates at Sabino Springs subdivision (Bk. 45, Pg. 07). The subject property is approximately 0.68 acres, zoned SP (BZ) (Specific Plan - Buffer Overlay Zone) and is located on the east side of E. Sabino Estates Drive, approximately 1,000 feet northeast of the intersection of N. Bowes Road and E. Sabino Estates Drive and is addressed as 9650 E. Sabino Estates Drive. Staff recommends APPROVAL. (District 1)

Chris Poirier, Deputy Director, Development Services Department, indicated that this was a request for a modification of a plat note. He stated that this request would allow for the expansion of the allowable building envelope. He added that the main spine road for the subdivision was built at a shorter length. He indicated that staff recommended approval.

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

39. **Hearing - Rezoning Ordinance**

~~ORDINANCE NO. 2020 - 25, Co9-62-84, Valley View Acres Subdivision Rezoning (Lot 100). Owner: Gerard Gilbert. (District 3)~~

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

Special Action Request Submittal for Graded Area Increase to 11,000 sq ft

April 19, 2021

Darrell and Ana Stipp

9645 E Sabino Estates Dr

Tucson, AZ 85749-7124

316-648-9845

[dlstipp@att.net](mailto:dlstipp@att.net)

Parcel 114-07-1780

Parcel area Approximately 1.01 acres or 43,930 square feet

Specific explanation and justification for request:

Parcel was developed with a driveway of extreme slope of 18.37% when graded per original Lot Plan dated 10/25/04. Driveway slope does not support disabled elderly property owner's mother for walking egress in case of fire. A Civil Engineer, John S. Wise of The MLB Group has prepared a new grading plan to be submitted showing an extension of the existing garage driveway approach to Sabino Estates Drive. That new graded area is estimated to be 1,280 sq ft. This additional area added to the recorded actual grade of 8,130 sq ft will exceed the existing Gradable Area Maximum of 9,200 sq ft by 210 sq ft. In the process of discovery of the steps necessary to gain approval for the proposed grading plan; it was learned that property owners of Sabino Estates were granted increased maximum allowable graded areas of 11,000 sq ft. This additional allowable graded area was the result of the grading completion of Sabino Estates Drive having been completed at less than its allowable graded area. Thus, we the property owners of parcel 114-07-1780 are requesting that we also are granted a Gradable Area Maximum of 11,000 square feet.

Thank you for your consideration,

Sincerely,

Darrell and Ana Stipp



Engineering • Planning  
Surveying • Urban Design  
Landscape Architecture

April 13, 2021

Mr. Darrell Stipp  
9645 E. Sabino Estates Dr.  
Tucson, Arizona 85749

Subject: Grading and Drainage Design for 9645 E. Sabino Estates Dr. -  
Relocation of Driveway  
WLB No. 112038-B-001

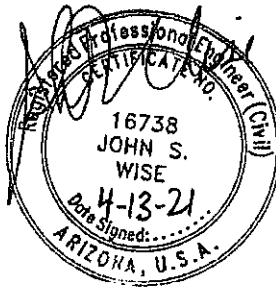
Dear Mr. Stipp (Darrell),

We have completed the design for the relocation of the driveway at 9645 E. Sabino Estates Dr. per requirements from the Sabino Estates HOA/Pinehurst Properties, Inc.

The following tasks have been completed:

1. Drainage conditions for the two new 12-inch culverts for the new driveway are essentially the same as for the existing two 12-inch culverts under the existing driveway, which will remain to provide access to Lot 1. The two culvert systems lie on the same wash and have the same capacity. Therefore, drainage conditions for your lot (Lot 2) will remain essentially unchanged.
2. The attached grading plan has been prepared for the new driveway including the two new 12-inch culverts. The driveway has been designed at grade to the extent possible. The slopes along the edge of the driveway, both cut and fill, are at 2:1. Therefore slope protection is not required, although monitoring and maintenance is recommended as applicable.

Please do not hesitate to contact me if you have any questions or comments at (520) 881-7480 extension 144 or at [jwise@wlbgroup.com](mailto:jwise@wlbgroup.com).



Sincerely,

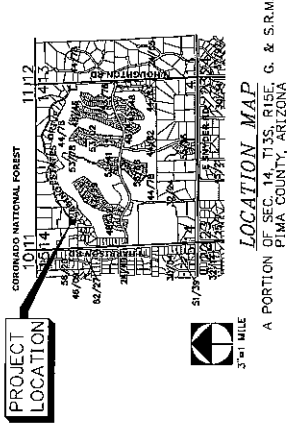
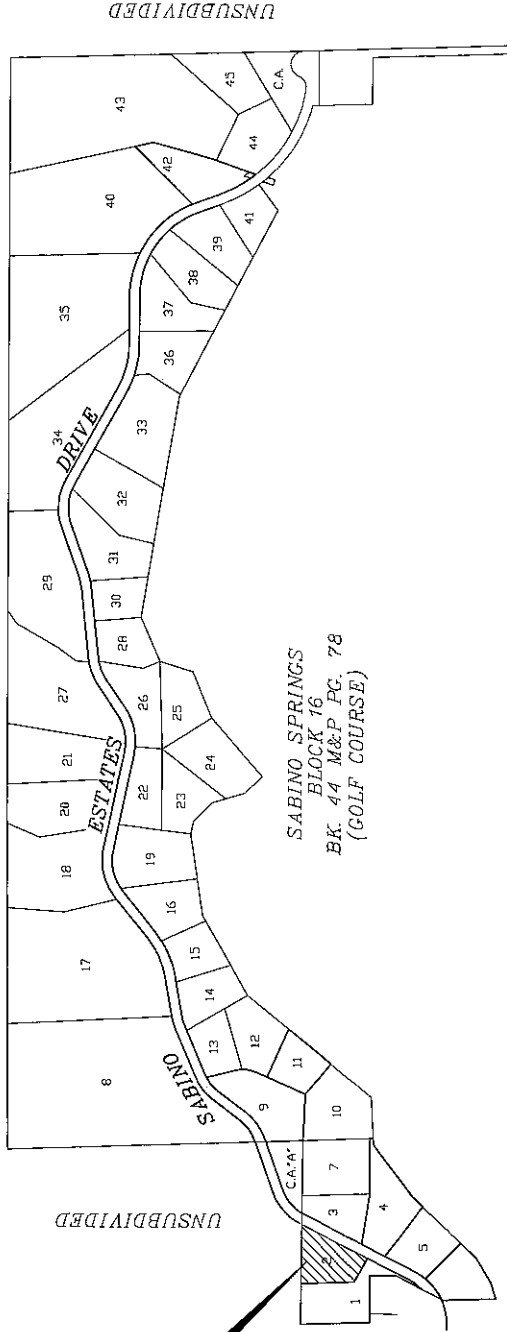
THE WLB GROUP, INC.

John S. Wise, PE, CFM  
Project Manager/Senior Drainage Engineer

# LEGEND

- 3060 --- EXISTING 2' CONTOUR
- 100 YEAR FLOOD LINE
- 100 YEAR FLOOD LINE
- 23.00 --- FINISHED GRADE ELEVATION
- 24.00 --- FINISHED GRADE ELEVATION
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CONSTRUCTION NOTE



The WLB Group, Inc.

Engineering, Planning, Surveying  
 Civil, Electrical, Mechanical, Environmental  
 4444 E. Camelback Road, Suite 200  
 Phoenix, Arizona 85018  
 Phone: (602) 998-1234  
 Fax: (602) 998-1235

SABINO SPRINGS AT SABINO SPRINGS (BK. 45 MAP PG. 72)  
 DRIVEWAY IMPROVEMENT PLAN

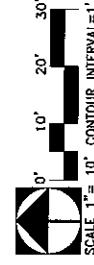
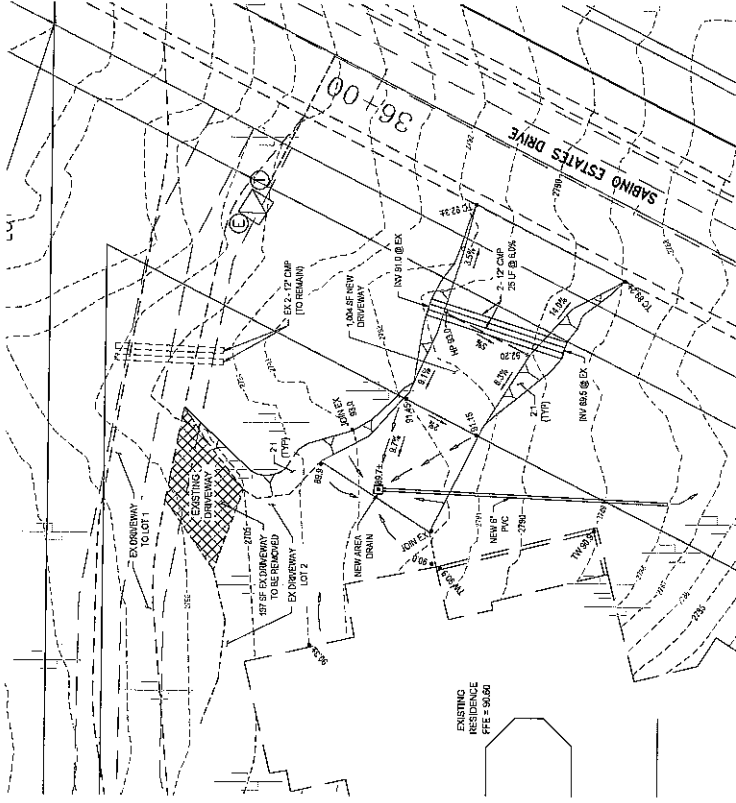
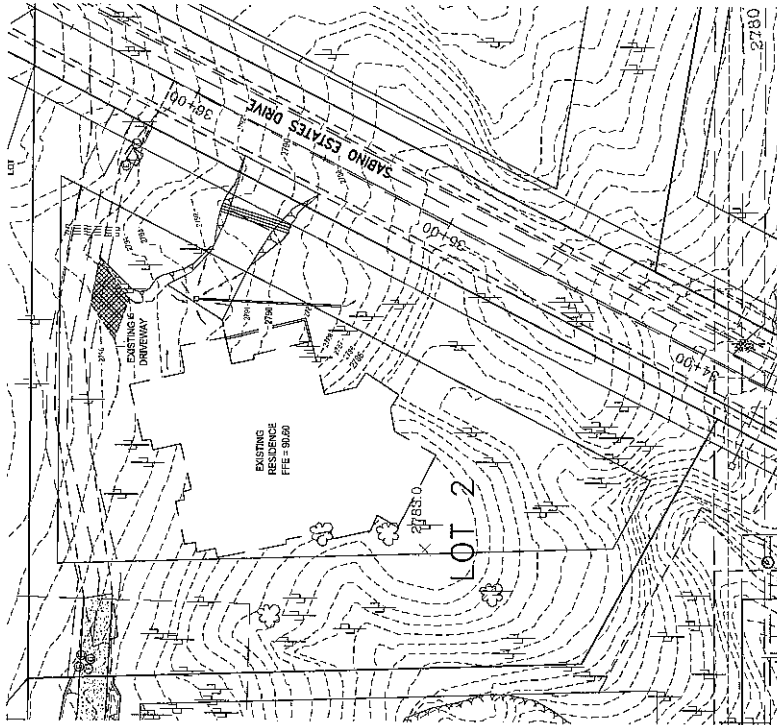
LOT 2 (9645 E. SABINO SPRINGS DRIVE)  
 COVER SHEET

SHEET INDEX  
 SHEET 1...COVER SHEET  
 SHEET 2...DRIVEWAY IMPROVEMENT PLAN

1-800-782-5340  
 1-800-782-5340  
 1-800-782-5340



Project: SABINO SPRINGS AT SABINO SPRINGS (BK. 45 MAP PG. 72)  
 Sheet: 1 of 2  
 Date: 10/1/2001  
 Drawn By: [Name]  
 Checked By: [Name]



**The WLB Group**

Engineering, Planning, Surveying  
 Civil, Mechanical, Electrical, Plumbing  
 Surveying, Environmental, Traffic Engineering  
 4444 E. 1st St., Suite 200  
 Tucson, Arizona 85711 (520) 887-7400

**SABINO ESTATES AT SABINO SPRINGS (BK. 45 MAP PG. 7)**

**DRIVEWAY IMPROVEMENT PLAN**

**LOT 2 (9645 E. SABINO ESTATES DRIVE)**

**GRADING PLAN**

No.	Date	Revised
1	APRIL 2021	AS NOTED
2	APRIL 2021	AS NOTED



