

# COB - BOSAIR FORM

01/21/2026 12:31 PM (MST)

Submitted by Donna.Spicola@pima.gov



## 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:** RESOLUTION: Co9-76-46 Gieske - Limberlost Road Rezoning

## Agenda Item Report

**Introduction / Background:** The Board of Supervisors approved a modification of rezoning condition #1 to allow an additional residential unit subject to modified standard and special conditions on October 14, 2025.

**Discussion:** The rezoning conditions contained in Rezoning Ordinance 1977-10, may be modified by resolution.

**Conclusion:** The resolution reflects the Board of Supervisors' approval.

**Recommendation:** Approval

**Fiscal Impact:** 0

**Support of Prosperity Initiative:** 1. Increase Housing Mobility and Opportunity

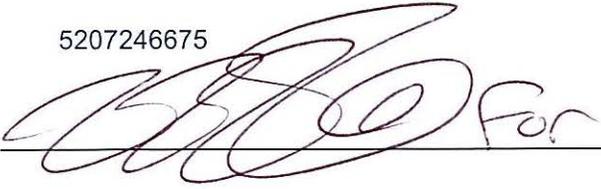
**Provide information that explains how this activity supports the selected Prosperity Initiative** Resolution memorializes rezoning condition modification providing additional housing.

**Board of Supervisor District:** • 4

**Department:** Development Services - Planning

**Name:** Donna Spicola

**Telephone:** 5207246675

**Department Director Signature:**  For Date: 3/5/26

Deputy County Administrator Signature: \_\_\_\_\_  
County Administrator Signature: \_\_\_\_\_



Date: 3/6/2024  
Date: 3/4/2024



Subject: Co9-76-46

Page 1 of 1

**MARCH 24, 2026 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS  
**FROM:** Chris Poirier, Director  
Public Works-Development Services Department-Planning Division  
**DATE:** March 3, 2026

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**RESOLUTION FOR ADOPTION**

**Co9-76-46 GIESKE – LIMBERLOST ROAD REZONING**  
Owner: George & Kristine Valdez Revoc TR  
(District 4)

If approved, adopt **RESOLUTION NO. 2026 - \_\_\_\_\_**

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**OWNER/** George & Kristine Valdez Revoc TR  
**APPLICANT:** 11301 E. Limberlost Road  
Tucson AZ 85749

**DISTRICT:** 4

**STAFF CONTACT:** Donna Spicola, Planner II

**STAFF RECOMMENDATION:** APPROVAL

TD/DS  
Attachments

c: George & Kristine Valdez

RESOLUTION 2026-\_\_\_\_\_

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; IN CASE Co9-76-46 GIESKE – LIMBERLOST ROAD REZONING; LOCATED ON THE NORTH SIDE OF E. LIMBERLOST ROAD, APPROXIMATELY ONE-QUARTER MILE EAST OF N. MELPOMENE WAY, AMENDING REZONING CONDITIONS SET FORTH IN SECTION 2 OF ORDINANCE NO. 1977-10.

The Board of Supervisors of Pima County, Arizona finds that:

1. On November 1, 1976, in rezoning case Co9-76-46, the Pima County Board of Supervisors approved a waiver of platting requirement for the Agua Caliente-Sabino Creek Zoning Plan (Co13-61-13) of approximately 1.68 acres located on the north side of Limberlost Drive, approximately one-quarter mile east of Melpomene Way from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone, subject to standard and special conditions.
2. On February 7, 1977, the Pima County Board of Supervisors adopted rezoning Ordinance 1977-10 (Exhibit A), recorded at Book 5468 Page 716, rezoning the approximate 1.68 acres described in rezoning case Co9-76-46 and memorializing the standard and special conditions.
3. The owner of the rezoning site applied for a modification (substantial change) of original rezoning condition #1 which states, "Recording a covenant to restrict property to a maximum of one residential unit."
4. On October 14, 2025, the Pima County Board of Supervisors approved a modification (substantial change) of original rezoning condition #1 subject to modified standard and special conditions.
5. Section 2 of Ordinance No. 1977-10 allows the Board of Supervisors to amend the rezoning conditions by resolution.

NOW, THEREFORE, IT IS RESOLVED:

Section 1: The rezoning conditions in Section 2 of Ordinance No. 1977-10 are restated and modified as follows:

1. ~~Recording a covenant to restrict the property to a maximum of one residential unit;~~
2. ~~Completion of a satisfactory arrangement with the Pima County Department of Sanitation;~~
3. ~~Recording a covenant to hold Pima County harmless in the event of flooding;~~
4. ~~Dedication of necessary rights-of-way for roads, drainage, and sanitary facilities by separate instrument;~~
5. ~~Submittal of a complete drainage study, if determined necessary by the County Highway Department; and,~~

- ~~6. Conformance with Pima County paving requirements as determined necessary by the County Highway Department.~~
1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
  2. Cultural Resources condition: A caution must be noted concerning human burials. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
  3. Adherence to the sketch plan (Exhibit B) as approved at public hearing.
  4. 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.
  5. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "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(l)."

Section 2. The rezoning conditions may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

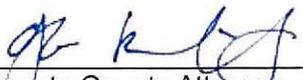
Passed and adopted, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Chair, Pima County Board of Supervisors

ATTEST:

\_\_\_\_\_  
Clerk, Board of Supervisors

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Deputy County Attorney  
Jacob Kavkewitz

APPROVED:

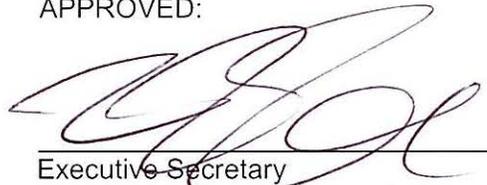
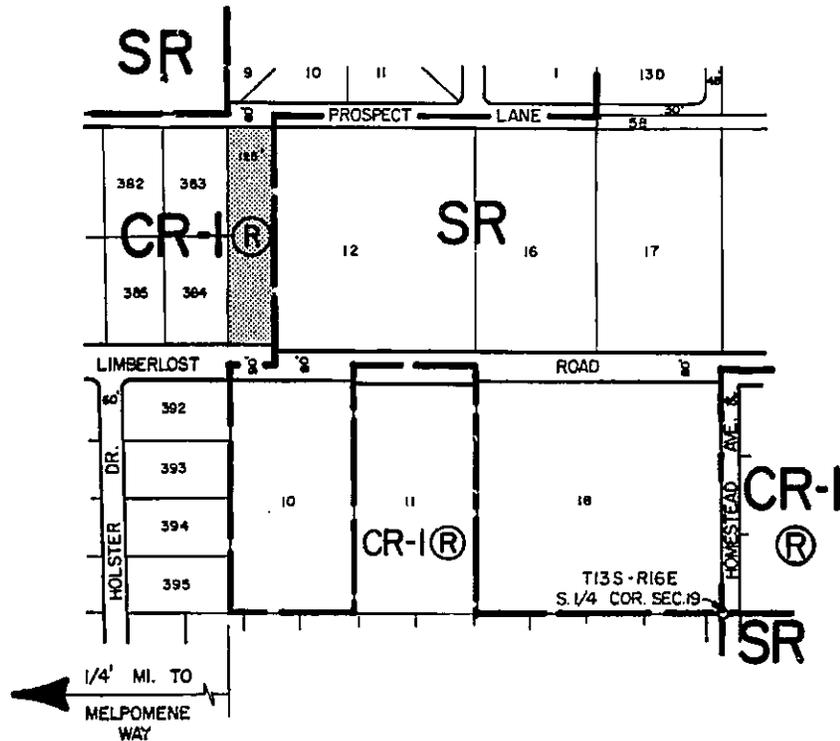
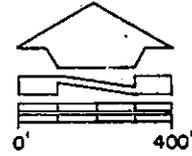
  
\_\_\_\_\_  
Executive Secretary  
Planning and Zoning Commission

Exhibit A

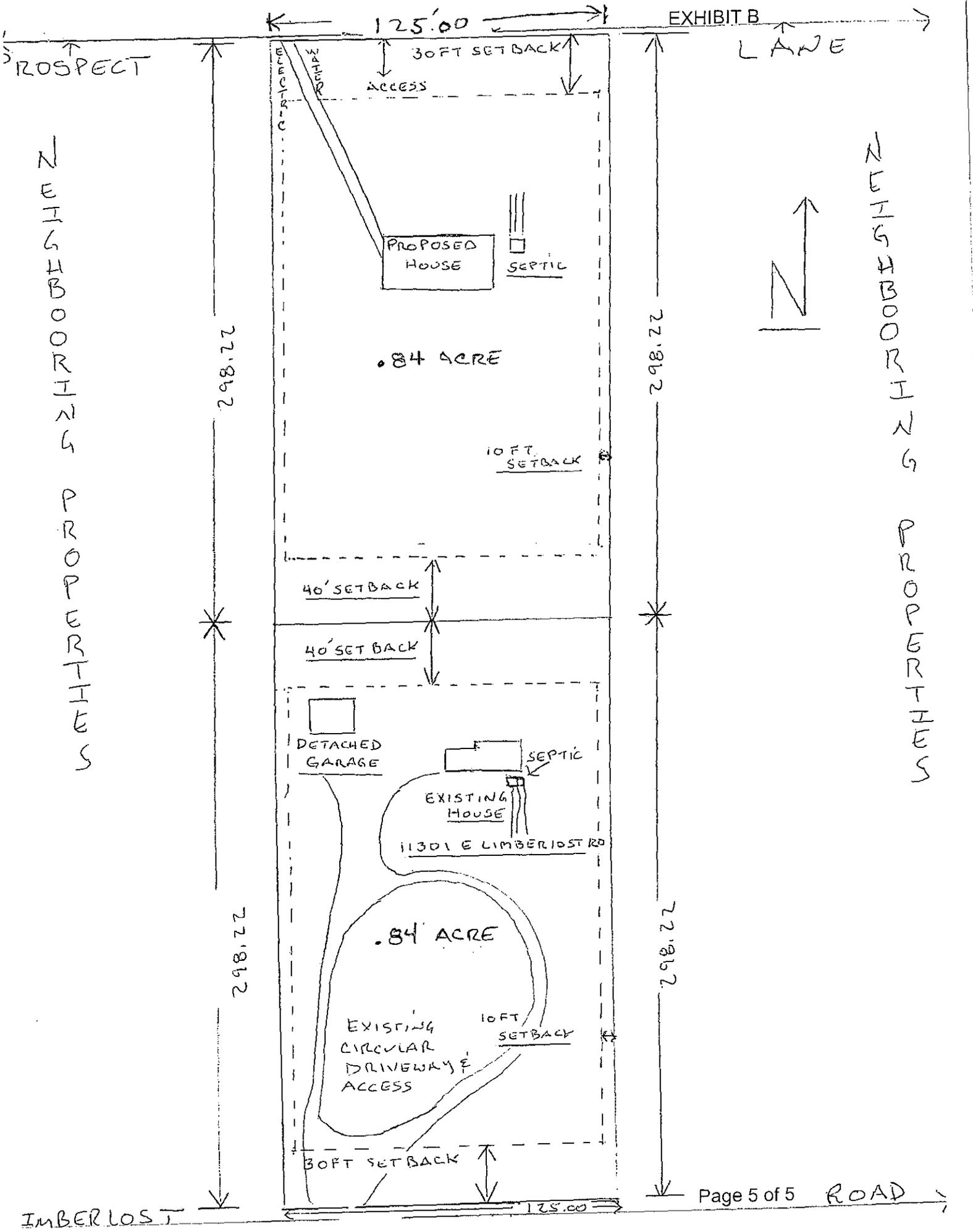
AMENDMENT NO. 10 BY ORDINANCE NO. 1977-10  
 TO PIMA COUNTY ZONING MAP NO 84, TUCSON, ARIZONA  
 PART OF PARCEL 12, BEING PART OF THE SE 1/4  
 OF THE SW 1/4 OF SECTION 19, T13S-R16E  
 ADOPTED 2-7-77



*Alex R. Garcia*  
 EXEC. SEC'Y COUNTY PLANNING AND ZONING COMMISSION

SRD 1-11-77

CO13-61-13  
 CO9-76-46



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