

COB - BOSAIR FORM

06/25/2026 9:33 AM (MST)

Submitted by Terri.Tillman2@pima.gov (Terri.Tillman@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
BOSAIR Activity:	Board Meeting Request
Requested Board Meeting Date:	07/14/2026
Project Title / Description:	Co12-76-52 RANCHO DEL CERRO (LOT 430)

Agenda Item Report

Introduction / Background:	The applicants request a plat note modification to remove the one-foot no-access easement along the northeasterly boundary of Lot 430 of the Rancho Del Cerro Subdivision.
Discussion:	A new driveway from N. Calle Del Risco is needed to access a proposed detached garage in the northern area of the lot. The applicant states that the new driveway and garage are proposed for this area due to better suitability of the terrain and reduced impacts to the native landscape.
Conclusion:	The removal of the one-foot no-access easement for Lot 430 of Rancho Del Cerro adjacent to N. Calle Del Risco is reasonable given that currently, six lots on N. Calle Del Risco are each accessed from Calle Del Risco.
Recommendation:	Staff recommends APPROVAL WITH A CONDITION.
Fiscal Impact:	0
Support of Prosperity Initiative:	N/A
Provide information that explains how this activity supports the selected Prosperity Initiative	N/A
Board of Supervisor District:	<ul style="list-style-type: none"> • 3
Department:	Development Services - Planning
Name:	Anita McNamara
Telephone:	5207248800

Department Director Signature: Lauren A. Ortega Date: 6/25/2026 | 10:39 AM MST

Deputy County Administrator Signature:  Date: 6/25/2026 | 4:03 PM MST

County Administrator Signature:  Date: 6/28/2026 | 10:18 AM MST



TO: Honorable Jennifer Allen, Supervisor, District 3

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

DATE: June 23, 2026

SUBJECT: **Co12-76-52 RANCHO DEL CERRO (LOT 430)**

The above referenced Plat Note Modification is within your district and is scheduled for the Board of Supervisors' **TUESDAY, July 14, 2026** hearing.

REQUEST: For a **plat note modification** for removal of the one-foot no-access easement along the northeasterly portion Lot 430 of the Rancho Del Cerro subdivision (Bk. 28, Pg. 84). The subject property is approximately 2.34 acres, zoned CR-1 and is located southeast of the T-intersection of W. Paseo De Las Estrellas and N. Calle Del Risco, addressed as 5532 W Placita Acantilada.

OWNERS: Robert D. Workman & Janice H. Arnold
5532 W Placita Acantilada
Tucson, AZ 85745

AGENT: Renzo Curay De La Rosa
Galileo Group
1239 E Laurel Dr.
Casa Grande, AZ 85122

DISTRICT: 3

STAFF CONTACT: Anita McNamara, AICP, Planner II

PUBLIC COMMENT TO DATE: As of June 23, 2026, staff received no public comment.

STAFF RECOMMENDATION: **APPROVAL WITH A CONDITION**

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

Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: Co12-76-52

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FOR JULY 14, 2026 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: June 23, 2026

UNADVERTISED ITEM FOR PUBLIC HEARING

PLAT NOTE MODIFICATION

Co12-76-52 RANCHO DEL CERRO (LOT 430)

Robert Workman and Janice Arnold, represented by Renzo Curay of Galileo Group, request a plat note modification for removal of the one-foot no-access easement along the northeasterly portion of Lot 430 (2.34 acres) of the Rancho Del Cerro subdivision (Bk. 28, Pg. 84). The subject property is zoned CR-1 (Single Residence) and is located southeast of the T-intersection of W. Paseo De Las Estrellas and N. Calle Del Risco, addressed as 5532 W. Placita Acantilada. Staff recommends **APPROVAL WITH A CONDITION.**
(District 3)

STAFF RECOMMENDATION

Staff recommends **APPROVAL WITH A CONDITION** of a modification to remove the one-foot no-access easement along the of northeasterly portion of Lot 430 (2.34 acres) of the Rancho Del Cerro subdivision (Bk. 28, Pg. 84) to provide secondary access to the northern portion of the lot. Plat Note #14 contains references to the one-foot no-access easements of the Rancho Del Cerro subdivision. One-foot no-access easements are found on many streets in Rancho Del Cerro, including on N. Calle Del Risco. If approved, staff recommends the following condition:

The property owners will be required to process a formal right-of-way abandonment with Pima County Real Property for the limits of the driveway and removal of the one-foot no-access easement and record a release of easement. The release of easement will be required to be executed prior to any permit approval or release of any violation(s).

REQUEST OF APPLICANT

The applicants request a modification of plat note modification to remove the one-foot no-access easement along the of northeasterly portion of Lot 430 (2.34 acres) of the Rancho Del Cerro subdivision (Bk. 28, Pg. 84). The applicants request the removal of the one-foot no-access easement to facilitate the construction of a new driveway along the northeasterly portion of the lot boundary on N. Calle Del Risco. The new driveway will provide access to a new detached garage in the northern area of the lot for passenger vehicles to be constructed. The applicants state that

Co12-76-52 (P26SA00008)

Page 2 of 2

the existing driveway from W. Placita Acantilada has an extreme slope.

PLANNING REPORT

Staff supports the requested removal of the one-foot no-access easement along the northeasterly boundary of Lot 430 of the Rancho Del Cerro subdivision (Bk. 28, Pg. 84). Currently, six homes are fronting N. Calle Del Risco and are each accessed from Calle Del Risco.

The subject property was rezoned by case Co9-72-36 from the SR to the CR-1 zone in 1977. The existing home was constructed in 1989. The new driveway from N. Calle Del Risco is needed to access a proposed detached garage to be located in the northern area of the lot (indicated on the survey in red outline). The applicant states that the new driveway and garage are proposed for this area due to better suitability of the terrain and less invasive impacts to the native landscape.

Lot 430, like other lots in the Rancho Del Cerro subdivision, is in the Hillside Development Zone (HDZ). The existing home footprint and the proposed location for the detached garage are the only areas of the lot not located in HDZ. The survey depicts that the proposed driveway and detached garage will avoid existing vegetation, including several Saguaros. Review for compliance with the Hillside Development Overlay Zone standards, the Native Plant Preservation Ordinance, including preservation and potential mitigation have not been conducted as part of this application. These reviews will occur at the time of permitting.

The subject site is located outside of the Maeveen Marie Behan Conservation Lands System (CLS).

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

Public notice is being sent to all property owners within the subdivision and within 300 feet of the boundaries of the subdivision. As of June 23, 2026, staff received no public comment.

TRANSPORTATION

Department of Transportation has no objection to this request.

REGIONAL FLOOD CONTROL DISTRICT

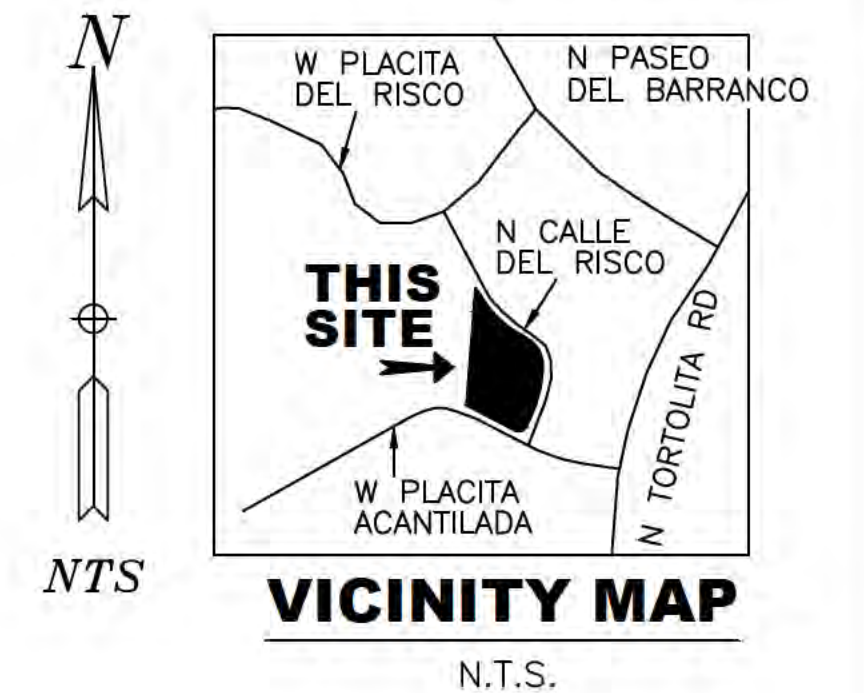
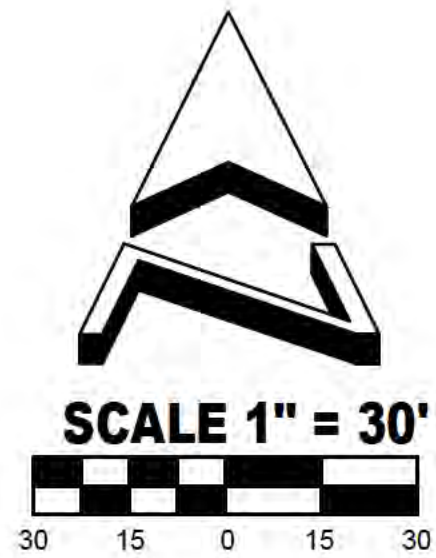
Regional Flood Control District reviewed the proposed plat note modification request. Floodplain and Regulated Riparian Habitat do not impact the property therefore the District has no objections to this plat note modification.

Attachments

cc: Robert D. Workman & Janice H. Arnold
Co12-76-52 File

BOUNDARY & TOPOGRAPHY SURVEY

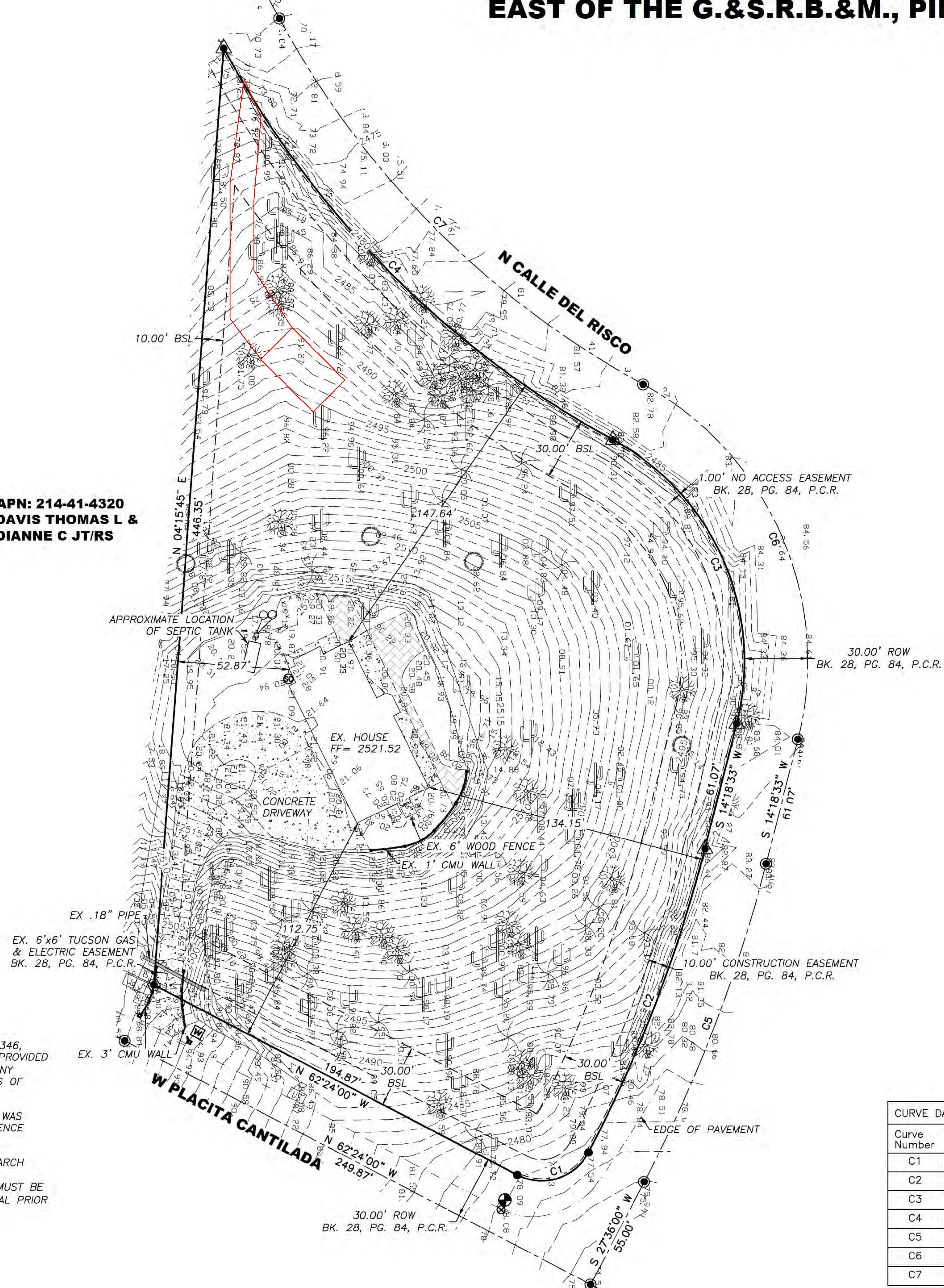
A PORTION OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 12 EAST OF THE G.&S.R.B.&M., PIMA COUNTY, ARIZONA.



LEGEND

- BRASS CAP
- SET MAG NAIL WITH TAG LS#41076
- SET 1/2" REBAR LS#41076
- ▲ FOUND 1/2" REBAR
- FIRE HYDRANT
- TELECOM JUNCT. BOX
- ELECTRICAL TRANSFORMER
- GAS METER
- ⊗ WATER VALVE
- ⊗ WATER SERVICE/WATER METER
- ⊗ SEWER CLEANOUT
- ⊗ GATE
- MAILBOX
- PALO VERDE
- OCOTILLO
- BARREL CACTUS
- SAGUARO CACTUS
- CMU CONCRETE MASONRY UNIT
- BSL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
- P.C.R. PIMA COUNTY RECORDER
- CONCRETE
- PAVERS
- ***** CHAIN LINK FENCE

APN: 214-41-4320
DAVIS THOMAS L &
DIANNE C JT/RS



SITE DATA

APN: 214-41-4330
 ZONING: CR-1
 AREA = 93,227 SF
 2,140 AC

OWNER

WORKMAN ROBERT D & ARNOLD JANICE H CP/RS
 5532 W PLACITA ACANTILADA
 TUCSON AZ 85745

BASIS OF BEARINGS

THE SOUTH LINE OF LOT 430, OF RANCHO DEL CERRO, BEARS NORTH 62°24'00" WEST, AS SHOWN HEREON.

BENCHMARK

PIMA COUNTY DOT - CITY OF TUCSON DOT
 FOUND IRON REBAR
 INDEX CODE= R21
 ELEVATION = 2464.85 (NAVD88)

LEGAL DESCRIPTION

LOT 430, OF RANCHO DEL CERRO, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PIMA COUNTY RECORDER IN BOOK 28 OF MAPS AND PLATS AT PAGE 84.

REFERENCE DOCUMENTS

- WARRANTY DEED #2025-2610346
- SUBDIVISION PLAT, BOOK 28 OF MAPS, PAGE 84, M.C.R.

CERTIFICATION:

I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS BOUNDARY AND TOPOGRAPHY SURVEY, CONSISTING OF 1 SHEET(S), CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2025; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN OR WILL BE SET; THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Anthony N. Zaugg 01-28-2026
 ANTHONY N. ZAUGG DATE
 LS #41076

NOTE: PER ARS 32-151 THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

NOTE

- THIS SURVEY IS BASED ON SPECIAL WARRANTY DEED #2025-2610346, RECORDS OF PIMA COUNTY ARIZONA AND ON OTHER INFORMATION AS PROVIDED BY THE CLIENT. NO CURRENT TITLE REPORT/SEARCH WAS PROVIDED. ANY OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS OR OTHER MATTERS OF RECORD THAT MAY AFFECT THIS SITE ARE NOT SHOWN HEREON.
- FOR COMPUTATION PURPOSES, THE PARCEL AREA LISTED HEREON WAS COMPUTED WITHOUT REGARD TO THE POSSIBLE ENCROACHMENTS OR FENCE LOCATIONS SHOWN.
- BUILDING SETBACK LINES ARE PROVIDED FROM PRELIMINARY RESEARCH ONLY. SETBACK MAY VARY BASED ON HOA C&R DOCUMENTS AND/OR MUNICIPAL ZONING CASES. VERIFICATION OF BUILDING SETBACK LINES MUST BE PERFORMED BY THE ARCHITECT AND/OR BUILDING DESIGN PROFESSIONAL PRIOR TO BUILDING DESIGN.
- OFFSITE UTILITIES NOT PROVIDED AT THE TIME OF SURVEY.

FEMA CERTIFICATION

THIS SITE LIES IN FEMA FIRM PANEL: 04019C1665L, ZONE X. MAP REVISED JUNE 16, 2011.

CURVE DATA:

Curve Number	Delta	Radius	Arc Length
C1	90°00'01"	25.00'	39.27'
C2	13°17'28"	668.95'	155.18'
C3	75°41'50"	120.00'	158.54'
C4	33°07'55"	460.00'	266.00'
C5	13°17'29"	698.95'	162.14'
C6	75°41'57"	150.00'	198.18'
C7	33°07'54"	430.00'	248.65'

DATE

ALLEN CONSULTING ENGINEERS, INC.

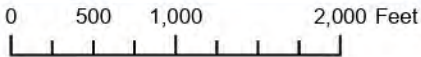
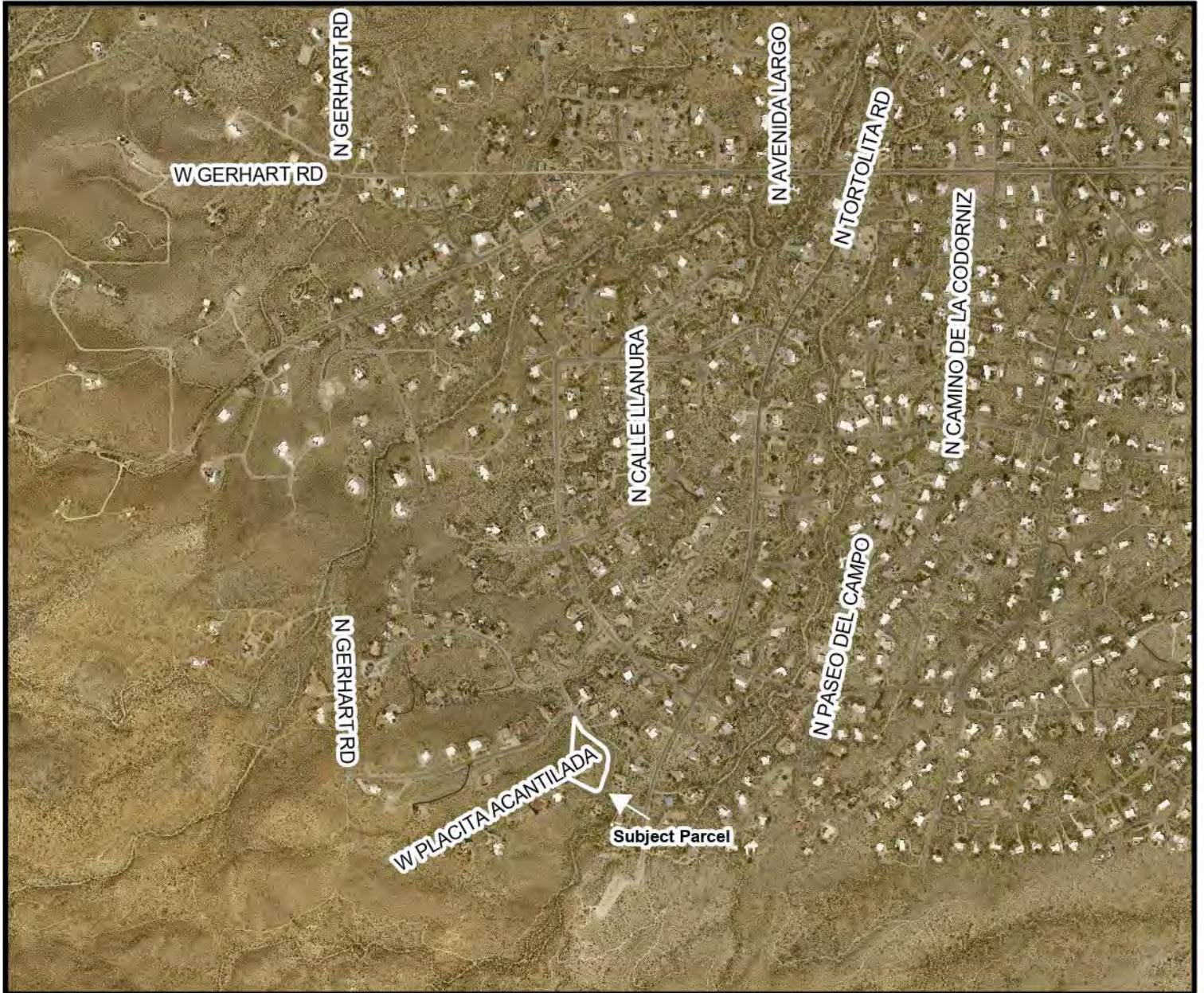
4111 E. VALLEY AUTO DRIVE, SUITE 103
 MESA, ARIZONA 85206
 PHONE (480) 644-1666
 E-MAIL: ace@allenconsultengr.com

APN: 214-41-4330
 5532 W PLACITA ACANTILADA
 TUCSON AZ 85745
TOPOGRAPHY SURVEY



JOB NUMBER	98622	SHEET	1	OF	1
DRAWING	TOPO				
DRAFTSMAN		CHECKED BY		DATE	01-28-2026

Case #: Co12-76-52
Case Name: RANCHO DEL CERRO SUBDIVISION - LOT 430
Tax Code(s): 214-41-4330







Aerial Exhibit

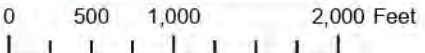
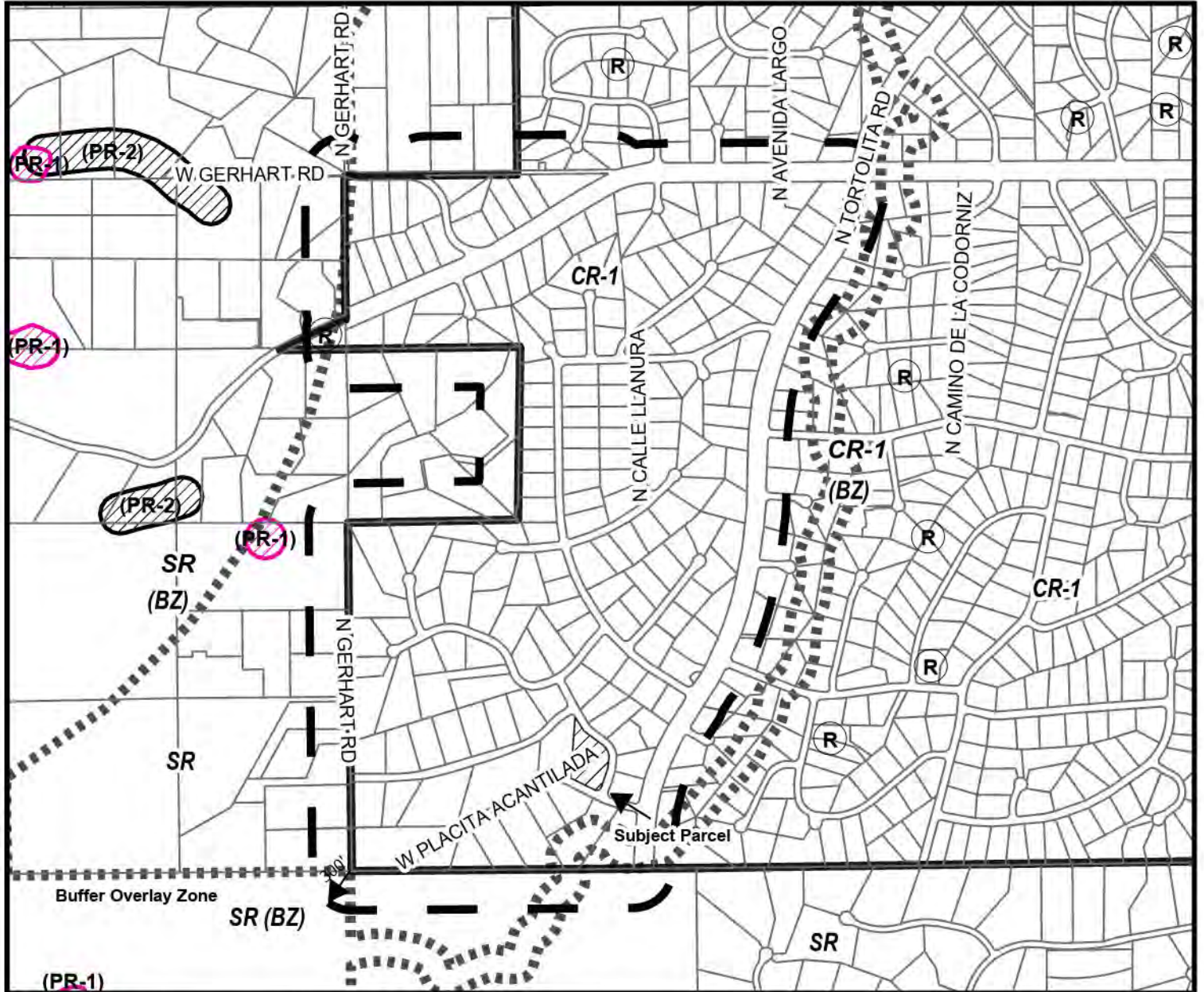


PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

	Notes: Plat Note Modification		
	Ref Case #: P26SA00008	Map Scale: 1:14,000	

Case #: Co12-76-52
Case Name: RANCHO DEL CERRO SUBDIVISION - LOT 430
Tax Code(s): 214-41-4330

-  Protected Peaks and Ridges - Level 1
-  Buffer Overlay Zone (BZ)
-  Protected Peaks and Ridges - Level 2
-  300' Notification Area
-  Zoning Boundary
-  Subject Property



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**



Notes:	Plat Note Modification
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10
	Board of Supervisors Hearing: July 14, 2026
Ref Case #: P26SA00008	Map Scale: 1:14,000
	Map Date: 6/15/2026 - ds





Low Intensity Urban 1.2 (LIU-1.2))

Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space.

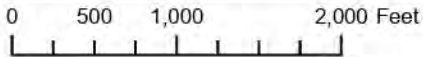
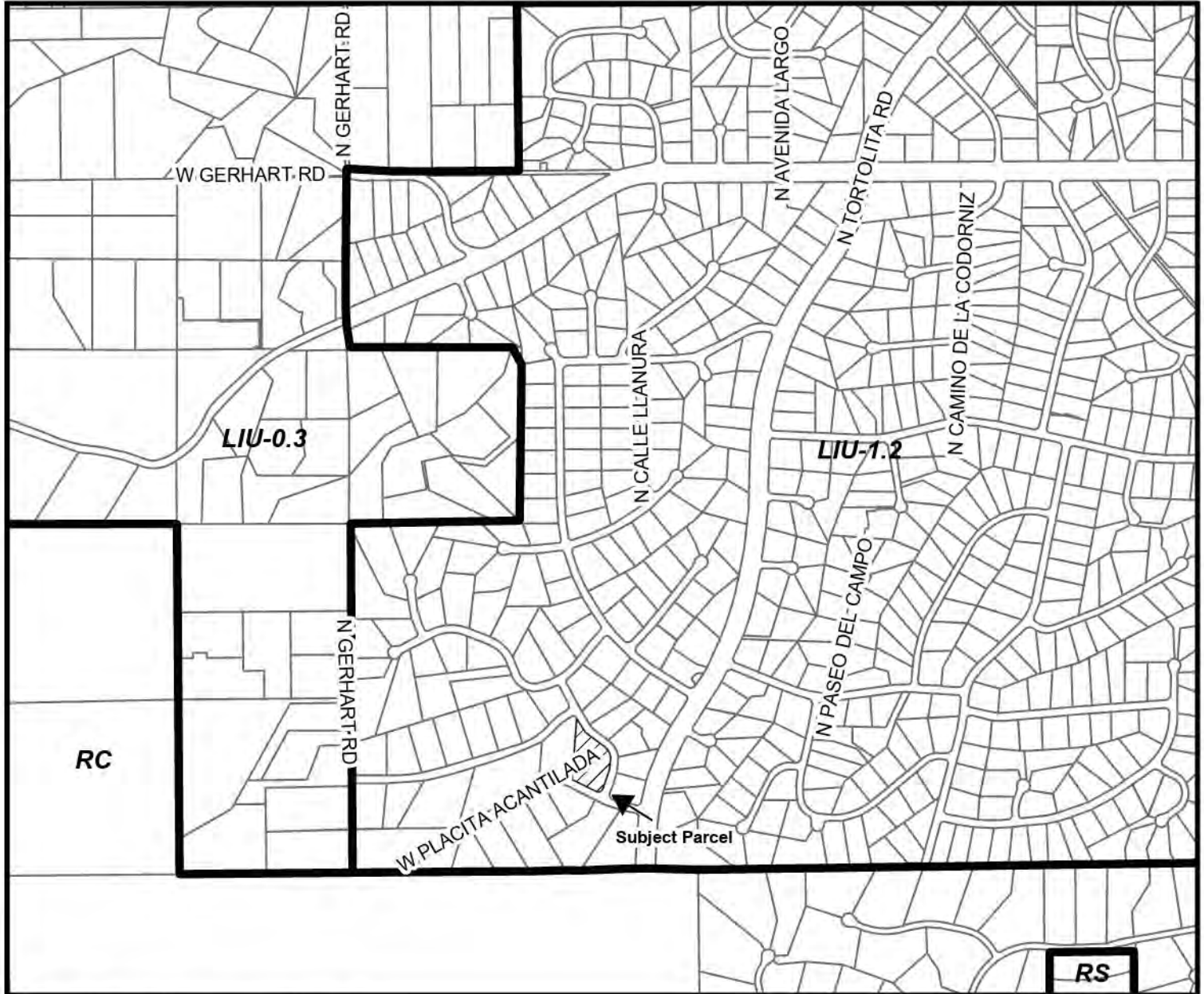
Density bonuses are offered in exchange for the provision of natural and/or functional open space and for infill or redevelopment residential projects. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves. Infill and redevelopment projects must have existing access to County wastewater reclamation system, water provided by a supplier on the ADWR Gallons per Capita Day (GPCD) program, and on sites located outside of the Biological Core Management Areas, Multiple Use Management Areas, and Special Species Management Areas of Maeveen Marie Behan Conservation Lands System.

- Residential Gross Density:
 - Minimum: none
 - Maximum: 1.2 RAC
- Residential Open Space Density Bonus:
 - Forty-five percent (45%) open space: 2.5 RAC
 - Sixty percent (60%) open space: 4 RAC
- Infill/Redevelopment Residential Density Bonus:
 - Maximum: 5 RAC
- Residential Gross Densities for TDR Receiving Areas:
 - Minimum: none
 - Maximum: 1.2 RAC
 - Fifty percent (50%): 2 RAC

Case #: Co12-76-52
Case Name: RANCHO DEL CERRO SUBDIVISION - LOT 430
Tax Code(s): 214-41-4330

Comprehensive Plan Exhibit

 Subject Property



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**



Notes: Plat Note Modification	
PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10	
Ref Case #: P26SA00008	Map Scale: 1:14,000
Map Date: 6/15/2026 - ds	

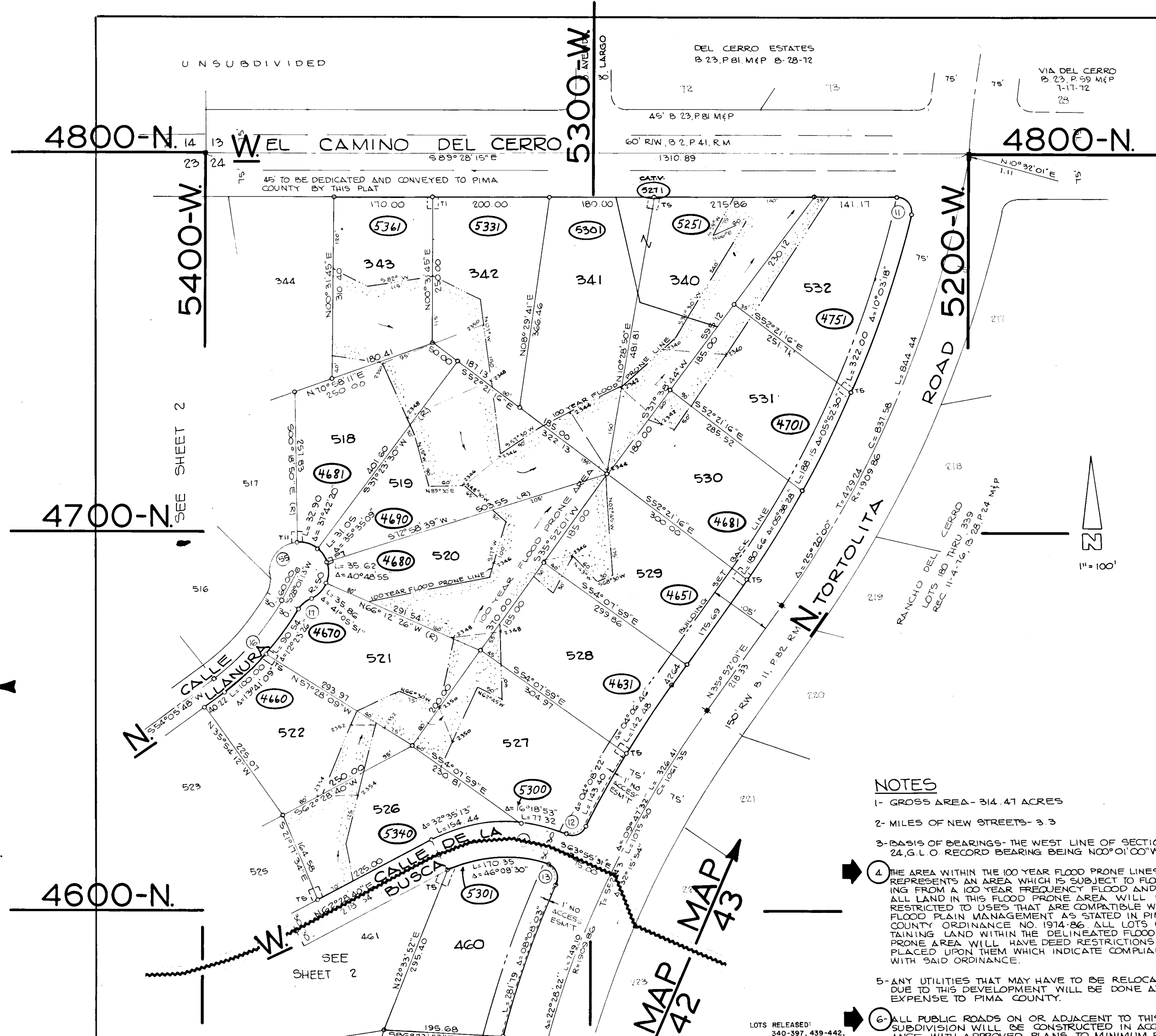


RANCHO DEL CERRO (340-532)

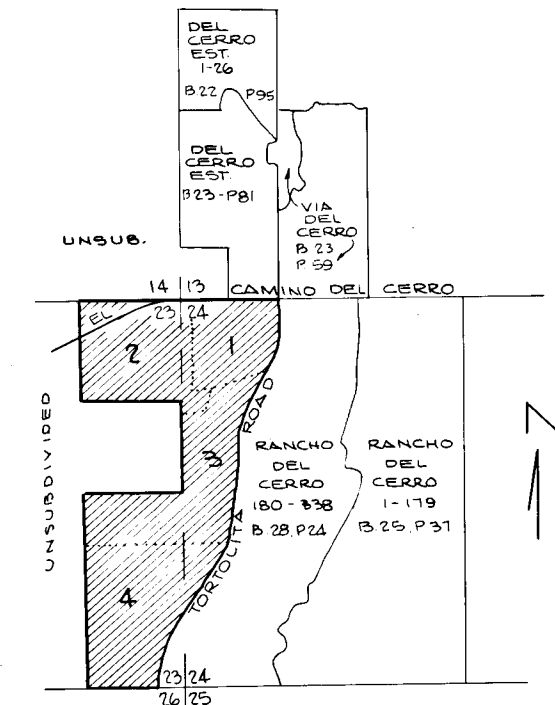
MP 28084

RECORDED: AUGUST 26, 1977

***** 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*****



- 14-IF IN THE OPINION OF THE PIMA COUNTY HIGHWAY DEPARTMENT A VIOLATION OF THE ONE-FOOT NO ACCESS EASEMENT IS CREATING HAZARDOUS CONDITIONS THE LOT OWNER SHALL INSTALL PHYSICAL BARRIERS IN ORDER TO LIMIT VEHICULAR ACCESS TO DESIGNATED POINTS OF INGRESS/EGRESS.
- 15-ALL LOTS WILL BE SERVED WITH INDIVIDUAL SEPTIC SYSTEMS AND TESTS WILL BE SUBMITTED TO PIMA COUNTY SANITATION DEPARTMENT FOR THEIR REVIEW AND APPROVAL.
- 16-A FLOOD PLAIN USE PERMIT SHALL BE OBTAINED FOR LOTS: 340 THRU 344, 363, 375, 376, 377, 386, 428, 429, 438, 439, 446, 447, 451, 452, 465 THRU 468, 476, 490, 491, 497, 498, 499, 500, 501, 518, 519, 520, PRIOR TO THE ISSUANCE OF ANY PERMITS FOR SAID LOTS.
- 17-ACCESS ACROSS THE FLOOD PRONE AREAS TO BUILDING SITES ON LOTS 393, 416, 417, 418, 476, 477, 429, 446, 447, 452, 465, 466, 467, 468, 475, 476, 487, 498, 500, 501 WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS. CONSTRUCTION PLANS FOR SAID ACCESS WILL BE SUBMITTED TO THE PIMA COUNTY HIGHWAY DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR AND SAID ACCESS BUILT IN ACCORDANCE WITH APPROVED PLANS PRIOR TO THE OCCUPANCY OF THE SITE.
- 18-THE AVERAGE CROSS SLOPE OF THIS SUBDIVISION IS CALCULATED IN ACCORDANCE WITH ARTICLE 44 AND IS 13%.
- 19-425 INDICATES LOTS TO BE DEVELOPED IN CONFORMANCE WITH THE GENERAL PROVISIONS OF ARTICLE 44, THE HILLSIDE DEVELOPMENT ZONE ORDINANCE. ANY DEVELOPMENT CONCERNING THIS LOT SHALL MEET THE CONDITIONS OF THE GENERAL PROVISIONS OF THIS ORDINANCE AND APPROVAL OF THE PROPOSED METHOD OF CONSTRUCTION IS REQUIRED PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR.
- 20-THE 100 FOOT BUFFER SET BACK SHOWN HEREON DESIGNATES AN AREA IN WHICH NO BUILDINGS OR RESIDENCES WILL BE CONSTRUCTED.
- 21-ALL NATURAL VEGETATION WILL REMAIN EXCEPT THAT WHICH MUST BE REMOVED FOR THE INSTALLATION OF UTILITIES, ROADS, DRIVEWAYS AND BUILDING PADS.
- 22-INTERIOR STREETS WILL BE BUILT TO EXTREME ROUGH STREET STANDARDS.
- 23-THIS PROPERTY IS COVERED BY A BLANKET EASEMENT TO TUCSON GAS AND ELECTRIC COMPANY AT B 711 P 580 581 M R, PIMA COUNTY, ARIZONA UPON COMPLETION OF THE INSTALLATION OF THE NEW UNDERGROUND FACILITIES AND UPON REMOVAL OF ALL EXISTING OVERHEAD FACILITIES, THIS BLANKET RIGHT OF WAY COULD BE RELEASED.
- 24-THIS PROPERTY IS COVERED BY A BLANKET EASEMENT TO MOUNTAIN BELL AT B 70, P 317 M R, PIMA COUNTY, ARIZONA UPON COMPLETION OF THE INSTALLATION OF THE NEW UNDERGROUND FACILITIES AND UPON REMOVAL OF ALL EXISTING OVERHEAD FACILITIES, THIS BLANKET RIGHT OF WAY COULD BE RELEASED.
- 25-INDICATES TUCSON GAS AND ELECTRIC EASEMENT. SEE SHEET 5.



DEDICATION

WE, THE UNDERSIGNED HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT. WE HEREBY CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN ON THIS PLAT. WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHTS OF WAY AS SHOWN HEREON INCLUDING ALL STREETS.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY SAVE PIMA COUNTY, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE EROSION OR DAMAGE CAUSED BY WATER WHETHER SURFACE FLOOD OR RAINFALL STATE AND WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT WRITTEN APPROVAL OF THE PIMA COUNTY FLOOD PLAIN BOARD.

WE HEREBY GRANT TO PIMA COUNTY AND ALL FRANCHISED UTILITY COMPANIES ALL EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

STEWART TITLE AND TRUST AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO 1574 WHEREIN THE BENEFICIARIES ARE: SAM LIEBERMAN AND BESS LIEBERMAN, H/W, GENEVIEVE GINSBURG S/S AND PAUL GINSBURG S/S, AND STEWART TITLE AND TRUST AN ARIZONA CORPORATION UNDER TRUST 0859, BENEFICIARY: GRACIELA CARRERA DE AVERAL, LUCILIA OTI, GUILLERMO JENKINS, ELODA SORIA DELANDA DE JENKINS, ANDRES NOBEN, ERNESTO RODRIGUEZ, SUSANA PESQUERA COLON, NYDIA PESQUERA SOLER, ARMANDO SANTACRUZ, RAFAELA COLON, ROBERT JANCER.

STATE OF ARIZONA SS: COUNTY OF PIMA SS: ON THIS 22 DAY OF August, 1977, BEFORE ME, the undersigned officer, personally appeared _____ who acknowledged herself to be the _____ of STEWART TITLE AND TRUST, AN ARIZONA CORPORATION AND THAT SHE AS SUCH TRUST OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOLLOWING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HERSELF AS TRUST OFFICER.

IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
CERTIFICATION
I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.
Paul W. Cella, REG. P.E. ENGINEER NO. 2663

NOTES

- 1- GROSS AREA - 314.47 ACRES
- 2- MILES OF NEW STREETS - 3.3
- 3- BASIS OF BEARINGS - THE WEST LINE OF SECTION 24, G.L.O. RECORD BEARING BEING N00°01'00"W.
- 4- THE AREA WITHIN THE 100 YEAR FLOOD PRONE LINES REPRESENTS AN AREA WHICH IS SUBJECT TO FLOODING FROM A 100 YEAR FREQUENCY FLOOD AND ALL LAND IN THIS FLOOD PRONE AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLAIN MANAGEMENT AS STATED IN PIMA COUNTY ORDINANCE NO. 1974-86. ALL LOTS CONTAINING LAND WITHIN THE DELINEATED FLOOD PRONE AREA WILL HAVE DEED RESTRICTIONS PLACED UPON THEM WHICH INDICATE COMPLIANCE WITH SAID ORDINANCE.
- 5- ANY UTILITIES THAT MAY HAVE TO BE RELOCATED DUE TO THIS DEVELOPMENT WILL BE DONE AT NO EXPENSE TO PIMA COUNTY.
- 6- ALL PUBLIC ROADS ON OR ADJACENT TO THIS SUBDIVISION WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS TO MINIMUM PIMA COUNTY STANDARDS FOR PAVED ROADS AND THAT CONSTRUCTION PLANS WILL BE SUBMITTED TO THE PIMA COUNTY HIGHWAY DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR.
- 7- 0 REPRESENTS A 2" BRASS SURVEY MONUMENT TO BE SET IN CONCRETE STAMPED PE 2663.
- REPRESENTS AN EXISTING 2" BRASS SURVEY MONUMENT.
- 8- 0 REPRESENTS A 1/2" STEEL PIN TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 9- 1 INDICATES WATER SURFACE ELEVATION
- INDICATES DIRECTION OF FLOW
- 10- MINIMUM LOT SIZE - 43,560 SQ. FT.
- 11- TOTAL NUMBER OF LOTS - 193
- 12- CIRCULAR DRIVES WILL BE REQUIRED ON THE FOLLOWING LOTS: 340 THRU 344, 350 THRU 355, 362, 363, 365 THRU 369, 371 THRU 380, 440, 441, 442, 452 THRU 460, 528 THRU 532
- 13- BASIS OF ELEVATIONS - BRASS S.M. IN CONCRETE NW COR. SEC. 24, ELEV. 2368.05

**MAP 42,43
ZONE CR-1
H.D.Z.-SEE NOTE 19**
SEE SUBD. FILE FOR SPECIAL SEPTIC APPR'L REQUIRED.

APPROVALS

1. EUGENIA W. WELLS, CLERK OF THE BOARD OF SUPERVISORS HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS 22 DAY OF August, 1977.

CLERK, BOARD OF SUPERVISORS	8-22-77
DATE	
PIMA COUNTY HIGHWAY DEPARTMENT	8-21-77
DATE	
PIMA COUNTY PLANNING DIRECTOR	8-23-77
DATE	
PIMA COUNTY DEPARTMENT OF SANITATION	8-23-77
DATE	

ASSURANCES

SATISFACTORY ASSURANCES IN THE FORM OF TRUST AGREEMENT 1274 FROM STEWART TITLE AND TRUST RECORDED IN THE PUBLIC RECORDS HAVE BEEN PROVIDED TO GUARANTEE STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, SANITATION IMPROVEMENTS AND UTILITY IMPROVEMENTS (GAS, ELECTRIC, WATER) IN THIS SUBDIVISION.

BY: E.S. B. Swalla DATE: 8-25-77
CHAIRMAN BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

**Adm. Address:
4401 N. Tortolita Rd.**

**ANNOTATED
COPY**

RANCHO DEL CERRO

LOTS 340 THRU 532

A SUBDIVISION OF A PORTION OF SECTION 23 AND A PORTION OF SECTION 24, T. 13 S., R. 12 E, G&S R B&M, PIMA COUNTY, ARIZONA

SEPTEMBER, 1976

SCALE 1" = 100'

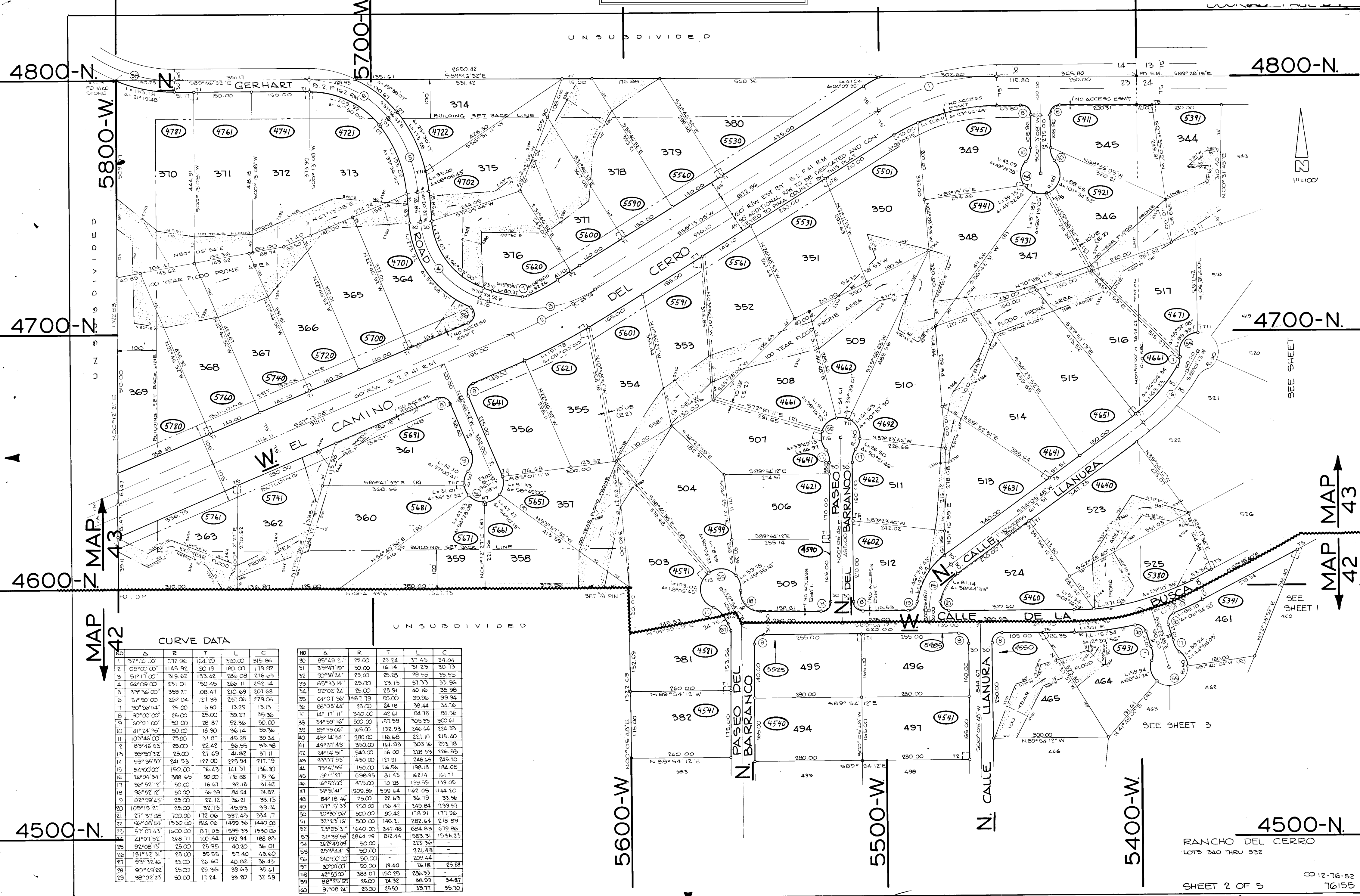
CO 12-76-52

76155

SHEET 1 OF 5

Cella, Barr, Evans and Associates
ENGINEERS • PLANNERS
2075 NORTH SIXTH AVENUE, TUCSON, ARIZONA 85705

ANNOTATED COPY



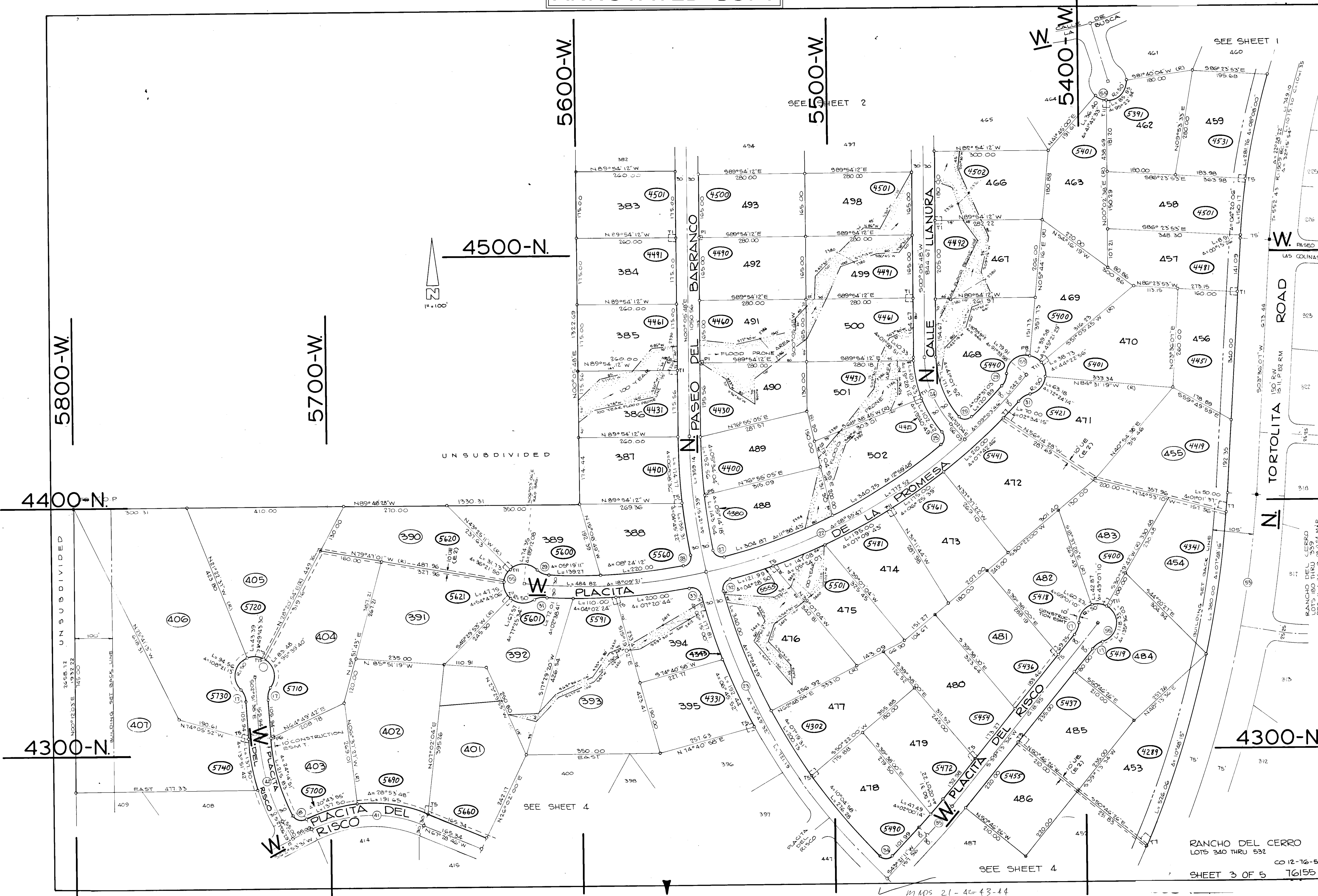
CURVE DATA

NO	Δ	R	T	L	C
1	32°30'00"	512.96	164.29	320.00	315.86
2	09°00'00"	1145.92	90.19	180.00	179.82
3	51°17'00"	319.62	153.42	286.08	276.63
4	66°09'00"	231.01	150.45	266.11	252.14
5	33°36'00"	359.27	108.47	210.69	207.68
6	51°50'00"	262.04	127.33	231.06	229.06
7	30°26'54"	6.80	13.29	13.15	
8	30°00'00"	25.00	25.00	39.27	35.36
9	60°01'00"	50.00	28.87	52.36	50.00
10	41°24'35"	50.00	18.90	36.14	35.36
11	103°46'00"	25.00	31.87	45.28	39.34
12	83°45'53"	25.00	22.42	36.55	33.38
13	95°50'32"	25.00	27.69	41.82	37.11
14	93°35'50"	241.53	122.00	225.94	217.19
15	54°00'00"	150.00	76.43	141.31	136.20
16	76°04'34"	388.65	90.00	176.88	175.36
17	36°52'12"	50.00	16.61	32.18	31.62
18	96°52'12"	50.00	56.39	84.54	74.82
19	87°59'23"	25.00	22.12	36.21	33.13
20	105°15'21"	25.00	32.73	45.93	39.14
21	27°31'08"	700.00	172.06	337.43	334.17
22	56°08'54"	1530.00	816.06	1499.36	1440.08
23	51°01'43"	1600.00	871.05	1595.33	1530.00
24	41°01'52"	268.11	100.84	192.94	188.83
25	92°08'13"	25.00	25.95	40.20	36.01
26	131°32'31"	25.00	55.55	57.40	45.60
27	93°32'46"	25.00	26.60	40.82	36.43
28	90°49'22"	25.00	25.36	39.63	35.61
29	38°02'25"	50.00	17.24	33.20	32.59

NO	Δ	R	T	L	C
30	85°49'21"	25.00	23.24	37.45	34.04
31	35°41'19"	50.00	16.14	31.23	30.13
32	30°38'24"	25.00	25.28	39.95	35.55
33	85°33'14"	25.00	23.13	37.33	33.96
34	92°02'24"	25.00	25.91	40.16	35.98
35	04°01'36"	387.19	50.00	39.36	99.94
36	88°05'44"	25.00	24.18	38.44	34.76
37	14°11'11"	340.00	42.61	84.78	84.56
38	34°59'16"	500.00	151.99	305.35	300.61
39	85°39'06"	165.00	152.93	246.46	224.33
40	45°14'34"	780.00	116.68	221.10	215.40
41	49°31'43"	350.00	161.83	303.16	293.18
42	24°14'51"	540.00	116.00	228.53	226.83
43	33°01'53"	430.00	127.91	248.65	245.20
44	75°41'55"	150.00	116.56	198.18	184.08
45	13°17'21"	698.95	81.43	162.14	161.71
46	16°30'00"	475.00	10.28	139.55	139.05
47	34°51'41"	909.86	599.64	1162.05	1144.20
48	84°18'46"	25.00	22.63	36.19	33.56
49	57°15'33"	250.00	136.47	249.84	239.51
50	20°30'06"	500.00	90.42	178.91	171.96
51	32°23'16"	500.00	146.21	282.64	278.89
52	23°55'31"	1640.00	347.48	684.83	679.86
53	31°39'58"	2864.79	812.44	1583.31	1536.23
54	26°24'09"	50.00	-	229.36	-
55	25°39'44"	50.00	-	221.43	-
56	240°00'00"	50.00	-	209.44	-
57	30°00'00"	50.00	13.40	26.18	25.88
58	42°50'00"	383.01	150.25	286.33	-
59	88°25'55"	25.00	24.32	38.59	34.87
60	91°08'24"	25.00	25.50	39.77	35.70

MAP 42-43-44

ANNOTATED COPY



5800-W

5700-W

5600-W

5500-W

5400-W

4400-N

4300-N

4500-N

4300-N



UNSUBDIVIDED

N. PASEO DEL BARRANCO

N. CALLE LLANURA

N. CALLE DE LA PROMESA

N. CALLE DEL RISCO

W. PLACITA

W. PLACITA DEL RISCO

N. TORTOLITA ROAD

W. PASEO DE LAS COLINAS

RANCHO DEL CERRO
LOTS 340 THRU 532
REC. 11-4-76, B. 28 P. 24 M&P

RANCHO DEL CERRO
LOTS 340 THRU 532
CO 12-16-52
SHEET 3 OF 5 76155

MAPS 21-42-43-44

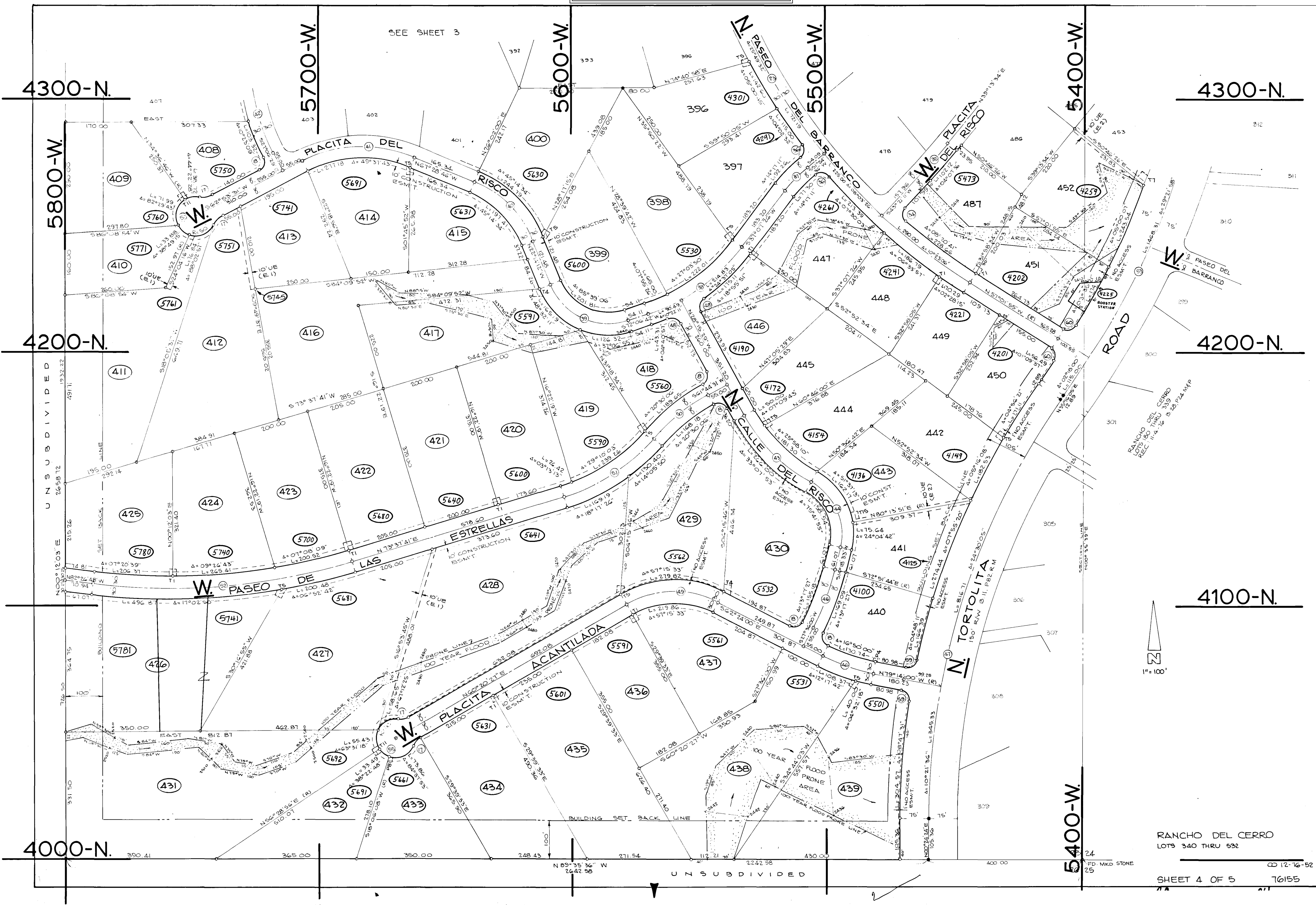
SEE SHEET 1

SEE SHEET 2

SEE SHEET 4

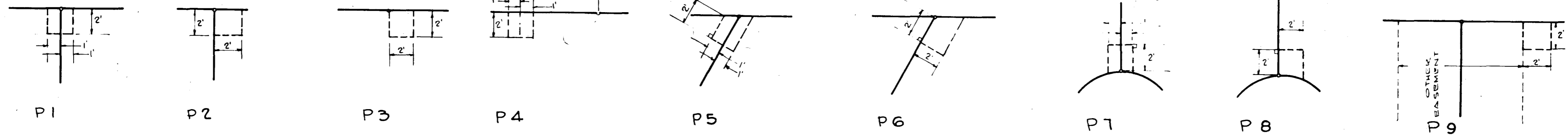
SEE SHEET 4

ANNOTATED COPY

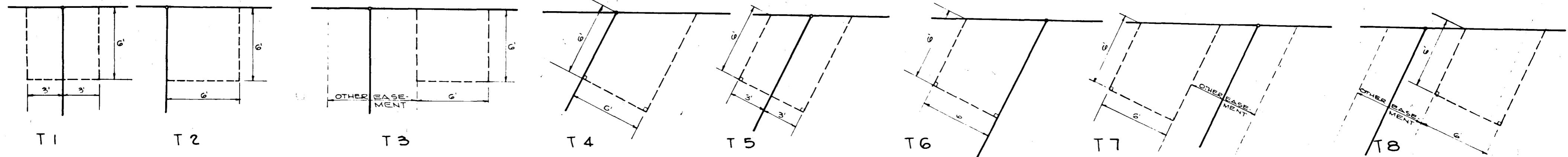


RANCHO DEL CERRO
LOTS 340 THRU 592

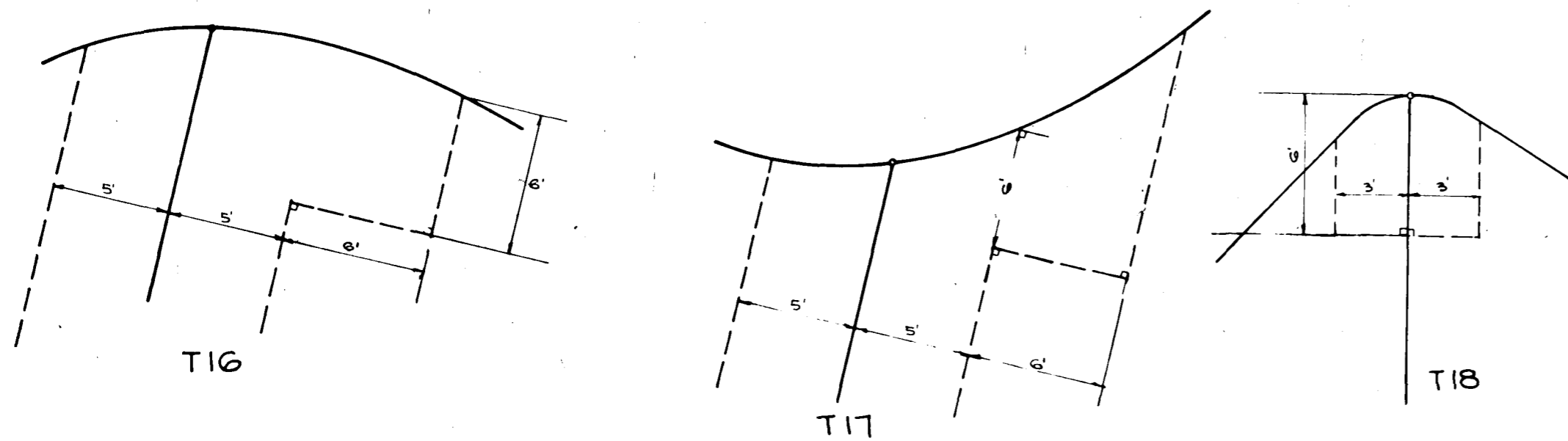
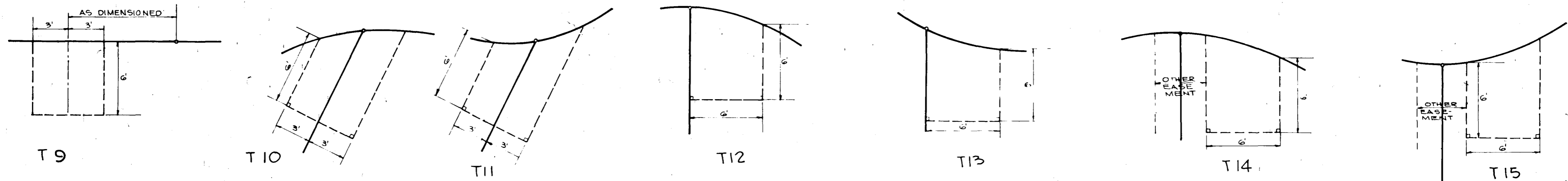
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PEDESTAL EASEMENTS



TRANSFORMER EASEMENTS



LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- - - EASEMENT LINE
- 90°

NOTE

IN THE CASE OF CONSTRUCTION OR SLOPE EASEMENTS ON FRONT LOT LINES, ALL TRANSFORMER AND PEDESTAL EASEMENTS WILL RETAIN THE SAME DIMENSIONS AND CONFIGURATION BEHIND THE CONSTRUCTION OR SLOPE EASEMENT.

A 10 FOOT ELECTRIC UTILITY EASEMENT LYING 5 FEET ON EACH SIDE OF A PROJECTED CENTERLINE OF THE PEDESTAL AND/OR TRANSFORMER EASEMENT SHALL EXTEND ACROSS AND UNDER THE CONSTRUCTION OR SLOPE EASEMENT TO THE PUBLIC RIGHT OF WAY.

DETAILS OF PEDESTAL AND TRANSFORMER EASEMENTS

SCALE 1"=4'

RANCHO DEL CERRO
LOTS 340 THRU 532 CO 12-16-52

STATE OF ARIZONA
COUNTY OF PIMA

I hereby certify that the within instrument was filed for record in Pima County, State of Arizona

No. **88987**

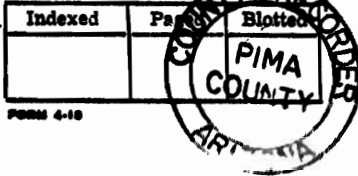
Book 5616 Page 749-753

Date: SEP 22 1977 - 1:35 PM

Request of: _____
CLERK BOARD OF SUPERVISORS

Witness my hand and Official Seal.

IDA MAE SMYTH
County Recorder



By: Christina M. Leon
Deputy
Fee: 2.00

ORDINANCE NO. 1977-89

**AMENDING AND CHANGING PIMA COUNTY ZONING MAP
42 and 43 IN THE VICINITY OF
South of El Camino Del Cerro and East and West
of Tortolita Road, being part of the E.1/2 of
Sec. 23 & part of the W.1/4 of Sec. 24, T13S-R12E.**

**AS REFERRED TO IN PIMA COUNTY ORDINANCE NO.
1952-III AND REPEALING ALL ORDINANCES AND
PARTS OF ORDINANCES IN CONFLICT HEREWITH.**

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

SECTION 1. That the Pima County Zoning Map 42 and 43
in the vicinity of south of El Camino Del Cerro and east and west of
Tortolita Road, being part of the E.1/2 of Section 23 & part of the W.1/4,
of Section 24, T13S - R12E.
as referred to in Pima County Ordinance No. 1952-III, be and the same is
hereby amended and changed to the zones as shown on the map entitled "Amend-
ment Nos. 3 & 4 by Ordinance No. 1977-89 to Pima County Zoning
Map 42 and 43", hereto attached and by reference made
a part hereof.

SECTION 2. That all ordinances and parts of ordinances in conflict
herewith be and the same are hereby repealed to the extent of such conflict.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona,
this 6th day of September, 1977.

APPROVED this 6th day of September, 1977.

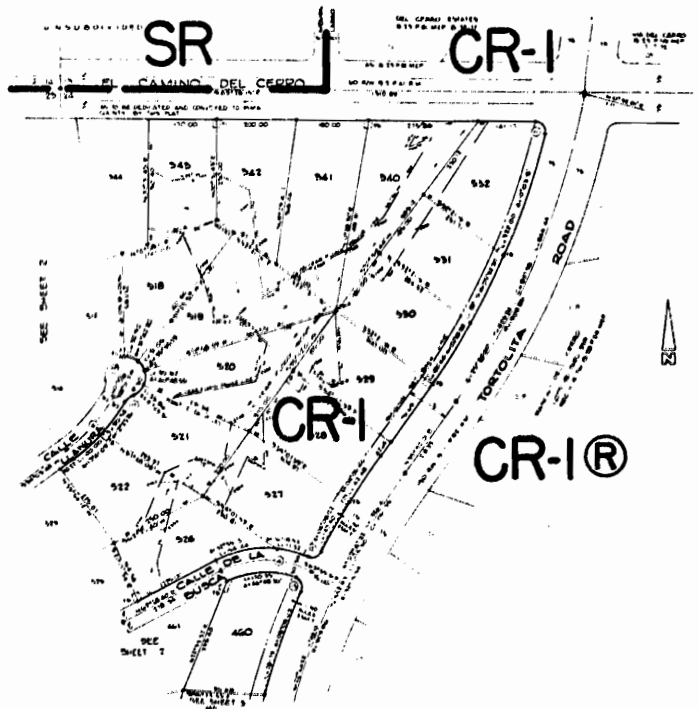
E.S. D'Gallo
Chairman, Pima County Board of Supervisors

Approved as to form this 6th day of
September, 1977.

ATTEST:
[Signature]
Clerk, Board of Supervisors

Albin Krietz
Attorney for County Planning and Zoning

AMENDMENT NO. 3 & 4 BY ORDINANCE NO. 1977-89
TO PIMA COUNTY ZONING MAPS NO. S 42 & 43, TUCSON,
ARIZONA. LOTS 340 THRU 532 OF RANCHO DEL CERRO BEING
PART OF THE E 1/2 OF SEC. 23 & PART OF THE W 1/4 OF SEC. 24
T13S-R12E.
ADOPTED: 9-6-77



BOOK 5616 PAGE 750

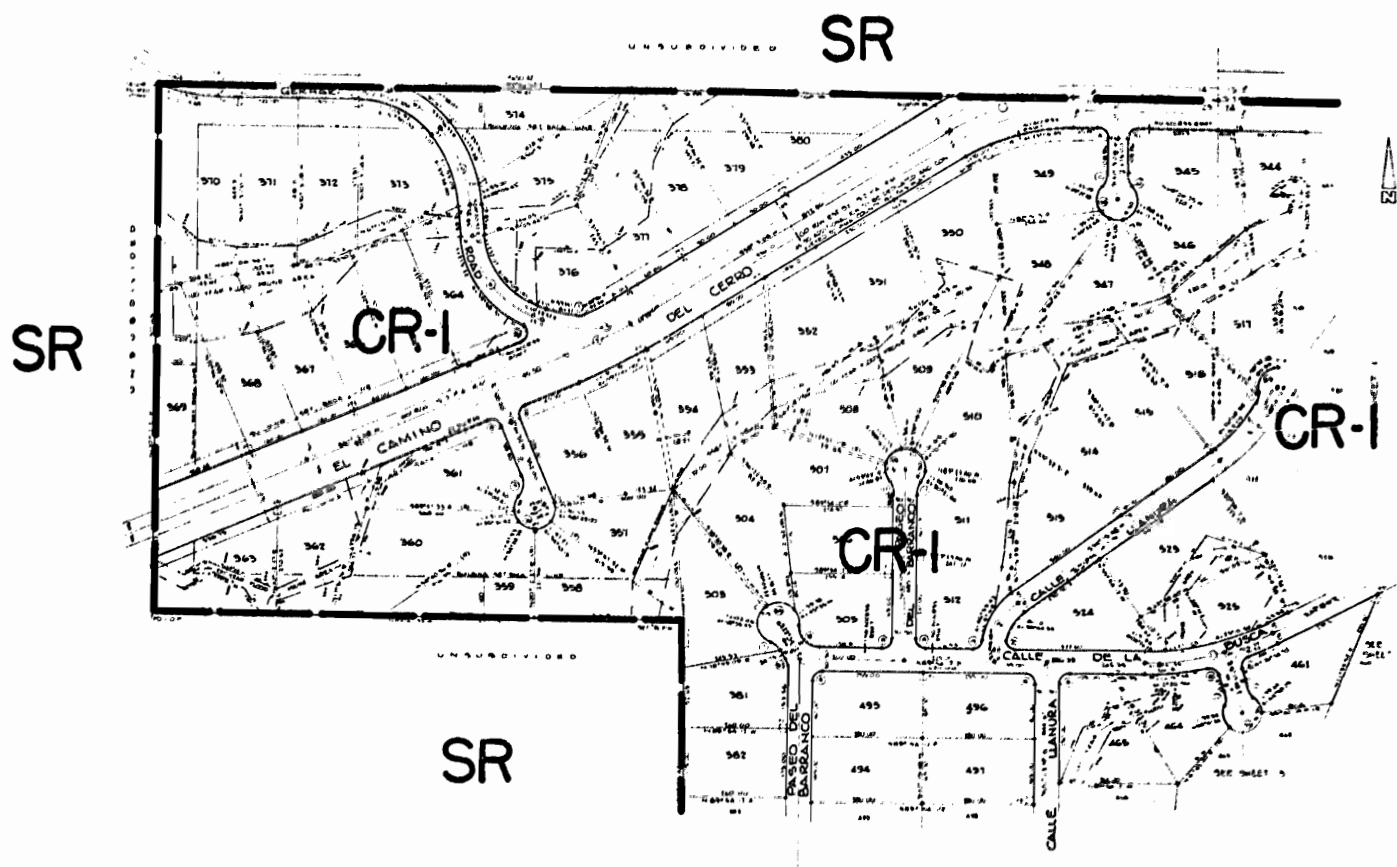
SHEET 1 OF 4

[Signature]
EXEC. SEC'Y COUNTY PLANNING AND ZONING COMMISSION

RLA 7/14/77

CO9-72-36
CO9-83-4
CO9-81-20

51



BOOK 5616 PAGE 751

45



Renzo Curay De La Rosa
Galileo Group PLLC
1239 E Laurel Dr.
Casa Grande, AZ 85122

5532 W Placita Acantilada
Tucson, AZ 85745
APN 214-41-4330

To Whom It May Concern:

My name is Renzo Curay and I am assisting Robert Workman and Janice Arnold in the design of an accessory garage in the rear portion of their property located at 5532 W Placita Acantilada, Tucson, AZ. The property is a roughly 2.140 acre parcel with the designated APN 214-41-4330, also known as Lot 430 of Rancho del Cerro Subdivision.

The reasoning for our request is to abandon the 1' No access easement along the northeasterly portion of the property. Currently the site only has access via a single driveway on the southwesterly portion of the property. However using the same driveway for an accessory garage would be impossible due to the steep terrains and financial impacts for retaining walls, steep grading, and erosion control measures. If the county would allow the owner to abandon the no access easement, the owner would be able to add a new driveway with less invasive impacts to the desert landscape and safer access. I have attached the survey and approximate building location and potential driveway location. Please note there are already driveways that access N Calle Del Risco from numerous neighboring properties.

If there are any questions or concerns. Feel free to reach out directly to Renzo Curay at 480.466.0085.

Best,

A handwritten signature in blue ink, appearing to read "Renzo Curay".

Renzo Curay, PE



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):

APN 214-41-4330


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)
 - Important Riparian Area
 - Biological Core
 - Multi-Use Management Area
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? No 
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	No		SELECT
Western burrowing owl	No		SELECT
Pima pineapple cactus	No		SELECT
Needle-spined pineapple cactus	No		SELECT

Questions about this form?

Contact the Office of Sustainability and Conservation at (520) 724-6940.



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:

5532 W Placita Acantilada

Property Address

Special Action: Plat Note Waiver

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

Signature of Applicant / Printed Name

03/12/2026

Date

AUTHORIZED BY:

Signature of Property Owner / Printed Name

3/12/2026

Date

Janice Arnold

4/15/2026

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