

COB - BOSAIR FORM

12/30/2025 9:12 AM (MST)



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:	01/20/2026
Project Title / Description:	P18FP00020 - A FINAL PLAT FOR SAGUARO RIDGE ESTATES, LOTS 1- 26 AND COMMON AREAS (A, B, C).

Agenda Item Report

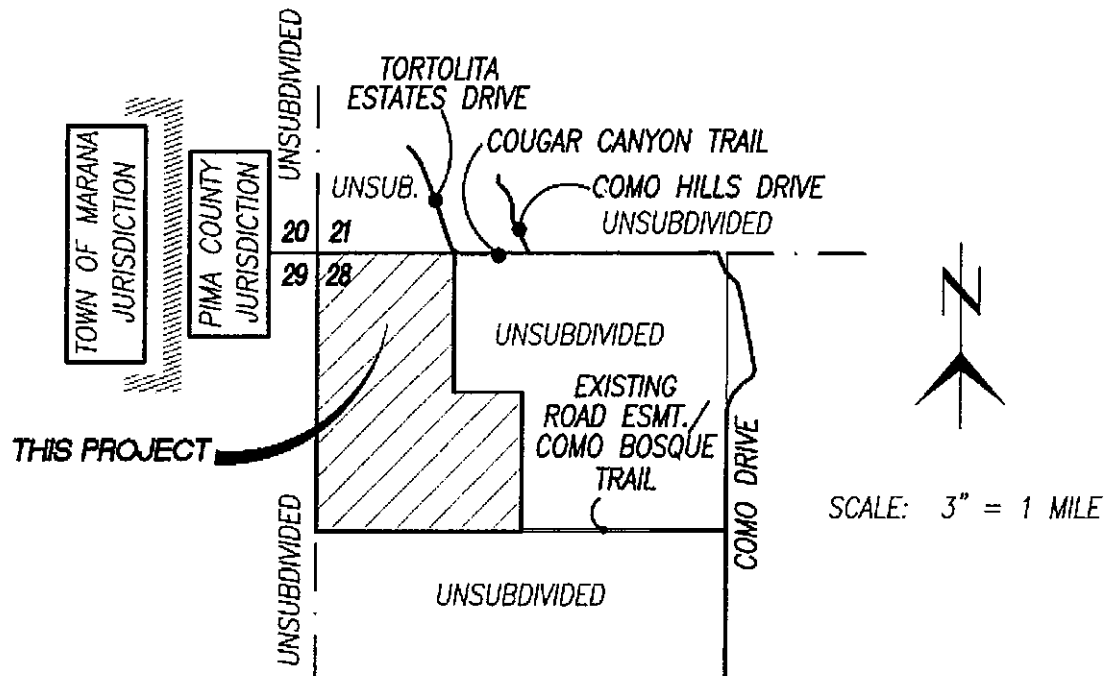
Introduction / Background:	FINAL PLAT PROCESS WITH ASSURANCES TO CREATE LEGALLY SUBDIVIDED PROPERTY.
Discussion:	NA
Conclusion:	NA
Recommendation:	STAFF RECOMMENDS APPROVAL
Fiscal Impact:	NA
Support of Prosperity Initiative:	1. Increase Housing Mobility and Opportunity
Provide information that explains how this activity supports the selected Prosperity Initiative	BY APPROVING THIS PLAT, THIS PROVIDES AN ADDITIONAL 26 UNITS OF HOUSING WITHIN PIMA COUNTY.
Board of Supervisor District:	• 1
Department:	DEVELOPMENT SERVICES
Name:	Thomas Drzazgowski
Telephone:	5207246490
Department Director Signature:	 For Date: 12/30/25
Deputy County Administrator Signature:	 Date: 1/5/2026

County Administrator Signature: _____



Date: _____

1/5/2024



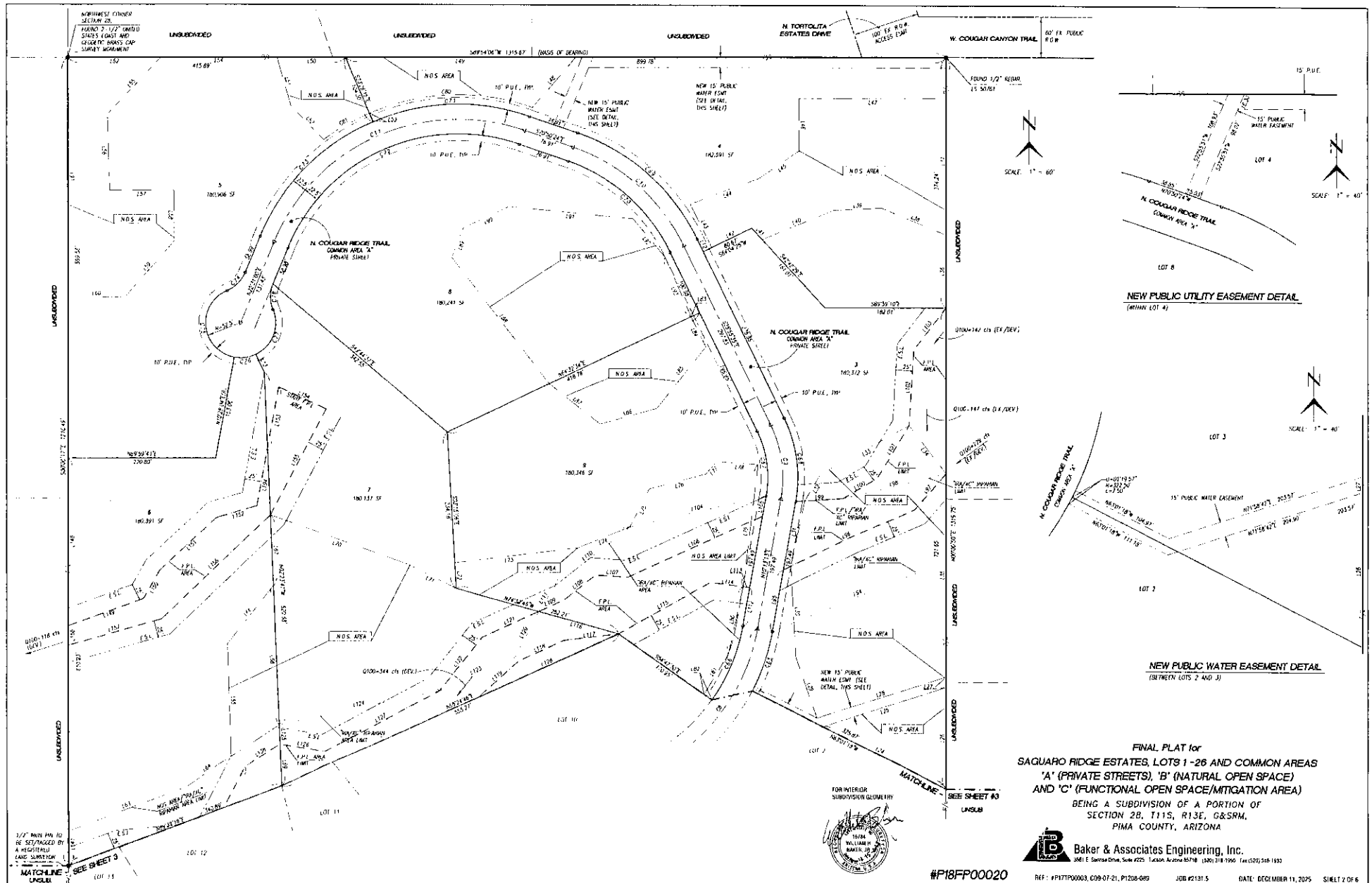
LOCATION PLAN

A PORTION OF SECTION 28, T11S, R13E,
G&SRM, PIMA COUNTY, ARIZONA

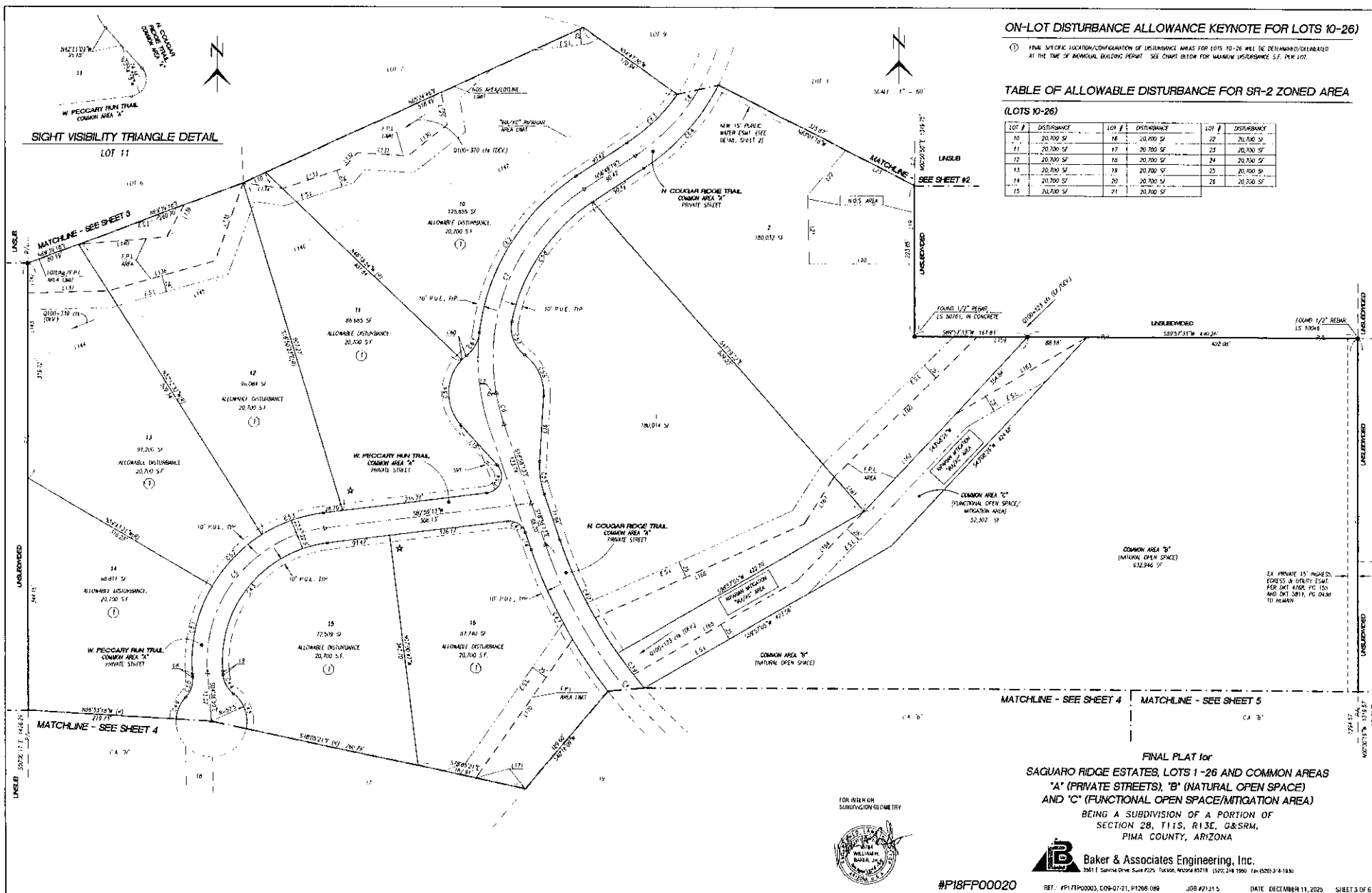
P18FP00020

SAGUARO RIDGE ESTATES

LOTS 1 THROUGH 26, COMMON AREA "A, B, C".

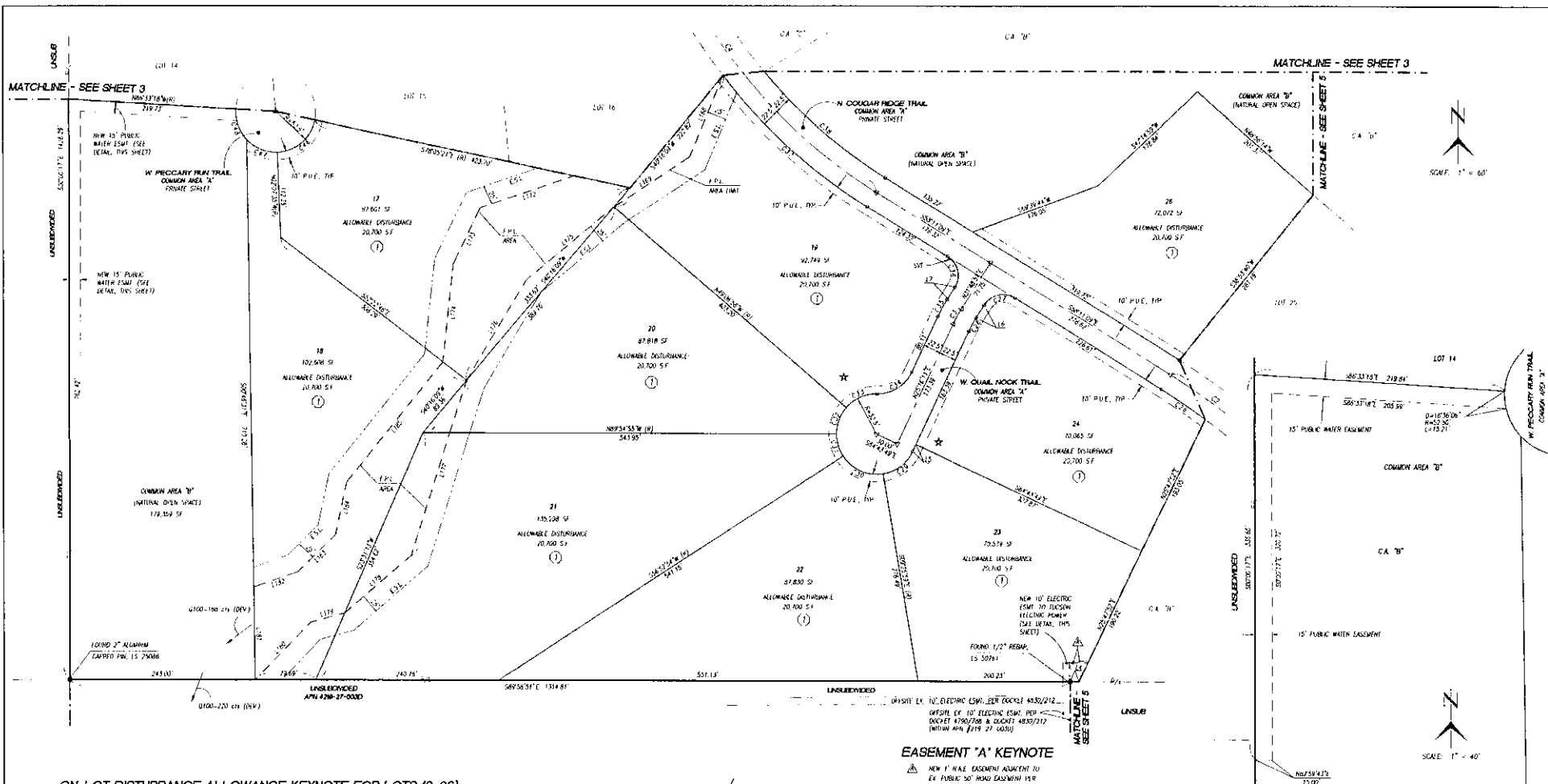


SEQUENCE NO.



SEQUENCE NO. _____

SEQUENCE NO. _____



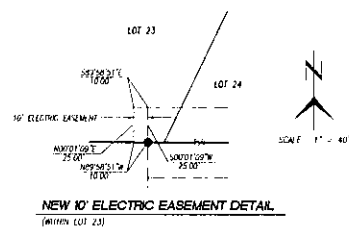
ON-LOT DISTURBANCE ALLOWANCE KEYNOTE FOR LOTS 10-26)

(1) FINAL SPECIFIC LOCATION/CONFIGURATION OF DISTURBANCE AREAS FOR LOTS 10-26 WILL BE DETERMINED/DEVELOPED AT THE TIME OF ADDRESSING BUILDING PERMIT. SEE CHART BELOW FOR MAXIMUM DISTURBANCE S.I. PER LOT.

TABLE OF ALLOWABLE DISTURBANCE FOR SR-2 ZONED AREA

(LOTS 10-26)

LOT #	DISTURBANCE	LOT #	DISTURBANCE	LOT #	DISTURBANCE
10	20,700 SF	18	20,700 SF	22	20,700 SF
11	20,700 SF	17	20,700 SF	23	20,700 SF
12	20,700 SF	16	20,700 SF	24	20,700 SF
13	20,700 SF	19	20,700 SF	25	20,700 SF
14	20,700 SF	20	20,700 SF	26	20,700 SF
15	20,700 SF	21	20,700 SF		



NEW 10' ELECTRIC EASEMENT DETAIL
(WITHIN LOT 23)

EASEMENT 'A' KEYNOTE

NEW 1" RAIL EASEMENT ADJACENT TO EX. PUBLIC UTILITY ROAD EASEMENT PER APT 1242, PC 15, DKT 4196/456, DKT 4196/456, DKT 12496/3108 & DKT 12573/PC 5573

FOR INTERIOR SUBDIVISION CUM TITLY



#P18FP00020

FINAL PLAT for
SAGUARO RIDGE ESTATES, LOTS 1-26 AND COMMON AREAS
'A' (PRIVATE STREETS), 'B' (NATURAL OPEN SPACE)
AND 'C' (FUNCTIONAL OPEN SPACE/MITIGATION AREA)
BEING A SUBDIVISION OF A PORTION OF
SECTION 28, T11S, R13E, G&SRM,
PIMA COUNTY, ARIZONA

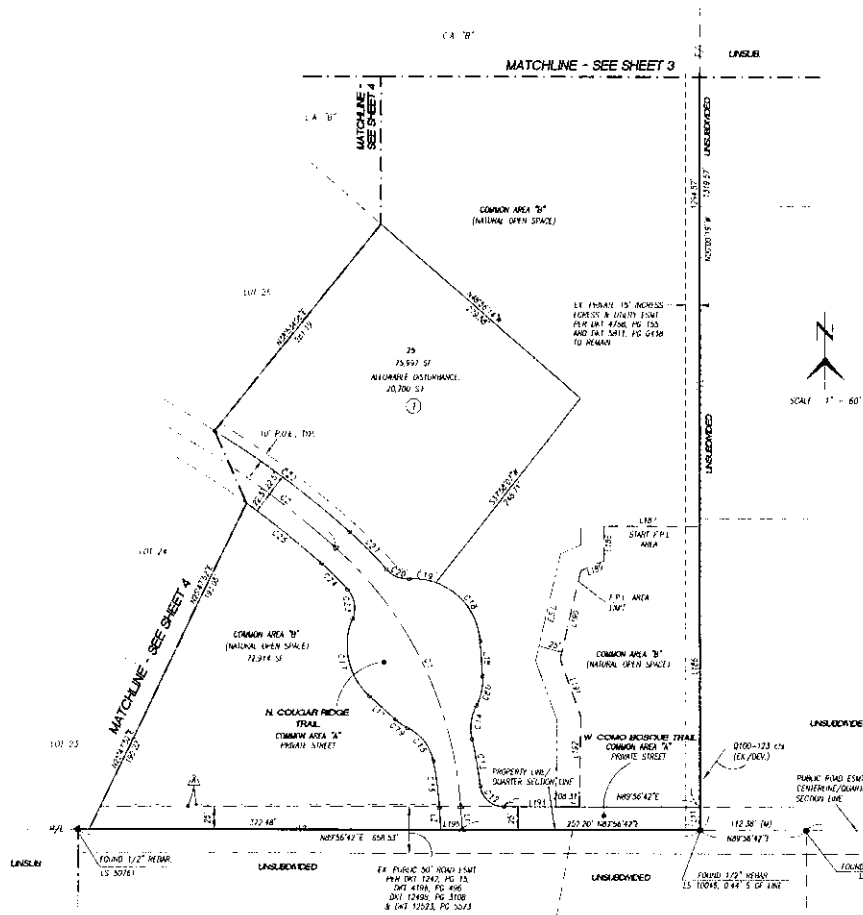


Baker & Associates Engineering, Inc.
3841 E. Santa Fe Drive Suite #225 Tucson, Arizona 85718 (520) 248-1950 Fax (520) 248-1930

REV: #P171P00003, C05-07-21, P1808-089 JOB #21315 DATE: DECEMBER 11, 2025 SHEET 4 OF 6

SEQUENCE NO. _____

SEQUENCE NO. _____



EASEMENT 'A' KEYNOTE

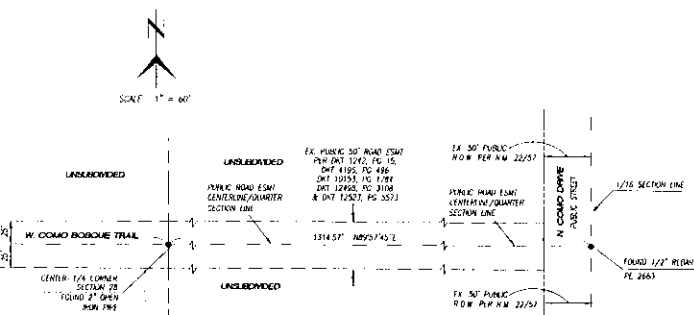
- NEAR 1" N.E. EASEMENT ADJACENT TO
LA MORGUE SQ. P.M.H. EASEMENT PER
DET 1242, PG. 15. DET 4196/496,
DET 4196/496, DET 12436/3108 &
DET 12628/PG 55/1

ON-LOT DISTURBANCE ALLOWANCE KEYNOTE FOR LOTS 10-26)

(7) FINAL SPECIFIC LOCATION/CONFIGURATION OF DISTURBANCE AREAS FOR LOTS 10 TO 20 WILL BE DETERMINED/DELINEATED AT THE TIME OF INDIVIDUAL BUILDING PERMIT. SEE CHART BELOW FOR MAXIMUM DISTURBANCE S.F. PER LOT.

TABLE OF ALLOWABLE DISTURBANCE FOR SR-2 ZONED AREA
(LOTS 10-26)

LOT #	DISTURBANCE	LOT #	DISTURBANCE	LOT #	DISTURBANCE
10	20,700 SF	16	20,700 SF	22	20,700 SF
11	20,700 SF	17	20,700 SF	23	20,700 SF
12	20,700 SF	18	20,700 SF	24	20,700 SF
13	20,700 SF	19	20,700 SF	25	20,700 SF
14	20,700 SF	20	20,700 SF	26	20,700 SF
15	20,700 SF	21	20,700 SF		



FINAL PLAT for
SAGUARO RIDGE ESTATES, LOTS 1-26 AND COMMON AREAS
"A" (PRIVATE STREETS), "B" (NATURAL OPEN SPACE)
AND "C" (FUNCTIONAL OPEN SPACE/MITIGATION AREA)
BEING A SUBDIVISION OF A PORTION OF
SECTION 28, T11S, R13E, Q&SRM,
PIMA COUNTY, ARIZONA



Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1900

#P18FP00020

REF ID: A7177P000003, C09-07-21, P1208-089

JOB #2131 5

DATE: DECEMBER 11, 2025 SHEET 5 OF 6

SEQUENCE NO.

NUMBER	BEARING	LENGTH	AREA (SQUARE)
C1	N41°11'21"E	430.00	110.82
C2	S70°12'21"E	1300.00	174.95
C3	S61°24'11"E	200.00	27.45
C4	S61°25'01"E	750.00	47.11
C5	S7°16'03"E	200.00	26.76
C6	S90°07'51"E	300.00	47.33
C7	S6°45'11"E	330.00	34.32
C8	S53°06'06"E	300.00	24.01
C9	S61°44'41"E	130.00	11.15
C10	N43°24'41"E	230.00	27.33
C11	S61°36'36"E	200.00	43.65
C12	S13°03'01"E	25.00	36.47
C13	S64°40'35"E	422.35	50.10
C14	N14°44'30"E	50.00	36.43
C15	S2°36'18"E	50.00	46.23
C16	S72°10'04"E	177.40	49.90
C17	N1°40'15"E	70.35	88.19
C18	S61°03'23"E	70.35	81.43
C19	N72°04'54"E	70.35	78.89
C20	S14°10'03"E	79.00	26.09
C21	S7°13'16"E	422.30	55.71
C22	S70°12'21"E	1027.50	178.80
C23	S1°36'18"E	49.35	13.57
C24	S55°22'26"E	177.50	39.25
C25	S2°36'18"E	517.50	101.80
C26	S40°03'21"E	517.50	69.32
C27	S70°00'00"E	29.50	46.34
C28	S61°36'36"E	177.50	20.27
C29	S13°03'01"E	42.50	50.87
C30	S61°44'41"E	50.00	60.16
C31	S13°12'11"E	52.50	30.42
C32	S74°45'11"E	52.50	37.38
C33	S45°41'01"E	52.50	37.38
C34	S13°12'11"E	50.00	57.16
C35	S61°44'41"E	222.50	25.42
C36	S13°03'01"E	29.50	46.34
C37	S70°12'21"E	729.40	244.31
C38	S72°44'40"E	177.50	209.82
C39	S13°12'11"E	477.50	54.50
C40	S13°12'11"E	477.50	126.36
C41	S13°12'11"E	729.40	249.60
C42	S70°12'21"E	25.00	14.05
C43	S7°16'03"E	177.50	271.98
C44	S13°12'11"E	35.00	37.84
C45	S40°15'15"E	52.50	56.78
C46	S75°17'46"E	52.50	62.62
C47	S45°24'24"E	52.50	44.84
C48	S45°24'24"E	52.50	42.13
C49	S74°16'19"E	52.50	46.25
C50	S73°17'11"E	33.30	32.84
C51	S45°24'24"E	222.50	136.50
C52	S73°17'46"E	200.00	106.34
C53	S51°14'41"E	222.50	57.84
C54	S13°12'11"E	25.00	54.62
C55	S2°36'18"E	125.00	46.15
C56	S47°04'51"E	70.35	69.45
C57	S1°12'11"E	50.00	56.16
C58	S13°12'11"E	277.50	236.49
C59	S53°24'15"E	70.35	108.86
C60	S61°03'23"E	70.35	81.43
C61	S71°03'23"E	50.00	49.43
C62	S47°04'51"E	132.45	245.52
C63	S71°03'23"E	277.50	104.87
C64	S73°17'46"E	277.50	167.57
C65	S45°24'24"E	50.00	64.13
C66	S45°24'24"E	277.50	121.01
C67	S61°44'41"E	177.50	93.38
C68	S40°06'46"E	262.50	127.75
C69	S45°24'24"E	177.50	244.31
C70	S45°24'24"E	267.50	209.99
C71	S73°17'46"E	337.50	279.77
C72	S45°24'24"E	277.50	419.59
C73	S45°24'24"E	177.50	245.52
C74	S45°24'24"E	50.00	18.25
C75	S17°01'55"E	52.50	134.72
C76	S61°03'23"E	52.50	131.87
C77	S61°03'23"E	52.50	79.64
C78	S45°24'24"E	50.00	39.26
C79	S53°24'15"E	52.50	154.43
C80	S74°16'19"E	50.00	11.64
C81	S13°12'11"E	130.50	79.82
C82	S73°17'46"E	336.50	290.18

CURVE TABLE

NUMBER	DIRECTION	DISTANCE
1	S13°12'11"E	25.00
2	S40°06'46"E	10.00
3	S13°12'11"E	23.63
4	S61°36'36"E	11.21
5	S61°44'41"E	10.00
6	S13°12'11"E	19.78
7	S13°12'11"E	19.78
8	S40°06'46"E	5.04
9	S40°06'46"E	5.04
10	S61°44'41"E	36.28
11	S40°06'46"E	25.00
12	S2°36'18"E	20.87
13	S61°44'41"E	30.00
14	S13°12'11"E	26.70
15	S45°24'24"E	80.10
16	S61°44'41"E	91.47
17	S40°06'46"E	37.08
18	S40°06'46"E	37.08
19	S61°44'41"E	115.51
20	S61°44'41"E	154.19
21	S61°44'41"E	101.07
22	S40°06'46"E	81.28
23	S61°44'41"E	115.51
24	S61°44'41"E	92.95
25	S61°44'41"E	194.29
26	S61°44'41"E	174.74
27	S40°06'46"E	15.76
28	S61°44'41"E	203.57
29	S13°12'11"E	91.57
30	S61°44'41"E	155.85
31	S13°12'11"E	99.47
32	S61°44'41"E	67.13
33	S61°44'41"E	157.16
34	S13°12'11"E	90.74
35	S61°44'41"E	30.16
36	S61°44'41"E	108.76
37	S61°44'41"E	205.54
38	S61°44'41"E	104.75
39	S61°44'41"E	22.07
40	S61°44'41"E	115.67
41	S45°24'24"E	23.08
42	S61°44'41"E	65.68
43	S61°44'41"E	22.47
44	S61°44'41"E	110.03
45	S61°44'41"E	72.32
46	S61°44'41"E	79.71
47	S61°44'41"E	200.55
48	S45°24'24"E	89.83
49	S61°44'41"E	346.70
50	S61°44'41"E	102.44

NUMBER	DIRECTION	DISTANCE
151	S45°24'24"E	74.34
152	S13°12'11"E	21.00
153	S27°25'20"E	14.01
154	S61°44'41"E	174.48
155	S45°24'24"E	135.25
156	S61°44'41"E	135.45
157	S61°44'41"E	36.20
158	S61°44'41"E	25.98
159	S13°12'11"E	112.23
160	S45°24'24"E	84.42
161	S61°44'41"E	108.16
162	S45°24'24"E	136.83
163	S45°24'24"E	108.85
164	S45°24'24"E	20.66
165	S61°44'41"E	174.74
166	S45°24'24"E	110.43
167	S61°44'41"E	105.99
168	S61°44'41"E	238.55
169	S61°44'41"E	43.20
170	S61°44'41"E	224.72
171	S61°44'41"E	70.77
172	S61°44'41"E	38.58
173	S61°44'41"E	105.91
174	S61°44'41"E	81.88
175	S61°44'41"E	84.61
176	S61°44'41"E	81.66
177	S61°44'41"E	25.12
178	S61°44'41"E	11.21
179	S61°44'41"E	14.20
180	S61°44'41"E	102.80
181	S61°44'41"E	21.87
182	S61°44'41"E	49.33
183	S61°44'41"E	21.87
184	S61°44'41"E	70.77
185	S61°44'41"E	35.63
186	S61°44'41"E	30.67
187	S61°44'41"E	93.67
188	S61°44'41"E	58.84
189	S61°44'41"E	132.19
190	S61°44'41"E	132.19
191	S61°44'41"E	164.93
192	S61°44'41"E	132.19
193	S61°44'41"E	132.19
194	S61°44'41"E	132.19
195	S61°44'41"E	132.19
196	S61°44'41"E	132.19
197	S61°44'41"E	132.19
198	S61°44'41"E	132.19
199	S61°44'41"E	132.19
200	S61°44'41"E	132.19

LINE TABLE

FINAL PLAT for
SAGUARO RIDGE ESTATES, LOTS 1-26 AND COMMON AREAS
'A' (PRIVATE STREETS), 'B' (NATURAL OPEN SPACE)
AND 'C' (FUNCTIONAL OPEN SPACE/MITIGATION AREA)
BEING A SUBDIVISION OF A PORTION OF
SECTION 28, T11S, R13E, G&SRM,
PIMA COUNTY, ARIZONA



Baker & Associates Engineering, Inc.
3551 E. Southern Avenue, Suite 425, Tucson, Arizona 85718 (520) 218-1950 Fax (520) 318-1950

#P18F00020

REF.: #P17F00003, CDS 01-21, P1208-009

JOB #21015

DATE: DECEMBER 11, 2025 SHEET 6 OF 6

SEQUENCE NO.

SEQUENCE NO.

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
[P18FP00020]

THIS AGREEMENT is made and entered into by and between About & About Profit Sharing Plan and A-5, LLC an Arizona limited liability company or successors in interest ("Subdivider"), Stewart Title & Trust of Tucson, Inc., an Arizona corporation ("Trustee"), as trustee under Trust No. 3652; and Pima County, Arizona ("County").

1. RECITALS

1.1. Subdivider is the beneficiary and Trustee is the trustee of a trust which owns land ("the Land") located in Pima County, Arizona and described in paragraph 2.1 of this agreement.

1.2. County, Subdivider and Trustee wish to establish specific terms, conditions, and guidelines relating to the subdivision of the Land and construction of related improvements to comply with A.R.S. § 11-821.

2. AGREEMENT

Based on the foregoing recitals, which are incorporated here as the intent of the parties, and in consideration of County's approval of a final plat for the Land, County, Subdivider and Trustee agree as follows:

2.1. *Property Description.* The Land is all of the real property which is the subject of the subdivision plat ("the Subdivision Plat") identified as SAGUARO RIDGE ESTATES, LOTS 1-26 AND COMMON AREAS "A" (PRIVATE STREETS), "B" (NATURAL OPEN SPACE) AND "C" (FUNCTIONAL OPEN SPACE / MITIGATION AREA) recorded in Sequence number _____ on the _____ day of _____, 20____, in the Office of the Pima County Recorder.

2.2. *Construction of Subdivision Improvements.* As a condition of subdivision approval, Subdivider hereby agrees to construct all subdivision improvements ("the Subdivision Improvements") contemplated by the Subdivision Plat, rezoning conditions, and any associated site construction permits, including but not limited to onsite and offsite streets, sanitary sewers (if necessary), water and electric utilities, drainage and flood control improvements, parks, trails or other recreational facilities, other required infrastructure, and riparian habitat mitigation or payment of the riparian habitat mitigation in-lieu fee.

2.3. *Existing Utilities.* Any relocation or modification of existing utilities or public improvements required in order to construct the Subdivision Improvements shall be done at no expense to the public. Subdividers performance of this requirement shall be considered in determining whether to release assurances under paragraphs 2.5 and 2.6.

2.4. *Assurance of Construction.* This agreement is submitted as an assurance that Subdivider will construct the Subdivision Improvements, as required by A.R.S. § 11-821 and Pima County Zoning Code Chapter 18.69.

2.5. *Limitation on Transfer of Title.* Trustee shall not convey title to any of the Land without obtaining prior written approval from County in the form of a Release of Assurance. A Release of Assurance shall not be provided by County until the Subdivision Improvements are completed in accordance with paragraph 2.12.

2.6. *Partial Release of Assurances.* County shall issue a Release of Assurance for some of the lots depicted on the Subdivision Plat if all of the following have occurred:

A. All of the Subdivision Improvements required in connection with the released lots have been completed in accordance with paragraph 2.12, and

B. County finds that the released lots and the Subdivision Improvements required in connection with them can be used and maintained separately from the Subdivision Improvements not yet completed in accordance with paragraph 2.12, and

C. Recreation area in-lieu fee, if applicable, has been paid to the county for the entire subdivision, prior to a release of greater than 75% of total subdivision lots.

2.7. *Deposit Receipt Agreements.* Notwithstanding paragraph 2.5, Trustee may enter into a deposit receipt agreement for the sale of the Land or any portion of it if the agreement clearly states that no portion of the Land shall be conveyed until Subdivider performs its obligations under this agreement.

2.8. *Bulk Sales.* Notwithstanding paragraph 2.5, Trustee may sell and convey all of the Land in one transaction to a single purchaser who has entered into a satisfactory assurance agreement with County, assuring completion of the Subdivision Improvements.

2.9. *Conveyance Out of Trust for the Purpose of Encumbrance.* Notwithstanding paragraph 2.5, Trustee may convey all or part of the Land to the Subdivider for the sole purpose of encumbering the Land by the recording of mortgages or deeds of trust, provided that the Land is thereafter immediately reconveyed into the trust.

2.10. *Real Property Taxes.* All real property taxes on the Land shall be paid before the taxes are delinquent as defined by A.R.S. 42-18052(B). If the real property taxes on the Land, including any lot or portion of common area, become delinquent, this agreement will be in default.

2.11. *Substitution of Assurances.* Subdivider may submit substitute assurances in a form and amount acceptable to County at any time during which this agreement is not in default.

2.12. *Completion of the Subdivision Improvements.* The Subdivision Improvements shall be completed by Subdivider not more than four years after the date of this agreement. The Subdivision Improvements shall not be considered completed until after they have been constructed in accordance with the Subdivision Plat, rezoning conditions, associated site construction permits, and after County has inspected them and finds them to be in compliance with the plans.

2.13. *Acceptance of the Subdivision Improvements.* County shall not accept maintenance responsibility for any of the Subdivision Improvements unless and until all of the following have occurred:

A. They have been completed in accordance with paragraph 2.12.

B. They have been dedicated to County by the Subdivision Plat or by some other instrument of record.

C. The dedication has been accepted by the Pima County Board of Supervisors as evidenced by approval of the dedication on the Subdivision Plat or by some other formal action.

2.14. *Default, Non-Compliance; County's Options.* This agreement is in default if either the Subdivider or Trustee fails to comply with obligations under this agreement. If this agreement is in default, the County may exercise any or all options below at its sole discretion:

A. The County may re-plat all or a portion of the Land for the purpose of returning the portions of Land which are the subject of the re-plat to approximately the same boundary configurations of record which existed before the recording of the Subdivision Plat. The Subdivider authorizes the County to execute, on behalf of Subdivider, the re-plat described in this section. The re-plat may exclude any dedications to the public which were made on the Subdivision Plat which are necessary to serve either portions of the Land which are not re-platted, or to serve the public. Subdivider shall pay the reasonable costs incurred in re-platting. Notice of default and intent to re-plat will be sent to the last known address of Subdivider and Trustee by certified mail not less than thirty days before County exercises its option to re-plat under this paragraph.

B. If site conditions change after the Subdivider fails to comply with this agreement, the County may require that Subdivider submit evidence that the Tentative and Final Plat comply with current regulations, under current site conditions. If the County determines that the Tentative Plat or Final Plat does not comply, Subdivider shall submit revisions to the plat, to the County with applicable fees. If the revisions are approved by the Board of Supervisors, the date specified in Section 2.12 of this agreement may be extended by up to four years from the approval date. This subsection is not applicable to Block Plats for master planned communities.

C. The County may withhold the issuance of permits for building regulated by Title 15 of the Pima County Code or work regulated by Title 18 of the Pima County Code.

2.15. *Incorporation and Annexation.* If the Land is incorporated as or annexed by a city or town, the city or town shall automatically succeed to all benefits and duties of County under this agreement.

2.16. *Termination.* This agreement shall remain in full force and effect until one of the following has occurred:

A. The Subdivision Improvements have been completed and approved by County in accordance with paragraph 2.11 and a Release of Assurances with respect to all the Land has been recorded in the Office of the Pima County Recorder in accordance with paragraph 2.5; or

B. A new subdivision plat has been recorded for the Land in compliance with any and all applicable laws and regulations; or

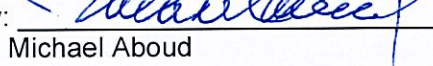
C. A substitute assurance agreement has been executed by and between Subdivider and County in accordance with paragraph 2.11.

2.17. *Effective Date.* This Agreement is effective on the _____ day of _____, 20____, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: Aboud & Aboud, P.S.P. and A-5, LLC, an Arizona limited liability company

Chairman, Board of Supervisors

By: 
Michael Aboud
Its: managing member _____

ATTEST:


TRUSTEE: Stewart Title & Trust of Tucson, an Arizona corporation, as Trustee under Trust No 3652, and not in its corporate capacity

Clerk of the Board

By: 
Erik Zwerk
Its: Trust Officer _____

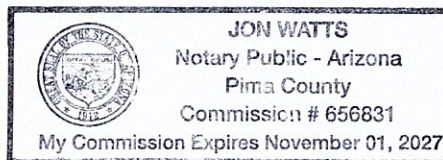
STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 22nd day of December, 2025, by Michael Aboud, Managing Member of Aboud & Aboud, P.S.P., and A-5, LLC an Arizona limited liability company ("Subdivider"), an Arizona corporation, on behalf of the corporation.


Notary Public

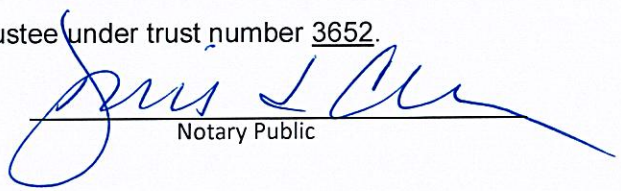
My Commission Expires:

11/1/27



STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 22 day of December, 2025, by Erik Zwerk, Trust Officer of Stewart Title & Trust of Tucson ("Trustee"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 3652.


Notary Public

My Commission Expires:

