



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Award Type:	Agenda Item
Is a Board Meeting Date Requested?	Yes
Requested Board Meeting Date:	03/24/2026
Project Title / Description:	Co12-93-11 Sabino Estates at Sabino Springs (Lot 24)

Agenda Item Report

Introduction / Background:	The applicant requests a plat note modification to increase the allowable grading on Lot 24 from 9,200 square feet to 11,000 square feet in order to provide additional area for a single-family residence.
Discussion:	There is an overall grading limit within the Sabino Springs Specific Plan. Grading was allotted to each subdivision development within Sabino Springs. The 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 originally estimated for the subdivision. The reduced disturbance equals approximately 1,800 square feet for each of the remaining lots as described in the study. This same modification has been approved by the Board of Supervisors for 19 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 the 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.
Fiscal Impact:	0
Support of Prosperity Initiative:	1. Increase Housing Mobility and Opportunity
Provide information that explains how this activity supports the selected Prosperity Initiative	This request will allow the property owner to build a home that fits their needs.
Board of Supervisor District:	• 1

Department: Development Services - Planning

Name: Donna Spicola

Telephone: 5207246675

Department Director Signature: _____

 For

Date: _____

3/5/20

Deputy County Administrator Signature: _____




Date: _____

3/4/2024

County Administrator Signature: _____

Date: _____

3/6/2024



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Rex Scott, Supervisor, District 1

FROM: Thomas Drzazgowski, Deputy Director
Public Works-Development Services Department-~~Planning Division~~ 

DATE: March 3, 2026

SUBJECT: Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (LOT 24)

The above referenced Plat Note Modification is within your district and is scheduled for the Board of Supervisors' **TUESDAY, March 24, 2026** hearing.

REQUEST: For 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 24 (1.2 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 approximately 100 feet south of E. Sabino Estates Drive, approximately two-thirds of a mile east of the intersection of N. Bowes Road and E. Sabino Estates Drive, addressed as **9920 E. Sabino Estates Drive**.

OWNER: Carlos Rodriquez
3510 N. Craycroft Road, Apt #3208
Tucson AZ 85718

AGENT: Terramar Development
Attn: Jeff Gereke
2200 E. River Road, Suite 105
Tucson AZ 85718

DISTRICT: 1

STAFF CONTACT: Donna Spicola, Planner II

PUBLIC COMMENT TO DATE: As of March 3, 2026, staff received no public comment.

STAFF RECOMMENDATION: APPROVAL

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

TD/DS
Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: Co12-93-11

Page 1 of 2

FOR MARCH 24, 2026 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Thomas Drzazgowski, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: March 3, 2026

UNADVERTISED ITEM FOR PUBLIC HEARING

PLAT NOTE MODIFICATION

Co12-93-11 SABINO ESTATES AT SABINO SPRINGS (LOT 24)

Carlos Rodriguez, represented by Terramar Development, 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 24 (1.2 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 approximately 100 feet south of E. Sabino Estates Drive, approximately two-thirds of a mile east of the intersection of N. Bowes Road and E. Sabino Estates Drive, addressed as **9920 E. Sabino Estates Drive**. Staff recommends **APPROVAL**. (District 1)

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 24 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. This request for grading up to 11,000 square feet will allow for a slightly larger development area for one single-family residence and grading for the drive and utilities as shown on the sketch plan for lot 24.

PLANNING REPORT

Staff supports the requested 1,800-square-foot increase in grading on Lot 24 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 nineteen 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, 28, 29, 31, 34, 35 and 42-45 (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.

Subject Lot 24 is currently vacant and has many saguaro cacti (a protected species) and is 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.

The subject lot is located outside 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 80.03 percent of Sabino Estates will remain undisturbed. The potential for disturbance of 11,000 square feet of the 1.2-acre subject lot constitutes approximately 21 percent of the lot, leaving 79 percent as natural.

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

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.

ENVIRONMENTAL PLANNING

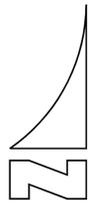
Environmental Planning has no objection.

REGIONAL FLOOD CONTROL DISTRICT

The Regional Flood Control District has no objection.

TD
Attachments

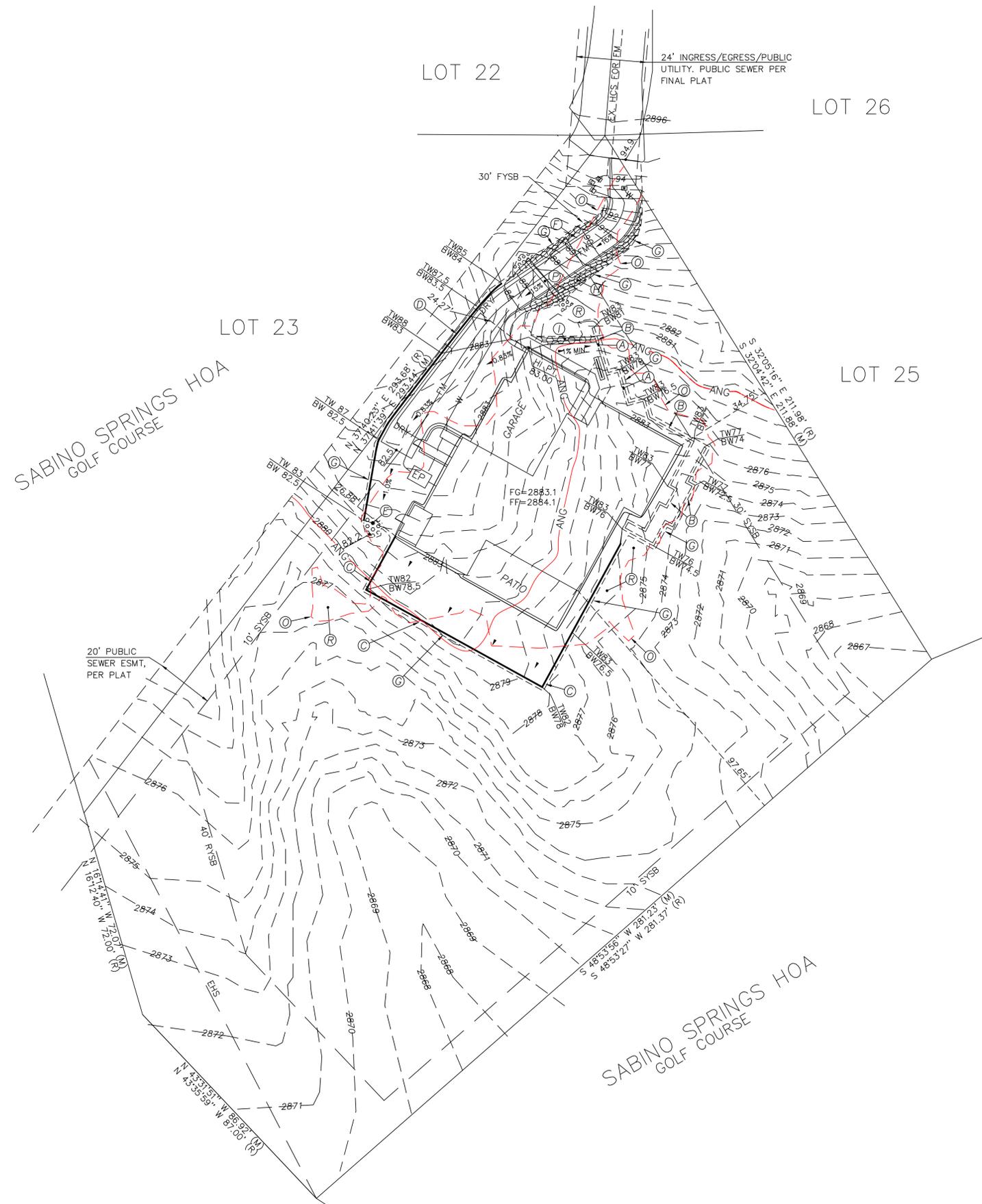
c: Terramar Development, Attn: Jeff Gereke



SCALE 1"=20'
CONTOUR INTERVAL = 1'

UTILITY LEGEND

- EXIST. TRANSFORMER
- EXIST. COMM. PEDESTAL
- EXIST. GAS HOOKUP
- EXIST. WATER METER
- NEW WATER SERVICE LINE
- DRY UTILITY TRENCH. GAS, ELEC & COMM.
- FORCE MAIN UP TO EXISTING HCS
- EJECTOR PUMP FOR SEWER



HDZ GRADING TABLE

A. GROSS AREA OF LOT = 52,062 SF
 B. MAXIMUM GRADING ALLOWED BY GRADING REQUIREMENTS TABLE.
 FIXED AMOUNT = 17,425 SF
 OR 30% OF LOT = 15,618 SF
 WHICHEVER IS GREATER = 17,425 SF
 C. GRADING INCREASES
 DWELLING ROOF AREA = 15% = 0 SF
 10' WIDE DRIVEWAY = 800 SF
 SEPTIC AREA = 0 SF
 UTILITIES = 0 SF
 ACCESS EASEMENT = 0.00 SF
 D. TOTAL GRADING INCREASES = 800 SF
 TOTAL GRADING ALLOWED = 18,145 SF
 EXISTING GRADING = 0.00 SF
 NEW GRADING = 10,777 SF
 TOTAL GRADING = 10,777 SF
 18,145 SF (TOTAL GRADING ALLOWED)-10,777=7,368 SF (OK)

HOA GRADING TABLE

MAXIMUM GRADING FOR HOME, YARD AND DRAINAGE SPACE = 9200 SF
 GRADING FOR HOME, YARD AND DRAINAGE PER THIS PLAN=8,345 SF
 REMAINING GRADING FOR DRIVE AND UTILITIES = 2,432 SF
 TOTAL GRADING = 10,777. TOTAL GRADING ALLOWED = 11,000 (OK)

- NOTES**
1. BASIS OF BEARING IS THE WEST LINE OF THE S.W. QUARTER OF SECTION 14, T-13-S, R-15E, GILA & SALT RIVER MERIDIAN. BEARING BEING NORTH 03°29'58" WEST.
 2. THIS HOUSE WILL HAVE AN EJECTOR PUMP AND FORCE MAIN TO THE EXISTING HCS INTO THE PUBLIC SEWER PER G-99-105

- KEYNOTES**
- RETROFIT DECO DRAINAGE BLOCK ON TOP COURSE OF EXISTING RETAINING WALL
 - EXISTING RETAINING WALL TO BE UTILIZED. STRUCTURAL ENGINEER TO CERTIFY CONDITION. GEOTECHNICAL TESTING REQUIRED FOR EXISTING BACKFILL COMPACTION 48" WROUGHT IRON VIEW FENCE TO BE PLACED ON TOP OF EXISTING WALL, TOP WALL ONLY
 - PROPOSED RETAINING WALL FOR ENCOMPASSING SIDE AND REAR YARDS. 48" WROUGHT IRON VIEW FENCE TO BE PLACED ON TOP OF EXISTING WALL, TOTAL LENGTH 169 LF, MAX HEIGHT = 6.5'
 - PROPOSED RETAINING WALL FOR HOLDING BACK EARTH AT WEST PROPERTY LINE. WALL TO BE PLACE 1' INSIDE PROPERTY OF LOT 24. TOTAL LENGTH 69 LF, MAX HEIGHT = 5.0'
 - 35 SF 8" RIP RAP OVER FILTER FABRIC FOR EROSION
 - 110 SF 1:1 GROUTED RIPRAP. COLOR PER HOA DESIGN GUIDELINES
 - GRADING LIMITS = 10,777 SF
 - 240 SF 1:1 GROUTED RIPRAP. COLOR PER HOA DESIGN GUIDELINES
 - 70 SF 1:1 GROUTED RIPRAP. COLOR PER HOA DESIGN GUIDELINES
 - 20 LF 18" CMP @ 7.9%. INV. IN = 83.0, INV. OUT=81.5
20 SF 8" RIPRAP APRONS OVER FILTER FABRIC BOTH ENDS FOR EROSION CONTROL
 - OLD CLEARING LIMIT FROM PREVIOUS PROJECT WORK AND GENERAL DAMAGE DUE TO MATERIAL STORAGE ON SITE FROM NEIGHBORING WORK
 - AREAS OUTSIDE OF NEW (CURRENT) GRADING LIMITS REQUIRED FOR THIS PROJECT AND WITHIN THIS LIMIT FOR PREVIOUS WORK SHALL BE REVEGETATED USING SITE SPECIFIC LANDSCAPING, ROCK AND BOULDERS.

QUANTITIES
 DRIVEWAY AREA = 1,848 SF
 WALK AREA = 137 SF
 PROPOSED RET WALL LENGTH = 147 LF. MAX HT. 6.5'

HOUSE AREA CALCULATIONS
 LOWER LEVEL LIVING: 3,110 SF
 UPPER LEVEL LIVING: N/A
 TOTAL LIVABLE = 3,110 SF
 GARAGE & STORAGE: 881 SF
 PORCHES/PATIOS: 640 SF
 TOTAL COVERED = 4,632 SF

OWNER/DEVELOPER
 CARLOS RODRIGUEZ
 3510 N. CRAYCROFT RD. APT 3208
 TUCSON, AZ. 85718

SITE/GRADING PLAN LOT 24
SABINO ESTATES AT SABINO SPRINGS
 PIMA COUNTY, ARIZONA
 SEQ. #20241980143
 9920 E. SABINO ESTATES DRIVE

12-15-2025 SUBMITTAL FOR PNW

Case #: Co12-93-11
 Case Name: SABINO ESATES AT SABINO SPRINGS - LOT 24
 Tax Code(s): 114-07-2000

Aerial Exhibit

CORONADO NATIONAL FOREST



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**

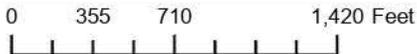
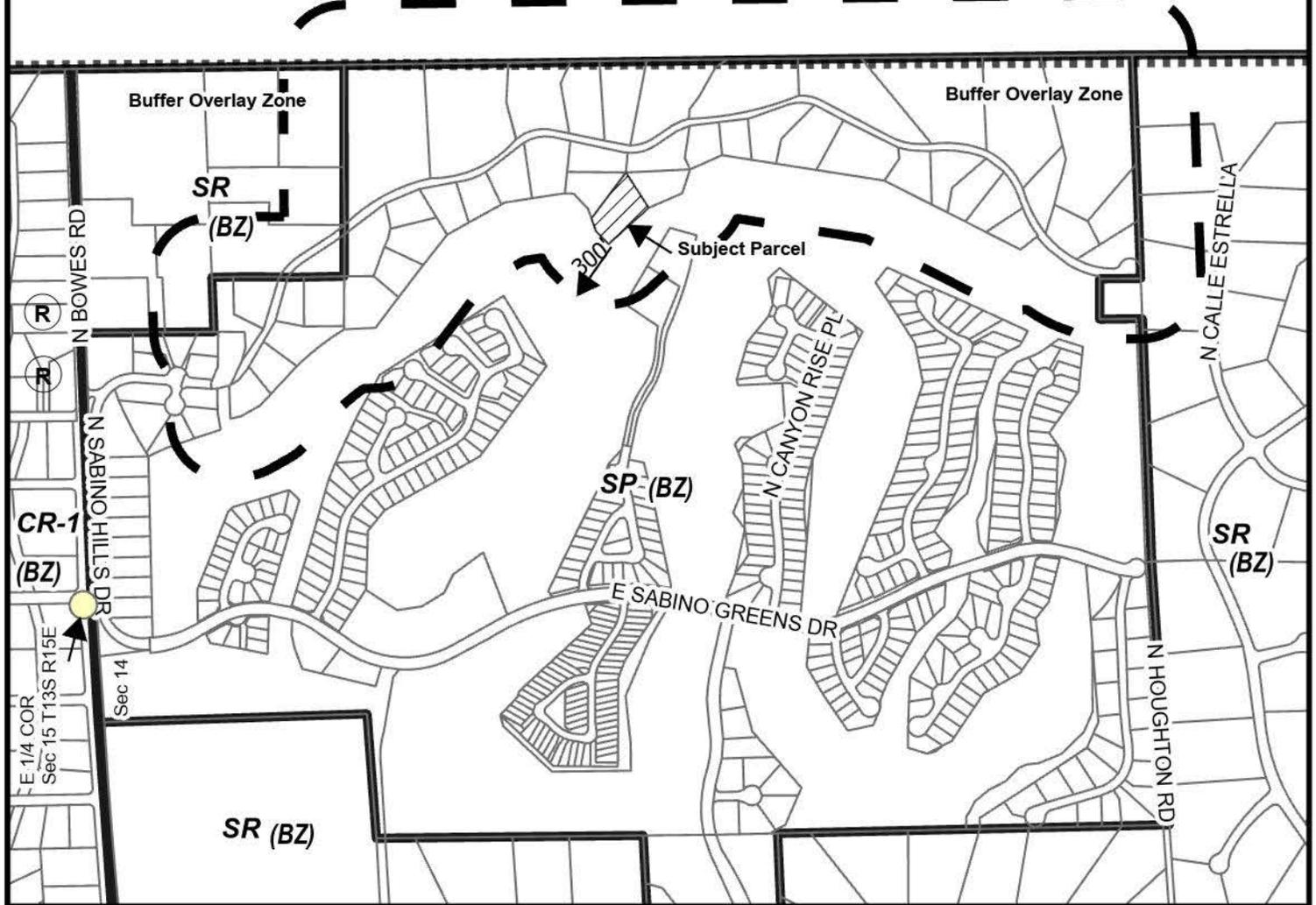
	Notes: Plat Note Modification		
	Ref Case #: P26SA00001	Map Scale: 1:10,000	

Case #: Co12-93-11
 Case Name: SABINO ESATES AT SABINO SPRINGS - LOT 24
 Tax Code(s): 114-07-2000

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

CORONADO NATIONAL FOREST

IR



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**



Notes:	Plat Note Modification
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10
	Board of Supervisors Hearing: March 24, 2026
Ref Case #: P26SA00001	Map Scale: 1:10,000 Map Date: 2/19/2026 - ds





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.

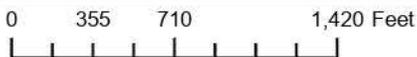
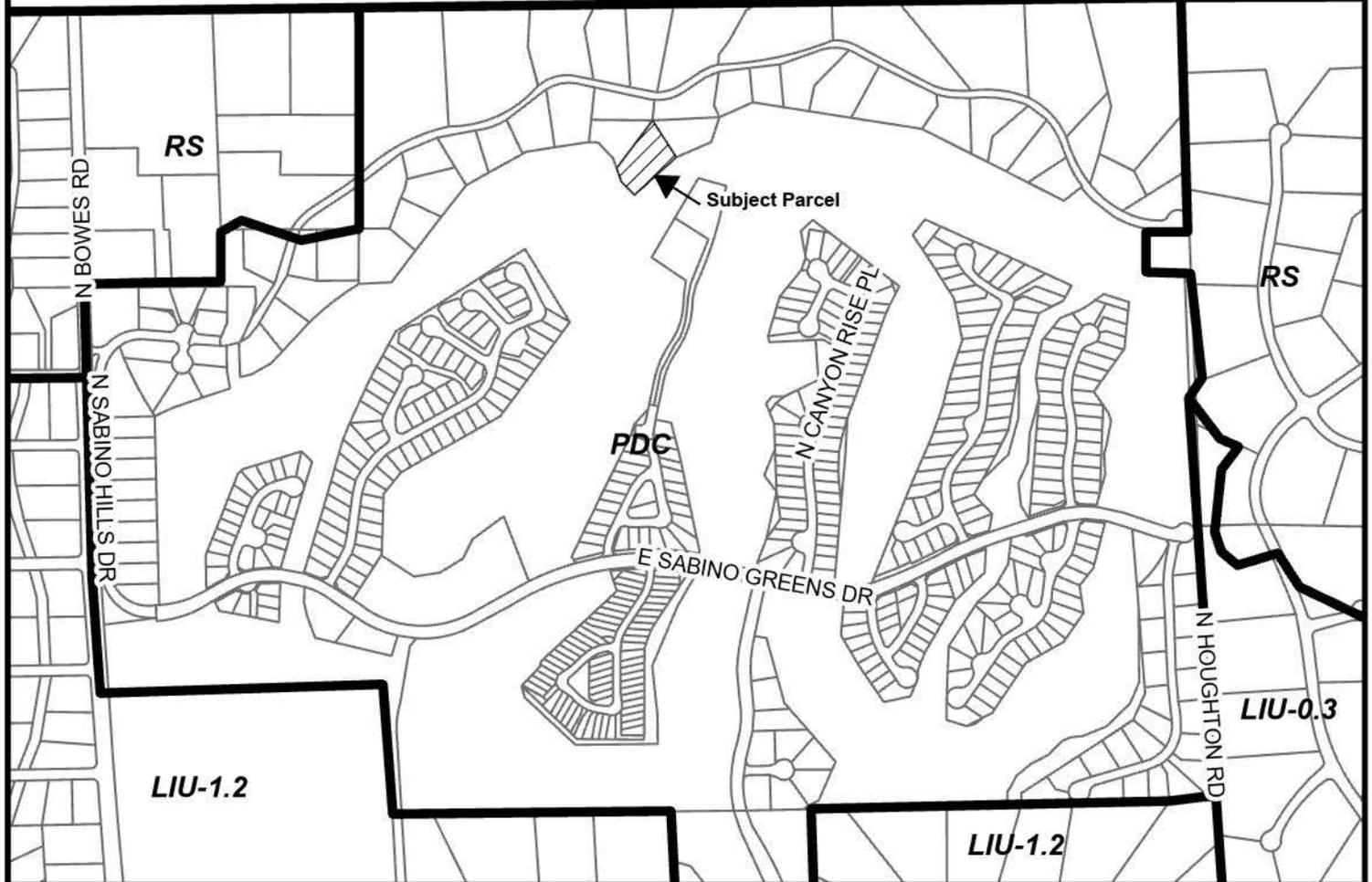
Case #: Co12-93-11
 Case Name: SABINO ESATES AT SABINO SPRINGS - LOT 24
 Tax Code(s): 114-07-2000

Comprehensive Plan Exhibit

 Subject Parcel

CORONADO NATIONAL FOREST

RS



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**



Notes:	Plat Note Modification		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Board of Supervisors Hearing: March 24, 2026		
Ref Case #: P26SA00001	Map Scale: 1:10,000	Map Date: 2/24/2026 - 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

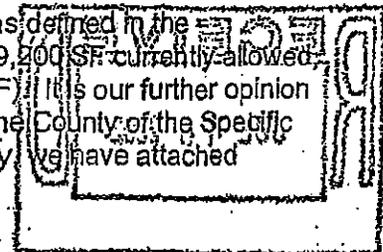
Dear Carmine:

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.

	<u>As-Built Grading</u>
	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



10 July 2002
Mr. Carmine Debonis
Page 2 of 2

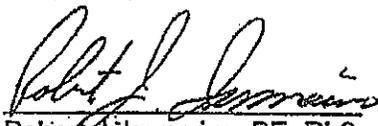
Reference: Sabino Estates

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

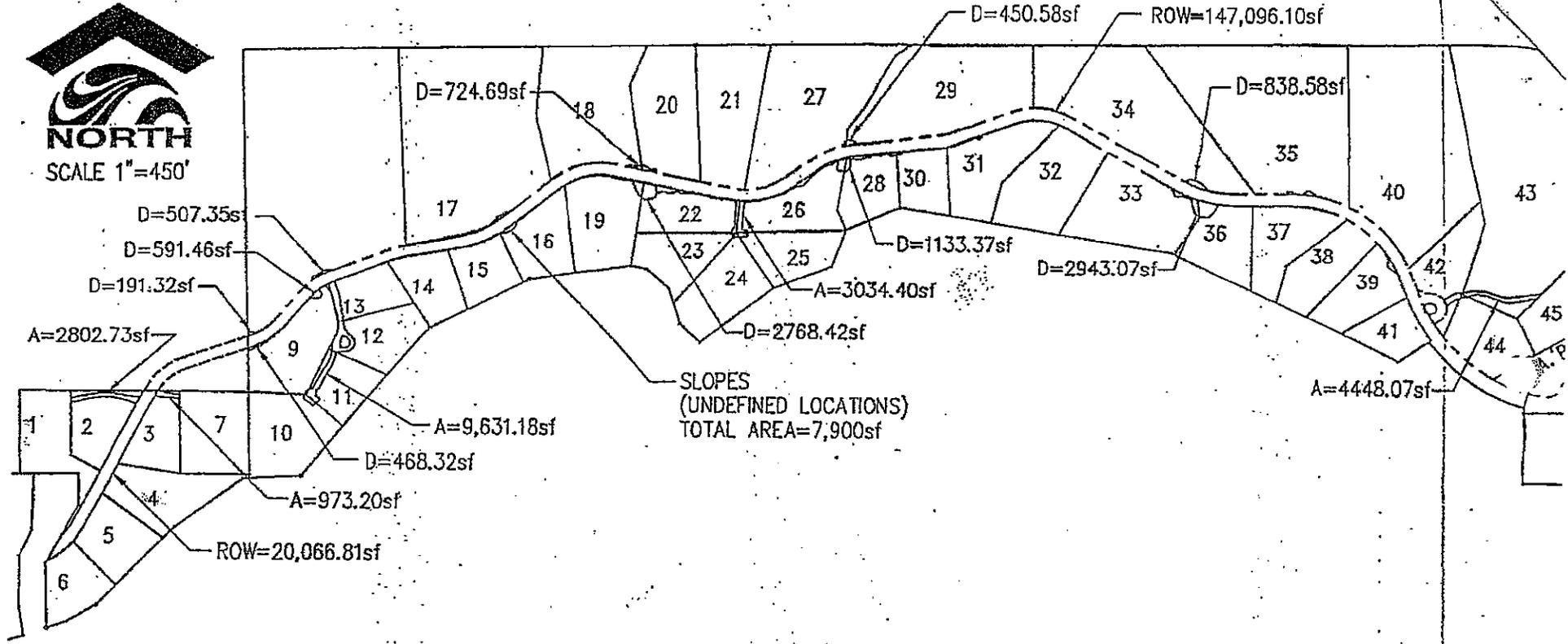


Enc.

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

WTUCSERV01\civil\PROJ14\85601402\admin\Debonis as-buill.doc

Stantec



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

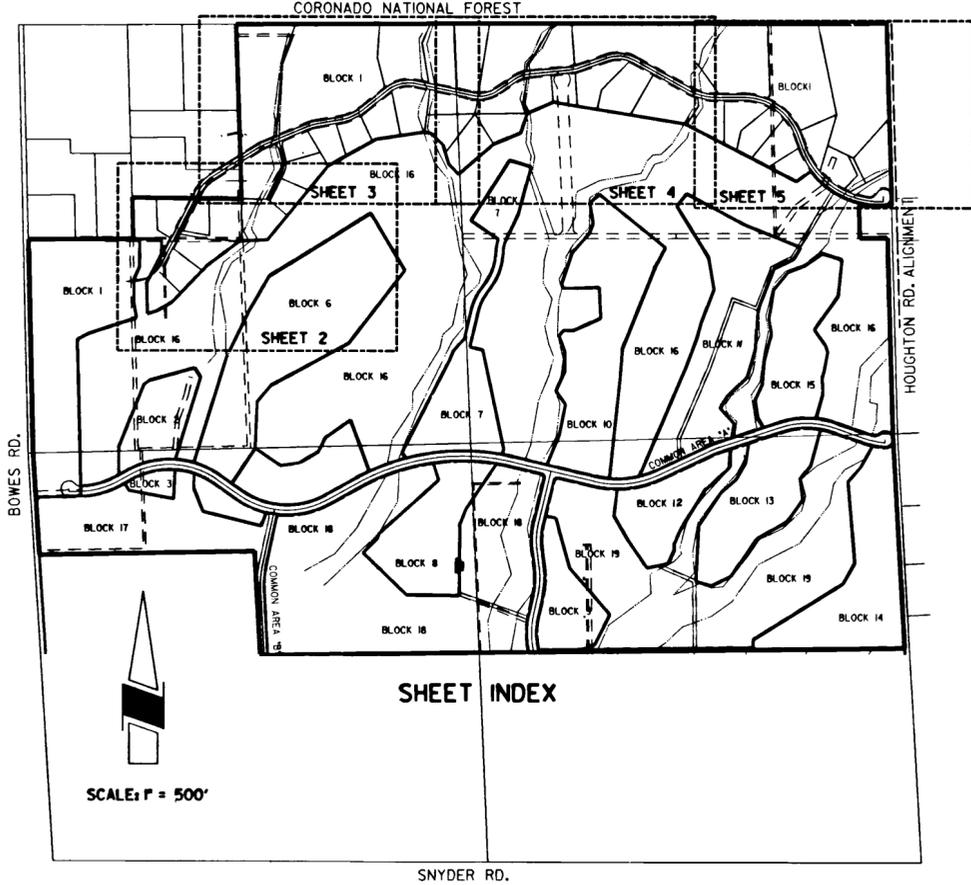
RECORDED: JULY 29, 1993

*****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 I 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 GUARANTEE AS RECORDED IN BOOK 34 PAGE 218 HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE CHAPTER 18.49 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.
 BY: [Signature] 7/26/93
 CHAIRMAN, BOARD OF SUPERVISORS PIMA COUNTY, ARIZONA DATE

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
 5999 East Grant Road
 Suite 300
 Tucson, AZ 85712-2795 (602) 795-1600

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 THIS 27th DAY OF JULY, 1993.
[Signature] 7-26-93
 CLERK, BOARD OF SUPERVISORS
[Signature] 7/20/93
 PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT
[Signature] 7/20/93
 PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION
[Signature] 7/21/93
 PIMA COUNTY DEPARTMENT OF WASTEWATER MANAGEMENT

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, AGENTS, 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 3522 AT PAGES 55L-M. 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 GUARANTEE AGENCY OF ARIZONA, INC. AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. T-1208, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.

BY: [Signature] 7/1/93
 TRUST OFFICER DATE

PURSUANT TO A.R.S. SECTION 33-404(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:

PERINLAND AND DEVELOPMENT COMPANY
 940 NORTH FINANCE CENTER DRIVE
 SUITE 207
 TUCSON, ARIZONA 85710
 STATE OF ARIZONA)
) S.S.
 COUNTY OF PIMA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JUNE, 1993, BY DANIEL JAMES JACOB, SR. AND SUE ANN JACOB, HUSBAND AND WIFE, IN THEIR INDIVIDUAL CAPACITIES AND AS TRUSTEES OF THE JACOB FAMILY REVOCABLE TRUST, PER AGREEMENT DATED NOVEMBER 25, 1991.

BY: [Signature] 2/17/96
 DANIEL J. JACOB, JR.
 524 LOOKOUT MESA
 SAN ANTONIO, TX. 78255

BY: [Signature] 6/30/93
 RAC ANN JACOB, INDIVIDUALLY AND AS CO-TRUSTEE OF THE JACOB FAMILY REVOCABLE TRUST, PER AGREEMENT DATED NOVEMBER 25, 1991.

PURSUANT TO A.R.S. SECTION 33-404(B), THE NAMES AND ADDRESSES OF THE BENEFICIARIES OF THE JACOB FAMILY REVOCABLE TRUST ARE AS FOLLOWS:

DANIEL J. JACOB, JR. 524 LOOKOUT MESA SAN ANTONIO, TX. 78255	JEFERY JACOB 7009 E. RIVERCREST TUCSON, AZ. 85715
KIMBERLY A. JACOB P.O. BOX 34296 PHOENIX, AZ. 85067	RODNEY J. JACOB 407 AVENIDA DE MONTEZUMA TUCSON, AZ. 85749
ELIZABETH WOOD 2544 GOLFERS ST. LAS VEGAS, NV. 89222	RANDEL JACOB 9625 E. 3RD ST. 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.
[Signature]
 PATRICK R. LAIRD R.L.S. 18547

FOR 100 YEAR FLOOD PRONE LIMITS AND EROSION HAZARD SETBACKS ONLY

PAUL J. EZZI P.E. 18602
[Signature]
 1992
 PAUL J. EZZI
 18602
 1992
 P.E.
 ARIZONA, U.S.A.

DEDICATION (cont.)

STATE OF ARIZONA)
) S.S.
 COUNTY OF PIMA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF JUNE, 1993, BY DANIEL JAMES JACOB, SR. AND SUE ANN JACOB, HUSBAND AND WIFE, IN THEIR INDIVIDUAL CAPACITIES AND AS TRUSTEES OF THE JACOB FAMILY REVOCABLE TRUST.

BY: [Signature] 2/17/96
 DANIEL J. JACOB, JR.
 524 LOOKOUT MESA
 SAN ANTONIO, TX. 78255

BY: [Signature] 11 June 93
 CHRISTINE M. PODBELSKI
 CHRISTINE M. PODBELSKI

STATE OF ARIZONA)
) S.S.
 COUNTY OF PIMA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JUNE, 1993, BY PETER J. PODBELSKI AND CHRISTINE M. PODBELSKI, HUSBAND AND WIFE.

BY: [Signature] 6/30/93
 PETER J. PODBELSKI
 CHRISTINE M. PODBELSKI

BY: [Signature] 5/25/93
 H. WILLIAM NICKERSON, OR. / HOWARD WILLIAM NICKERSON

STATE OF ARIZONA)
) S.S.
 COUNTY OF PIMA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF FEBRUARY, 1993, BY H. WILLIAM NICKERSON, ALSO KNOWN AS HOWARD WILLIAM NICKERSON.

BY: [Signature] 2/17/96
 CAROL A. CASIRO
 CAROL A. CASIRO

BY: [Signature] 6/8/93
 MARSHA J. KWOLEK
 MARSHA J. KWOLEK

STATE OF ARIZONA)
) S.S.
 COUNTY OF PIMA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF FEBRUARY, 1993, BY MARSHA J. KWOLEK.

BY: [Signature] 3-6-96
 DANIEL J. DYER
 DANIEL J. DYER

STATE OF ARIZONA)
) S.S.
 COUNTY OF PIMA)

LEGAL DESCRIPTION
 THIS PLAT IS A RESUBDIVISION OF A PORTION OF BLOCK I 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.

Col2-93-11
 Col2-92-25
 Col23-89-02
 Col3-61-13
 Col20-90-02

BEING A RESUBDIVISION OF A PORTION OF BLOCK I, 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

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

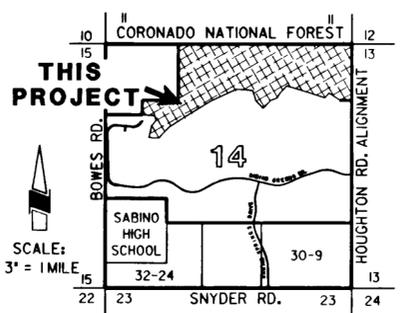
FINAL PLAT FOR SABINO ESTATES AT Sabino Springs

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

BEING A RESUBDIVISION OF A PORTION OF BLOCK I, 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

- 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
 - 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**
- THE GROSS AREA OF THIS SUBDIVISION IS 80.03 ACRES.
 - THE OWNER COVENANTS THAT THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
 - 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.
 - TOTAL MILES OF NEW PRIVATE STREETS IS: 0 MILES. TOTAL MILES OF NEW PRIVATE STREETS IS: 0 MILES.
 - COMMON AREAS: COMMON AREA "A" PRIVATE ROAD: 28,700 SF. COMMON AREA "B" OPEN AREA: 33,037 SF.
 - THIS PROJECT IS SUBJECT TO ADMINISTRATIVE CONTROL NOTES AS EVIDENCED IN THE PIMA COUNTY SUBDIVISIONS COORDINATOR'S OFFICE FILE CO2-93-11.
 - 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.
 - LOCAL TRAIL NO. 895 AS DESCRIBED IN THE EASTERN PIMA COUNTY TRAIL SYSTEM MASTER PLAN RUNS ALONG THE HOUGHTON RD. ALIGNMENT ADJACENT TO THE EAST OF THIS SUBDIVISION. PIMA COUNTY OWNS A 30 FT. UTILITY/PEDESTRIAN ESMT. IN SECTION 14 ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF THIS SUBDIVISION SOUTH TO SNYDER RD.
 - THE MINIMUM LOT SIZE FOR THIS SUBDIVISION IS 2,180 SQ. FT. THE MINIMUM YARD REQUIREMENTS ARE: FRONT YARD --- 30.00' SIDE YARD --- 30.00' REAR YARD --- 40.00' CORONADO NATIONAL FOREST BOUNDARY=100.00'
 - 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.
 - 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 FLOOD CONTROL 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.
 - THE TWO 24' WIDE/30' DEEP EASEMENTS SERVING LOTS 42 AND 43 & 43 48, RESPECTIVELY, WILL BE PAVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR ANY OF THE ABOVE-MENTIONED LOTS. CROSSED OUT LOTS PER HERB SUDDUTH, 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.**

SABINO ESTATES

AT Sabino Springs

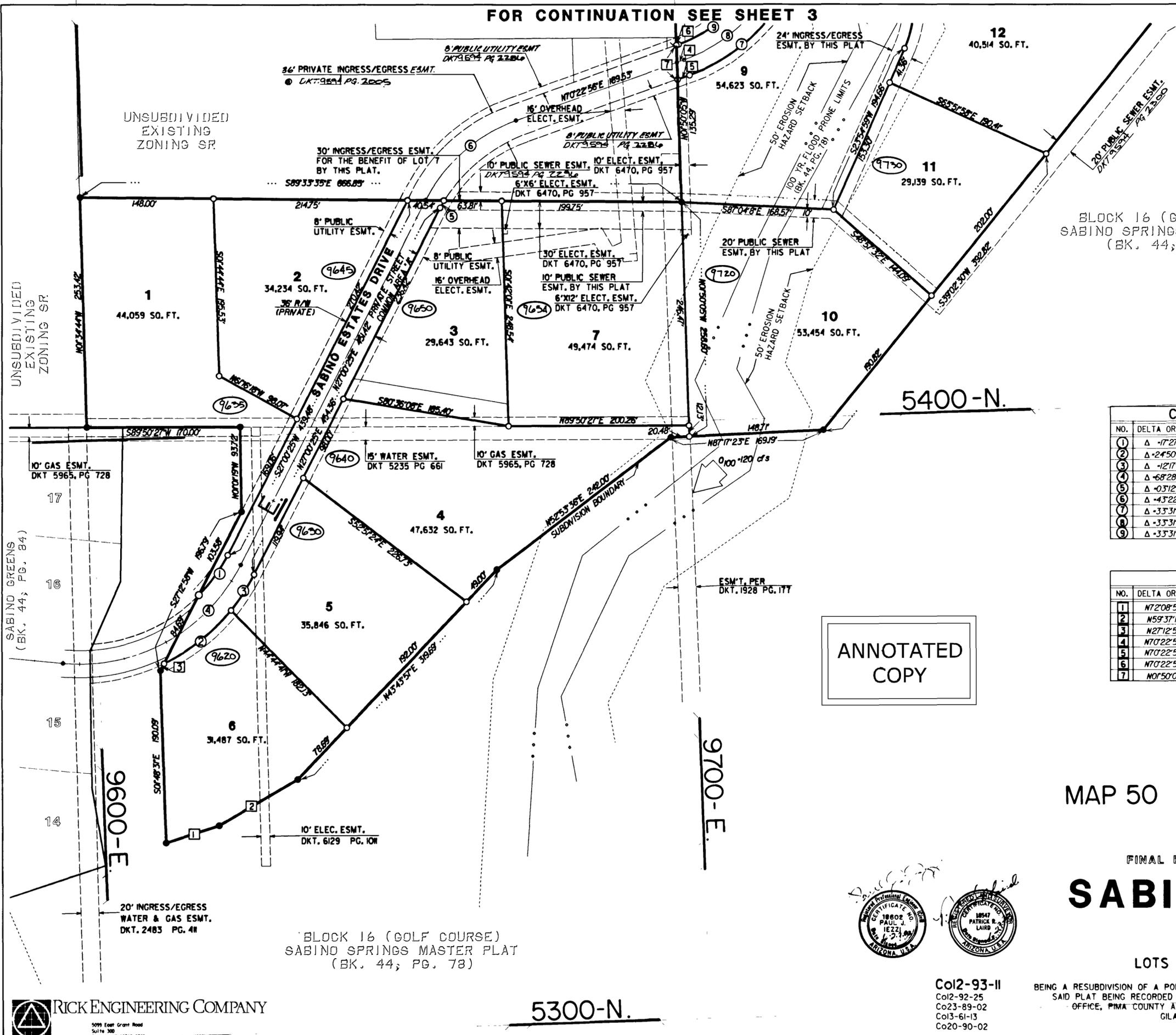
LOTS 1-45 AND COMMON AREAS "A & B"

BEING A RESUBDIVISION OF A PORTION OF BLOCK I, 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

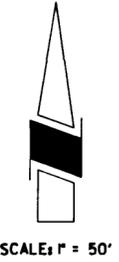
SHEET 1 OF 5

2082 (BL)BFCO

FOR CONTINUATION SEE SHEET 3



9800-E.



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

CURVE DATA CHART

NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS
1	Δ -17°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 -0°31'23"	163.00'	9.13'	
6	Δ -4°32'31"	181.00'	137.02'	
7	Δ -3°33'52"	199.00'	116.46'	
8	Δ -3°33'52"	181.00'	105.93'	
9	Δ -3°33'52"	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'	

ANNOTATED COPY

MAP 50

FINAL PLAT FOR A PORTION OF BLOCK 1

SABINO ESTATES

AT
Sabino Springs

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



Col2-93-II
Col2-92-25
Col23-89-02
Col3-61-13
Col20-90-02

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

RICK ENGINEERING COMPANY
5099 East Grant Road
Suite 300
Tucson, AZ 85712-2706

5300-N.

5600-N.

FND. 2" L.C.P.

Q100 = 46 cfs

CORONADO NATIONAL FOREST

N09°44'56"E 1323.64'

Q100 = 809 cfs

9900-E

CURVE DATA CHART

NO.	DELTA OR BRG.	RADIUS	LENGTH
1	Δ +33°31'52"	199.00'	116.46'
2	Δ -33°31'52"	181.00'	105.93'
3	Δ -33°31'52"	163.00'	95.39'
4	Δ +13°12'26"	182.00'	41.95'
5	Δ +13°12'26"	200.00'	46.10'
6	Δ +13°12'26"	218.00'	50.25'
7	Δ +28°57'18"	307.00'	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 +1°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'

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	N01°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	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	N01°50'05"W		37.81'
6	N5°10'33"E		6.00'
7	N04°46'09"E		99.22'
8	N7°02'22"E		14.11'
9	N7°02'22"E		8.34'
10	N7°02'22"E		2.57'

5500-N.

10' ELECT. ESMT. DKT 6470, PG 957

10'x10' ELECT. ESMT. DKT 6470, PG 957

36' PRIVATE INGRESS/EGRESS ESMT @ DKT 9874, PG 2005

8' PUBLIC UTILITY ESMT DKT 9874, PG 2286

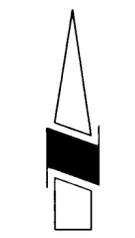
16' OVERHEAD ELECT. ESMT 8' PUBLIC UTILITY ESMT DKT 9874, PG 2306

10' ELECT. ESMT. DKT 6470, PG 957

FOR CONTINUATION SEE SHEET 2

RICK ENGINEERING COMPANY

5999 East Grant Road Suite 300 Tucson, AZ 85712-2795 (802) 795-1800



SCALE: 1" = 50'

9700-E

N01°50'05"W 37.81'

8 330,376 SO. FT.

17 219,378 SO. FT.

18 100,043 SO. FT.

20 68,795 SO. FT.

21 72,722 SO. FT.

16 41,781 SO. FT.

15 31,908 SO. FT.

13 29,863 SO. FT.

14 35,438 SO. FT.

12 40,514 SO. FT.

9 54,623 SO. FT.

11 29,139 SO. FT.

22 36,959 SO. FT.

23 38,530 SO. FT.

24 52,062 SO. FT.

PRIVATE DRAINAGE ESMT. BY THIS PLAT

36' R/W (PRIVATE)

178.83' PRIVATE STREET COMMON AREA "A"

WATER RESERVOIR (C.G.T.)

PRIVATE DRAINAGE ESMT. BY THIS PLAT

50' EROSION HAZARD SETBACK

100 YR FLOOD PRONE LIMITS

50' EROSION HAZARD SETBACK

SABINO ESTATES DRIVE

9800-E

BLOCK 16 (GOLF COURSE) SABINO SPRINGS MASTER PLAT (BK. 44, PG. 73)

ANNOTATED COPY



MAP 50

FINAL PLAT FOR A PORTION OF BLOCK 1

SABINO ESTATES

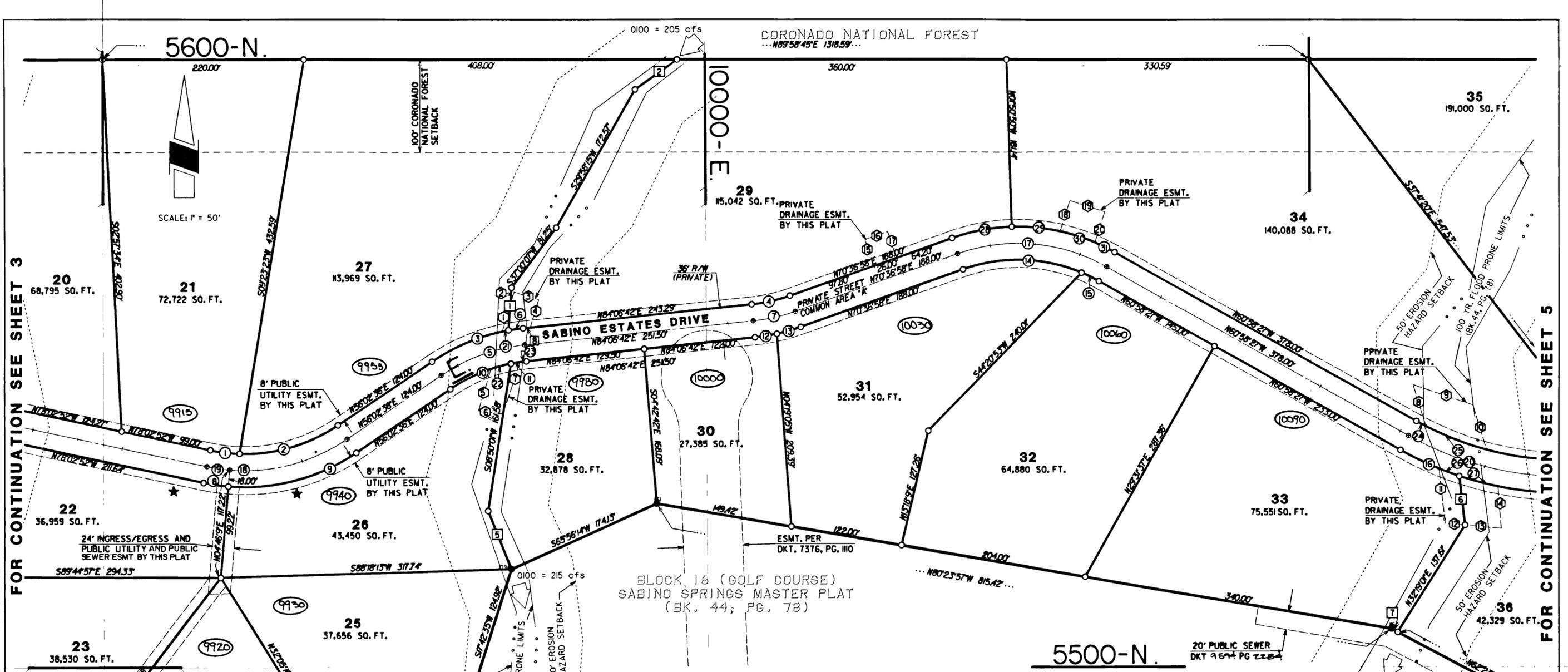
AT Sabino Springs

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 RECORDS OFFICE, PIMA COUNTY ARIZONA. ALL BEING IN SECTION 14, TOWNSHIP 13 SOUTH, RANGE 15 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

SHEET 3 OF 5 2082 (BL1BFP2) 6-28-93

FOR CONTINUATION SEE SHEET 4



FOR CONTINUATION SEE SHEET 3

FOR CONTINUATION SEE SHEET 5

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	N21°49'40"W		67.90'
6	N06°48'57"W		53.48'
7	N62°23'43"W		7.97'
8	N84°06'42"E		8.21'

ANNOTATED
COPY

CURVE DATA CHART

NO.	DELTA OR BRG.	RADIUS	LENGTH
1	Δ -10°05'13"	182.00'	32.04'
2	Δ -35°49'19"	182.00'	113.79'
3	Δ -22°06'14"	218.00'	84.10'
4	Δ -13°29'44"	182.00'	42.87'
5	Δ -28°04'06"	200.00'	97.98'
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 -41°47'42"	182.00'	132.76'
15	Δ -06°36'57"	182.00'	21.01'
16	Δ -07°16'27"	368.00'	46.72'
17	Δ -48°24'33"	200.00'	168.98'
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°11'37"	182.00'	6.97'
24	Δ -02°02'13"	332.00'	11.80'
25	Δ -12°18'25"	332.00'	71.31'
26	Δ -03°38'25"	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	S73°13'26"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°37'40"E		68.92'
10	S17°16'44"E		50.99'
11	N06°38'44"W		59.61'
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'



MAP 50 MAP 83

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

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°21'56"	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 -75°08'12"	44.00	57.70'
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°31'04"	526.00	23.11'
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°51'42"E		23.55'
3	S34°51'42"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		31.01'
8	N31°27'00"E		30.19'
9	N31°27'00"E		17.06'
10	S53°57'58"E		8.44'
11	S53°57'58"E		57.57'
12	S40°23'17"E		32.49'
13	S37°25'35"W		49.07'
14	N54°27'59"W		56.00'
15	N31°55'06"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°25'33"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°58'05"W		13.00'
9	N89°43'57"E		45.00'
10	N12°34'39"W		70.00'

SCALE: 1" = 50'

ESTRELLA ESTATES (BK. 33; PG. 58; M&P) EXIST. ZONING: SR

ANNOTATED COPY

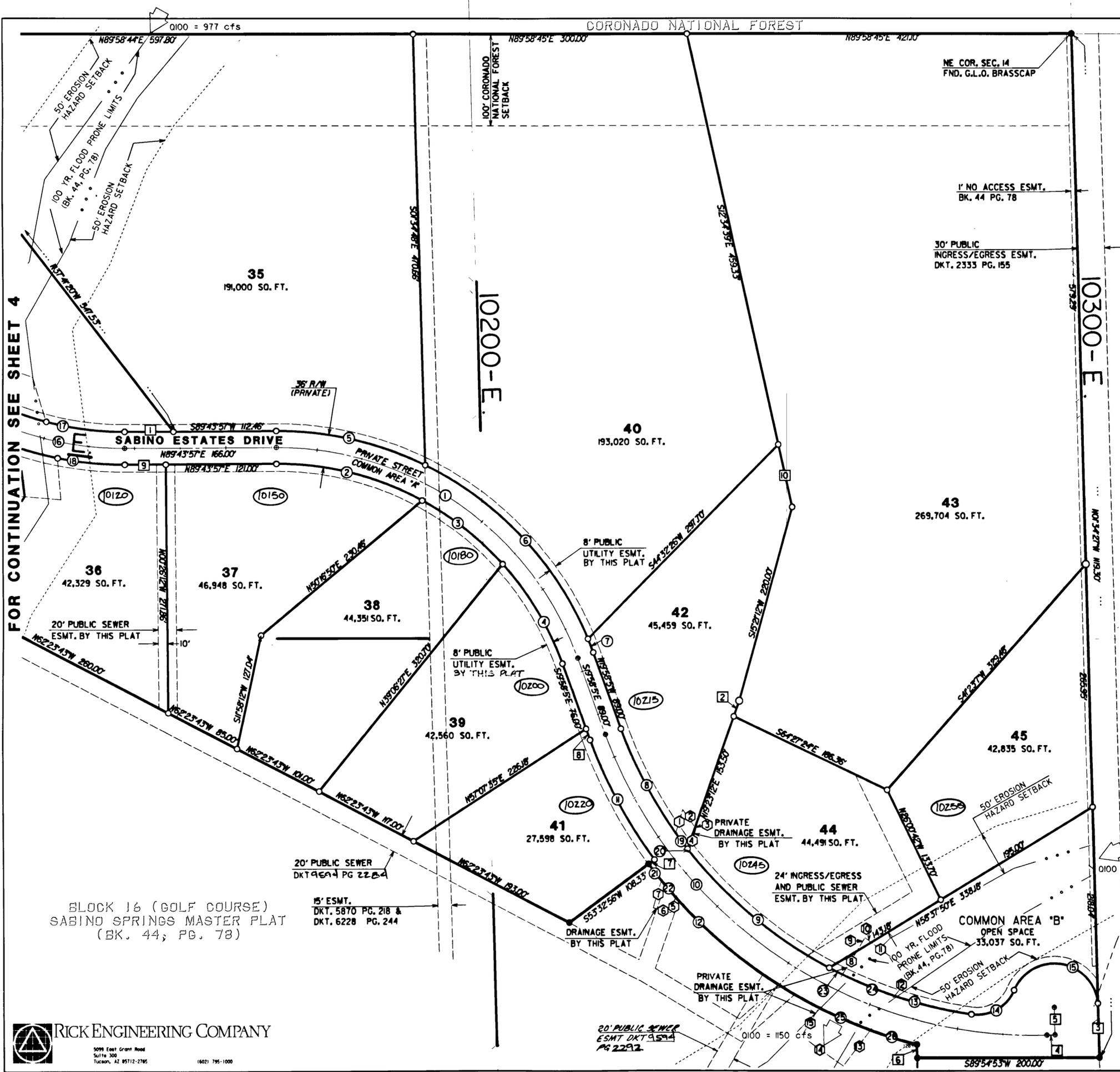
FINAL PLAT FOR A PORTION OF BLOCK 1

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.



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

20' PUBLIC SEWER ESMT. BY THIS PLAT
DKT. 96A4 PG. 22 B4

15' ESMT. DKT. 5870 PG. 218 & DKT. 6228 PG. 244

DRAINAGE ESMT. BY THIS PLAT

PRIVATE DRAINAGE ESMT. BY THIS PLAT

24' INGRESS/EGRESS AND PUBLIC SEWER ESMT. BY THIS PLAT

PRIVATE DRAINAGE ESMT. BY THIS PLAT

20' PUBLIC SEWER ESMT. DKT. 96A4 PG. 22 B4



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 July 29, 1993.
 Co12-93-11

RESTRICTIVE NOTES

- EXISTING ZONING IS SP AND WILL REMAIN.
- MINIMUM LOT SIZE PER THE APPROVED SABINO SPRINGS SPECIFIC PLAN (Co23-89-2), IS 21,780 SQUARE FEET.
- THIS DEVELOPMENT IS SUBJECT TO THE BOARD OF SUPERVISORS REZONING CONDITIONS AS ARTICULATED IN ADOPTED PIMA COUNTY ORDINANCE NOS. 1990-53 AND 1992-61.
- 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.
- THE DEVELOPMENT CATEGORY OF THIS SUBDIVISION, PER THE APPROVED SABINO SPRINGS SPECIFIC PLAN (Co23-89-2), 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 XERISCAPE/LANDSCAPE PLAN TO BE SUBMITTED WITH THIS PLAT.
- 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.
- 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).
- THIS PROJECT IS SUBJECT TO THE DESIGN REVIEW COMMITTEE CONDITIONS FOUND IN CASE NUMBER CO20-90-02 AS APPROVED ON 02-15-90.
- 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.
- AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT, THE APPLICANT SHALL PROVIDE A BUILDING PLOT PLAN WHICH ACCOMPLISHES THE FOLLOWING:
 - 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.
 - VERIFIES THAT THE AREA OF DEVELOPMENT ENVELOPE DOES NOT EXCEED 9200 SQ. FT. IN ACCORDANCE WITH THE APPROVED SABINO SPRINGS SPECIFIC PLAN.
 - VERIFIES THAT THE "BUILDING SITE SLOPE" (AS PER SECTION 18.61.030.A.3) OF DEFINED DEVELOPMENT ENVELOPE DOES NOT EXCEED 20%.
 - 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

4 OF 5

- 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.
- 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.
- 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.
- 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
- THE TOTAL AMOUNT OF GRADING ALLOWED FOR THE SABINO SPRINGS SPECIFIC PLAN SITE, CO23-89-2, SHALL NOT EXCEED 55% OR 225.31 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	21.53%
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, 33-36, 44, AND 45 SHALL REQUIRE A FLOODPLAIN USE PERMIT PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE ZONING INSPECTOR.

2 OF 5

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

GENERAL NOTES

- THE USE OF THIS PROJECT IS SINGLE FAMILY DETACHED RESIDENTIAL.
- COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE DEVELOPMENT ARE RECORDED IN DOCKET 9522 AT PAGE 551.
- THE BASE FLOOD PEAK DISCHARGES AS SHOWN ON THE PLAT ARE PROVIDED BY THE OWNER FOR INFORMATIONAL PURPOSES ONLY.
- 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.
- 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.
- THE OWNERS OF LOTS 3, 7, 9, 10, 11, 16, 19, 23, 24, 36 AND 37 SHALL KEEP THE AREA WITHIN THE SEWER EASEMENT FREE FROM ANY OBSTRUCTION OR ENCROACHMENT, INCLUDING WALLS OR FENCES.
- THE WATER COMPANY THAT WILL SERVICE THIS DEVELOPMENT IS TUCSON WATER.
- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- 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

5 OF 5

~~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

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 Elfas 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 Williard 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 Note 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 Elias, 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)

9-3-2013 (10)

**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 Elias 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 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.~~

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.~~

Co12-93-11 Plat Note Modification Approval Lot 2 - BOS Minutes 6-22-21

- area at the time a tentative plat, development plan or request for building permit is submitted for review.
8. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. §12-1134(I)."
 9. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
 10. During the development plan stage, the applicant shall contact Tucson Unified School District (TUSD) concerning the provision of adequate space for safe bus stops, bus turn-arounds and pedestrian access to the appropriate schools.
 11. Structures shall be limited to a maximum height of 24 feet and shall be sited and landscaped to minimize negative visual impacts. The color of structures shall be in context with the surrounding environment.
 12. In addition to the requirements of the Native Plant Preservation Ordinance, all transplantable saguaros 6 feet or less in height inside the disturbance area envelopes shall either be preserved in place or transplanted within the site.
 13. The developer shall consult with the Coalition for Sonoran Desert Protection and Pima County prior to submittal of a subdivision plat to explore ways to reduce the need for large basins located along the downstream edge of the property while still meeting detention requirements. Any basins to be constructed throughout the site shall be designed using permaculture concepts and incorporate gradual slopes of natural materials in order to facilitate wildlife movement.
 14. The developer shall consult with the Coalition for Sonoran Desert Protection and Pima County prior to submittal of a subdivision plat on lot configuration and placement of building envelopes, particularly those that are impacted by "flows under the regulatory threshold per the submittal, but are significant," (reference Commission staff report pg. 8) and on lots 19 and 22 where buildable area incurs into the Erosion Hazard Setback.
 15. Signage indicating the prohibition of motorized vehicles shall be posted on trail easements.
 16. The "Proposed Pedestrian Access Easement to TUSD School Property" shall be removed from the Preliminary Development Plan.
 17. Perimeter lot fencing within the designated natural open space is prohibited.
 18. All single-family dwelling units are required to be equipped with a fire sprinkler system.

The Chair inquired whether any comments or requests to speak on this item were submitted. Letters of opposition were received and placed in the record; however, there were no speakers. It was moved by Chair Bronson, seconded by Supervisor Scott and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-15-04, subject to original and modified standard and special conditions.

45. **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 No. 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)

The Chair inquired whether any comments or requests to speak on this item were submitted. None had been received. It was moved by Supervisor Scott, seconded by Chair Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

46. Hearing - Rezoning Ordinance

ORDINANCE NO. 2021 - 15, P20RZ00014, Stewart Title and Trust TR 3734 - W. Curtis Road Rezoning. Owner: Stewart Title and Trust TR 3734. (District 3)

The Chair inquired whether any comments or requests to speak on this item were submitted. None had been received. It was moved by Chair Bronson, seconded by Supervisor Grijalva and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Ordinance.

HEALTH

47. Hearing - Code Text Amendment

ORDINANCE NO. 2021 - 16, of the Board of Supervisors, relating to the general regulations governing immunization by the Pima County Health Department, amending the Pima County Code, Chapter 8.12, Health and Safety.

The Chair inquired whether any comments or requests to speak on this item were submitted. None had been received. It was moved by Chair Bronson and seconded by Supervisor Scott to close the public hearing and adopt the Ordinance. No vote was taken at this time.

Supervisor Christy inquired whether adopting this Ordinance would fiscally impact the General Fund.

Chuck Huckelberry, County Administrator, confirmed that the General Fund would not be fiscally impacted if the Ordinance was adopted.

Upon the vote, the motion unanimously carried 5-0.

BOARD OF SUPERVISORS

48. In-Person Board of Supervisors Meetings

Discussion/Action regarding resuming in-person Board of Supervisors Meetings. (District 3)

**Co12-93-11 Lot 42 Plat Note Modification
Approval. BOS Minutes 1-18-22**

21. Hearing - Plat Note Modification

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 42)

Mark and Michelle Beres, represented by Randy Gilliam, 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 42 (1.04 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 north side of E. Sabino Estates Drive, approximately one mile east of the intersection of N. Bowes Road and E. Sabino Estates Drive, addressed as 10215 E. Sabino Estates Drive. Staff recommends APPROVAL. (District 1)

Supervisor Scott inquired whether any comments or requests to speak on this item were submitted. None had been received. It was moved by Supervisor Scott, seconded by Chair Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co12-93-11.

22. Hearing - Rezoning Ordinance

ORDINANCE NO. 2022 - 1, P21RZ00001, Ramirez - S. Sheridan Avenue Rezoning. Owner: Michelle Ramirez. (District 5)

The Chair inquired whether any comments or request to speak on this item were submitted. None had been received. It was moved by Chair Bronson, seconded by Supervisor Grijalva and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Ordinance.

23. Hearing - Rezoning Ordinance

ORDINANCE NO. 2022 - 2, P21RZ00006, Hernandez/Noriega - W. Michigan Street Rezoning. Owners: Jesus Hernandez and Ana Noriega. (District 3)

The Chair inquired whether any comments or request to speak on this item were submitted. None had been received. It was moved by Chair Bronson, seconded by Supervisor Grijalva and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Ordinance.

24. Hearing - Rezoning Resolution

RESOLUTION NO. 2022 - 1, Co9-15-04, Landmark Title TR 18109 - W. Sunset Road Rezoning. Owner: Landmark Title TR 18109. (District 3)

The Chair inquired whether any comments or request to speak on this item were submitted. None had been received. It was moved by Chair Bronson, seconded by Supervisor Grijalva and unanimously carried by a 5-0 vote, to close the public hearing and adopt the Resolution.

Co12-93-11 Lots 28 & 31 Plat Note Modification Approval. BOS Minutes 5/3/22.

10. Adherence to the preliminary development plan shall be required (Exhibit B). A maximum of 1,736 dwelling units shall be allowed.
11. A mix of housing types shall be provided to insure a diverse community. Single-family detached residential development shall not be allowed within the TR and CB-1 mixed use activity center or area(s).
12. A three-hundred- (300) foot-wide lower-density residential buffer area shall be located along the perimeter of the site where residences exist adjacent to the project (Parcel "I" on the preliminary development plan). The buffer area shall allow no more than one residence per acre, lighting shall be shielded and will be directed within the project, not offsite, and a fifty-(50) foot minimum rear setback is required for buildings. The 300-foot transition area will be designated as a Study Area, with the uses within the Study Area further defined at the time of platting. Informational meetings with residents will be held during the refinement of land uses within the Study Area.
13. No two-story structures shall be allowed along the 300-foot perimeter of the property where there are abutting, existing residences. All homes located adjacent to the spine road within the property will be limited to single-story. Only single-story homes will be allowed on corner lots at intersections of neighborhood streets. No more than three, two-story houses will be constructed in a row. No continuous walls along the south property line or where there are abutting, existing residences.
14. The development shall incorporate safe and convenient facilities for children to walk to school and/or provide safe and convenient staging areas for children to wait for school buses.
15. If wells are used, they shall be located in the northern half of the rezoning site.
16. In the event the subject property is annexed, the property owner(s) / developers(s) shall adhere to all applicable zoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
17. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: ~~Prop 207 rights~~. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."
18. An alternative energy plan, including solar features within the homes similar to the Civano development, shall be submitted with the block plat.
19. The development shall provide enhanced water harvesting.

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Christy, seconded by Chair Bronson and unanimously carried by a 5-0 vote, to close the public hearing and approve Co9-11-08, subject to original and modified standard and special conditions.

31. **Hearing - Plat Note Modification**

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 28)

Lee Holland and Marissa Wheeler, represented by Talavera Engineering & Construction, 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 28 (0.74 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 south side of E. Sabino Estates Drive, approximately two-thirds of a

mile east of the intersection of N. Bowes Road and E. Sabino Estates Drive, addressed as 9980 E. Sabino Estates Drive. Staff recommends APPROVAL SUBJECT TO A CONDITION. (District 1)

Condition

1. Regional Flood Control District shall review the building plan set to verify the building stem wall footer is not located within the Erosion Hazard Setback.

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

32. Hearing - Plat Note Modification

Co12-93-11, SABINO ESTATES AT SABINO SPRINGS (LOT 31)

William Tucker and Beckie Wahlin 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 31 (1.08 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 south side of E. Sabino Estates Drive, approximately two-thirds of a mile east of the intersection of N. Bowes Road and E. Sabino Estates Drive, addressed as 10030 E. Sabino Estates Drive. Staff recommends APPROVAL. (District 1)

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

33. Hearing - Rezoning Ordinance

ORDINANCE NO. 2022 - 9, P21RZ00010, Hoge/Oliver - E. Cloud Road Rezoning. Owner: Bradley Reid Hoge and Sara E. Oliver. (District 1)

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

34. Hearing - Rezoning Ordinance

ORDINANCE NO. 2022 - 10, P21RZ00012, Hahn - N. Camino Del Fierro Rezoning. Owner: James and Len Hahn. (District 1)

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



201 N. Stone Avenue, Tucson, AZ 85701

(520) 724-9000

www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

INSTRUCTIONS FOR SAVING FORM: 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

Project ID (case no., APN no., address, or other identifying info):

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections)

2. Is the project within a CLS Special Species Management Area?
3. Is the project in the vicinity of any of the six Critical Landscape Linkages?
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property?
5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl:
 - b. Western burrowing owl:
 - c. Pima pineapple cactus:
 - d. Needle-spined pineapple cactus:

Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property?
If yes, provide a summary of those communications:
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl			
Western burrowing owl			
Pima pineapple cactus			
Needle-spined pineapple cactus			

**Questions about this form?
Contact the Office of Sustainability and Conservation at (520) 724-6940.**

Letter of Request for Plat Note Waiver (PNW)

Owner: Carlos Rodriquez
3510 N. Craycroft Road
Apt. 3208
Tucson Az. 85718
Phone: 520-9719662
Email: rodcar@gmail.com

Applicant: Jeff Gereke
Terramar Development
2200 E. River Rd.
Ste 105
Tucson, Az. 85718
Phone: 520-256-9682
Email: jdgereke@gmail.com

Re: Lot 24 Sabino Estates at Sabino Springs. Book 45, Page 007
Address: 9920 E. Sabino Estates Drive
Parcel Number: 114072000
Parcel Area: 52,062 sq. ft.

The PNW request is to increase the grading limits from 9,200 sq. ft. to 11,000 sq. ft. per the staff approval listed below. Lot 24 was never processed; therefore, I am respectfully asking for the increase.

Please see the excerpt below for the previously requested lot(s).

This is from the last staff report that lists all lots w/approval to 11,000 sq ft:

Staff supports the requested 1,800-square-foot increase in grading on Lot 28 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 seventeen 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, 35 and 42-45.

Please feel free to contact me at any time.

I would like to get this processed as soon as possible!

Sincerely,

Jeff Gereke
Principal
Terramar Development.



Building & Site Development
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701-1207

LETTER OF AUTHORIZATION

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

9920 E. Sabino Estates Drive

Property Address

SFR Site Grading permit

Type of Permit Applied for: *(SFR/MF/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Secondary Dwelling/Assisted Living Home/Group Home)*

JEFF GEREKE

Signature of Applicant / Printed Name

12-15-2025

Date

AUTHORIZED BY:

Carlos Rodriguez

Signature of Property Owner / Printed Name

12/15/2025

Date

Per Board of Technical Registration and Registrar of Contractors regulation, Registrants and Licensed Contractors may apply for building permits without use of this form.