

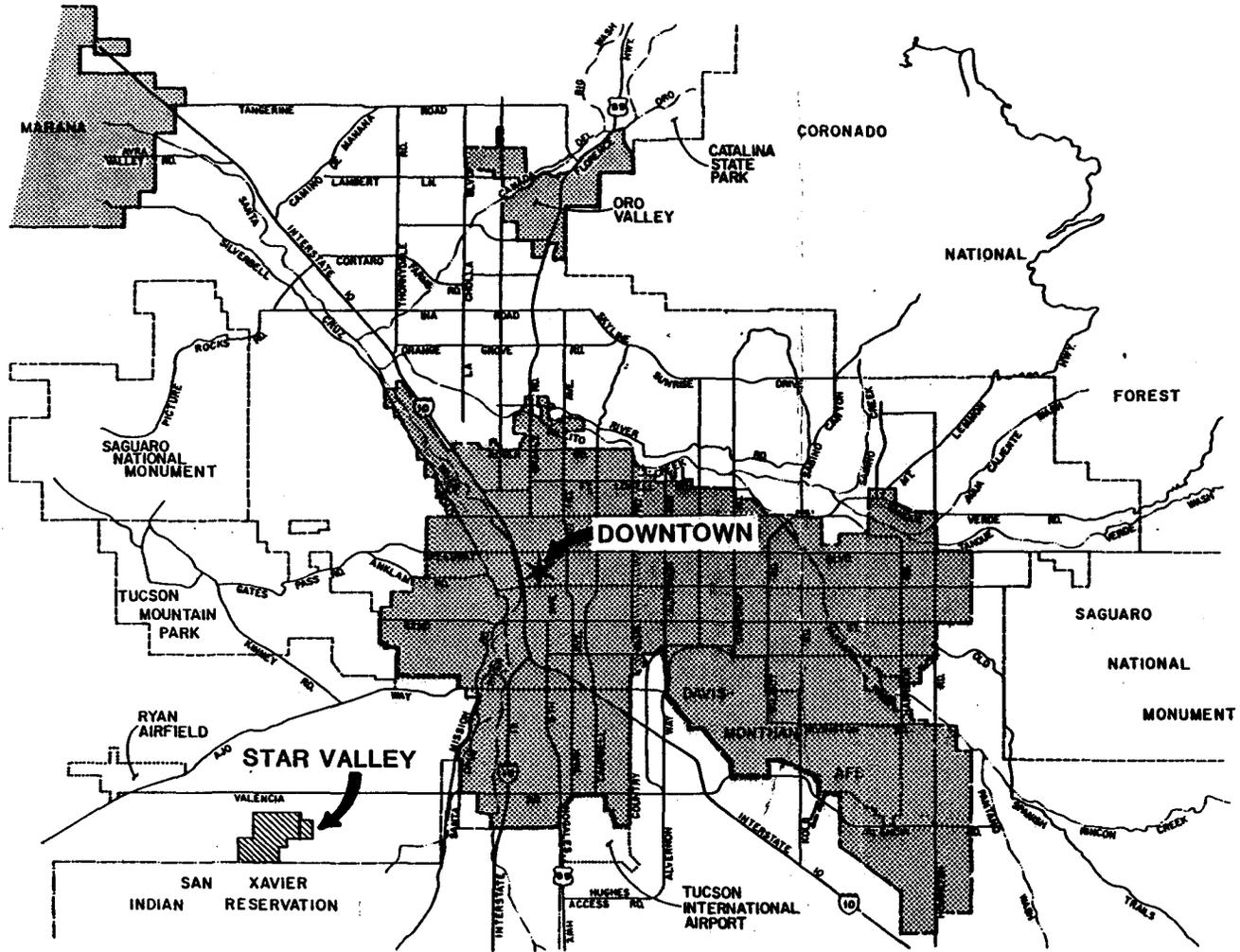
I. INTRODUCTION

A. Purpose and Intent

The purpose of this document is to provide the information required by Pima County Planning and Development Services Department for a Specific Plan; and to set forth the land uses, development regulations, design guidelines and implementation program for Star Valley.

The project goals include:

1. Provide an opportunity for affordable housing so that members of the community, who would otherwise probably not be eligible to purchase a home, may enter the homebuying market.
2. Use vacant, undeveloped land where urban service infrastructure is, or will soon be, in place.
3. Develop a cohesive residential master planned community that will serve as a land use model for the area by providing a full range of housing types and associated commercial services.
4. Recognize environmental and cultural resources and integrate them into the community's physical and social fabric.



LOCATION MAP



McGovern
MacVittie
Lodge
and Associates, Inc.

EXHIBIT 1

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B. Context

Location

Star Valley is located in the southwest portion of the Tucson metropolitan area. The site is .5 miles south of Valencia Road between Wade Road and Viviana Road alignments, and is seven miles west of the intersection of I-19 and Valencia Road.

History

The earliest known inhabitants of this site were the Hohokam Indians. The Hohokam are thought to have practiced desert agriculture and gathered resources in the Star Valley area.

The area was homesteaded in the late 1800's by the Valencia family. Until the early 1960's much of Star Valley was a cattle ranch.

Access

Valencia Road provides primary access to Star Valley. Valencia is a major arterial scenic route which is four lanes east of Settler Avenue and two lanes west of Settler Avenue. Valencia Road provides direct access to I-19, Tucson International Airport and the I.B.M. employment area. Wade Road which will loop through the site is a proposed major north/south route. Wade Road will eventually connect

to San Joaquin Road and provide direct access to the Tucson-Ajo Highway and Avra Valley. Los Reales, which bisects the site, is a proposed major route which will eventually provide access to Mission Road. Los Reales is secondary in importance to Valencia Road.

Employment Opportunities

Tucson International Airport and major employment centers such as I.B.M. and the downtown area are easily accessible from Star Valley. There are two electronic firms and a sand and gravel operation at I-19 and Valencia. There are shopping centers at Valencia and Cardinal, Valencia and I-19 and Valencia and South 12th Avenue. There is also a proposed shopping center and an emergency medical center at Midvale Park. Midvale Park is a master planned community located on Valencia near I-19.

Recreation

Star Valley is located approximately four miles south of Tucson Mountain Park, a 17,000-acre preserve with miles of hiking trails and other recreation opportunities. In addition to Tucson Mountain Park, Pima County has budgeted development of a 480-acre regional park one-half mile to the northeast. The park, named Saginaw Hill Regional Park, will include a golf course, swimming pool, ball fields, picnic areas and other facilities. The design phase of the Saginaw Hill Regional Park is scheduled to begin in 1987.

Physical Character

The Star Valley site and surrounding area is situated on the gentle bajada slopes of the Sierrita Mountains. The general area is relatively flat with south to north slope of approximately one and one-half percent. The vegetation of the site and surrounding area is classified as Sonoran Desert Scrub with the predominant plants being mesquite and creosote. The vegetation of the area is described further in the Site Analysis section of this Specific Plan.

The surface drainage is characterized by numerous small minor drainages which coalesce throughout the area. The only dominant single drainage area is Black Wash, which is located north of the subject site.

The areas adjacent to the site are mostly undeveloped and much of the area north and west of the site is in a blighted, degraded condition due to extensive illegal dumping of refuse. The only areas nearby that have any development activity are the scattered veterans tract lots located near the southwest portion of the site. Development here is scattered and comprised of mobile homes and single family residences on lots of one acre or larger. The area is not served by public sewer or a water system.

There is also a small subdivision area located northwest of the site. This area, Diablo Village Estates, was subdivided and partially developed in the late 1970's. There is also scattered mixed residential development located on large tracts north of Valencia Road.

II. STATEMENT OF FINDINGS

A. Introduction

The purpose of this section is to begin the Specific Plan process on Star Valley, a 1437-acre master planned community. This section addresses the Plan goals and land use and zoning issues.

B. Plan Goals

The project goals include:

1. Provide an opportunity for affordable housing so that members of the community, who would otherwise probably not be eligible to purchase a home, may enter the homebuying market.
2. Use vacant, undeveloped land where urban service infrastructure is, or will soon be, in place.
3. Develop a cohesive master planned residential community that will serve as a land use model for the area by providing a full range of housing types and commercial services.
4. Recognize environmental and cultural resources and integrate them into the community's physical and social fabric.

Section 18.90.030.e.1 of the Pima County Zoning Ordinance states four general criteria upon which the goals of the Specific Plan should be related. These four criteria,

generally speaking, are: the preservation of open space, the development and mitigation of significant environmental constraints, deviation from existing County land use standards and procedures, and the desire for uniform development regulations for a given area.

The Star Valley site is relatively devoid of significant open space resources meriting preservation. Therefore, preservation, i.e., the act of setting aside land in its natural condition, is not an integrated component of the master plan. Instead, open space will be created by integrating the comprehensive drainage system into an open space system with additional recreation facilities.

The major environmental constraint affecting the site is the widespread shallow sheet flooding. In order to address this, a comprehensive system composed of three drainage corridors which will serve as open space areas and linear recreation facilities. Within these multi-use drainage and recreation corridors will be drainage channels to convey surface water across the site, pedestrian and bicycle trails which will provide linkages between residential areas and elementary schools/parks.

The Star Valley Specific Plan proposes some significant deviations from existing County zoning codes which will assist in meeting a goal of providing affordable housing.

Generally speaking, these changes have the effect of permitting the construction of affordable housing without the attendant time loss for special processing steps now required by the County ordinance.

The size of the area warrants that a uniform set of regulations which will help create a unique identity for the Star Valley community be designed and implemented. The property owners desire to establish these regulations based on existing County regulations and provide an additional review and approval step by the Star Valley development review agent to insure that development is of a consistent quality throughout the development stage of the project.

C. Use of Alternative Planning Tools

Other, more conventional, planning tools were considered in the early stages of designing the Star Valley planning process. Upon close examination of the more conventional tools compared to the Specific Plan process, the Specific Plan process was clearly a more efficient vehicle for master planning a designated area under the sponsorship of a single developer. For example, the Specific Plan permits the opportunity to tailor land use regulations to meet a specific set of development goals for a given area. These development goals can then be translated into specific land

use and development regulations which are affixed to the site through the legislative process resulting in a change in zoning from the existing holding zone to the proposed final development zone. In this case, that zone is proposed to be the Star Valley Specific Plan. Having the rezoning and development regulations in place removes a great deal of uncertainty from a project whose development life is expected to range from fifteen to twenty-five years.

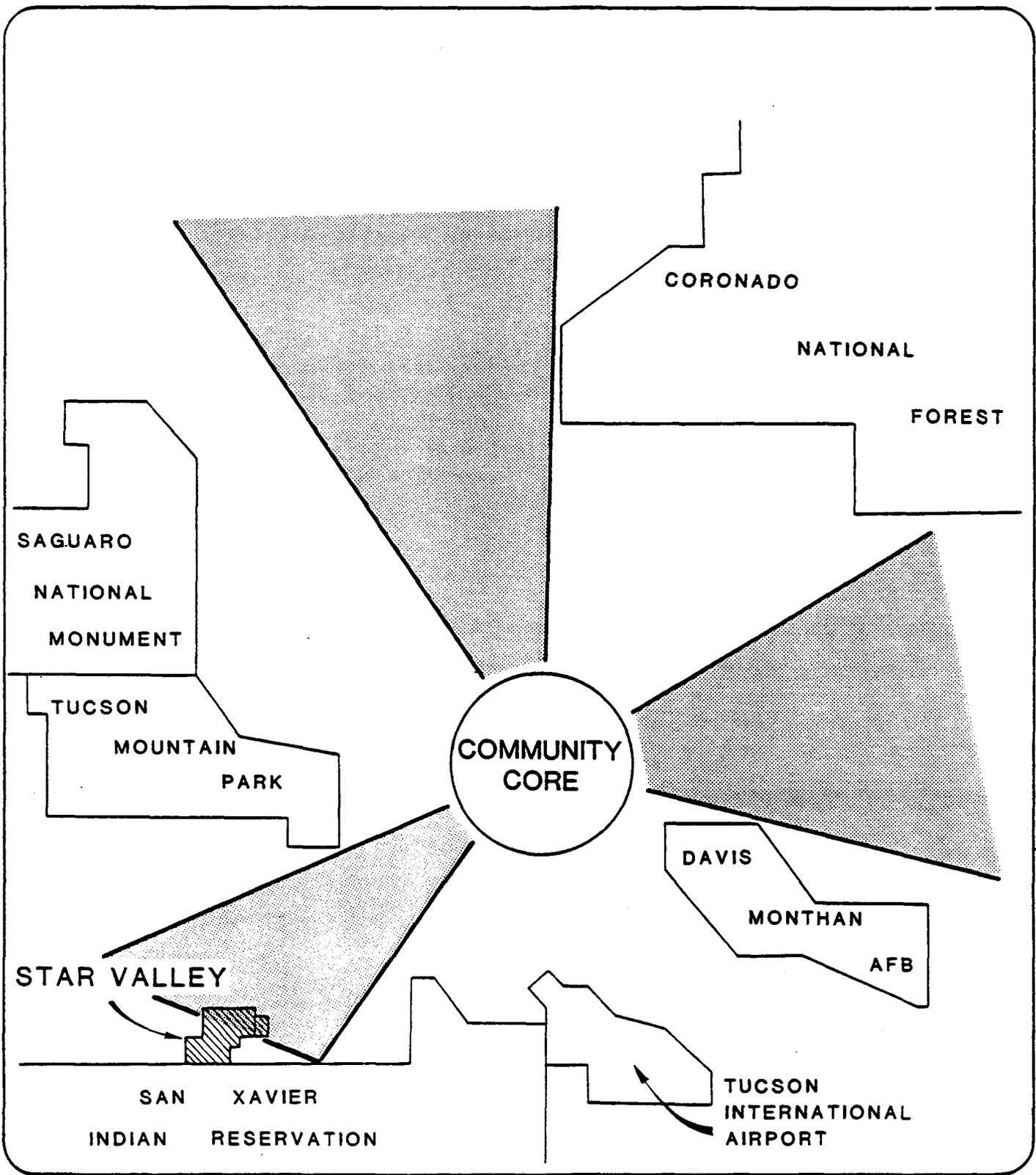
Star Valley was not submitted under a neighborhood or community plan process because the neighborhood or community plan does not confer zoning by its adoption. Also, the neighborhood/community plans are policy guides rather than having the weight of an ordinance. Finally, the developer has less control over the final product using the neighborhood/community plan process and limited opportunity to provide for stringent development regulations or design guidelines.

The rezoning alternative was not used as a development tool because it does not provide the opportunity to tailor existing County regulations to fit unique site conditions and address the overall goal of providing for affordable housing. Also, the rezoning process conditional approval incorporates an expiration date by which the master developer must have completed the several standard and

special requirements. On a project the size of Star Valley, several individual rezonings would have been necessary or one single large rezoning with numerous time expirations and requests for extensions, each of which would have created an opportunity to change the regulatory environment under which the project would be developed. This would create an uncertainty factor which would affect the project's overall viability. It would also impose an additional administrative workload on Pima County.

D. Land Use Policy Consistency

The growth pattern of the Tucson metropolitan area has favored an eastward expansion from the City's central core. In the late 1970's, a growth pattern to the northwest area started. Today the Tucson metropolitan area is a two-spoked wheel with an eastern spoke and a northwestern spoke. Development to the southwest was disorganized and haphazard until the Midvale Farm master planned community and other large subdivisions nearby created the start of an organized growth pattern to the southwest. Star Valley is a continuation of this southwestern growth movement. The result, over a period of time, will be to create a balanced urban community with the downtown core of the community located at or near the physical center of the Tucson metropolitan urban area.



TUCSON GROWTH PATTERN

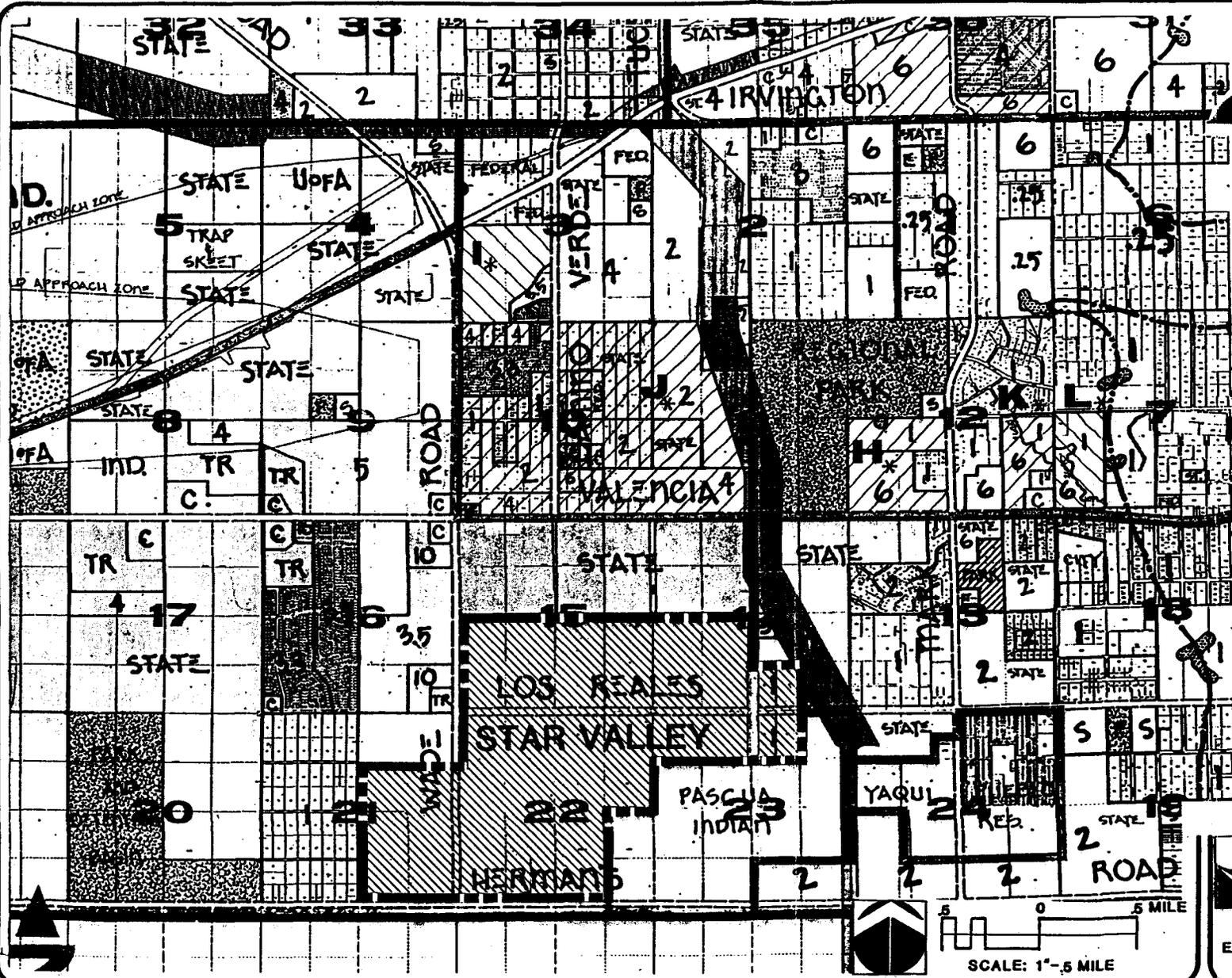
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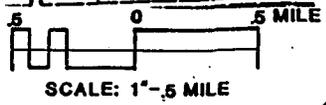
LEGEND

- RAC - SEE POLICY 3
- TRANSITIONAL
- COMMERCIAL
- INDUSTRIAL
- RESTRICTED PEAKS/RIDGES
- CENTRAL ARIZ. PROJECT (C.A.P.)
- PLANNING AREA BOUNDARY
- PLANNING AREA
- SECTION NUMBER
- COMMITTED LAND
- PARCEL WITH INDIVIDUAL POLICIES
- EXISTING SCHOOL
- SCHOOL SITE
- TRAILHEAD - SEE POLICY 21
- ACQUIRED/DEVELOPED PARK SITE
- PARK SITES CURRENTLY BEING PROCESSED
- PROPOSED ADDITION TO RESTRICTED PEAKS/RIDGES
- PROPOSED EXPANSION OF RYAN AIRFIELD

SOUTHWEST AREA PLAN (PORTION)

McGovern
MacVittie
Lodge
and Associates, Inc.

EXHIBIT 3



SCALE: 1" = 5 MILE

Southwest Area Plan

Star Valley falls within the boundaries of the Southwest Area Plan. The Plan, first adopted in 1976, provided for residential and commercial land uses for the site. When the Southwest Area Plan was reviewed by Pima County in 1984, a set of policy recommendations was added.

All but 80 acres of the Star Valley Specific Plan area falls within Planning Area #7 of the Southwest Area Plan. Planning Area #7 requires that several studies be submitted in conjunction with development. These studies were also incorporated in the Specific Plan requirements in the recently adopted ordinance. The easternmost 80 acres of the Specific Plan area is within Planning Area #5. Planning Area #5 requires that those studies for Planning Area #7 also be done as part of requests for new development.

There is no land use designated for the area of the site under the current Southwest Area Plan with the exception of the easternmost 80 acres, which is proposed for residential use at a density of one unit per acre. In lieu of a specified land use in the revised Southwest Area Plan, the property owner was directed to submit a plan for review which he is doing using the Specific Plan tool.

Major Streets and Routes Plan

Star Valley is consistent with the intent of the Major Streets and Routes Plan (Co14-79-2) which is to provide safe, efficient access throughout the City and County.

Primary access to this site will be provided by Valencia Road which exists and is a designated major route. Hermans Road, which does not exist, is planned as a major route on the southern boundary of Star Valley. Los Reales which also does not exist, will bisect this site and is a proposed major route and San Joaquin/Wade Road is also a proposed major route.

Hermans Road is not shown as a proposed route within the Star Valley Specific Plan. Hermans Road lies on the boundary of the San Xavier Indian Reservation and would go through the Pascua Yaqui Reservation if constructed. It provides no usable access to the south and would function more as a barrier than an efficient collector of traffic. It is unlikely the Pascua Yaqui Reservation will want to keep Hermans Road as a major route. Therefore, Hermans Road has been deleted from the proposed circulation plan of Star Valley.

San Joaquin/Wade Road will loop through Star Valley on the Los Reales Road and Viviana Road alignment and Los Reales Road will be extended through the site (Exhibit 12).

Parks, Recreation and Open Space Plan

The Southwest Area Plan Policy #3 calls for the Pima County Parks and Recreation Department to acquire land and phase the development of new and existing public parks and recreation areas in concert with public needs and support.

It also calls for development of regional parks at Ryan Field and Saginaw Hill to be developed in phases based on population growth and the Parks and Recreation Department's fiscal abilities.

E. Zone Code Consistency

The proposed Star Valley Specific Plan will supplant the existing zoning for this site. The purpose of this section, as directed by the Pima County Planning and Development Services Department staff, is to relate the proposed Star Valley Specific Plan with the three criteria established in Section 18.01.030.a.7. of the Pima County Zoning Code.

The referenced section establishes the relative importance of the interests involved in applying the provisions of the Zoning Code and, therefore, presumably, the interests of the Star Valley Specific Plan. The criteria are "first, established conforming uses of adjacent or conforming properties having an equal or higher classification; second, the cost of tax supported and other public services to the

area affected, and the increased or decreased share of this cost, which might be borne by said area if a proposed use or change of classification is permitted; and, third, the value of the proposed classifications and uses to the orderly development of the neighborhood or area affected".

The Star Valley site is surrounded by State or Federally owned land except for the area to the west. To the west is vacant land which has been approved for rezoning under a previous rezoning action (Co9-81-152) and provides for densities equal or higher in classification than those proposed within the Star Valley Specific Plan. Further to the west is an area that is zoned for urban densities and platted into urban lots but not developed. To the southwest is a development that is situated on larger lots and scattered in a haphazard manner. The planned land uses proposed for the adjacent areas to the west are compatible with the Star Valley development concept.

There are presently many public services available to the proposed site. Development of the Star Valley project will both utilize existing facilities and necessitate the provision and extension of other facilities. The densities proposed for the Star Valley Specific Plan area reflect a self-supporting tax base which should not create unusual additional tax burdens on the public.

Thirdly, adoption of the Star Valley Specific Plan will lead to the orderly development of an urban community comprising approximately two and one-half square miles. A community of this scale will have the effect of implementing solutions to drainage problems, sewer service, water service and access problems for a much larger area, and continue an organized development pattern for the area that will contrast with previous disjointed development patterns that didn't address these critical development concerns.

F. Community Benefits

There are a number of ways this project benefits the community; they are as follows:

1. The primary goal of this project is to develop affordable housing. This will give members of the community, who would probably otherwise not be eligible, the opportunity of entering the home buying market. The ability to develop an affordable housing community requires at least three conditions. The first is reasonably priced land, the second is a site that does not exhibit severe development constraints requiring expensive solutions and, third, a development process that minimizes exposure to high capital costs. This property was purchased when land was much less expensive and it does not have severe development constraints.

2. Development in the southwest area in the past has tended to be somewhat haphazard in nature. This project will provide a model master planned community for the area.
3. This project will have approximately 7065 residential units when it is completed. This will contribute to the County's tax base.
4. The pedestrian/bike path system and neighborhood parks will provide much needed recreation facilities for the area.

G. Land Use Context Compatibility

There is currently very limited development in this area, however, this is the logical direction for development to occur. There are no large tracts of land east of Mark Road, the reservation precludes development to the south and much of the land to the west is owned by various government agencies. Developing this property under the Specific Plan Ordinance will insure orderly development in the area and will be consistent with the concept of master planning new communities.

H. Environmental Suitability

Part of any master planning process must include an assessment of development suitability based on inherent environmental factors. The purpose of this section is to examine the major environmental factors that dictate the site's suitability for urban development.

1. Topography

There are no restricted peaks, ridges, rock outcrops or slopes of 15% or greater. The average cross-slope is 1.5%.

2. Vegetation

Star Valley is located in the Palo Verde - Cacti - Mixed Scrub series of the Arizona Upland Subdivision of the Sonoran Desert Scrub (Brown, 1982). The dominant plants on the site include cholla, mesquite and triangle bursage. Saguaro and Ironwood, two valued species, are not found on the site. The Tumamoca globeberry vine is on the Federally Endangered Species list and, according to Arizona Game and Fish, may occur on this site.

3. Wildlife

Arizona Game and Fish Department's Data Management System did not identify any special status species, Federally endangered species, or any unique wildlife habitats.

4. Hydrology

The subject parcel is impacted by six offsite watersheds. The watersheds are characterized by dynamic streambeds located within broad alluvial floodplains. The streams though ephemeral in nature are subject to braiding, avulsion and unpredictable lateral migration during infrequent flooding events.

The sheetflow which occurs during the 100-year flood produces depths of flow from 0.5 feet in the floodway fringe to 2.5 feet in the main channels. All streams eventually drain into the Black Wash. The sheet flow, though wide spread, is not considered a serious constraint to development.

I. Public Services Suitability

Star Valley cannot be developed as an urban community without the provision of basic urban services. The purpose of this section is to assess the availability of these services.

1. Southwest Gas

In their letter of March 30, 1987, Southwest Gas Corporation indicated that there is a six-inch high pressure line in Drexel Road. This line would need to be extended south on Wade Road approximately one mile. There should be no problem with this line extension. Recent considerations include tapping the El Paso Natural Gas line that traverses the site.

2. Trico Electric

In their March 26, 1987 letter, Trico Electric Cooperative, Inc. indicated that they have a three-phase 25 KV overhead power line through the center of Star Valley along the Los Reales Road alignment. This service can be expanded to serve Star Valley.

3. Sewer

According to Pima County Wastewater Management Department, there is adequate capacity in existing sewer lines located one-half mile west of Wade Road in the Valencia Road alignment. These sewer lines will be extended eastward along Valencia Road to Wade Road and southerly along Wade Road to the Specific Plan area by the developer. The existing sewer lines and proposed routing is indicated in the Sewer Basin Study.

Pima County Wastewater Management staff have indicated that there is currently a treatment capacity limitation at the Avra Valley treatment site. Pima County has the funds to upgrade the treatment plant and hire a consultant to develop interim solutions to the capacity problem. Pima County plans to initiate a larger study to develop long term solutions to upgrade the Avra Valley treatment plant to accommodate future growth within the southwest area. Growth of Star Valley is expected to pace improvements to the Avra Valley Wastewater treatment facility.

4. Water

Star Valley is served by Tucson Water and a water supply is assured.

5. Telephone

In their April 28, 1987 letter, Mountain Bell indicated that they will provide service for this area on a contractual basis.

6. Solid Waste Disposal

Waste Management of Tucson, a private company, currently provides collection service in this area and can provide solid waste removal service for this project. The sanitary land fill serving this site is Los Reales and is operated by the City of Tucson.

7. Ride Sharing

Section 18.90.030.e.7. requires "the physical and economic suitability of the proposed plan with existing infrastructure and services of the general area including "ridesharing" ". After consulting with the Rideshare Program staff at Pima Association of Governments, it is their opinion that the Rideshare Program does not pertain to residential areas but, instead is a program designed for employment centers and industrial areas. The developer, however, will provide information on any conservation programs in effect at the time development occurs.

8. Streets

The Star Valley Traffic Study provides a thorough analysis of existing and proposed traffic conditions.

9. Parks

A complete discussion of existing and proposed parks is included in the Site Analysis portion of this document.

SITE ANALYSIS

8235 908

III. SITE ANALYSIS

SITE INVENTORY

A. Existing Land Uses

1. DESCRIBE THE SITE LOCATION IN A REGIONAL CONTEXT

Star Valley is located in the southwest portion of Tucson. The site is approximately .5 miles south of Valencia Road between Wade Road and Viviana Road alignments (see Exhibit 1). The site is seven miles west of I-19 and Valencia Road and two miles east of the intersection of Valencia Road and Tucson-Ajo Highway.

2. DESCRIBE THE EXISTING LAND USES ON THE SITE

This site is currently in its natural state and is zoned RH (Rural Homestead).

3. DESCRIBE ZONING AND LAND USE WITHIN 1/4 MILE OF THE SITE

The land use surrounding this site is as follows:

North - The area north of this site is owned by the State and zoned RH. It is characterized by extensive illegal dump sites. There are also a number of dirt roads bisecting the area.

South - The area south is part of the San Xavier Indian Reservation and the Pascua Yaqui Reservation. The Pascua

Yaqui Master Plan proposes agricultural development for their area. There is a 12,000 acre farm proposed for the San Xavier Indian Reservation adjacent to this site. This entire area is currently undeveloped except for scattered stock tanks.

East - The area east of this site is zoned GR-1 and is primarily State Land. This area is characterized by illegal dump sites.

West - The area northwest of this site is undeveloped and conditionally zoned TR, CB-1, CR-4, CR-5. A subdivision plat has been submitted for this area. The area southwest of this site is zoned RH. The development in this area includes single family residences and mobile homes on lots ranging in size from one acre to five acres typically.

4. LOCATE AND IDENTIFY THE OWNERSHIP OF WELLS WITHIN 100'

A review of the Arizona Well Registry did not reveal any wells within 100' of this site.

B. Topography

1. DESCRIBE THE TOPOGRAPHIC CHARACTERISTIC OF THE SITE

This site is relatively flat. It slopes very gently from the southeast to the northwest. There are no restricted peaks, ridges, rock outcrops or slopes of 15% or greater.

2. STATE THE PRE-DEVELOPMENT AVERAGE CROSS SLOPE

The site slopes were calculated using the method prescribed by the County's Zoning Ordinance (18.61 (HD)).

Slope Analysis

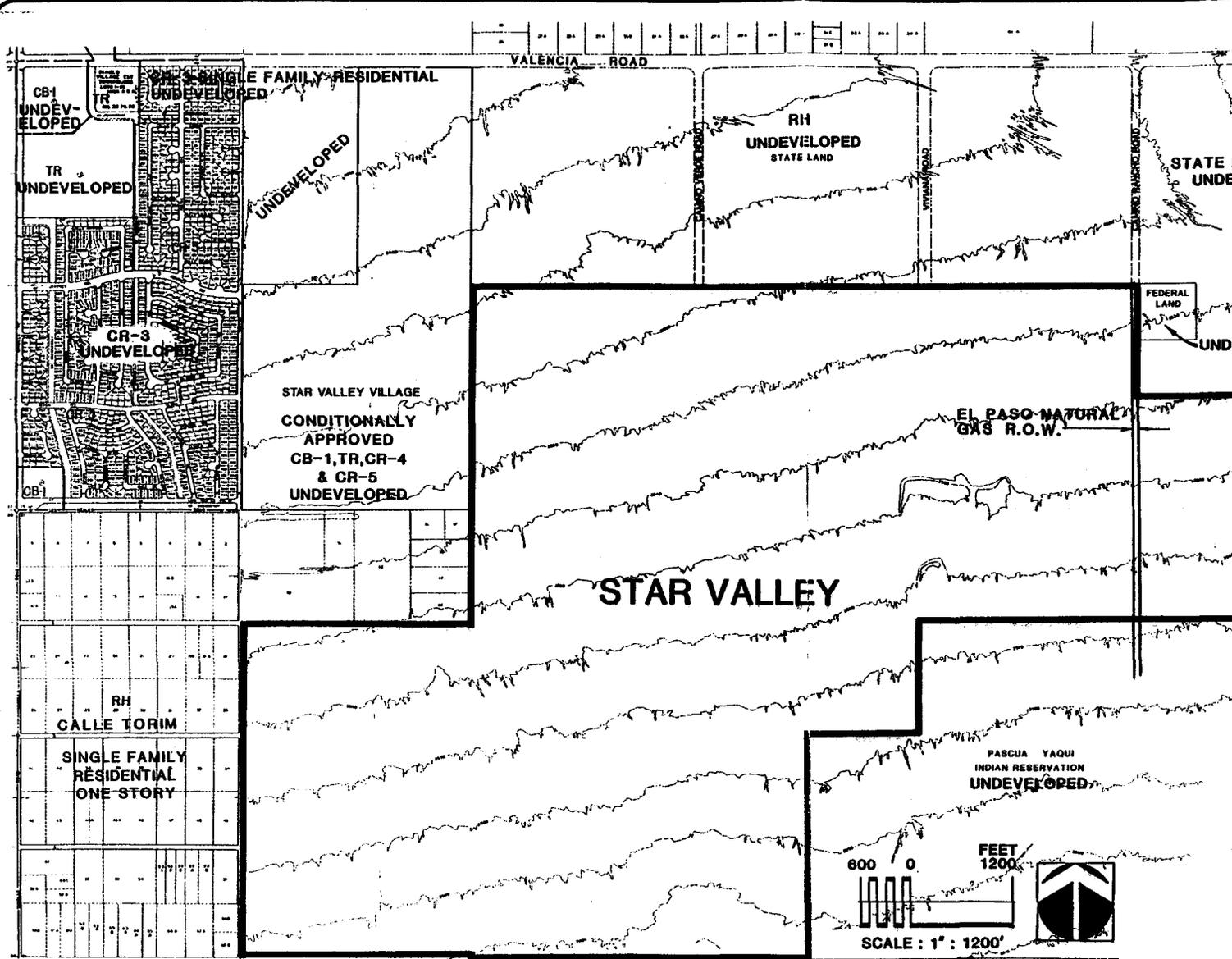
$$\frac{I \times L \times .0023}{A} \text{ where } \frac{2 \times 473,183 \times .0023}{1437} = 1.52$$

- I = Contour interval in feet;
- L = Combined length in feet of all contour lines measured on the project site, not to include contours in natural areas meeting the requirements of Section 18.61.060:
- .0023 = Conversion of square feet into acres x 100;
- A = Project site area in acres.



LEGEND

RH ZONING DESIGNATION
UNDEVELOPED LAND USE



EXISTING LAND USE



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EXHIBIT 4

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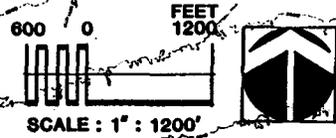
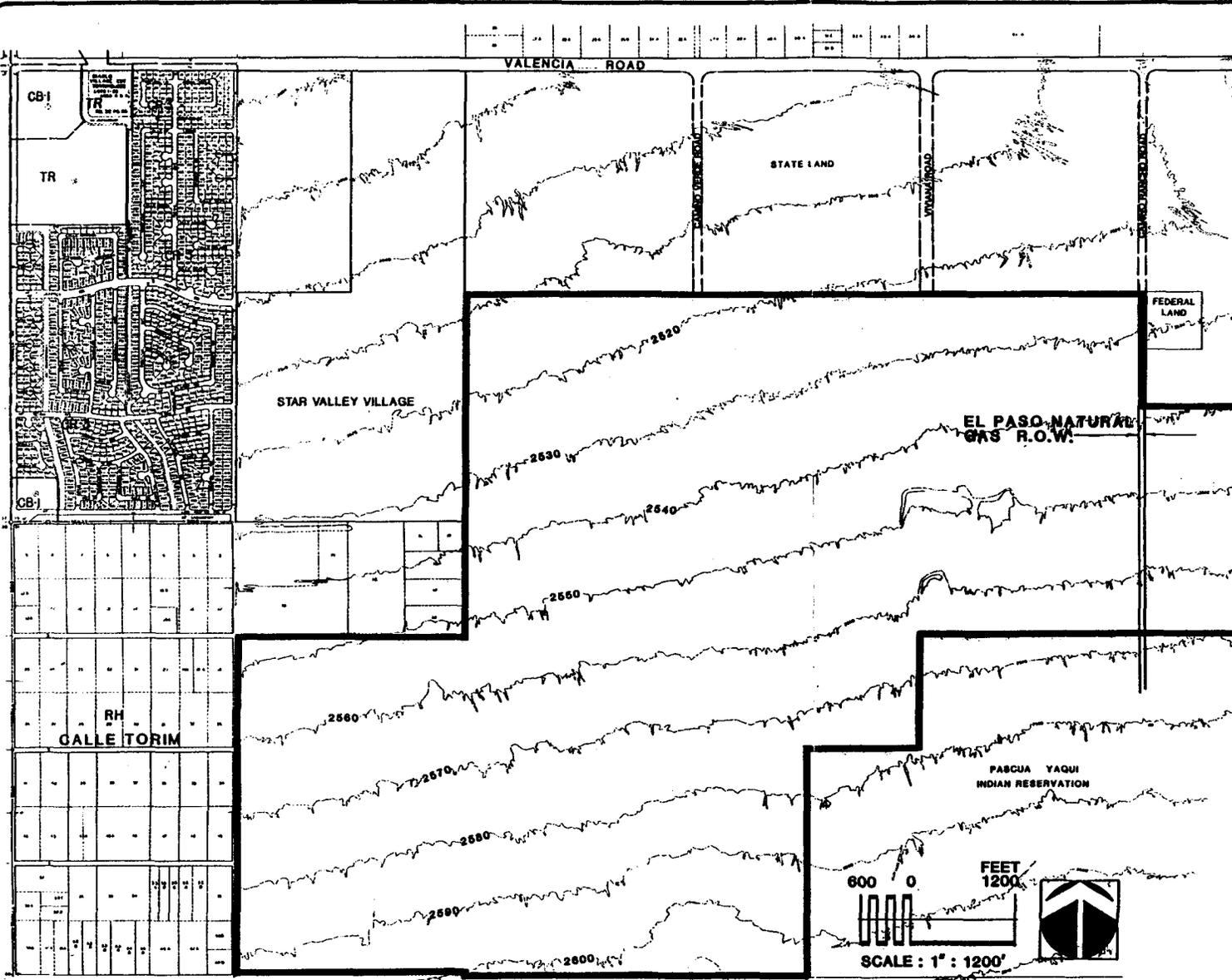
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SAN XAVIER INDIAN RESERVATION
PROPOSED 12,000 ACRE FARM UNDEVELOPED



LEGEND

10' CONTOUR INTERVAL
2500 - ELEVATION



TOPOGRAPHY



McGovern
MacVittie
Lodge
and Associates, Inc.

EXHIBIT 5

8235 915

8235 914

SAN XAVIER INDIAN RESERVATION

C. Hydrology

Introduction

This section of the Site Analysis summarizes the results of the Star Valley Master Drainage Report. The study presents the findings of analyses performed which evaluated the pre- and post-developed conditions entering the site, conditions onsite and conditions leaving the site up to Ajo Road (US Highway 86).

Existing Conditions

The subject parcel is impacted by six offsite watersheds. The watersheds are characterized by dynamic streambeds located within broad alluvial floodplains. The streams though ephemeral in nature are subject to braiding, avulsion and unpredictable lateral migration during infrequent flooding events. The watersheds with their respective acreages and 100 year discharges are shown on Exhibit 6, the Offsite Drainage Map.

The sheetflow which occurs during the regulatory event produces depths of flow from 0.5 feet in the floodway fringe to 2.5 feet in the main channels. All streams eventually drain into the Black Wash.

As the area exists today, Valencia Road crossings occur as dip crossings. This has resulted in access problems during flood events, damage to the road itself and sediment deposition on the upstream side of each road crossing accompanied by headcutting and erosion downstream.

The Black Wash main channel flows to the east of this project. The resulting floodplain does not directly impact this project; however, numerous drainage complaints have been registered by area homeowners, primarily north of Valencia Road. The breakout of the Black Wash in this area is a problem not specifically addressed by this project. The need for a comprehensive Basin Study with recommendations for structural improvements by Pima County was acknowledged by the Southwest Area Plan revision of 1985.

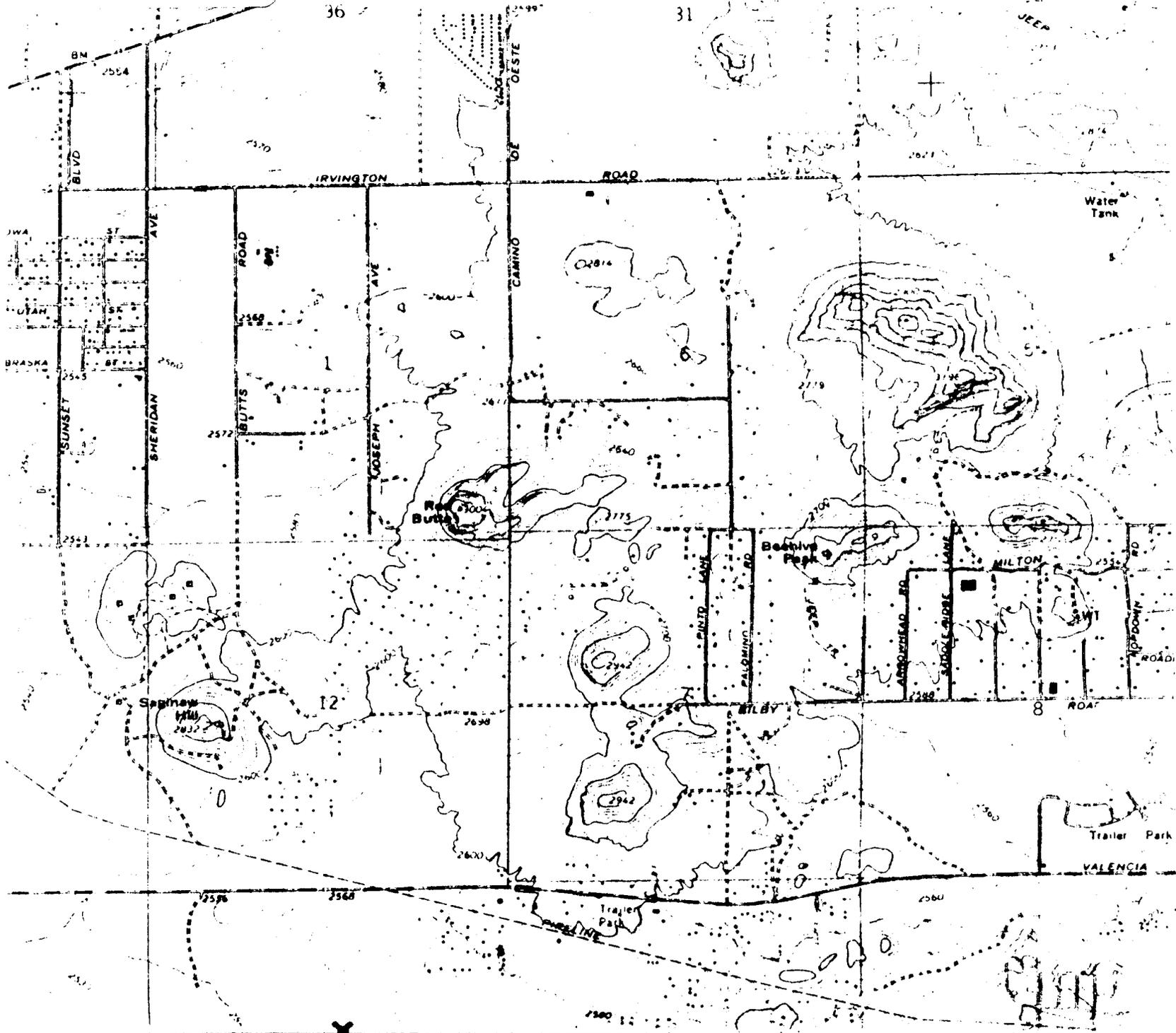
The assimilation of the Star Valley drainage scheme into any permanent solutions to the Black Wash problem has been considered in the Star Valley design.

Diablo Village, a major development lying west of Victor Road and south of Valencia, is impacted by sheetflows along its entire east property line. The construction of Star Valley will effectively remove Diablo Village from any future sheet flooding hazards.

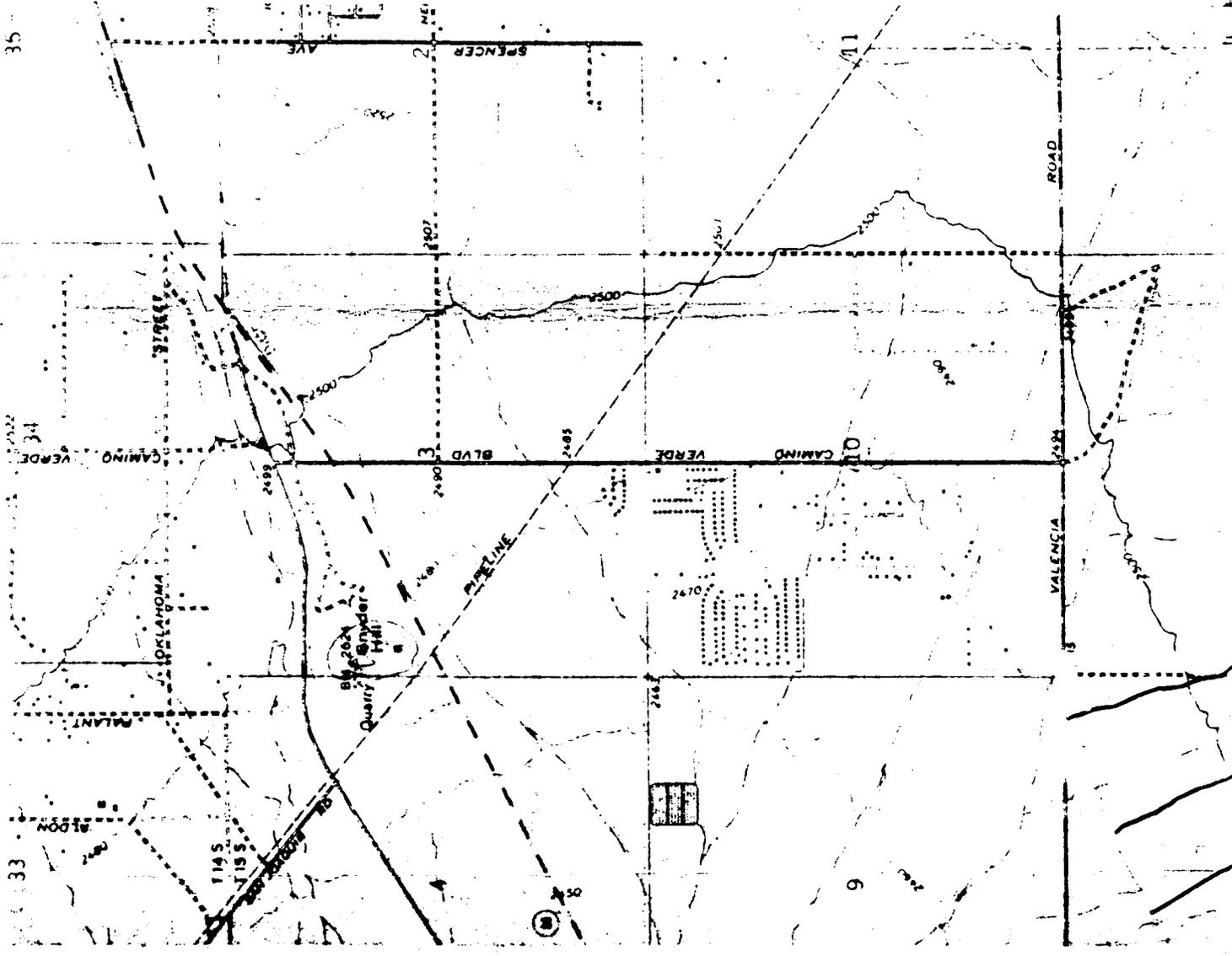
The Indian Reservation to the south is currently proceeding with a flood control plan which will allow the use of approximately 13,800 acres of reservation land for farming. The design provides for the watersheds south of the reservation to be routed through the reservation in open channels. The farmland itself will be irrigated by CAP water and natural runoff up to the 25 year event. Any storm event greater than the 25 year event will not be retained onsite and will weir over the proposed berm. When this is constructed the offsite flows which presently impact Star Valley will be reduced an average of sixty percent. However, Star Valley will be designed as if these proposed upstream improvements will not be built, in order to assure maximum safety and provide development flexibility.

The Central Arizona Project (CAP) will cross Star Valley adjacent the Camino Rancho right-of-way (see Exhibit 7). The CAP will not have any direct impacts to either onsite or offsite drainage. The CAP at this location is currently planned to be carried in a 78" pipe buried below ground eight to ten feet.

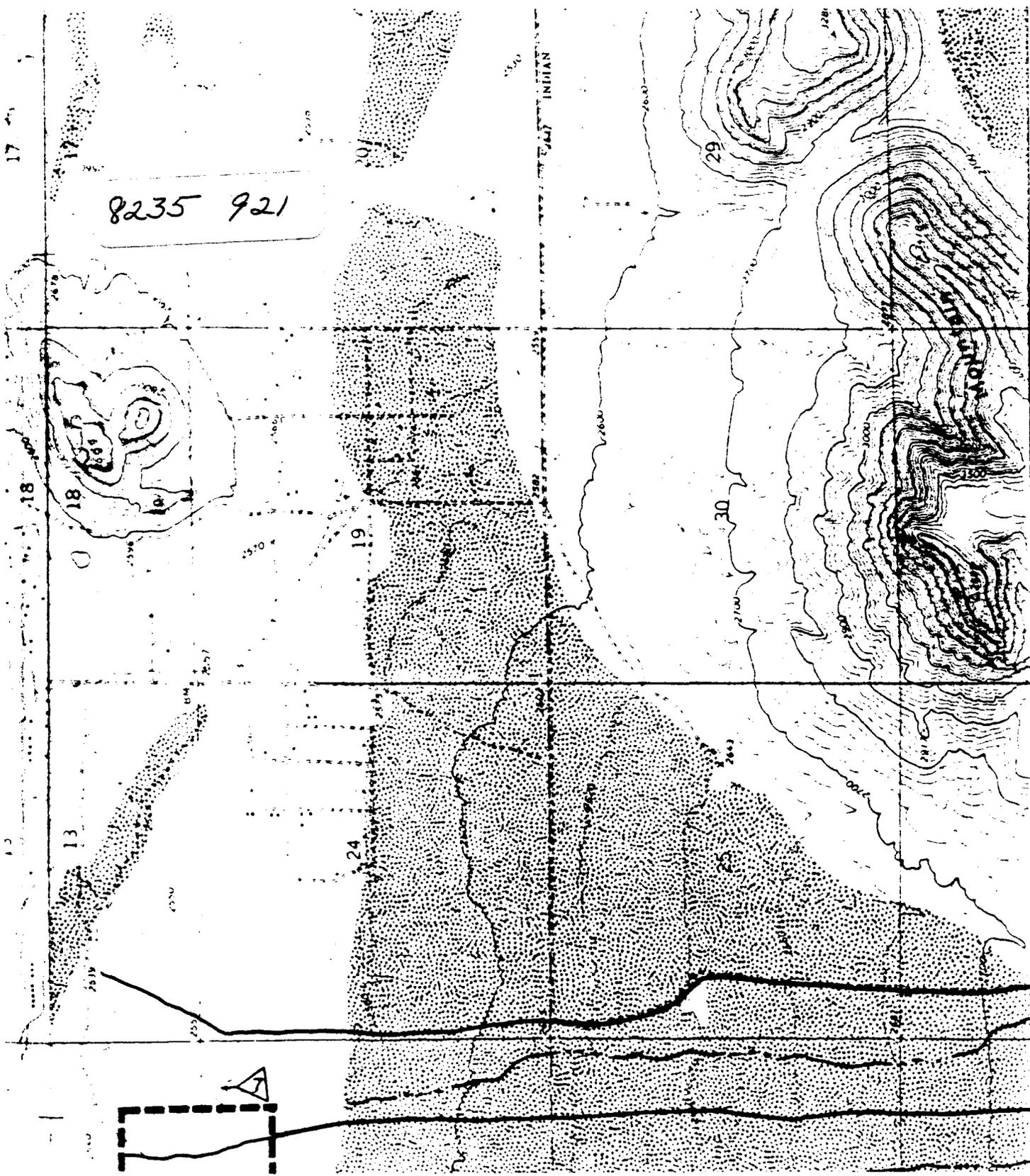
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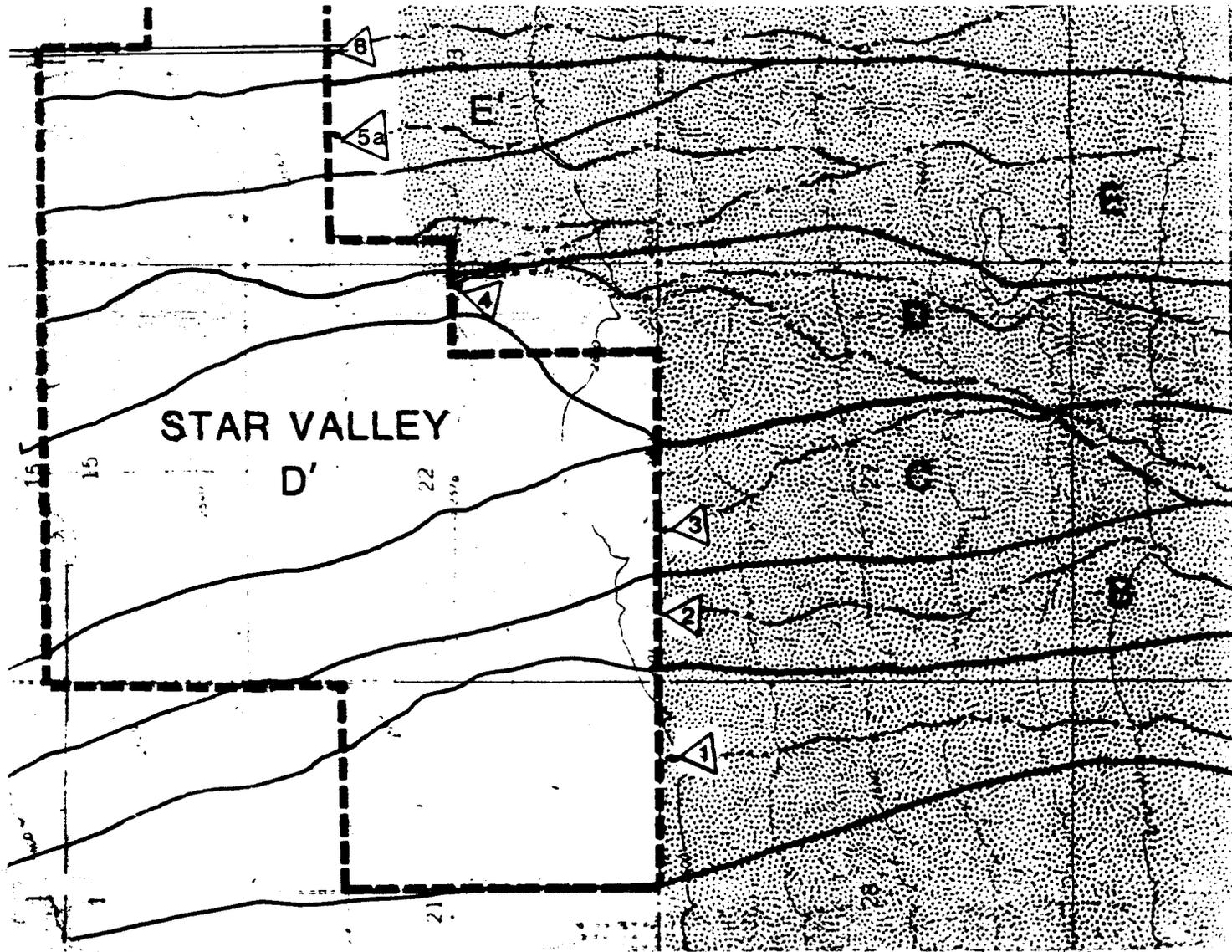


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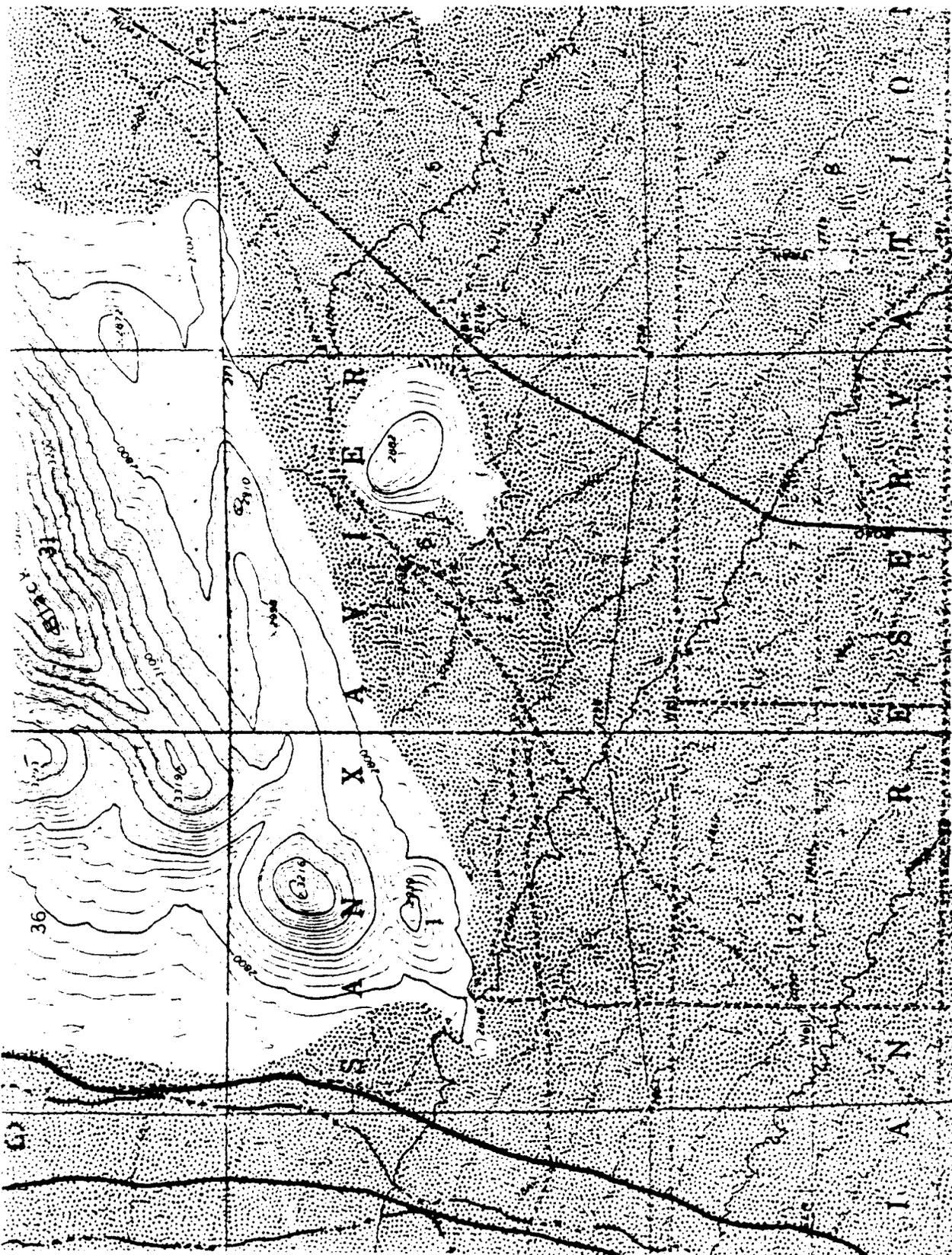
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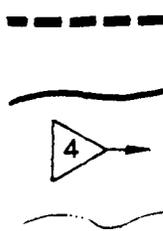


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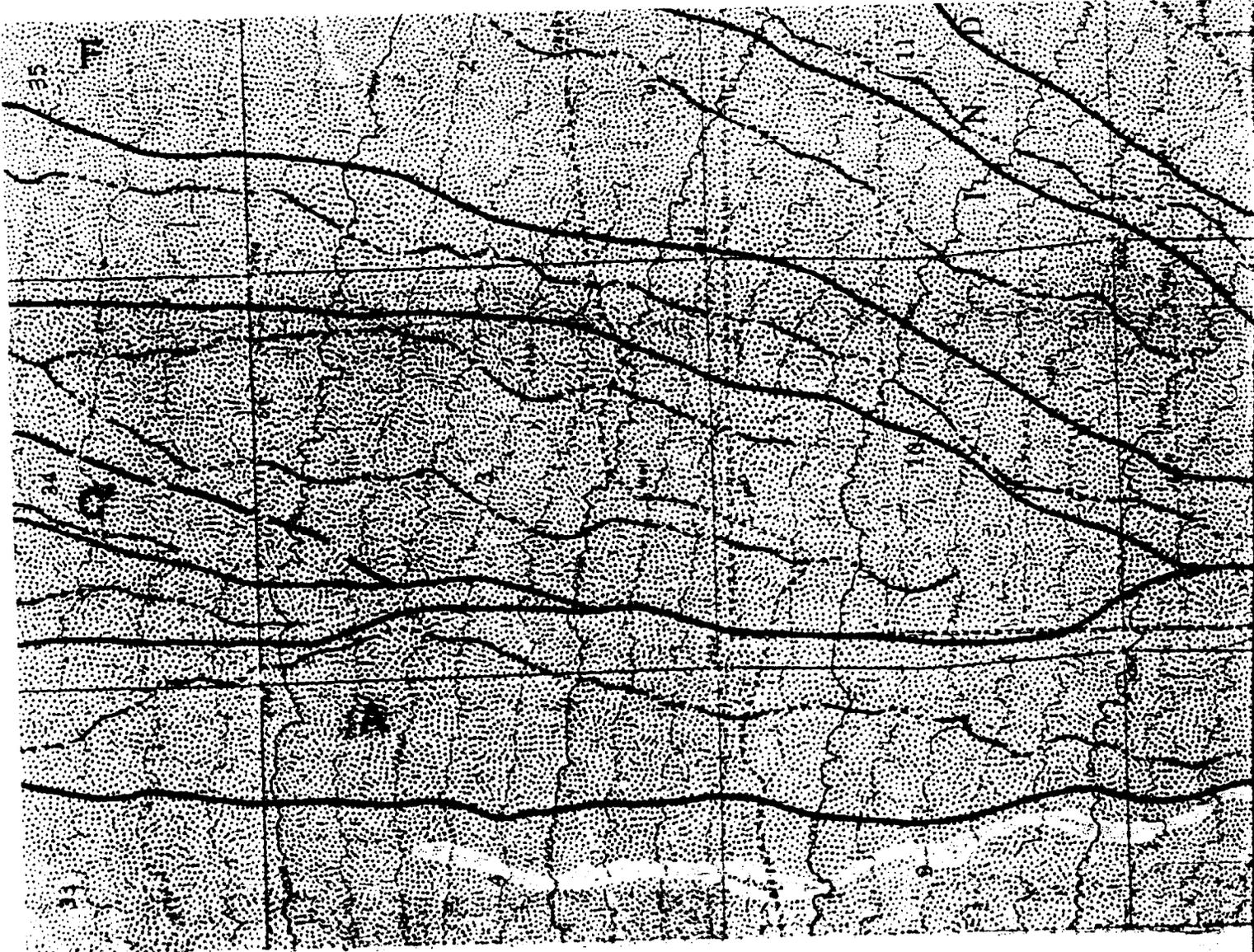


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DRAINAGE

- A
- B
- C
- D
- E
- E'
- F
- C



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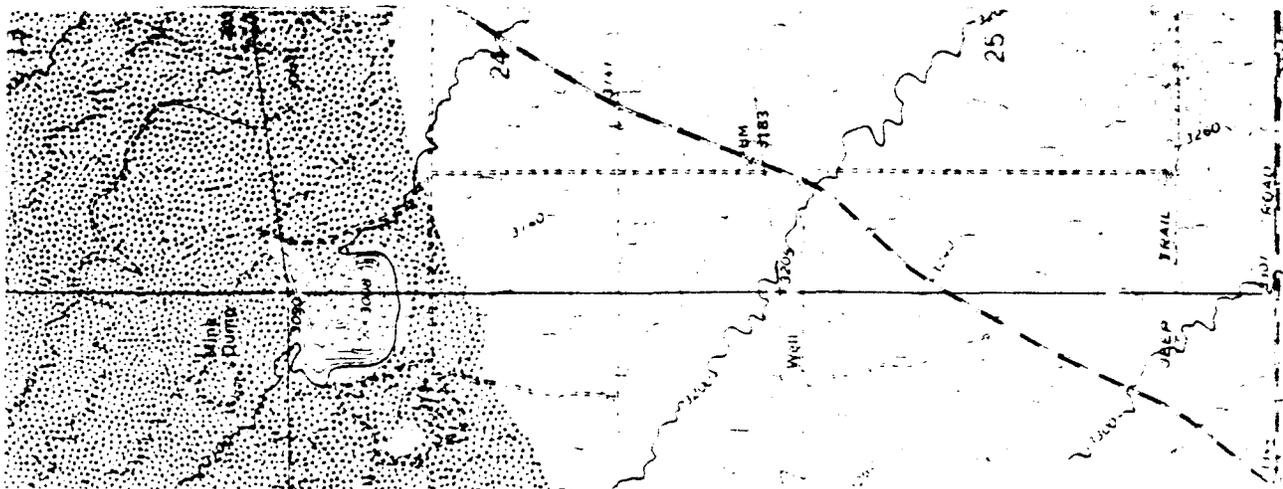
SCALE 1" : 2000'

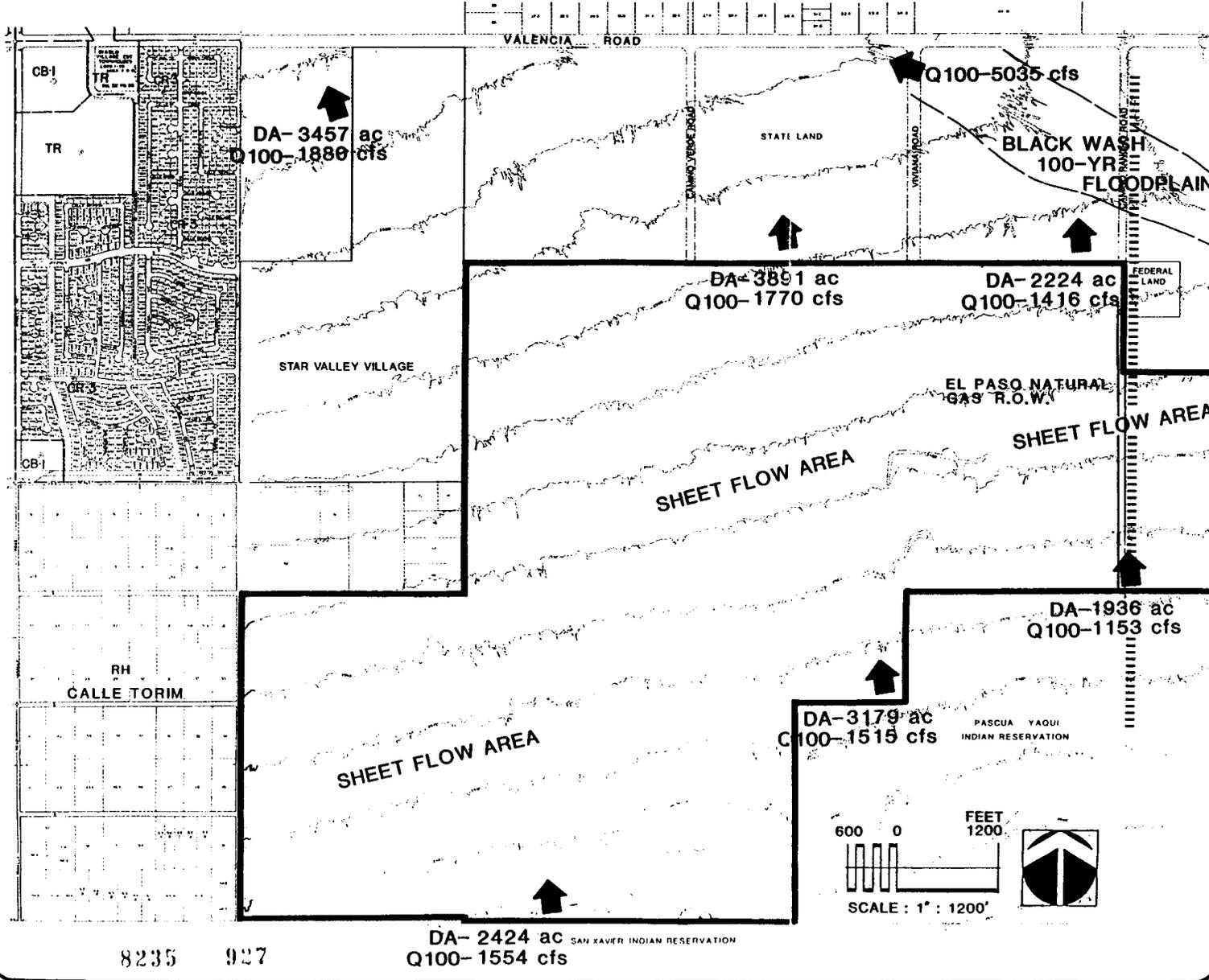
LEGEND

- PARCEL BOUNDARY
- DRAINAGE BOUNDARY
- CONCENTRATION POINT
- THALWEG

AREA	ACREAGE	Q100	CONCENTRATION POINT
	1640 ac	1067 cfs	1
	387 ac	421 cfs	2
	397 ac	507 cfs	3
	1367 ac	998 cfs	4
	1812 ac	880 cfs	5
	130 ac	327 cfs	5a
	1806 ac	1060 cfs	6
	970 ac	663 cfs	7

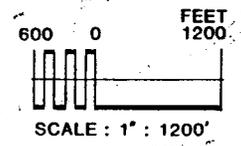
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925





LEGEND

- FLOW DIRECTION
- PROPOSED CAP ALIGNMENT



ONSITE EXISTING CONDITIONS



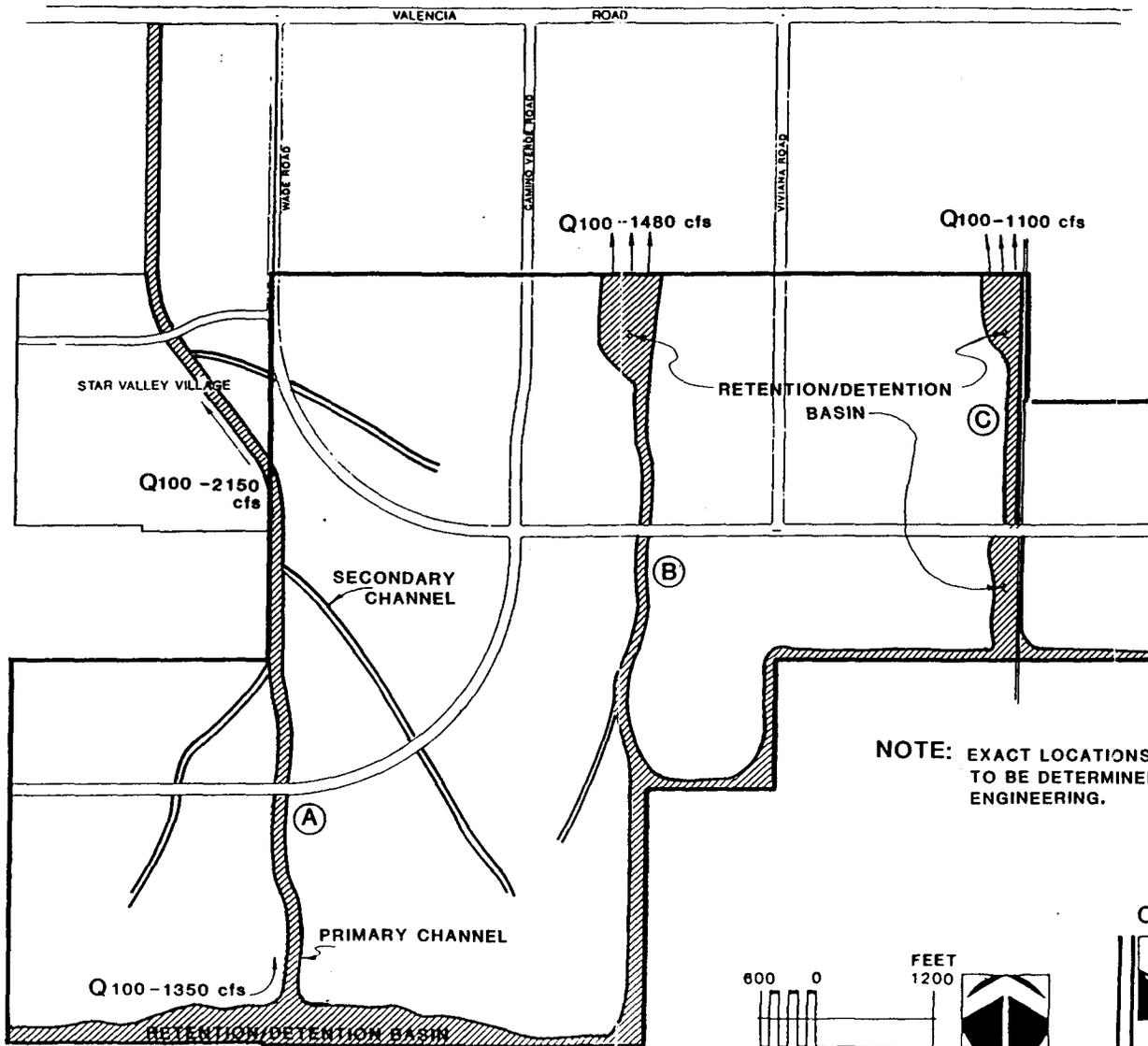
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EXHIBIT 7

8235 928

Developed Conditions

The Star Valley Master Drainage Plan incorporates mitigation of downstream flood control problems. The project is located in a critical basin due to its runoff contribution to the Black Wash watershed. The detention systems proposed will reduce developed discharges to below existing levels, remove entirely the shallow nuisance flows which occur in a sheetflow area and provide positive means of groundwater recharge and reduce sedimentation downstream.

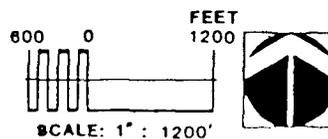


LEGEND

-  PRIMARY DRAINAGE FACILITIES
-  SECONDARY CHANNEL FACILITIES
-  CHANNEL LABEL

NOTE: EXACT LOCATIONS OF FACILITIES TO BE DETERMINED BY DETAILED ENGINEERING.

ONSITE DEVELOPED DRAINAGE



8235 930

EXHIBIT 8

8235 931

D. Vegetation

1.a. INVENTORY AND DESCRIBE VEGETATIVE COMMUNITIES AND ASSOCIATIONS

The site is located in the Paloverde-Cacti-Mixed Scrub series of the Arizona Upland Subdivision of the Sonoran Desert Scrub (Brown, 1982). The dominant plant is mesquite (*Prosopis juliflora*). Other common species include cholla (*Opuntia* species) triangle bursage (*Ambrosia deltoidea*) and Turpentine bush (*Gutierrezia sarothrae*).

Plant List

Trees

Prosopis juliflora
Cercidium microphyllum

Mesquite
Little leaf paloverde

Shrubs

Ambrosia deltoidea
Gutierrezia sarothrae
Larrea tridentata

Triangle bursage
Turpentine bush
Creosote

Cactus

Opuntia arbuscula
Opuntia fulgida
Opuntia versicolor
Opuntia phaeacantha

Pencil cholla
Jumping cholla
Staghorn cholla
Prickly pear

b. DESCRIBE AND FEDERALLY-LISTED THREATENED AND ENDANGERED SPECIES, SAGUARO AND PROMINENT CACTII

According to the Arizona Game and Fish Department's Data Management System the globeberry vine (*Tumamoca macdougalli*) may occur in this area. The Tumamoca globeberry vine is on the Federally Endangered Species list and there is therefore important to consider.

Tumamoca globeberry vine is a delicate perennial vine in the gourd family. It grows from a tuberous root and is dormant most of the year. This plant is rather difficult to locate because it does not grow in association with any particular plant and it only appears after the summer rains. In August and September 1987, an on-foot survey for the vine was conducted by a Landscape Architect. No Tumamoca globeberry vines were found on the site.

There are two saguaros on this site. One saguaro is in a severely degraded condition due to vandalism. The healthy saguaro will be transplanted.

There are two factors that contribute to the lack of significant individual trees or groups of trees. The first is the lack of tree variety. Mesquite almost completely dominates this site. The second factor is that the mesquites tend to be somewhat stunted.

This site has historically been used for cattle grazing so the vegetation is somewhat degraded. The vegetation on this site is not important for scenic value, screening or buffering. The vegetation on this site is not dense enough to provide any significant soil stabilization as evidenced by the shallow erosion on site.

c. NOT APPLICABLE.

2. Vegetation density was determined through use of aerial photography and on the ground verification.

The vegetation on this site is typically sparse, consequently there are only three vegetation categories - low, medium low and medium.

The areas of medium density generally correspond to the areas along the washes, the remainder of the site is either low or medium low depending on local conditions.

Medium density is 20%-30% plant cover.

Medium low density is 10%-20% plant cover.

Low density 0%-10% plant cover.

E. Wildlife

Arizona Game and Fish Department was contacted and their Data Management System accessed for the site. No special status, Federally Endangered species or unique wildlife habitats were identified.



VALENCIA ROAD



STAR VALLEY VILLAGE

STATE LAND

BUFFER

FEDERAL LAND

EL PASO NATURAL GAS R.O.W.

RH CALLE TORIM

PASCUA YAQUI INDIAN RESERVATION

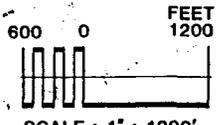
SAN XAVIER INDIAN RESERVATION

LEGEND

- M MEDIUM DENSITY
20% - 30% COVER
- ML MEDIUM LOW DENSITY
10% - 20% COVER
- L LOW DENSITY
0% - 10% COVER



BUFFER
(A MESQUITE BOSQUE ON STATE LAND NORTH OF THIS SITE ADJACENT TO VALENCIA BUFFERS THIS SITE FROM VALENCIA.)



VEGETATION



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8235 935

EXHIBIT 9

8235 936

F. Soils

There are two major soils groups on this site, Bucklebar-Sonoita Complex and Tubac Sandy Loam. Bucklebar series consists of deep well drained soils. They are formed in mixed alluvium and wind-laid sediments on alluvial fans and piedmonts. The Tubac series consists of deep well drained permeable soils formed in mixed alluvium on fans and valley slopes. According to U.S. Soil Conservation Service, both soils are generally acceptable for building site development. However, detailed soil engineering analysis will be required for each development project within Star Valley.

1. STATE WHETHER SOIL TESTING HAS BEEN DONE

Formal soil testing has not been conducted on this site, however, an informal backhoe test revealed silty sand, light clay and calcareous cementation to depths of eight to nine feet.

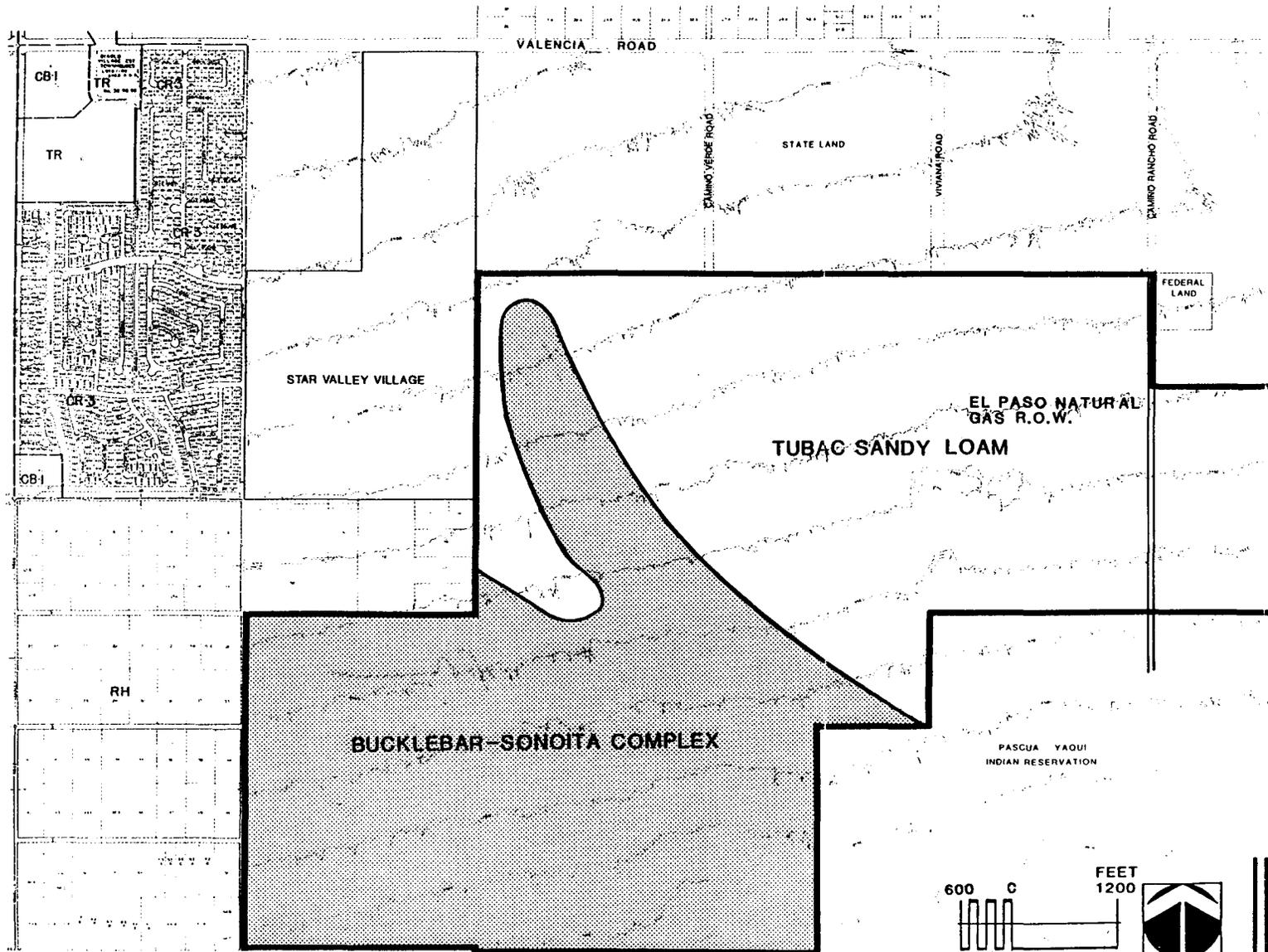
2. DESCRIBE SOIL SUITABILITY FOR SEPTIC USE

Septic systems will not be used on this site.

G. Viewsheds

1.a. DESCRIBE VIEWS AND VISTAS FROM ADJACENT PROPERTIES

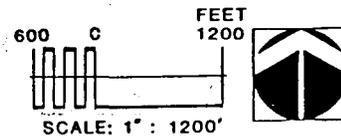
The panoramic views of the distant mountains site will not be blocked or impaired by this project, although they will be affected.



8235

938

SAN XAVIER INDIAN RESERVATION



SCALE: 1" : 1200'

SOILS



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EXHIBIT 10

8235

939

Views are as follows:

North - views are of the Tucson Mountains (four miles).

South - views are of Black Mountain and Penitas and Batamote Hills (18 miles).

East - views are of the Rincon Mountains (26 miles).

West - views are of the Baboquivari Mountains (33 miles).

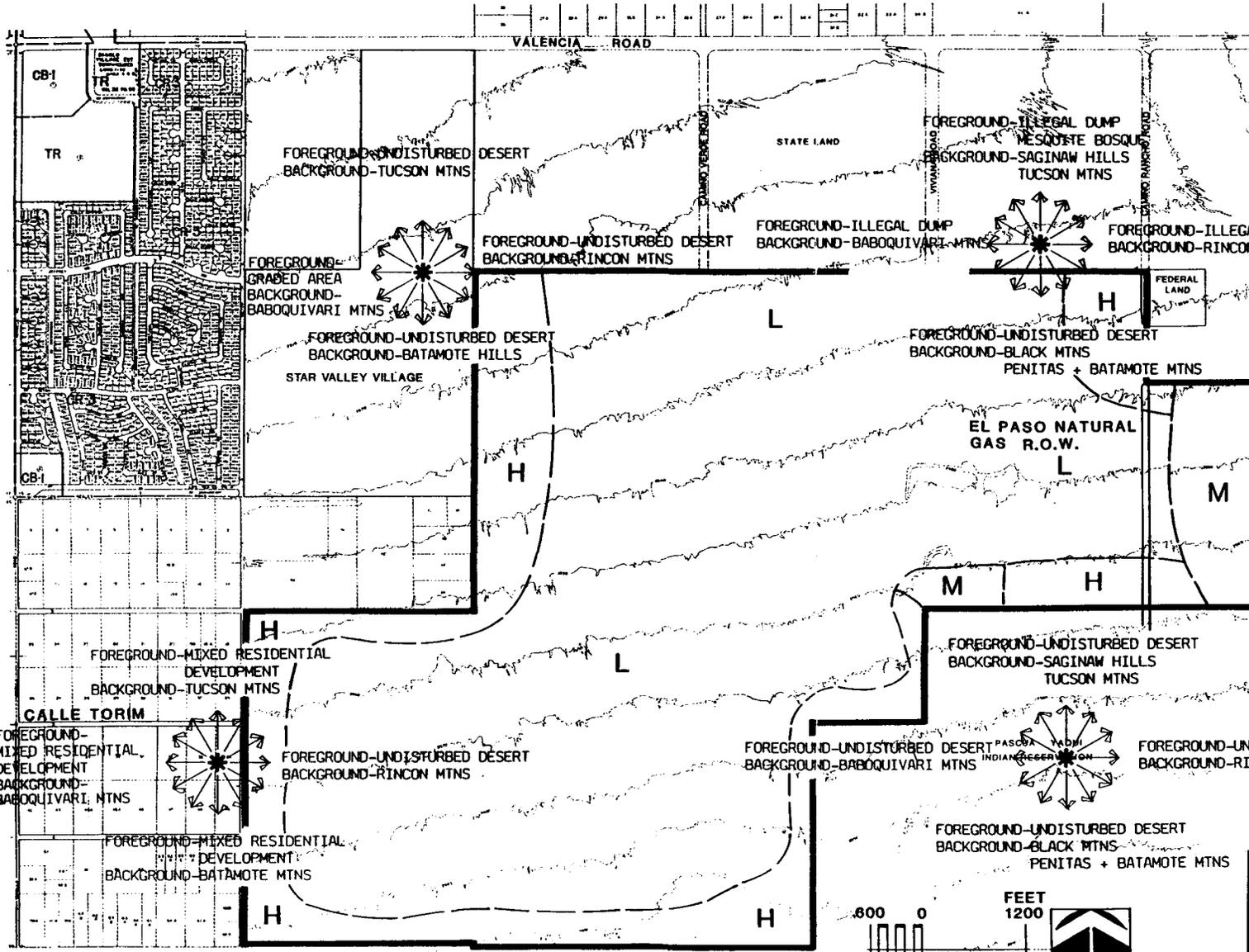
b. DESCRIBE VIEWS AND VISTAS FROM AREAS BEYOND ADJACENT PROPERTIES

Given the eventual size of this development naturally views of areas beyond adjacent properties will be affected. A landscape that is currently in its natural state will become a built landscape. It should also be kept in mind that development will not occur all at once; the transition will be gradual over a 20-year period and nearly all new development will be limited to two stories in height.

Valencia Road is a scenic route, however, the State land adjacent to this site and Valencia is in its natural state and a well developed mesquite bosque in the Black Wash floodplain provides a buffer for this project.

2. DESCRIBE AREAS OF HIGH, MEDIUM AND LOW VISIBILITY ON-SITE AND DEFINE THE CRITERIA

The site is normally visible from the properties adjacent to the site. Areas of high, medium, and low visibility were determined by traversing the perimeter of the site. In general the perimeter of the site is highly visible because it is adjacent. The interior of this site is not as visible due to the distance, vegetation, the size of the property and the flatness of the site.



LEGEND

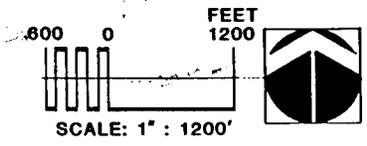
- H HIGH VISIBILITY FROM OFF-SITE
- L MODERATE VISIBILITY FROM OFF-SITE
- M LOW VISIBILITY FROM OFF-SITE
- * VIEWER
- VIEW DIRECTION

VIEWSHEDS



EXHIBIT 11

8235 942



8235 941

SAN XAVIER INDIAN RESERVATION

H. Traffic

Off-Site Roads

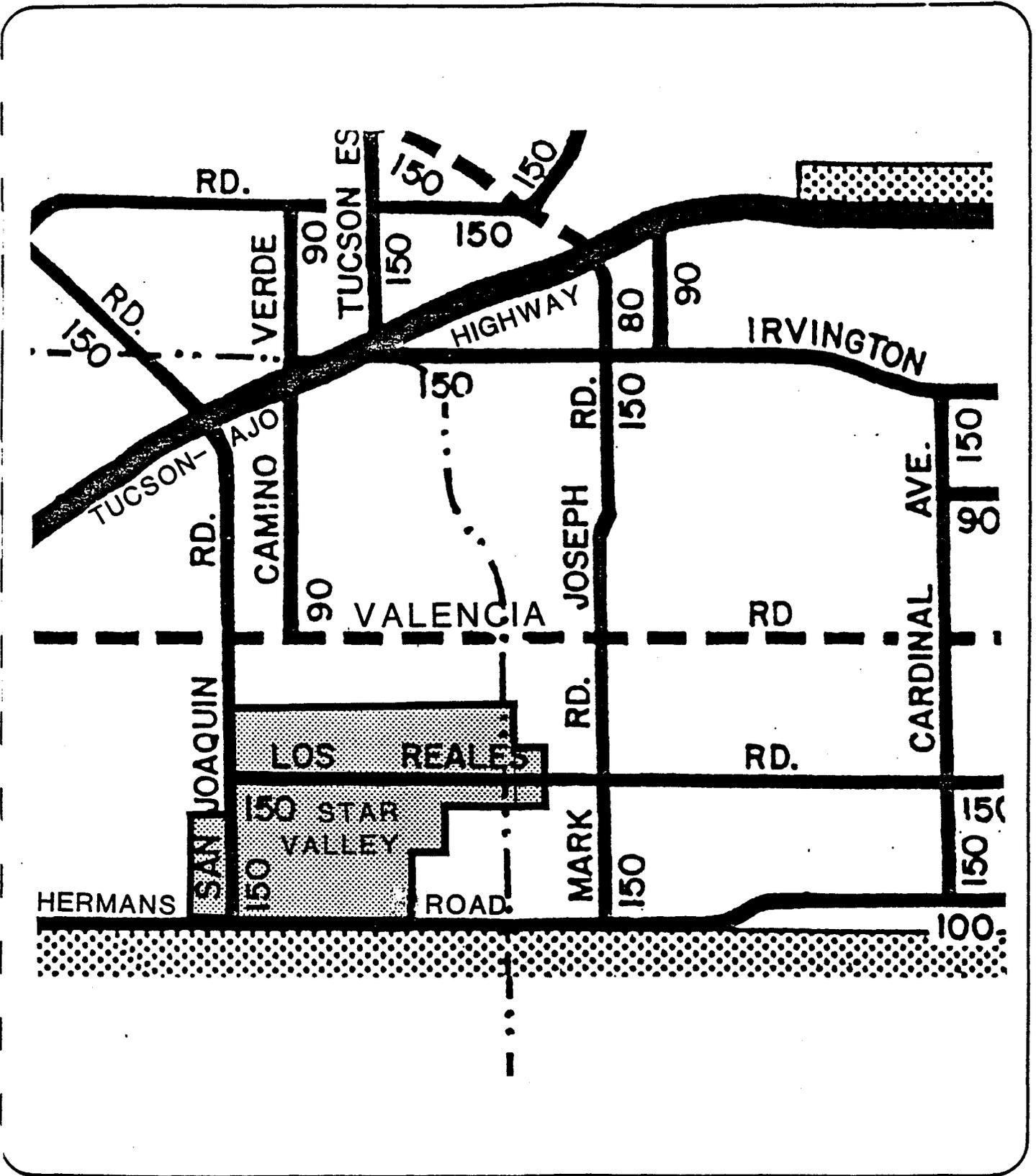
	Existing R.O.W.	Required R.O.W.	Continuous R.O.W.	Design Speed	Capacity	A.D.T.	Bike/Ped. Ways	Scheduled Improvements
<u>Existing</u>								
Valencia	150'	200'	Yes	-	12,000	2,296	No	None
<u>Proposed</u>								
San Joaquin	-	150'	Yes	-	12,000	N/A	No	None
Los Reales Rd.	-	150'	Yes	-	12,000	N/A	No	None
Hermans Rd.	-	100'	Yes	-	-	N/A	No	None

On-Site Roads

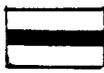
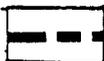
Proposed

Collector Street	-	-	-	-	-	N/A	*	-
Residential Street	-	-	Yes	-	-	N/A	*	-

* See development plan for location of bicycle and pedestrian path
Valencia Road is a designated scenic route



LEGEND

-  MAJOR ROUTES (PROPOSED & EXISTING)
-  SCENIC ROUTES

MAJOR STREETS AND ROUTES (PORTION)



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Lodge
and Associates, Inc.

Engineering, Planning, Surveying
2505 North Central Avenue, Suite 101
Tucson, Arizona 85719 (602) 326-3956

I. Sewer

1. WHAT DOES THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT SAY

According to Pima County Wastewater Management Department, there is adequate capacity in existing sewer lines located one-half mile west of Wade Road in the Valencia Road alignment. These sewer lines will be extended eastward along Valencia Road to Wade Road and southerly along Wade Road to the Specific Plan area by the developer. The existing sewer lines and proposed routing is indicated in the Sewer Basin Study, which is Appendix B of the Specific Plan Report.

Pima County Wastewater Management staff have indicated that there is currently a treatment capacity limitation at the Avra Valley treatment site. Pima County has the funds to address the problem and has hired a consultant to develop interim solutions to the capacity problem and plans to initiate a larger study to develop long term solutions and programs to upgrade the Avra Valley treatment plant to accommodate future growth within the southwest area.

J. Schools

1. IDENTIFY EXISTING AND PROPOSED PUBLIC SCHOOLS WITHIN ONE MILE

The site is served by Tucson Unified School District #1. Lawrence Elementary School is approximately one mile east of this site. School District One owns an undeveloped 10-acre elementary school site adjacent Star Valley's east boundary.

2. DESCRIBE PUBLIC SCHOOLS MORE THAN ONE MILE SERVING THIS SITE

The schools that would serve this area are as follows:

Lawrence Elementary
6855 South Mark Road

Hohokam Middle School
7400 South Settler

Cholla High School
2001 West 22nd Street

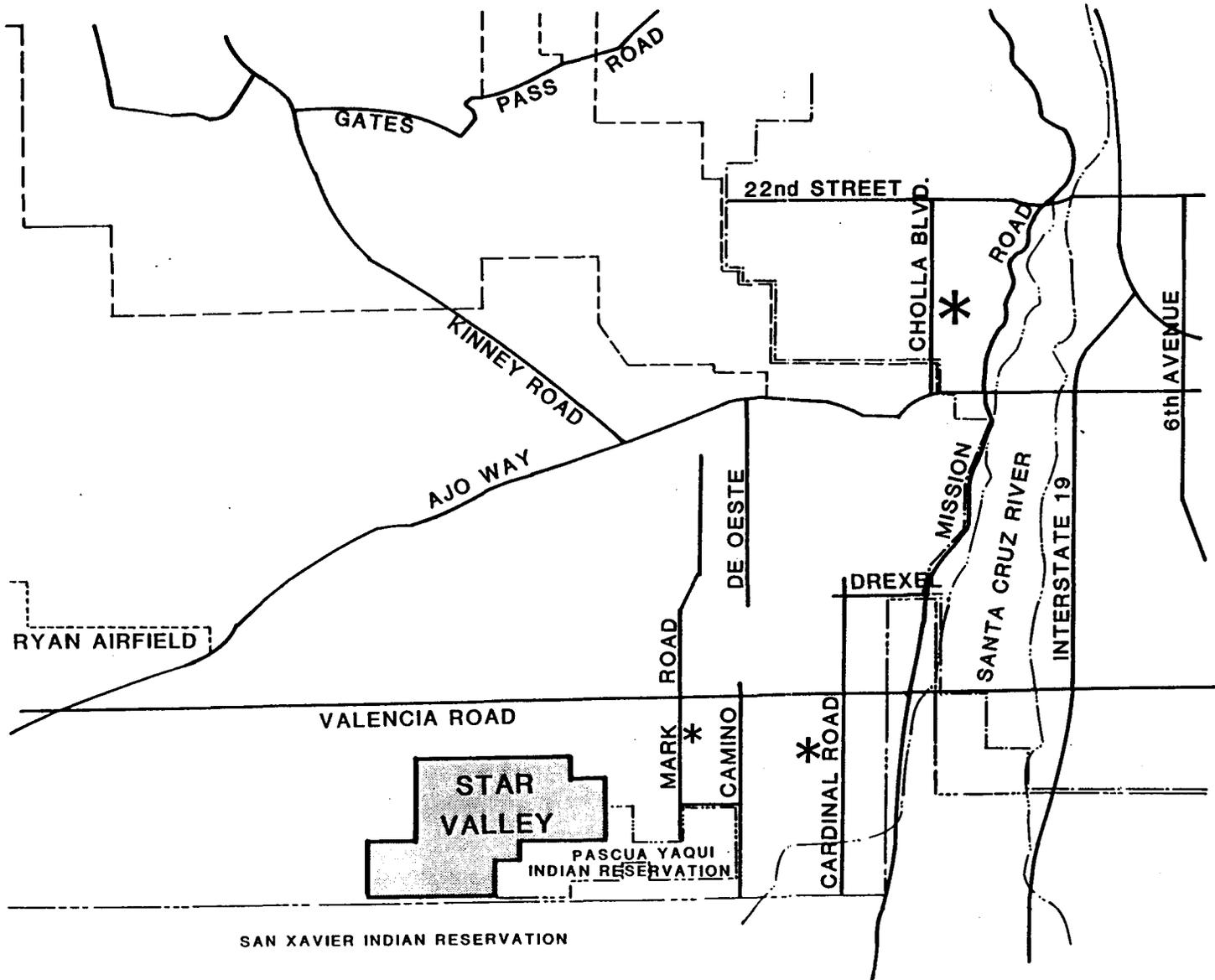
K. Recreation and Trails

1. DESCRIBE ALL PARKS, RECREATION AREAS AND ADOPTED PUBLIC TRAILS WITHIN ONE MILE

There are no existing parks within one mile. However, this site is approximately .5 miles from the proposed Saginaw Hill Regional Park. The design phase of this project is scheduled to begin in late 1987. Construction is expected to begin in 1989. This park will include a golf course, ball parks, swimming pool and other facilities generally associated with a regional park.

Tucson Mountain Park/Saguaro National Monument are approximately four miles from this site and are easily accessible. Tucson Mountain Park is 17,000 acres in size and has camp grounds, picnic areas, rifle range, archery range and an extensive trail system. Saguaro National Monument has picnic areas, a visitor center and trails. The Arizona-Sonora Desert Museum and Old Tucson are within Tucson Mountain Park.

Lawrence Park, a proposed 38-acre district park adjacent to Lawrence Elementary School is scheduled for development within the next two years.



LEGEND

- * CHOLLA HIGH SCHOOL
- * HOHOKAM JUNIOR HIGH SCHOOL
- * LAWRENCE ELEMENTARY SCHOOL

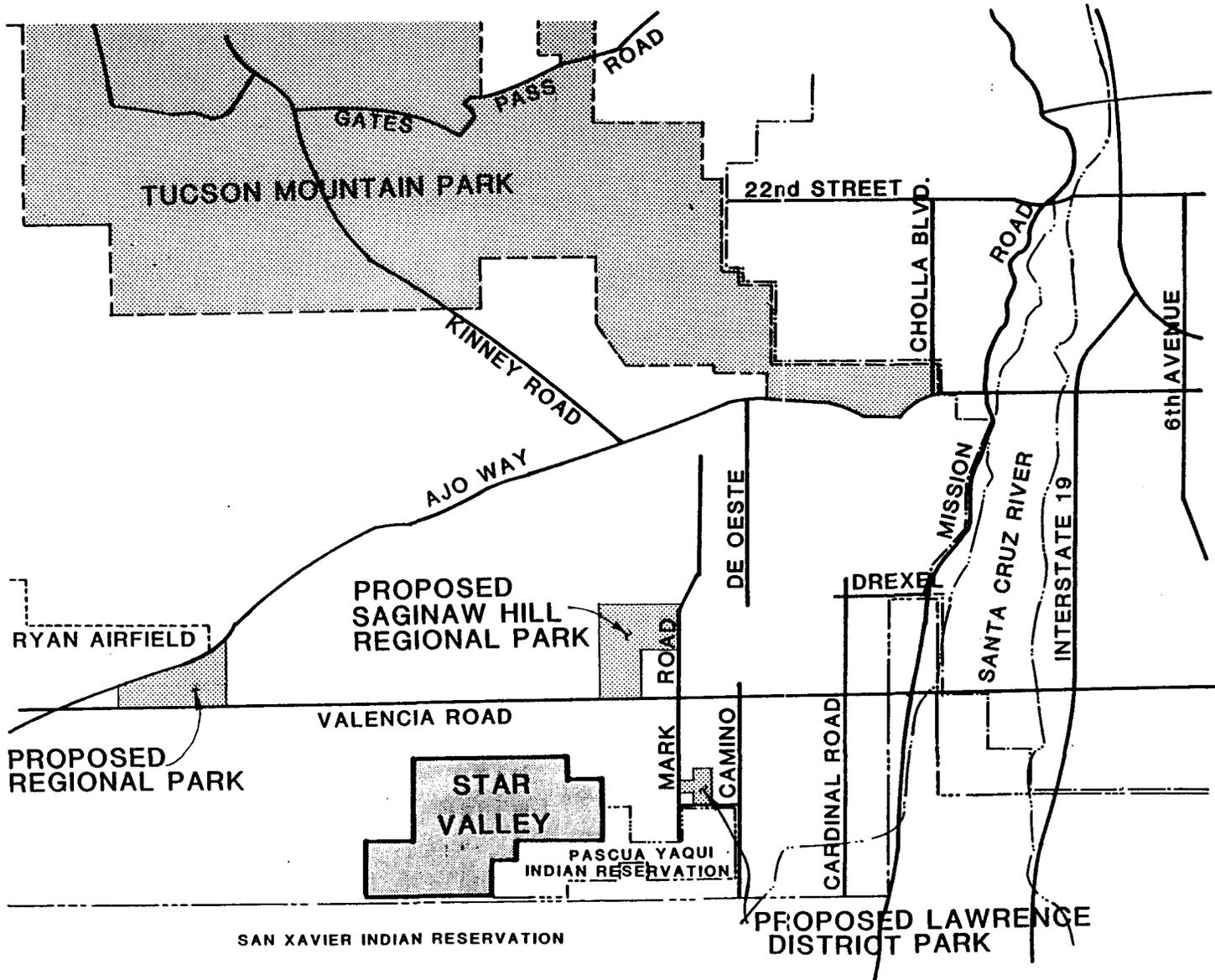
SCHOOLS



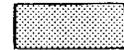
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EXHIBIT 13 8235 919

8235 948



LEGEND



PARK SITES

PARKS



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EXHIBIT 14

8235 951

8235 950

L. Cultural/Archaeologic/Historic Resources

1. DESCRIBE CULTURAL AND HISTORIC RESOURCES ON THE SITE

In April and May of 1987, an intensive archaeological survey of the Star Valley property was conducted by an Archaeologist. The field work consisted of an on-foot coverage of the property in order to find, identify, and record any cultural resources located within the property boundaries. As a result of the field work, four prehistoric archaeological sites and one historic site (a ranch house foundation) were documented. The prehistoric sites consist primarily of sherd scatters and the ranch house foundation apparently dates from the early 1920's. In addition, approximately 50 non-site artifact occurrences were recorded.

2. PROVIDE A LETTER FROM AN ARCHAEOLOGICAL AUTHORITY PREDICTING THE LIKELIHOOD OF ARCHAEOLOGICAL RESOURCES ON SITE

The developer has commissioned an archaeological survey of the site. The survey has been completed with the results noted in #1 above. A copy of the study has not been included in order to preserve the integrity of sites by not specifying their exact locations as directed by Pima County Planning and Development Services staff. A copy of the survey can be provided to the reader upon request and a valid requirement to know a site's exact location.

In order to assess the potential significance of these cultural resources, additional information from systematic subsurface tests, surface collection and analysis of artifacts, mapping of the sites, and ancillary research is needed. These steps are provided in the Environmental Resources Conservation Plan of the Specific Plan.

M. This section is not applicable to this project.

N. COMPOSITE MAP

The Composite Map identifies two characteristics:

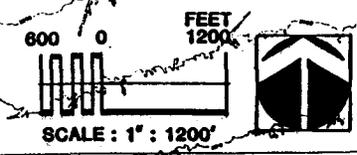
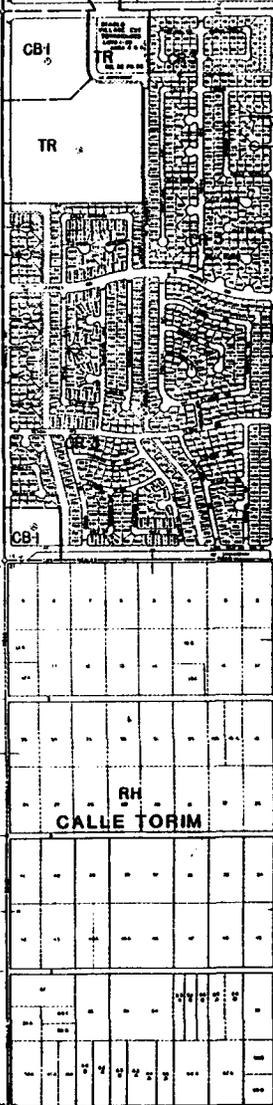
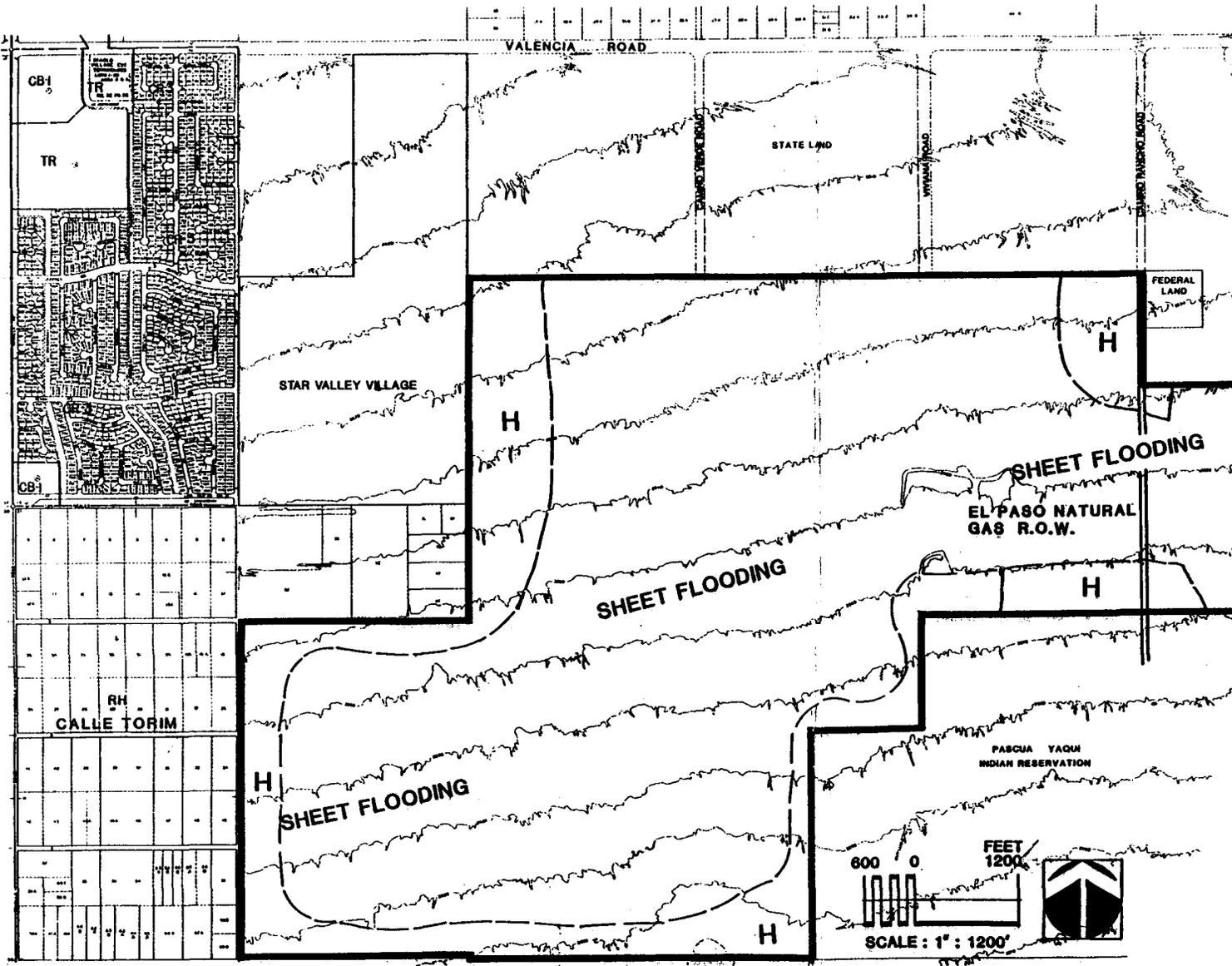
Areas of high visibility from offsite.

Areas of shallow sheet flooding. The sheet flooding areas encompass the entire site.



LEGEND

H HIGH VISIBILITY



COMPOSITE MAP



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EXHIBIT 16

8235 955

SAN XAVIER INDIAN RESERVATION

8235 956

O. SOUTHWEST AREA PLAN SUPPLEMENTAL INFORMATION

The information included in this section is required by the Southwest Area Plan. This site falls within the boundaries of Planning Area #7.

1. Community Concerns

a. All of the utilities have been contacted with regard to providing service for this site. The responses are as follows:

(1) Water

This area is served by Tucson Water. The development lies within the exterior boundary of Tucson Water's planned 50 year service area.

(2) Gas

This area is served by Southwest Gas. Service will be provided by extension of a 6" high pressure line that is located in Drexel Road.

(3) Electric

This area is served by Trico Electric. Service will be provided by a 25 KV overhead power line that traverses and bisects the site in an east-west alignment.

(4) Telephone

This area is served by Mountain Bell Telephone. Service will be provided to this development from existing facilities.

(5) Sewer

According to Pima County Wastewater Management Department, there is adequate capacity in existing sewer lines located one-half mile west of Wade Road in the Valencia Road alignment. These sewer lines will be extended eastward along Valencia Road to Wade Road and southerly along Wade Road to the Specific Plan area by the developer. The existing sewer lines and proposed routing is indicated in the Sewer Basin Study.

Pima County Wastewater Management staff have indicated that there is currently a treatment capacity limitation at the Avra Valley treatment site. Pima County has hired a consultant to develop interim solutions to the capacity problem and plans to initiate a larger study to develop long term solutions to upgrading the Avra Valley treatment plan to accommodate future growth within the southwest area.

- b. The southwest area is one of the fastest growing areas in Tucson. According to Tucson Trends (Tucson Newspapers, Inc. and Valley National Bank of Arizona, 1986) more than 10% of the population settles in the south and southwest. The area ranked third, among the zones identified in Tucson Trends, in new housing construction in 1985.

The southern portion of the Tucson metropolitan area is rapidly becoming the major employment/industrial center of the City. There are 30 industrial parks located there. Easy access to Tucson International Airport, I-10, I-19 and Highway 89 is the major reason for employment locating in this area. Pima County's agriculture and mining industries are also located to the south.

The southern portion of the City is also a major population center. In the last few years, a number of major residential communities have been developed in the area. The southwest is one of the few areas where there are still relatively large tracts of undeveloped land in close proximity to the urbanized area.

- c. The adjoining vacant land is either owned by the State of Arizona or part of the Pascua Yaqui Indian Reservation or the San Xavier Indian Reservation. The Development Plan "proposes comprehensive retention/detention surface water collection facilities along the two Indian Reservation borders. These facilities will function as a landscape buffer to the adjoining vacant undeveloped land. The other areas, i.e., to the west, that are vacant and undeveloped are approved for future

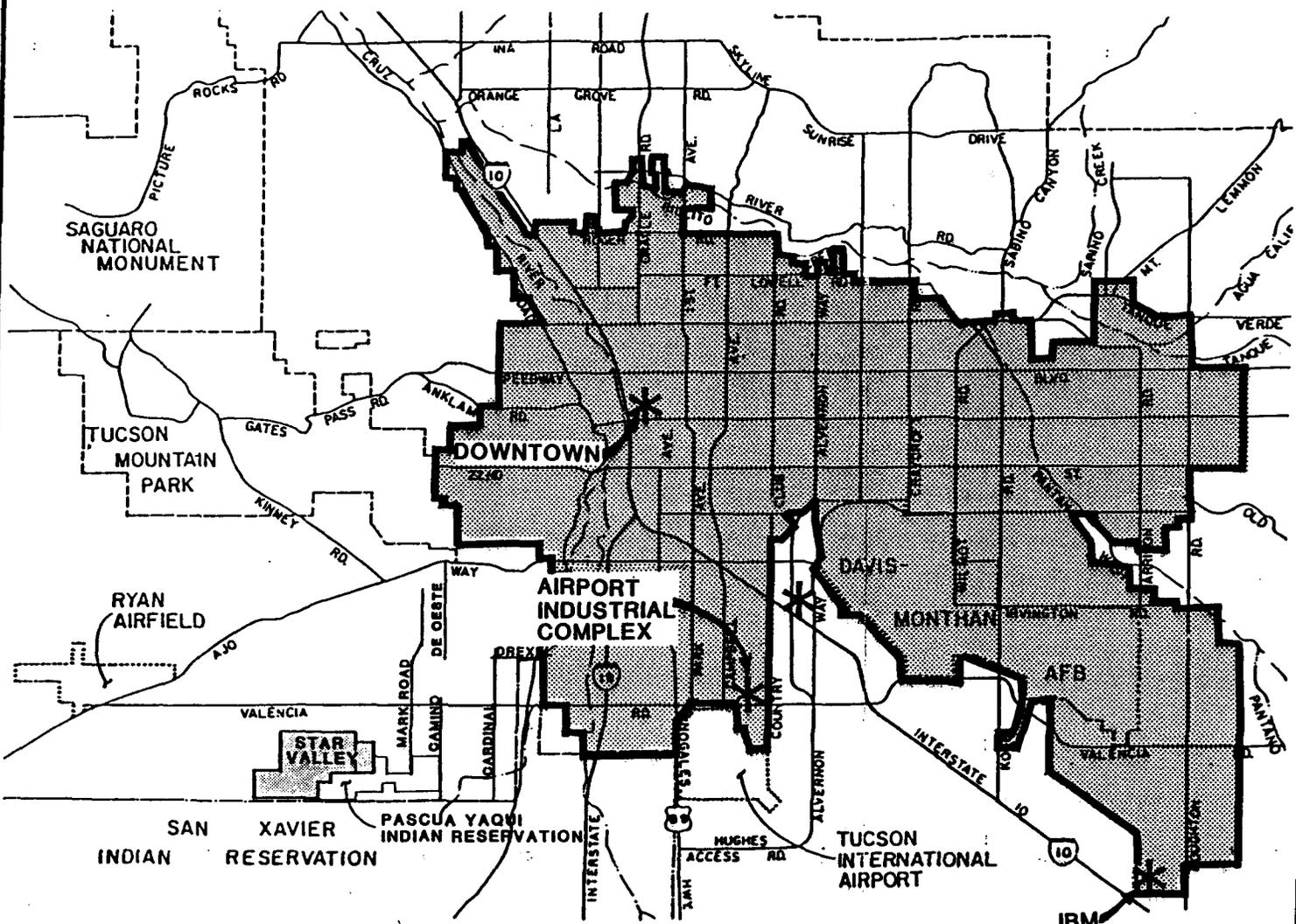
development consistent and compatible with the proposed Star Valley Community Plan. The other areas west of the site that are substantially undeveloped are in multiple small ownerships. The impact of the proposed development is to bring needed urban services to these areas. Residents in these areas have expressed a very favorable response to the proposed development.

2. Infrastructure and Services

Comprehensive engineering studies have been completed or are underway to identify those infrastructure additions which must be made to satisfactorily service the proposed community. These studies include a Traffic Study, Sewer Basin Study, Water System Master Plan Study, and School Planning Study. Prior to developing subdivision lots to provide for homes, provisions will be made for solid waste disposal, fire and sheriff protection.

3. Financing

A financing plan as proposed in Item C of the Southwest Area Plan has not been formulated. The infrastructure needs, which generate the need for financing, can be completed upon approval of the Specific Plan.



MAJOR EMPLOYMENT CENTERS



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EXHIBIT 16

8235 962

8235 961

TO MINES



4. Flood Control

The Southwest Area Plan requires that Pima County initiate a comprehensive flood control program for the entire southwest area. The Plan requires that a consultant be chosen by January 1, 1985, with the study completed "no later than January 1, 1987". Pima County has neither initiated nor completed the study required by the policies outlined in Parcel J of the Southwest Area Plan.

In the absence of the comprehensive study by Pima County as specified by the plan, the developer of Star Valley has initiated a Master Drainage Report for the Star Valley area and adjacent downstream properties. This report has been submitted to the Pima County Department of Transportation and Flood Control District for their review and subsequent approval.

IV. SPECIFIC DEVELOPMENT PLAN

A. Purpose and Intent

Star Valley is a proposed master planned residential community located on 1437 acres in the southwest portion of the Tucson metropolitan area. The purpose of this section of the Specific Plan document is to provide for the various elements of the Specific Plan. These elements include the Land Use Concept Plan, Circulation Concept Plan, Drainage Concept Plan, Utilities Concept Plan, Recreation/Open Space Concept Plan and Environmental Resources Conservation Plan.

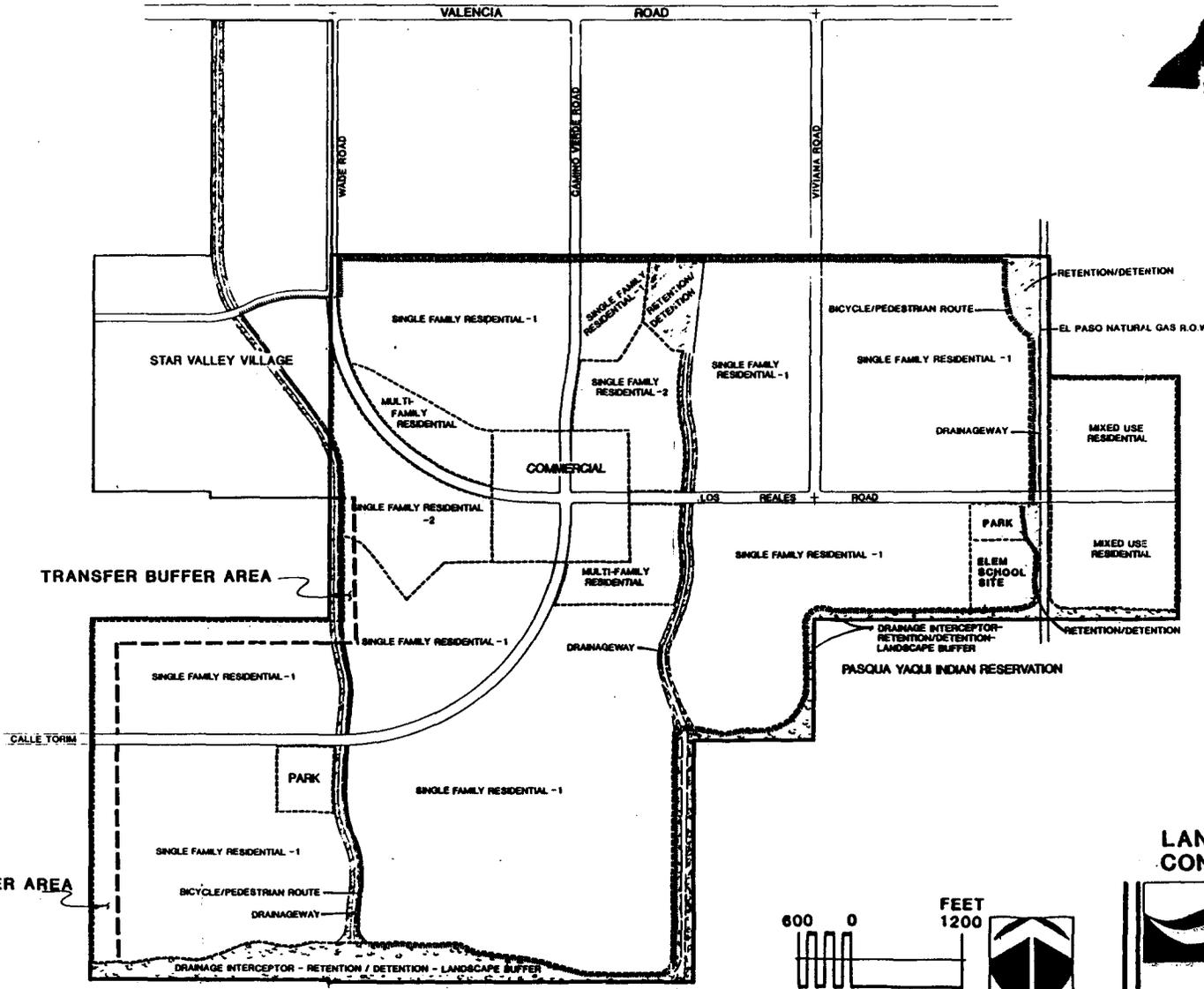
The general goal of the Development Plan is to provide for a planned community of primarily single family detached residences with the essential commercial services located within the community. Star Valley does not have severe environmental constraints such as areas of steep slopes or major floodplain areas. Critical viewsheds will not be hampered by development of a community on the site. There are virtually no existing adjacent developments which would need to be addressed by the planning effort. This is due to the predominant ownership of State and Federal land surrounding the site. The exception to this is an area near the southwest portion of the plan that was subdivided under the Veteran's Tracts program many years ago and is, for the most part, undeveloped at this time.

B. Land Use Concept Plan

The Star Valley Land Use Plan provides for a cohesive, integrated family oriented community, by providing a complete range of residential housing types with associated urban services provided within the plan. Housing types ranging from single family detached housing, including mobile homes and high density multi-family residential housing, is included within the plan. Essential urban services including commercial uses, schools and parks are also provided. The Land Use Plan is Exhibit 17. It includes 1437 acres divided into 16 planning areas. The planning area boundaries correspond to proposed major roads and drainageways. Each planning area contains an approximate acreage figure, the intended land use and the maximum number of units for each area. The planning area information is summarized in tabular form on Page 68.



- KEY**
- PROJECT BOUNDARY
 - PLANNED USE BOUNDARY
 - BICYCLE/PEDESTRIAN ROUTE



LAND USE CONCEPT PLAN

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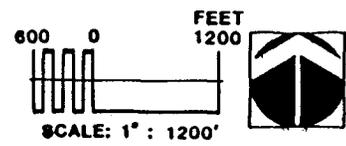


EXHIBIT 17 8235 968

8235 967

The land use designations as shown on the Land Use Concept Plan are as follows:

Single Family Residential 1 (SFR-1)

This land use designation is intended to provide for single family detached homes at an average density of five units per acre. Approximately 981 acres, or 68.3% of the site, is devoted to the Single Family Residential 1 land use.

Single Family Residential 2 (SFR-2)

This land use category accumulates the uses of Single Family Residential 1, i.e., detached units, and permits attached townhouse units. The average density for this land use is eight units per acre. Eighty acres of the site is devoted to Single Family Residential 2; this equates to 5.6% of the total area.

Multi-Family Residential (MFR)

This land use category is primarily for multi-family residential units accommodating higher density townhouse developments and apartment uses. Forty-four acres, or 3.1% of the site is devoted to this land use category. For the purpose of determining the number of units in this category, an average density of 20 units per acre was used.

Mixed Use Residential (MUR)

The Mixed Use Residential category is intended to provide for a mixture of conventional residential units, mobile homes (multi-sectional manufactured housing) and mobile home park use. Eighty acres, or 5.6% of the site, is devoted to this residential land use category. The average density is eight units per acre.

Commercial

In order to satisfy the need for commercial facilities within the developed community and provide a focal point for the community, 40 acres have been allocated within the plan area. The commercial area is centrally located at the intersection of two major traffic arteries to facilitate ease of access for future residents of the community. The intent is to provide primarily for neighborhood commercial service needs rather than general commercial services which are normally associated with the entire metropolitan area. For this reason, noxious commercial services are not permitted. Multi-family residential units are also a permitted use in the commercial zone.

Recreation/Schools

The proposed public parks and school site are designed to provide for the local recreation needs of the planned community. The location of these facilities is central to the planned community. The parks are located to provide for both vehicular and bicycle/pedestrian access by situating them adjacent the linear drainage areas.

Where retention/detention drainage facilities are adjacent park sites, they will also be incorporated into the park as multi-use facilities.

There are two park sites within the plan area. A ten-acre park is located in the western portion of the plan and a five-acre park adjacent to a 12-acre school site is located in the eastern portion of the plan. The location of the school site was determined by Tucson Unified School District #1.

The parks and school site are situated adjacent to the pedestrian and bike path system which circulates through the entire Star Valley area.

LAND USE TABULATION

	<u>Planning Area</u>	<u>Acres</u>	<u>Dwelling Units</u>	<u>Average Residence Per Acre</u>
Commerical	1	40±		
MFR	2	20±	400	20
	3	24±	480	20
SFR-2	4	46±	368	8
	5	34±	272	8
MUR	6	42±	336	8
	7	38±	304	8
SFR-1	8	133±	665	5
	9	127±	635	5
	10	74±	370	5
	11	17±	85	5
	12	92±	460	5
	13	71±	355	5
	14	254±	1270	5
	15	135±	675	5
	16	78±	390	
Drainageways*		62±		
Retention/Detention Basins		63±		
Streets		60±		
Parks		15±		
School		12±		
TOTALS		1437	7065	

C. Drainage Concept Plan

Much of the Star Valley site area is affected by shallow sheet flow from the San Xavier Papago Reservation and Pascua Yaqui Indian Reservation south and upstream of the site. The Drainage Concept Plan, shown as Exhibit 18, seeks to provide a mechanism to control flow onto the site and convey surface waters through the site and discharge them in an acceptable method at their downstream terminus.

The sheetflow characteristics of the offsite flows established the need for a series of collector channels along the entire southern property line. The southern portion of these channels will also incorporate a retention/detention basin to accommodate the inflow of offsite watersheds. These flows will be routed via Primary Drainageway A through the site until they reach the proposed box culvert under Valencia Road. A portion of this channel's runoff will be diverted into an off-line detention/retention basin located offsite in Star Valley Village.

Primary Drainageway A, along with the two to the east (Drainageways B and C) will be constructed with low flow bank protection along low flow side slopes. The bank protection will be designed around the peak ten year flows.

The three main channels are designed with a multi-use concept (see Exhibit 19, Drainageway Cross-Section). The ten year capacity low flow portion of the channel will have a varying earth bottom width of 20 to 45 feet. The secondary terraces and associated banks will also be earthen and provide easy access with 4:1 side slopes. Drainageway capacities are calculated with high roughness coefficients (.035), which will allow for minimal maintenance in response to vegetative growth. The terraces will also provide linear park amenities (i.e., bike paths, trail systems), which lessens the visual impact of the main drainageways. A sixteen foot access easement is provided along one side of each drainageway.

The collector channels along the southern property lines direct offsite flows into the Primary Drainageways as in Drainageway A. However, the retention/detention basins for Drainageway B and C are located at the terminus of each channel and, in the case of Channel C, also immediately upstream of Los Reales Road. The basins are located at this point to provide the most effective way of returning the flow back to its natural condition prior to crossing Valencia Road.

The time lag of offsite flows versus onsite developed flows insures two separate distinct peaks for each basin, thereby

maintaining peak flows at any specific time interval at acceptable levels. The basins have been designed with the following objectives:

1. To insure reduced peak levels exiting the area prior to combining with Black Wash or crossing Valencia Road.
2. To insure a means of positive groundwater recharge.
3. To insure compatibility with any future downstream improvements which may be deemed necessary by Pima County or its consultant upon completion of the Southwest Area Basin Management Plan.
4. To return flows to natural conditions prior to impacting any at-grade road crossings.

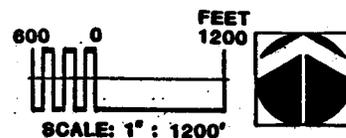
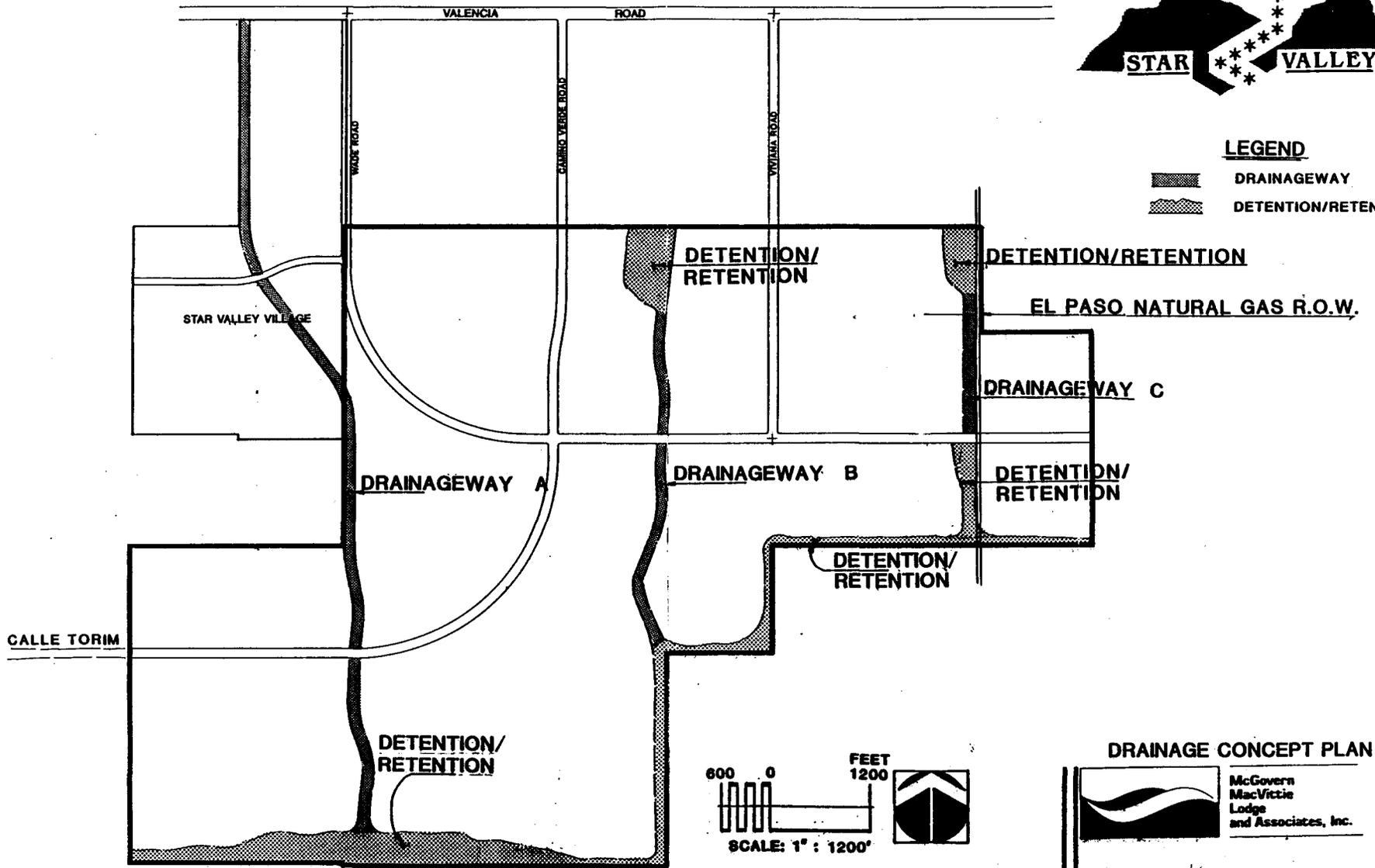
The basins will accomplish these goals by construction of long shallow weirs which will reduce discharges to below existing levels while maintaining wide shallow floodplains as in the existing state. Through the use of water spreading, groundwater recharge can be effectively induced. The use of berms to control and contain the water minimizes the need for grading and would allow for the removal of the berms at a later date if downstream structural improvements were made.

All primary drainageways (A, B, and C) and their basins will be dedicated to the public after their construction.



LEGEND

-  DRAINAGEWAY
-  DETENTION/RETENTION



DRAINAGE CONCEPT PLAN

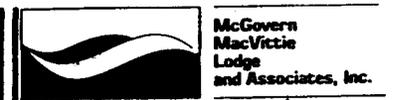
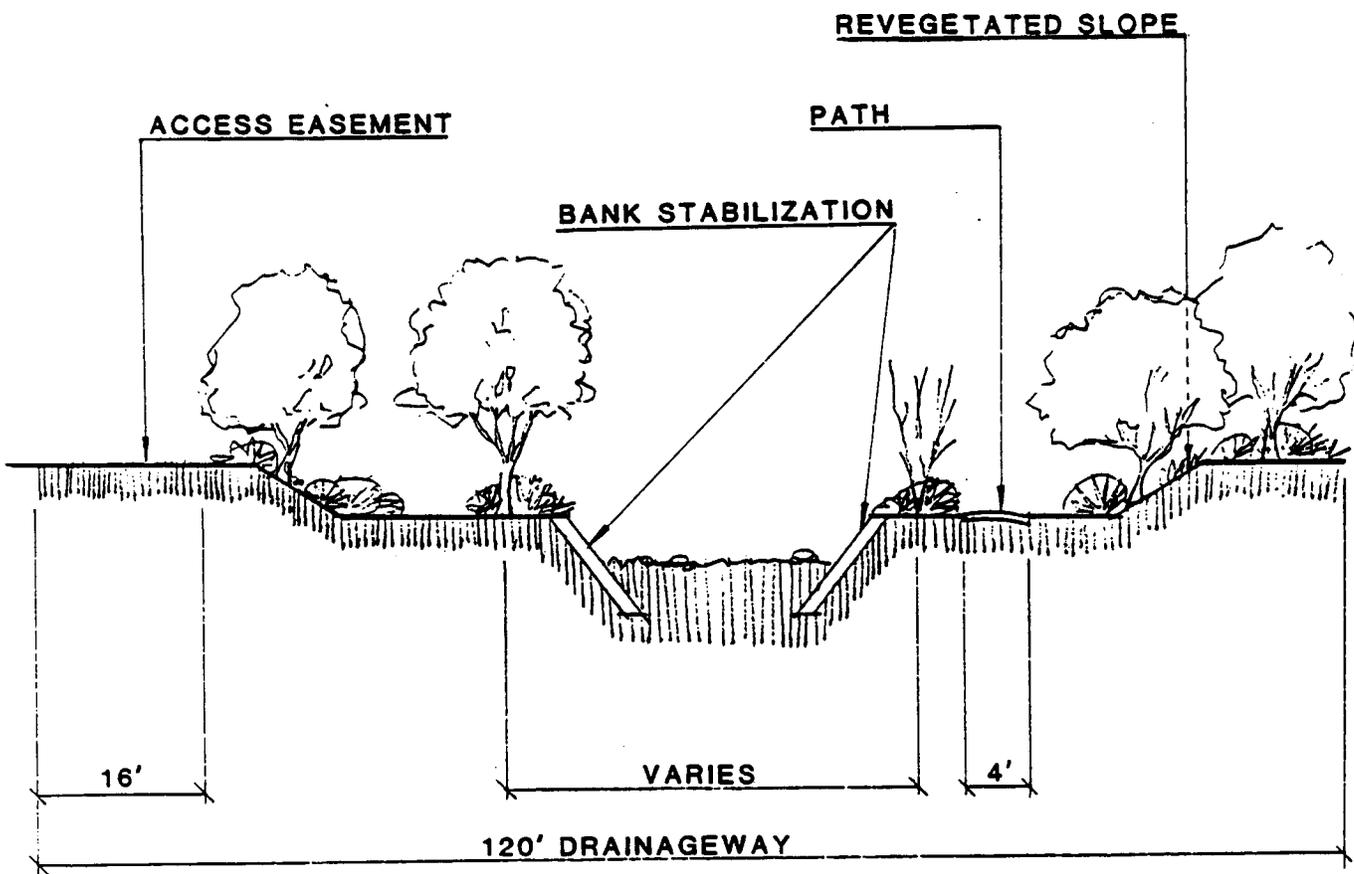


EXHIBIT 18

8235 977

8235 976



TYPICAL DRAINAGEWAY SECTION

D. Utilities Concept Plan

1. Sewer

The Star Valley community will have public sewer service. The sewer system will connect to an existing public sewer line approximately 2600 feet north and west of the western property boundary. This sewer system will convey sewerage to the Avra Valley Wastewater Treatment facility which is approximately four miles northwest of Star Valley. No additional sewer easements are required.

The projected peak wet weather flows are as follows:

Star Valley	3.89 MGD
Flow Thru	<u>3.26 MGD</u>
Entire Basin	7.15 MGD

Capacity exists in the conveyance system for Star Valley at this time. However, the capacity has been contractually committed by Pima County to a development which is not progressing. Therefore, there is a possibility that the capacity will not exist in the future. The developer of Star Valley will reach an agreement with Pima County to provide for future augmentation of the sewer conveyance facility if necessary.

The sewer collection facilities within Star Valley are located within the proposed major public street right-of-ways and are readily accessible for repair and maintenance.

2. Water

This project will be served by the City of Tucson Water utility. The Star Valley water system will connect to an existing 42" main in Valencia Road and a 24" main located in the Los Reales right-of-way alignment. A booster station will also be constructed as part of the system.

Effluent use is not planned at this time. However, as effluent becomes available in the future, it may be used for landscape irrigation or other uses determined feasible at that time.

3. Gas

Southwest Gas will provide natural gas to Star Valley. This project will connect to the high pressure line that crosses the eastern edge of this site. The distribution system is proposed to be located in the major street right-of-ways.

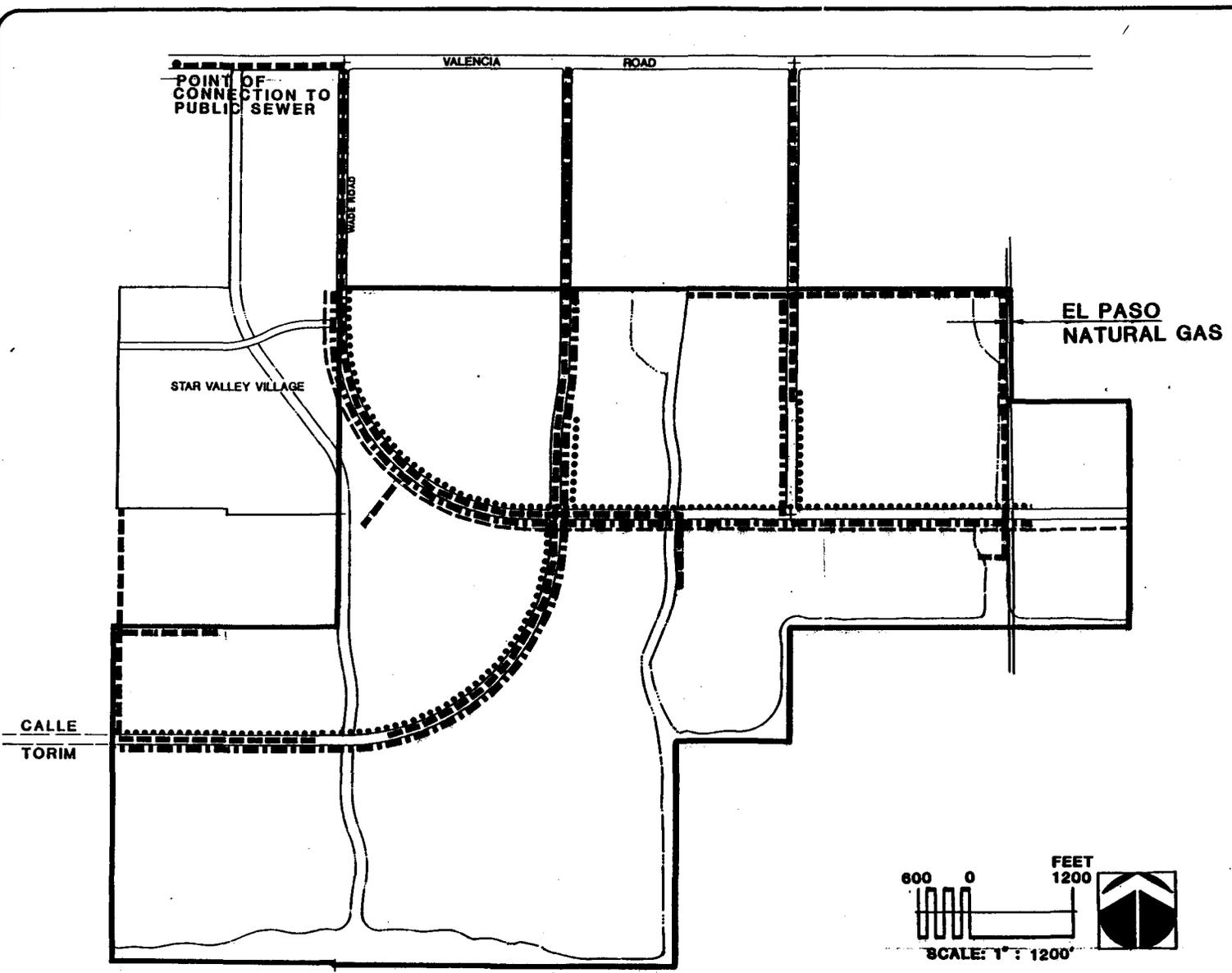
4. Electric

Trico Electric Cooperative will serve this project in accordance with applicable Arizona Corporation Commission regulations. There is an existing 25 KV overhead feeder circuit in the Los Reales alignment. Future service facilities will connect to the existing feeder line.



LEGEND

- SEWER
- WATER
- . - . - . GAS
- ELECTRIC



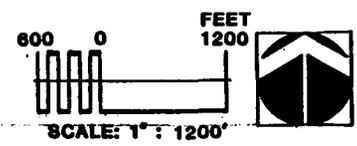
CALLE
TORIM

POINT OF
CONNECTION TO
PUBLIC SEWER

VALENCIA ROAD

STAR VALLEY VILLAGE

EL PASO
NATURAL GAS R.O.W.



UTILITIES CONCEPT PLAN



McGovern
MacVittie
Lodge
and Associates, Inc.

8235 981

EXHIBIT 20 *bt* 8235 982

E. Circulation Concept Plan

The Star Valley Circulation Plan is designed to provide two functions. First, to provide a connection for the Star Valley community to the metropolitan area arterial street system and, secondly, to provide for safe, convenient access to all areas within the Star Valley Specific Plan (see Exhibit 21, Circulation Concept Plan).

Presently, no constructed public streets provide access to the Star Valley Specific Plan area. Vehicular access is proposed for the Wade Road alignment at the Specific Plan area's west boundary and Viviana Road. Wade Road will be constructed by the Star Valley developer prior to July 1, 1989. This will provide initial access to the Star Valley Specific Plan area.

The primary internal street system includes Los Reales Road, which is an east-west arterial street bisecting the site, Viviana Road, which is the easternmost north-south arterial which will connect Los Reales to Valencia Road, and Camino Verde, which is also a proposed north-south route to connect Los Reales to Valencia Road. Access to the southwest portion of the Specific Plan area will be the extension of Camino Verde, which is to be named Calle Torim and aligned with an existing public right-of-way to the west. Wade Road will transition from its present north-south alignment to the Los Reales Road east-west alignment in the western portion of the plan area.

There are three standard street cross-sections provided. They are identified as Type I streets, Type II streets and Type III streets.

Type I streets are the major arterial streets serving the project. They are four-lane, divided thoroughfares with a landscaped median. Parking is not permitted on Type I streets. The standard cross-section for a Type I street is shown as Exhibit 22.

Type II streets are secondary arterials and are composed of one lane in each direction and a center turn lane. No on-street parking provisions are made for Type II streets because they serve primarily to convey traffic from one destination point to another. The cross-section for Type II streets is Exhibit 23.

Type III streets are the public interior subdivision streets and are not shown on the Circulation Plan. The cross-section for the Type III streets provides for two traffic lanes and parking on either side of the street. Parking is included in the Type III streets in recognition of their use in residential areas and the relatively low traffic volumes normally associated with subdivision streets. The cross-section for Type III streets is shown as Exhibit 24. Private streets may be used within subdivisions also. Their cross sections will be a minimum of 28' including curbs.

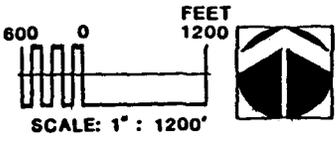
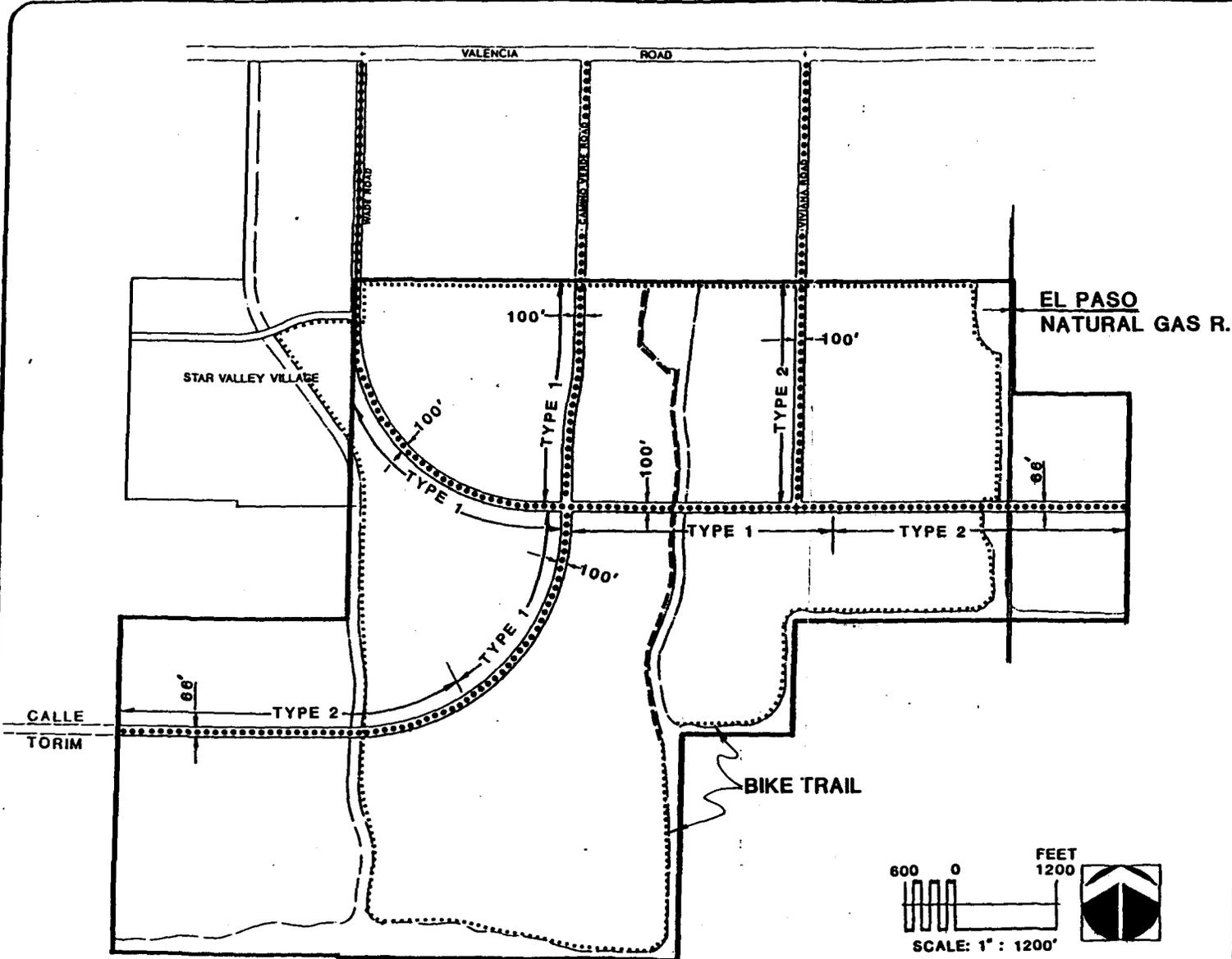
The extent of Type I and Type II streets is shown on Exhibit 22, the Circulation Plan.

In addition to the proposed street system, a pedestrian/bicycle circulation system is also provided. This system is separate from the vehicular circulation system and is located in conjunction with major drainage facilities. The pedestrian/bicycle circulation system will link major recreation facilities and elementary school sites within the plan area. Subdivision designs for the planning areas should include safe and convenient access to this pedestrian/bicycle circulation system. Pedestrian circulation will also be provided by sidewalks to be constructed as part of the major street network. Sidewalks are also included within the interior subdivision streets as shown by the typical cross-section. Multi-family developments, such as townhouses and apartments, are responsible for providing private pedestrian facilities within their respective developments.



LEGEND

- ARTERIAL STREET SYSTEM
- BICYCLE PATH
- PEDESTRIAN PATH
- 100' R.O.W.



CIRCULATION CONCEPT PLAN

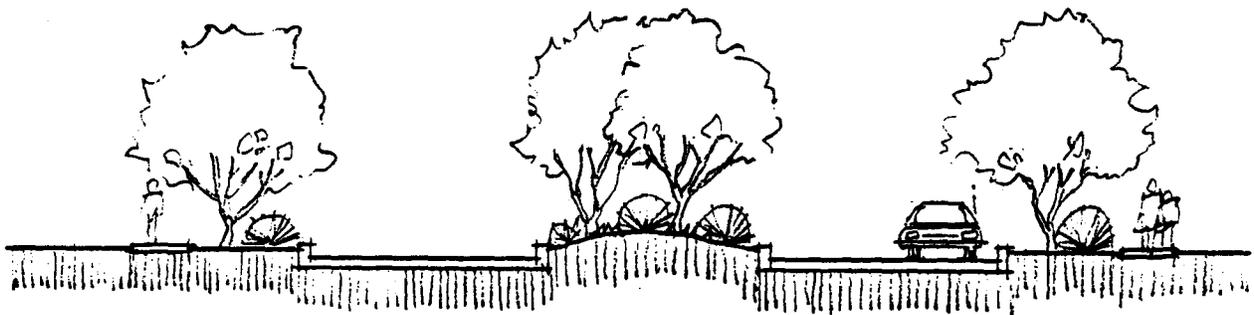
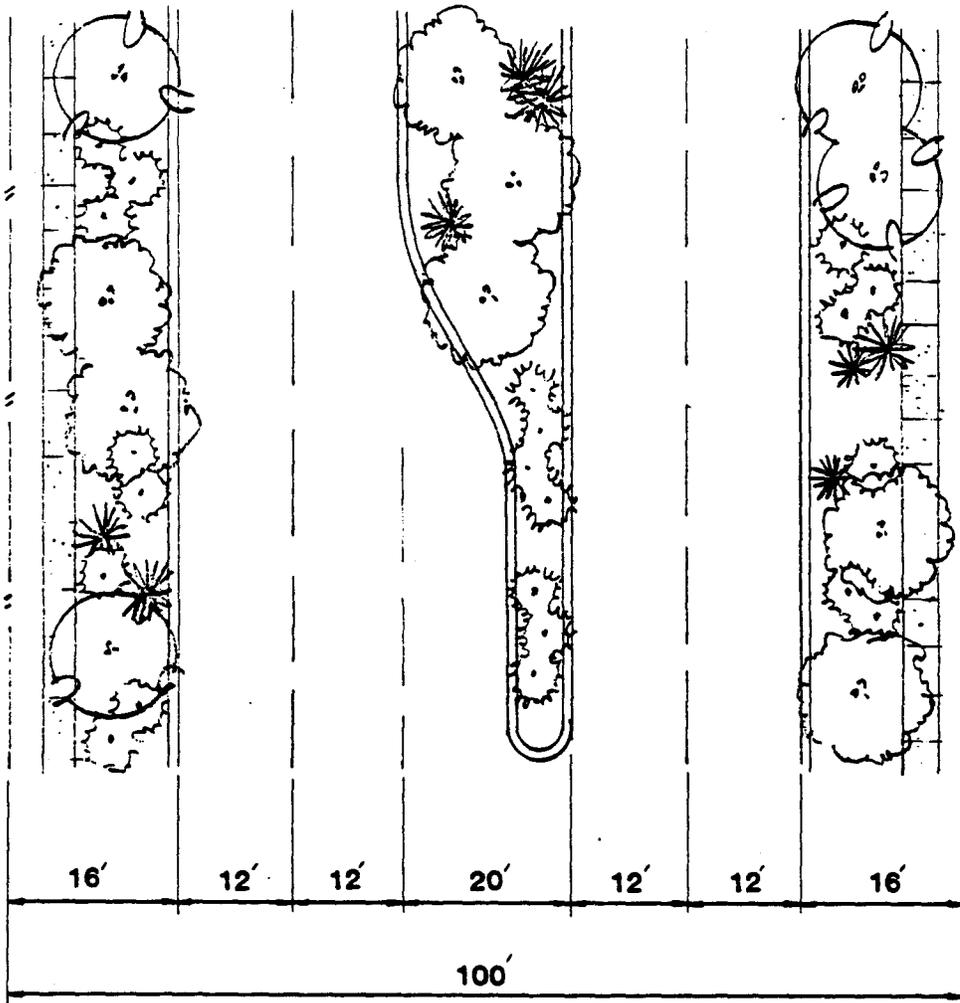


McGovern
MacVittie
Lodge
and Associates, Inc.

EXHIBIT 21

8235 987

8235 986

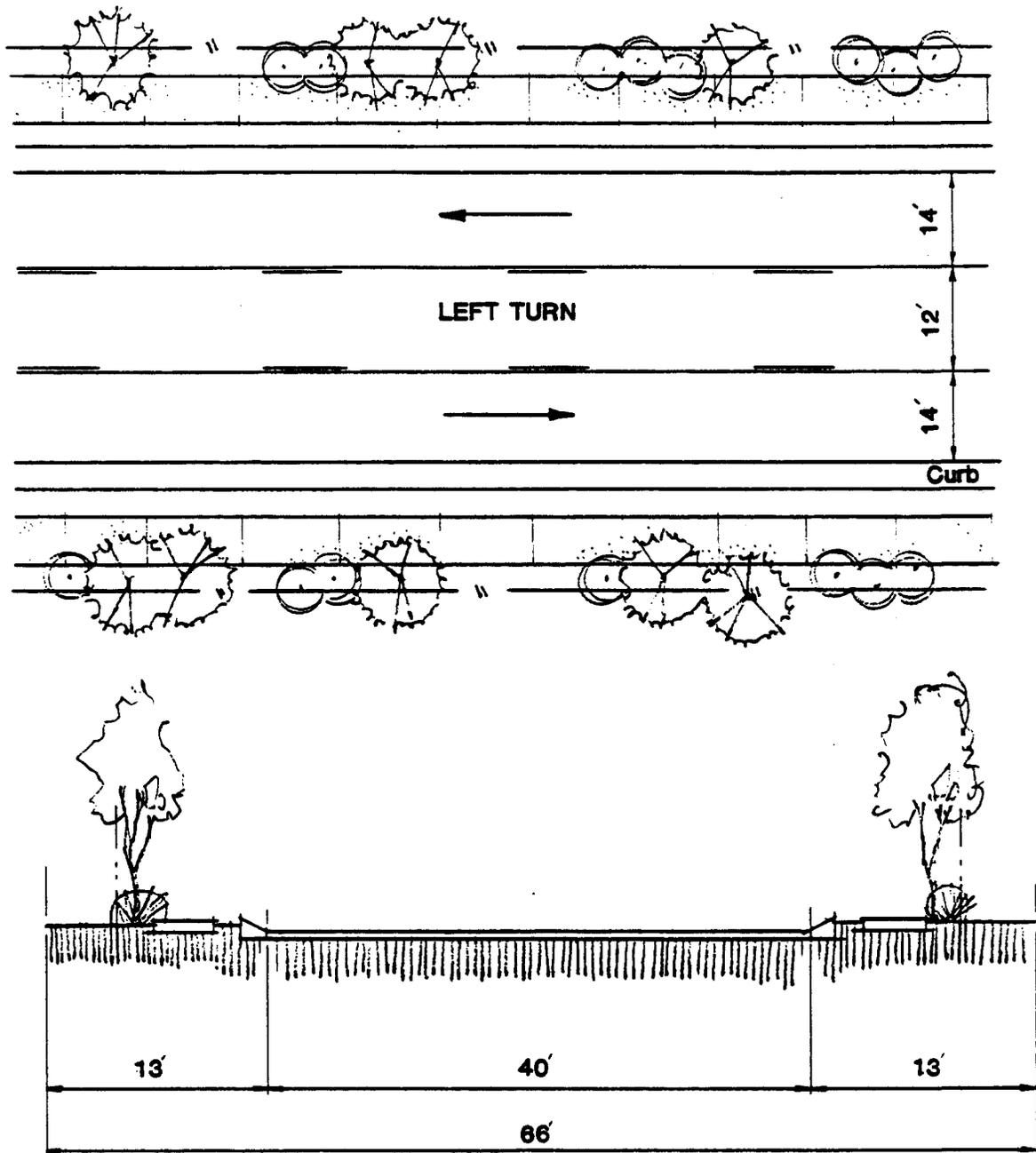


TYPE I STREET

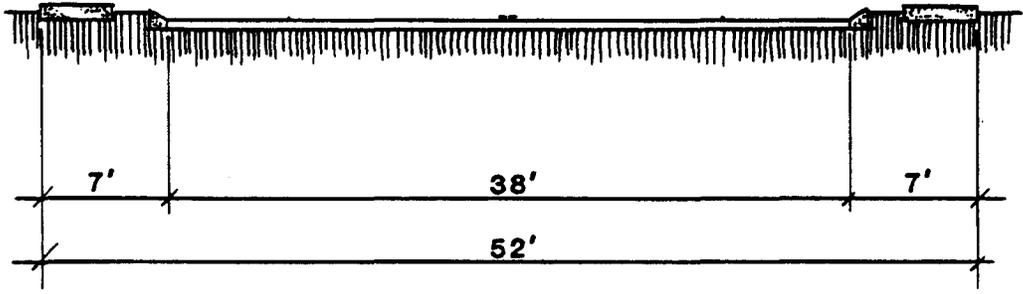
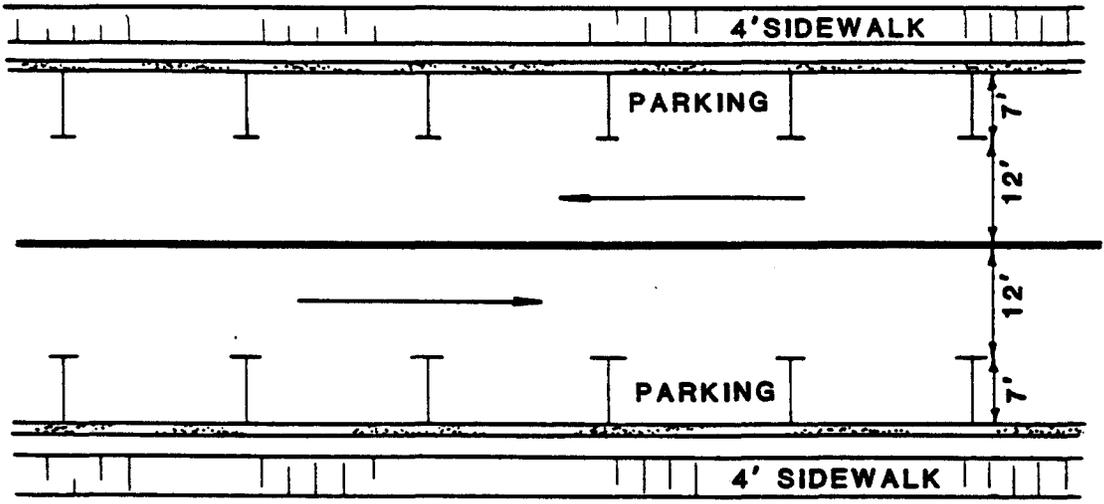
8235

988

EXHIBIT 22



TYPE II STREET



**TYPE III STREET
PUBLIC**

8235 090

F. Recreation Concept Plan

The Recreation Concept Plan is designed to provide for both active and passive recreation needs, provide visual relief and provide a pedestrian/bicycle link throughout the community (see Exhibit 25).

The location of the two public neighborhood parks insures convenient vehicular and pedestrian/bicycle access. The five-acre public park on the eastern half of the site is adjacent to a school site and will share facilities when the school is constructed. There is also a public park site on the western half of the site. These park sites will provide space for organized athletic activities, playgrounds, tot lots and picnic areas and be designed to Pima County Parks and Recreation Department specifications.

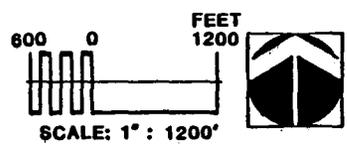
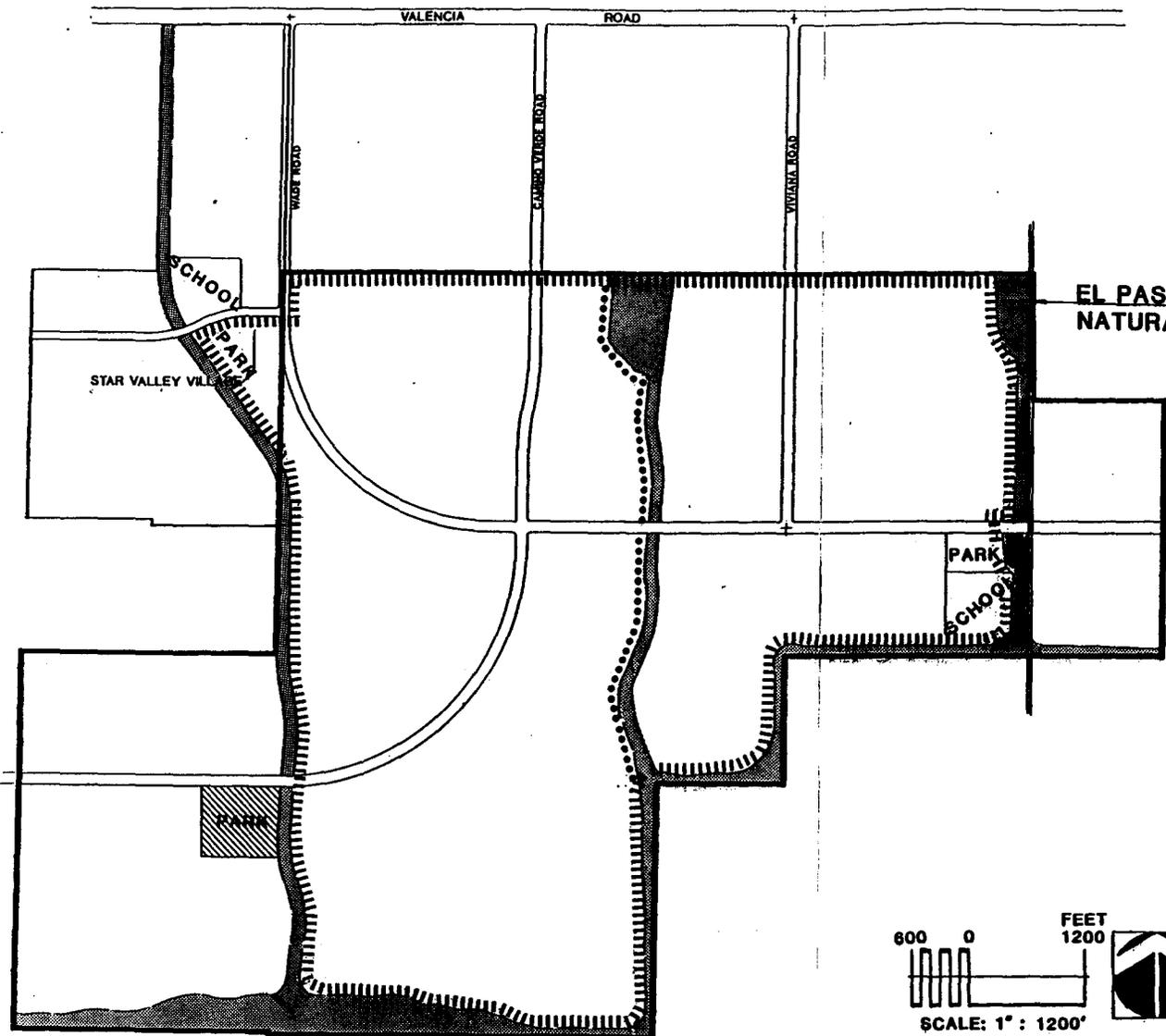
Development of the public parks will be a joint responsibility between the developer of Star Valley and Pima County. The developer will provide for landscape plantings within the park areas at the time of initial development.

The developer will dedicate the park sites to the public with the master plat. As the community develops, Pima County Parks and Recreation will determine what facilities are to be implemented in the park.



LEGEND

-  PUBLIC PARK
-  PUBLIC DRAINAGEWAY
-  BICYCLE PATH
-  PEDESTRIAN PATH



RECREATION CONCEPT PLAN



McGovern
MacVittie
Lodge
and Associates, Inc.

EXHIBIT 25

8235 992

8235 993

The pedestrian/bicycle path system will traverse the site adjacent to the flood control system. The path system will provide a pedestrian/bicycle link to the entire community. This system will include approximately 5.6 miles of paths. Builders of planning areas will be encouraged to provide safe and convenient access to this system.

In addition to the planned recreation facilities, secondary developers have the option of providing recreation facilities within their developments. These facilities will generally include swimming pools, jacuzzis, and barbecue areas.

G. Environmental Resources Conservation Concept Plan

The environmental resources conservation element of the Star Valley Specific Plan serves to outline methods of conserving those resources identified through the Site Analysis process. These resources include the archaeological sites within the plan area, vegetation, viewsheds and solar access and night light resources.

1. Archaeology

In April 1987, Professional Archaeological Services and Technologies (David Stephen) conducted an intensive archaeological reconnaissance of the Star Valley area. Five concentrated areas were recorded as having potentially significant archaeological resources. The archaeologist recommends additional studies to determine what level of data recovery is appropriate. The additional studies recommended by the archaeologist shall be performed for those sites affected by the primary utilities including drainageways and major road areas as shown on the Utilities and Circulation Concept Plan. Those sites which are located within planning areas shall be studied more fully prior to their development. The funding for the planning area studies shall be provided by the secondary builder on an as-needed basis. The recommended mitigation measures will be carried out by either the primary developer or secondary builder.

2. Vegetation

There are very few examples of significant vegetation located within the Star Valley area. Traditionally valued species such as saguaros and ironwood trees are not found within the Star Valley area, with the exception of two saguaros, one of which is badly damaged and does not warrant transplanting. The second saguaro, and any other saguaros that may have been missed in the initial inventory, will be removed and replanted in conjunction with construction of the drainageways and park areas.

A survey for the *Tumamoca macdougalii* (globeberry vine) has been undertaken for the site. The study was timed to coincide with the peak period of the plant's above-ground annual stage. No plants were found within the site. However, should the plants be found during further studies on the site, they will be removed and placed in a globeberry vine preserve to be located adjacent to one of the three major drainageways. The preserve shall be fenced to prevent disturbance of the plants.

Significant species of mesquite found on the site shall be boxed using available site-boxing technology and stored for later use within the development. They may be used in landscaping the linear pedestrian/bicycle path along the major drainage areas or used in the public park sites as shown on the plan.

3. Viewsheds

Areas of high visibility have been indicated on the Composite Map, Exhibit 16 on Page 54. These areas of high visibility are highly visible by those standing on the edge of the property and looking in to the property. Building heights in these areas are restricted to two stories. Since these areas are planned for either single family detached housing or contained areas used for drainage facilities, the majority of the viewsheds should be conserved after development. The only area where development will directly abut occupied neighboring property is the southwest portion of the site. A visual mitigation program involving construction of a six-foot masonry wall will be provided in that area.

Land uses anticipated to be possibly more than two stories are situated in the interior of the development and should not pose a viewshed concern for those living near the edge of the development.

4. Solar Access

Due to the residential nature of the proposed development and the absence of any anticipated high- or mid-rise scale buildings, solar access is not expected to be an issue.

5. Night Light Resources

Star Valley is located approximately 32 miles east of the Kitt Peak National Observatory. Conservation of a low level of night light activity is important to the continued effectiveness of the observatory.

In order to minimize the outdoor lighting within Star Valley, the Tucson/Pima County Outdoor Lighting Code is incorporated in the Specific Plan. The Tucson/ Pima County Outdoor Lighting Code is supplemented for Star Valley by requiring that all exterior lighting be shielded (the referenced ordinance permits lights of 50 watts or less to be unshielded). High pressure sodium outdoor lighting is expressly prohibited. Street lighting will not be included in arterial street development. However, if street lights are deemed necessary in the future, they must conform to the Tucson/Pima County Outdoor Lighting Code. Lighting for parking lots must be low pressure sodium and hooded in accordance with the referenced Code. Outdoor lighting for recreational facilities, either public or private, shall not be used after 10:00 p.m. The use of spotlights for outdoor advertising is expressly prohibited.

V. DEVELOPMENT REGULATIONS

A. Purpose and Intent

This section of the Specific Plan provides the land use regulations to implement the Land Use Plan for Star Valley. The regulations are designed to be compatible with existing Pima County zoning regulations where ever possible.

The zoning regulations within this section serve to regulate the specific uses within each of the land use designations shown on the Star Valley Land and Zoning Plan (Exhibit 26). These regulations provide for a reasonable and appropriate regulatory framework and minimize, where ever possible, the processing time required to implement subdivision developments consistent with the Land Use Plan.

The specific zoning designations for the Star Valley Specific Plan are as follows:

SFR-1	Single-Family Residential 1
SFR-2	Single-Family Residential 2
MFR	Multi-Family Residential
MUR	Mixed Use Residential
C	Commercial

B. Definitions

The definitions contained in the Pima County Zoning Code Section 18.03.020 are applicable for this project and supplemented by adding the following definitions.

1. Star Valley Development Review Authority:

The official body, composed of the primary developer, that reviews and approves all proposals for development within the Star Valley Specific Plan area prior to its approval by Pima County and other governmental entities.

2. Site Area:

A parcel, block or lot owned by a developer or builder that will be subdivided into lots for residential units or commercial development.

3. Planning Area:

An area of common land use designation whose boundaries are determined by major streets, primary or secondary drainageways or existing boundaries of the Star Valley Specific Plan site.

C. General Provisions

1. Determination of Uses

When a use has not specifically been designated as permitted in a particular planning area, it shall be the duty of the Pima County Chief Zoning Inspector, or his designated

representative, to determine if said use is permitted. In making this determination, the Chief Zoning Inspector shall consider (1) consistency with the intent of the planning area in which the use is proposed and, (2) whether said proposed use is compatible with other permitted uses within the planning area.

2. The Cluster Option

Section 18.09.040 of the Pima County Zoning Code, shall be permitted in any residential zone subject to the provisions of 18.09.040 except that the maximum density factors shall be supplanted by the minimum area per dwelling unit found in the appropriate zone of the Star Valley Specific Plan.

3. Manufactured Housing

Multi-sectional manufactured homes, factory built housing (modular housing) and other offsite constructed homes or components of homes, may be used and situated as a matter of right within Star Valley. It is the intent of this section to permit the unimpeded utilization of new technology and building practices that will result in a more efficient method of constructing homes.

4. Model Home Permits

Building permits for not more than 15 models or ten percent of the number of lots within a proposed subdivision, whichever is more, shall be issued by Pima County upon the approval of a Tentative Plat by the Pima County Subdivision

Development Review Committee. The applicant for such model permits shall acknowledge in writing that: (a) such permitted models shall not be occupied for residential purposes until the Final Plat has been recorded and/or the certificate of occupancy has been issued; (b) the issuance of model permits shall not be construed as a commitment by Pima County to approve the final subdivision plat; and (c) the applicant is solely responsible for any expenditures or obligations made as a result of the issuance of such model permits prior to the recording of the final subdivision plat. The applicant for the model home permits shall file an application form with Pima County Planning and Development Services Department for the requested model homes.

5. Measurement of Building Setbacks

Front, rear and side yard building setbacks shall be measured from the building or mobile home foundation to the property line. Patios, trellises, atriums, and other similar structures which are open on a minimum of two sides may encroach into the yard area.

6. Alley Access to Garages

Alley access to garages and/or carports shall be permitted in any zone. Garage or carport setback requirements from alleys shall be a minimum of six feet. Parallel parking within the alleyways shall not be permitted.

7. Waivers

Waivers to the Star Valley development regulations may be granted by the Pima County Planning Director upon recommendation by the Star Valley Development Review Authority.

8. Site Triangle Building Setbacks for Corner Lots

In order to provide for the safe and efficient flow of traffic, special building setbacks are provided for buildings situated on corner lots. The Star Valley Specific Plan shall use the Pima County/City of Tucson Subdivision Street Standards site triangle formulas for establishing these building setbacks.

9. Concurrent Platting Permitted

A Tentative Plat and Final Plat for a proposed subdivision area may be submitted to Pima County for review in a concurrent manner. The subdivision applicant shall acknowledge in writing that he is solely responsible for any financial expenditures or obligations made as a result of submitting the Tentative and Final Plats concurrently and waive any financial responsibility and hold Pima County harmless due to expenditures caused by revisions to the Final Plat made as a result of changes required on the Tentative Plat.

10. Dwelling Unit Transfers

To insure the orderly development of Star Valley, each planning area has been assigned a maximum number of residences. The total maximum number of residences shall be 7065.

Dwelling unit transfers between planning areas shall be permitted subject to the following provisions. Except in the case of a Specific Plan amendment approved by the Board of Supervisors in accordance with 18.90 of the Pima County Zoning Code, the transfer of dwelling units shall not result in: (1) exceeding the maximum number of dwelling units within the Star Valley Specific Plan of 7065; (2) exceeding the prescribed planning area maximums by more than ten percent; (3) exceeding the capacity of the public infrastructure system as established for the Specific Plan area; and (4) no dwelling units shall be transferred into the 300' Transfer Buffer Area shown on Exhibit 26.

Minor modifications in the boundaries and acreage of planning areas are permitted due to adjustments caused by the final determinations of road and drainageway alignments.

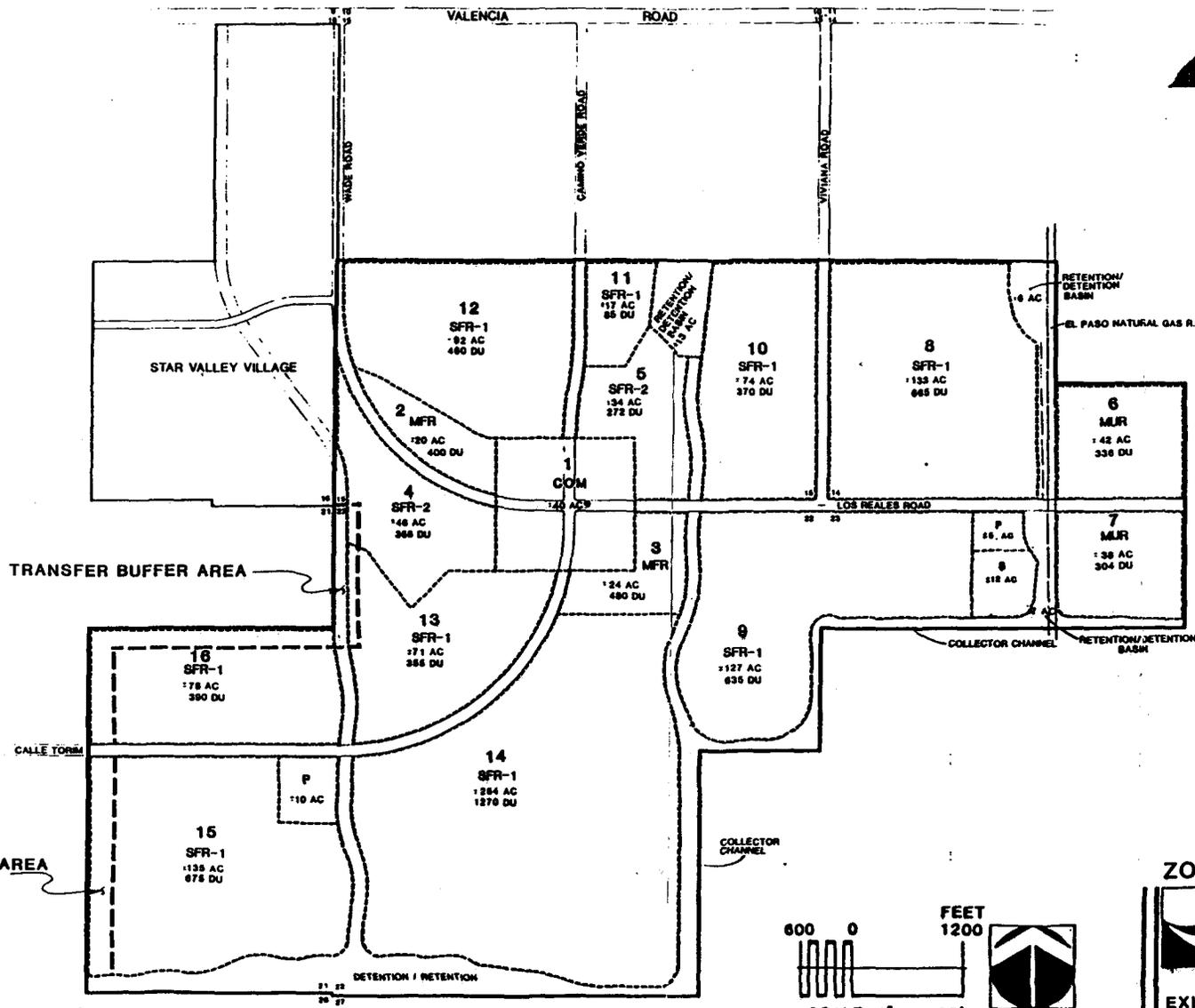
11. Site Plan Review

In order to insure a compatible quality of development throughout the Star Valley community, each proposed development must be submitted for review and approval by the Star Valley Development Review Authority or its authorized agent prior to review by Pima County.



KEY

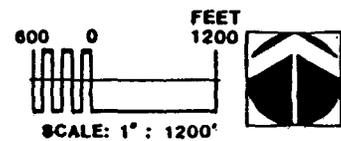
-  SPECIFIC PLAN BOUNDARY
-  PLANNED USE BOUNDARY
-  MULTI-FAMILY RESIDENTIAL
-  MIXED USE RESIDENTIAL
-  SINGLE FAMILY RESIDENTIAL
-  SINGLE FAMILY RESIDENTIAL
-  SCHOOL
-  PARK
-  70 AC ACREAGE
-  60 DU MAXIMUM NUMBER OF DWELLING UNITS
-  DRAINAGE CHANNEL
-  COMMERCIAL
-  40 ACRES DOES NOT INCLUDE R.O.W.



ZONING MAP



EXHIBIT 26



8235 1006

8235 1007

12. Design Certification

The Pima County Design Certification option for public streets, private streets and drainageways is approved for improvements within the Star Valley Specific Plan area.

13. Block Platting

Block platting of logical development areas shall be permitted within the Star Valley Specific Plan area.

D. Planning Area Regulations

The following pages list regulations that shall govern the use of land within their respective planning area designations. All terms not otherwise defined within the Star Valley Specific Plan shall be interpreted in accordance with common usage or as defined or used within Pima County Zoning Code.

1. SFR - 1 Single Family Residence Zone

A. Permitted Uses:

- Dwelling, one family
- Dwelling, duplex
- Real estate office (temporary)
- Public or private park, recreation center, playgrounds
- Public or private school: in accordance with Section 18.17.03.d.3
- Community service agencies
- Library
- Home occupation subject to 18.09.030
- Child day care center, subject to a minimum lot size of one acre

B. Development Standards - General

1. Minimum site area: 5,000 square feet
2. Minimum area per dwelling unit: 5,000 square feet
3. Minimum lot area: 3,200 square feet
4. Minimum lot width: none
5. Minimum yard requirements
 - a. Front: 20 feet
 - b. Side: 5 feet for one-family dwelling
0 feet for duplex except remaining side yard must be a minimum of 10 feet
 - c. Rear: 20 feet
6. Building height limitations
 - a. Maximum height: 30 feet
 - b. Maximum number of stories: two

7. Minimum distance between main buildings: as required by the Pima County Building Code.
8. Buildable area: no maximum buildable area per lot is prescribed
9. Lot area transfer: When the lot area is less than the minimum area per dwelling unit, the difference in area shall be provided in recreation area(s) or landscaped common area. The recreation areas may be either publicly or privately owned. Areas may not be transferred between development areas except to the extent that dwelling units may be transferred between development areas.

C. Development Standards - Detached Accessory Buildings

1. Permitted coverage: No maximum coverage is prescribed
2. Maximum height: 20 feet
3. Minimum distance requirements:
 - a. To main building: 7 feet
 - b. To front lot line: 10 feet
 - c. To side lot lines: 2 feet
 - d. To rear lot lines: 2 feet

D. Parking: As required by the Pima County Zoning Code.

2. SFR - 2 Single Family Residence Zone

A. Permitted Uses:

- All those uses permitted in Section V.D.1, SFR-1
- Townhouse units

B. Development Standards - General

1. Site Development Standards

- a. Minimum site area: 5,000 square feet
- b. Building setbacks from site boundary:
 - i. Street side: 20 feet
 - ii. Others: 10 feet

2. Minimum area per dwelling unit

- a. One family dwelling and duplex dwelling: 5,000 square feet
- b. Townhouse: 2,500 square feet

3. Minimum lot area

- a. One family dwelling and duplex dwellings: 3,200 square feet
- b. Townhouse: none

4. Minimum yard requirements

- a. One family dwelling and duplex dwelling in accordance with Section V.D.1 (SFR-1)
- b. Townhouse:
 - i. Front (private street): 6 feet
 - ii. Front (public street): 20 feet
 - iii. Side: none
 - iiii. Rear: none

5. Minimum distance between main buildings: as required by the Pima County Building Code.
 6. Buildable area: no maximum buildable area per lot is prescribed
 7. Building height limitations: in accordance with Section V.D.1.B.6 (SFR-1)
 8. Lot area transfer (one family dwelling and duplex dwelling): in accordance with Section V.D.1.B.9 (SFR-1)
- C. Development Standards - Detached Accessory Buildings (one family dwelling and duplex:
In accordance with Section V.1.C. (SFR-1)
- D. Parking: As required by the Pima County Zoning Code.

3. MFR - Multiple Family Residence Zone
- A. Permitted Uses:
 1. Any use permitted in Section V.D.2.A. (SFR-2)
 2. Additional uses permitted:
 - a. Multiple dwelling
 - b. Group dwelling
 - c. Group foster home
 - d. Hospital, clinic or dispensary
 - e. Club or lodge
 - f. Motel or hotel
 - g. Non-expressed residential uses: in accordance with Section 18.31.010.b.17
- B. Development Standards
 1. Lot development standards:
 - a. minimum site area: 15,000 square feet
 - b. building setbacks from lot boundary
 - i. Street side: 15 feet average with a minimum of 5 feet
 - ii. Other: 15 feet minimum
 2. Minimum area per dwelling unit: 1,000 square feet
 3. Minimum lot width: none
 4. Building height limitations:
 - a. Maximum height: 40 feet
 - b. Maximum number of stories above ground: three
 5. Distance between main buildings as required by the Pima County Building Code.
- C. Parking: As required by the Pima County Zoning Code.

4. MUR Mixed Use Residential Zone

A. Permitted Uses:

1. Dwelling, one family
2. Dwelling, duplex
3. Manufactured home
4. Mobile home
5. Real estate office (temporary)
6. Public or private park, recreation center, playgrounds
7. Public or private school: in accordance with Section 18.17.03.d.3
8. Community service agencies
9. Library
10. Home occupation
11. Child day care center, subject to a minimum lot size of one acre
12. Mobile home park

B. Development Standards - General

1. Minimum site area: 5,000 square feet
2. Minimum area per dwelling unit: 5,000 square feet
3. Minimum lot area: 3,200 square feet
4. Minimum lot width: none
5. Minimum yard requirements
 - a. Front: 20 feet
 - b. Side: 5 feet for one-family dwelling
0 feet for duplex except remaining side yard must be a minimum of 10 feet
 - c. Rear: 20 feet

6. Building height limitations
 - a. Maximum height: 30 feet
 - b. Maximum number of stories: two
 7. Minimum distance between main buildings: as required by the Pima County Building Code.
 8. Buildable area: no maximum buildable area per lot is prescribed
 9. Lot area transfer: When the lot area is less than the minimum area per dwelling unit, the difference in area shall be provided in recreation area(s) or landscaped common area. The recreation areas may be either publicly or privately owned. Areas may not be transferred between development areas except to the extent that dwelling units may be transferred between development areas.
- C. Development Standards - Mobile Home/Manufactured Home Parks
1. Minimum site area: 18,000 square feet
 2. Minimum area per unit: 2,500 square feet
 3. Building setbacks from site boundary
 - a. Street side: 20 feet
 - b. Other sides: 10 feet
 4. Minimum individual yard requirements: none - zero lot line siting of units is permissible
 5. Maximum height: 20 feet
 6. Minimum distance between units: 14 feet
 7. Site screening requirement: a six-foot masonry wall, fence, opaque landscape screen or any combination thereof shall be provided on all subdivision or park boundaries except at vehicle or pedestrian access locations:
 - a. At vehicle access locations, such screening shall be no more than thirty-six inches high for a distance of 20 feet on either side of the opening;

b. Appropriate covenants shall be placed in effect to insure the continued maintenance of such walls, fences and screens.

D. Development Standards - Detached Accessory Buildings

1. Permitted coverage: No maximum coverage is prescribed

2. Maximum height: 15 feet

3. Minimum distance requirements:

a. To front lot line: 10 feet

b. To side lot lines: 2 feet

c. To rear lot lines: 2 feet

E. PARKING: As required by the Pima County Zoning Code.

5. C Commercial

A. Permitted Uses:

1. Any use permitted in 18.41.030 (RVC)
2. Any use permitted in 18.43.030 (CB-1)
3. Any use permitted in V.D.3.A. (MFR)
4. Additional uses:

- Advertising sign or structure: In accordance with Chapter 18.79 (Sign Standards)
- Ambulance service
- Amusement or recreational enterprise (within a completely enclosed structure), including:
 - a. Billiard or pool hall
 - b. Bowling alley
 - c. Dancehall
 - d. Gymnasium
 - e. Penny arcade or shooting gallery
 - f. Skating rink
 - g. Sports arena
- Amusement or recreational enterprise (outdoor), including:
 - a. Swimming pool
 - b. Tennis court
- Auction: Public (no animals)
- Auditorium or assembly hall
- Auto rental garage
- Auto repair: No body or fender work, except as incidental
- Bar
- Baths: Turkish, Swedish, steam, etc.

- Battery service
- Billboard: In accordance with Chapter 18.79 (Sign Standards)
- Blueprinting
- Burglar alarm service
- Cleaning establishment: If:
 - a. Only two clothes cleaning units of not more than 40 pounds rated capacity, and
 - b. Using cleaning fluid which is noninflammable and nonexplosive at temperatures below 138.5 degrees F
- Club: Athletic, private, social, sport or recreational (operated for profit), except sports stadium or field
- Cocktail lounge
- Gymnasium
- Handyman shop
- Kennels, provided no such building or structure be within one hundred feet of any boundary of said site abutting property in a rural or residential zone
- Laundry: Steam or wet-wash
- Lawnmower repairing
- Lumberyard, retail, provided no machinery is used other than a rip saw and cut-off saw
- Locksmith
- Massage establishment
- Mechanical or steam washracks: No body or fender work, painting or upholstery, except as incidental
- Motorcycle or motor scooter repair or storage
- Nightclub
- Oxygen equipment: Rental or distribution

- Photostating
 - Piano repairing
 - Plumbing: retail custom
 - Reducing salon
 - Refrigeration installation or service
 - School or college: Operated as a commercial enterprise, for dancing or musical instruction
 - Sign painting shop
 - Tavern
 - Upholstery shop
 - Veterinary hospital, provided no such building or structure be within one hundred feet of any boundary of said zone abutting property in a rural or residential zone
 - Sale, rental or display of:
 - a. Contractor's equipment or supplies
 - b. Farm equipment or machinery
 - c. Garage equipment
 - d. Hardware
 - e. Machinery: Commercial and industrial
 - f. Painting equipment or supplies: Paint, varnish, etc.
 - g. Tents or awnings
5. Any of the following if conducted wholly within a completely enclosed building or within an area enclosed on all sides with a solid wall, compact evergreen hedge or uniformly painted board fence, not less than six feet in height:
- a. Building material sales yard, including the sale of rock, sand, gravel and the like as an incidental part of the main business

- b. Contractor's equipment sales yard or plant
- c. Rental of equipment commonly used by contractors
- d. Retail lumberyard, including only incidental mill work
- e. Public utility service yard
- f. Storage of operable automobiles, boats, motorcycles, recreational vehicles, and trucks and inhabitable manufactured or mobile homes, not intended for salvage.

- 6. Nonexpressed commercial uses: All commercial uses not expressly permitted in any other commercial zone and which are not otherwise unlawful, injurious to the general health or welfare, or specifically excluded. (Ord. 1985-187 - 1 (part), 1985; Ord. 1985-171 - 1 (part), 1985; Ord. 1985-82 (part), 1985)

B. Development Standards - Nonresidential

- 1. Minimum lot area: none
- 2. Minimum lot width: none
- 3. Minimum yard requirements:
 - a. Front: 15 feet
 - b. Side: none
 - c. Rear: 10 feet
- 4. Maximum building height: 48 feet
- 5. Minimum distance between main buildings: none (Ord. 1985-82 (part), 1985)

C. Development Standards - Residential

- 1. Minimum lot area: 7,000 square feet
- 2. Minimum lot area per dwelling unit: 1,000 square feet

3. Minimum lot width: 60 feet
4. Minimum yard requirements:
 - a. Front: 20 feet
 - b. Side: Seven feet each
 - c. Rear: 25 feet
5. Maximum building height: 48 feet
6. Minimum distance between main buildings: 14 feet (Ord. 1985-82 (part), 1985)

D. Development Standards - Detached Accessory Buildings

1. Permitted coverage: 80 percent of the required rear yard and any additional space within the buildable area
2. Maximum building height:
 - a. Within the required rear yard: 24 feet
 - b. Within the buildable area: 48 feet
3. Minimum distance requirements:
 - a. To main building: Seven feet
 - b. To front lot line: 15 feet
 - c. To side lot lines: none
 - d. To rear lot line: Four feet (Ord. 1985-82 (part), 1985)

E. Parking:

1. Nonresidential uses: As required by the Pima County Zoning Code
2. Residential uses: As required by the Pima County Zoning Code

IMPLEMENTATION PROGRAMS

8235 1022

VII. IMPLEMENTATION PROGRAMS

A. Purpose and Intent

The purpose of this section is to identify the phasing for development of the project and the responsible parties for implementation of the urban service facilities required to implement the Star Valley Specific Plan. This includes implementation of the street system, surface drainage system, sewer system, water system and parks and recreation facilities.

B. Definitions

For the purpose of identifying those responsible for implementation of the improvements for Star Valley, two entities must be identified. These are the primary developer and the secondary builder/developer.

The primary developer is the entity responsible for insuring that the basic infrastructure facilities are planned and constructed to serve the planning areas within the Star Valley Specific Plan. Star Valley Associates is the primary developer.

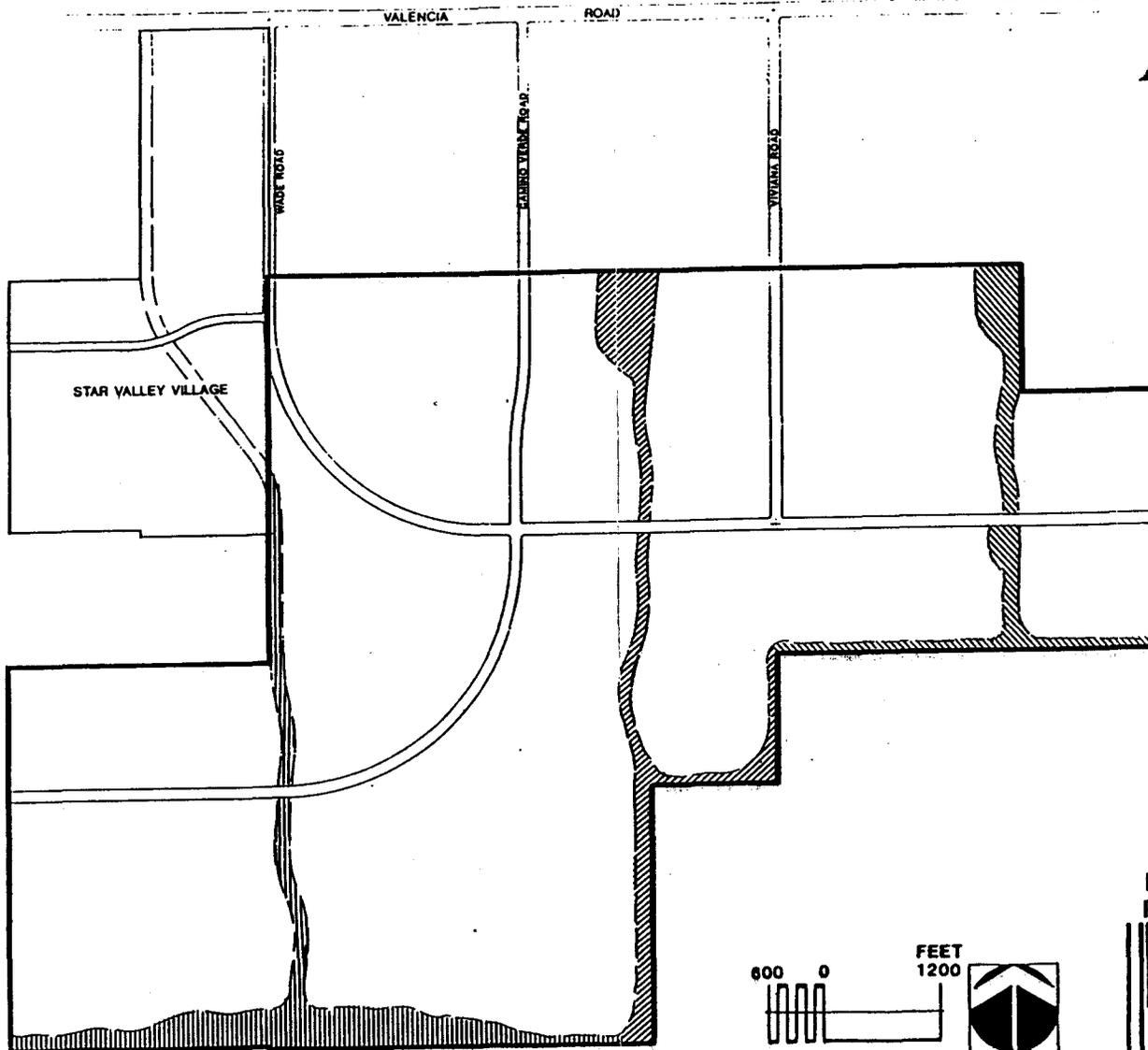
The secondary builder/developer is the purchaser of a planning area, or portions of a planning area, who will either build or provide for building on individual lots within their areas of ownership.

C. General Implementation Responsibilities

Implementation of the Star Valley Specific Plan shall be the responsibility of the primary developer and the several secondary builder/developers, except as noted. The primary developer shall be responsible for Master Block Platting, engineering and implementation of the spine infrastructure systems. The spine infrastructure systems are defined as those systems which are necessary to provide for development of the individual planning areas. These include the three primary drainageways and their associated retention/detention basins, the major streets, the trunk sewers, water mains, electric lines, gas lines and cable television facilities in the major streets as shown in the Utilities Concept Plan (Exhibit 20) in Section IV of the Star Valley Specific Plan. The secondary builder/developer is responsible for implementation of those facilities within each of the planning areas, except as noted, and ancillary facilities within the spine infrastructure system that would be damaged or destroyed by secondary development if installed by the primary developer.

D. Drainage Facilities

The drainage facilities will be implemented in three phases by the primary developer. Exhibit 27 shows the primary drainageways and their collection facilities separated by phase. Phase I is expected to be completed by July 1, 1988; Phase II completed by July 1, 1989; Phase III by July 1, 1990.

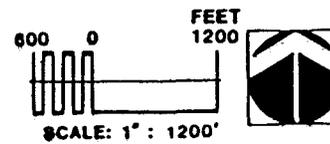


-  PHASE 1
-  PHASE 2
-  PHASE 3

**DRAINAGE FACILITY
PHASING PLAN**



McGovern
MacVittie
Lodge
and Associates, Inc.



8235 1025

EXHIBIT 27

8235 1026

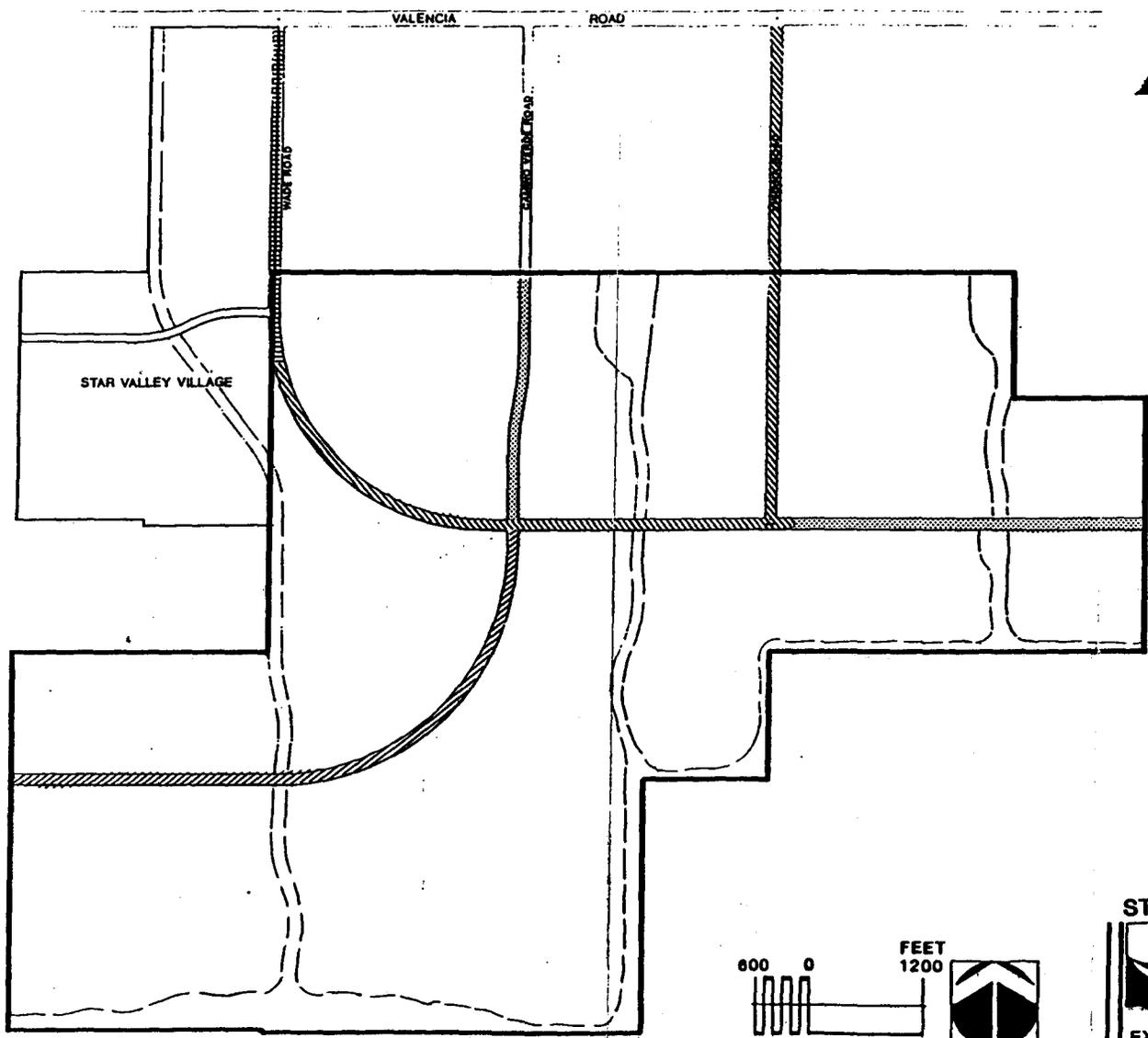
E. Streets

The primary street system shown on Exhibit 28 shall be implemented in three phases with responsibility shared between the primary developer and secondary builder/developer. The shared responsibility is done in recognition of the timing between the initial need for paved roads in the area and the actual development of subdivisions within the planning areas. Therefore, only the essential street improvements are provided by the primary developer in order to avoid the inefficiency of providing improvements which must be removed because of conflict with the secondary builder/developer required improvements.

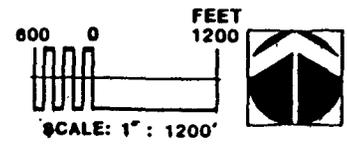
Type I Streets (Four Lanes and Median)

The primary developer will be responsible for 24 feet of asphalt paving, a 20-foot landscaped median, and landscaping at the edge of the road. The major intersections will be developed to their ultimate width by the primary developer. The intersection development will be carried 400 feet on each side of the intersection.

The secondary developer(s) will be responsible for an additional 24 feet of paving and a 1" overlay of the previously installed pavement, the outside curb on each side of the road, and sidewalks on each side of the street. Exhibit 21 depicts the extent of Type I streets.



-  PHASE 1
-  PHASE 2
-  PHASE 3



STREET PHASING PLAN



McGovern
MacVittie
Lodge
and Associates, Inc.

EXHIBIT 28

8235 1029

8235 1028

Type II Streets (Two Lanes and Left-Turn Lane)

Responsibility for implementation of the Type II streets shall be shared between the primary developer and secondary builder/developer. The primary developer shall be responsible for 24 feet of paving and construction of the intersections to the ultimate width. The intersection development will be carried 400 feet on each side of the intersection.

The secondary builder/developer will be responsible for 16 feet of additional paving, a 1" overlay for the 24-foot width, and the outside curbs and sidewalks on their side of the street.

Type III Streets (Subdivision Streets - Two Lanes and Parking Area)

Responsibility for implementation of Type III streets and their intersection with Type I and Type II streets is the sole responsibility of the secondary builder/developer because they are constructed in conjunction with subdivisions within the planning areas.

Phasing of Street Improvements

Phase I shall include the following: construction of Wade Road from Valencia Road southerly approximately 3700 feet. This construction shall be accomplished with the development of the adjacent area known as Star Valley Village, which is not a part of the Specific Plan area.

Phase II shall include the following: construction of Wade Road through its transition to its intersection with Camino Verde; construction of Los Reales Road from the Camino Verde intersection to Viviana Road; construction of Camino Verde south of Los Reales Road through its transition to Calle Torim, terminating at the project's west boundary; construction of Viviana Road from Valencia Road southerly one mile to Los Reales Road.

Phase III shall include the following: construction of Los Reales Road from Viviana Road to the eastern boundary of the project; construction of Camino Verde from Los Reales northerly to the project's north boundary.

F. Sewer System Implementation

The primary developer will implement the offsite sewer collection facilities required to provide service to the Star Valley Specific Plan area. He will also implement the onsite sewer collection facilities located within the major street right-of-ways as shown in the Utilities Concept Plan.

Offsite Sanitary Sewers

Initial primary development will include the construction of a trunk sewer line to an existing outfall sewer located at the intersection Valencia Road and Victor Road. Subsequent primary development will include the construction of a sewer interceptor in the Wade Road alignment southerly approximately 3700 feet to the northwest portion of the Star Valley Specific Plan area.

Onsite Sanitary Sewers

The primary developer will be responsible for providing sewer trunk lines of a size adequate to accommodate development of the planning areas within the public right-of-way adjacent to each planning area. The secondary builder/developer is responsible for the installation of those manholes in the sewer line necessary to provide points of connection to service subdivisions within the planning areas.

Phasing

Phasing of the sewer construction will coincide with phasing of the streets.

G. Water Distribution System

Water service for the project will be provided by the City of Tucson. The primary developer will install water mains in the primary street system and construction of a booster station in conjunction with the City of Tucson water utility to insure that adequate water exists for the development. Construction of the water system shall be phased in accordance with the primary street phasing schedule.

H. Parks and Recreation Facilities

The two public park sites located within the Specific Plan area will be implemented in conjunction with the phased construction of adjacent drainage facilities. Development of improvements within the parks will be implemented in two phases. The primary developer will be responsible for the installation and maintenance of vegetative materials within the parks until such time as a need for the park facilities is required. Pima County will be responsible for implementing the active recreation facilities based on the community's needs within each park.

I. Utilities

Utility service, i.e., electric, telephone, gas and cable television, shall be provided in accordance with the tariffs of the utility companies maintaining the various

improvements and the regulations and provisions of the Arizona Corporation Commission. Utility phasing will be determined by each utility company according to their requirements.

J. Landscaping

Landscaping of the arterial streets, drainageways and parks shall be the responsibility of the primary developer and installed at the time of construction of those facilities.

1. General

Plant material will be no less than one gallon. Trees will be 15 gallon and 24" box. Eucalyptus and cottonwood will be of a boxed size with trunk size not less than 4".

Medians

Plants per 1000 feet	
24" box trees	(5)
15 gallon trees	(15)
5 gallon shrubs	(15)
1 gallon shrubs	(25)

Parks (each)

Shade trees (drought resistant)	(20)
Trees (drought resistant)	(125)

2. Medians

Medians will be landscaped with drought resistant plants and trees which the primary developer will maintain for a period of two years after which Pima County assumes responsibility.

Existing vegetation which can be left in the medians during construction will be left undisturbed.

3. Drainageways

Infrequent flow areas within the drainageways will be replanted with native plants salvaged from within the project, or drought resistant nursery stock.

4. Parks

Park landscape will include both drought resistant plants and trees as well as picnic areas in which eucalyptus or cottonwoods will be planted. Permanent irrigation will be installed for the shade trees.

PLAN ADMINISTRATION

8235 1036

VII. PLAN ADMINISTRATION

A. Purpose and Intent

The purpose of this section is to provide an organizational framework to administer the implementation of the Star Valley Specific Plan.

B. General Administration

The Star Valley Specific Plan shall be administered and enforced by Pima County with the Planning and Development Services Department being the coordinator. Minor changes to the plan, i.e., those not changing the number of dwelling units within a planning area by more than ten percent, and changes to the infrastructure system sizing and location which do not provide for a substantial increase in development capacity for the Star Valley Specific Plan, may be made administratively by the Pima County Planning Director. Procedures for minor changes shall be to make application through the Pima County Planning and Development Services Department with justification for the change. The Subdivision Development Review Committee may either grant the minor change or determine that the change is major, requiring an amendment to the Specific Plan.

C. Specific Plan Amendment Procedures

The Specific Plan may be amended by the same procedures used in its initial adoption as outlined in Section 18.09.080 of the Pima County Zoning Code.

D. Project Review

In order to provide for a uniform quality of development throughout the project, the Star Valley Development Review Authority is authorized by adoption of this Specific Plan. The Star Valley Development Review Authority shall consist of the primary developer or his designated representative and review and approve all proposed development within the Plan area prior to submittal to Pima County. The Authority shall be governed by by-laws and establish written procedures for project review within 60 days of adoption of the Specific Plan Ordinance.

E. Implementation Monitoring

The purpose of this program is to insure that the Star Valley Specific Plan is being implemented in a timely manner. An annual report will be submitted in or around August by the Star Valley Development Review Authority to Pima County Planning and Development Services Department that documents the subdivision development activity and improvements implemented during the previous year. Accompanying this report will be a table indicating adjustments in density (see table)

MONITORING TABLE

PLANNING AREA	LAND USE TYPE	ACRES	PREVIOUSLY AUTHORIZED D/U	D/U GAINED/ LOST	TRANSFERRED FROM/TO (PLNG. UNIT)	CURRENTLY AUTHORIZED D/U	ORIGINALLY AUTHORIZED D/U+20%	MAXIMUM ADDED D/U ACCEPTABLE
8235 1039								
TOTALS								

APPENDICES

A. LEGAL DESCRIPTION

B. PARCEL NUMBER

C. DESIGN GUIDELINES

LEGAL DESCRIPTIONS

DESCRIPTION OF SPECIFIC PLAN AREA AT STAR VALLEY

That portion of Township 15 South, Range 12 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows;

The southwest quarter of the southeast quarter of Section 14;

TOGETHER WITH;

The southwest quarter of Section 14 EXCEPT the east 90.00 feet thereof;

TOGETHER WITH;

The south half of Section 15;

TOGETHER WITH;

The south half of the northeast quarter of Section 21;

TOGETHER WITH;

The southeast quarter of Section 21 EXCEPT the south 30.00 feet thereof;

TOGETHER WITH;

The north half of Section 22;

TOGETHER WITH;

The west half of the southwest quarter of Section 22;

TOGETHER WITH;

The northeast quarter of the southwest quarter of Section 22;

TOGETHER WITH;

The west half of the southeast quarter of the southwest quarter of Section 22;

TOGETHER WITH;

The west half of the southeast quarter of Section 22;

TOGETHER WITH;

The east half of the southeast quarter of the southwest quarter of Section 22;

TOGETHER WITH;

The north half of the northwest quarter of Section 23 EXCEPT the east 90.00 feet thereof;

TOGETHER WITH;

The northwest quarter of the northeast quarter of Section 23.

Containing 1,437.565 acres, more or less.

PARCEL NUMBERS

8235 1044

STAR VALLEY TAX CODES

The tax codes are as follows:

109964	206-30-0020 206-13-0310	206-30-0030
123581	206-30-001A 206-13-0140 206-13-0160 206-13-0180 206-13-025A 206-13-0260 206-13-0280 206-13-030A	206-13-0130 206-13-0150 206-13-017B 206-13-017A 206-13-025B 206-13-0270 206-13-0290
119230	206-31-069A	206-31-0500
123717	206-13-019F	
121201	206-13-024U 206-13-024D 206-13-024E 206-13-024F 206-13-024G	206-13-024N 206-13-024P 206-13-024Q 206-13-024R
TR 1099	206-13-024A	

DESIGN GUIDELINES

8235 1046

DESIGN GUIDELINES

Purpose and Intent

Star Valley design guidelines are discretionary and will aid developers of individual planning areas create consistent, aesthetically pleasing and commercially successful developments. The goal of the design guidelines is to achieve cohesive design concepts throughout the project without limiting individual creativity. The design guidelines will provide:

- Guidance to the County Staff, Planning Commission and the Board of Supervisors in the review of future development projects in the Specific Plan Area.
- Assurance that the Specific Plan Area will develop in accordance with the character and quality proposed herein.

Architectural Guidelines

The intent of the architectural guidelines is to achieve a sense of continuity and a standard of quality throughout the project.

- Residential
 1. Buildings should be appropriate in scale to the site on which they are placed.

2. One particular style of architecture should not dominate the entire project. Each planning unit should project an individual atmosphere of integrated building designs which blend into a harmonious but distinct mass.
3. Residential structures and community features shall be coordinated in architectural materials, details and quality. Parking structures either free standing or garages shall incorporate the same colors and design as the dwelling units.
4. Multi-family residential development should avoid long unbroken building facades. Where practical roof pitches, slopes and heights shall be varied to add visual appeal.
5. Walls and fences used within the residential communities shall be of a material and color that is compatible with the architectural design of the structures.
6. When Transfer Area provisions are used, the excess area should be consolidated along drainageways to form park areas.

- Commercial

The following design elements will help insure consistency and help maintain a level of quality throughout the project:

1. Varying building facades. Long uninterrupted building facades should be avoided.
2. All service, trash and storage areas should be concealed with screen walls.
3. Buildings should be sited in a manner consistent with adjacent buildings.
4. Commercial developments should incorporate street furniture and pedestrian spaces when appropriate.



SPECIFIC PLAN

Prepared for:
BROADWAY REALTY AND TRUST
5151 E. BROADWAY
TUCSON, AZ. 85711
Prepared by:

8235 874



McGovern
MacVittie
Lodge
and Associates, Inc.

Engineering, Planning, Surveying
3905 North Camelback Avenue, Suite 501
Tucson, Arizona 85719 (602) 326-0908

ORDINANCE #1987-212

ADOPT THE STAR VALLEY SPECIFIC PLAN (AS ENACTED BY ORDINANCE # 87-64) AND AMEND AND CHANGE PIMA COUNTY ZONING MAP #64, 65, 99 and 100, IN THE VICINITY OF PASCUA YAQUI PUEBLO INDIAN RESERVATION AND WEST OF CAMINO RANCHO ALIGNMENT, AS REFERRED TO IN PIMA COUNTY ORDINANCE #1985-82, 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 Star Valley Specific Plan, as attached, is hereby adopted subject to the following conditions:

- A. This specific plan (dated October 19, 1987) shall be subject to the following conditions prior to this ordinance becoming effective:
1. Amendment of the specific plan document as may be necessitated by Board of Supervisors action.
 2. Approval by the Board of Supervisors of a Surveyed Boundaries Map for the specific plan within THREE MONTHS of specific plan ordinance adoption by the Board of Supervisors.
 3. Recording a covenant that the specific plan will abide by all applicable adopted Pima County ordinances, existing or as may be adopted or amended, not included or specifically addressed within the specific plan.
 4. Recording a covenant that within five years of ordinance adoption of this specific plan, the petitioner will record an acceptable master plat in accordance with Condition B.1.
 5. Recording a covenant that there will be no further subdividing or lot splitting without the written approval of the Board of Supervisors.
 6. Recording a covenant holding Pima County harmless in the event of flooding.
 7. Representatives of the San Xavier District of the Tohono O'Odham Nation and the Pascua Yaqui Pueblo Nation shall be involved in all relevant meetings (including the Subdivision and Development Review Committee) of the primary developer and Pima County, and the primary developer shall hold regular meetings with the representatives to evaluate trespassing issues, including equestrian easements, prior to any future Board of Supervisors action on this specific plan.
- B. Within FIVE YEARS of ordinance adoption, the specific plan shall be subject to the following:
1. Recording an acceptable master plat which will provide for development-related studies, assurances and dedications, as required by the appropriate agencies, and any related conditions that may be approved by the Board of Supervisors. Otherwise, any or all of this specific plan shall be referred to the Planning and Zoning Commission for consideration of amendment or repeal.
- C. Approval of a subdivision plat, development plan or issuance of a building permit shall be subject to the following:
1. Conformance with the Star Valley Specific Plan as adopted.
 2. Provision of development-related assurances as required by the applicable agencies.

3. Dedication of necessary rights-of-way for roads and drainage by plat, or by separate instrument if the property is not to be subdivided.
4. Conformance with Pima County paving policies as determined applicable by the Department of Transportation and Flood Control District.
5. Alley access to garages (page 94) shall be permitted only as secondary access to individual lots.
6. Performance of the significant vegetation transfer program as established within the Environmental Resources Conservation Element of the specific plan, including an approved revegetation program for the drainageways and detention/retention basins identified within the Drainage Concept Element of the specific plan.
7. Standards for detached accessory buildings in residential areas shall be as follows:
 - a. Maximum lot coverage: As determined by the Star Valley Development Review Authority.
 - b. Maximum building height: 24 feet.
 - c. Minimum setback requirements:
 - 1) To main building: 7 feet;
 - 2) To front lot line: 20 feet;
 - 3) To side lot lines: 3 feet;
 - 4) To rear lot line: 3 feet.
8. Model home permits (page 93) shall be limited to 15 dwelling units or 10% of the number of lots within a proposed subdivision, whichever is more restrictive, per subdivision.
9. Conformance with the night light program as established within the Environmental Resources Conservation Element of the specific plan.
10. Requirements of the Wastewater Management Department:
 - A. The property owner must connect to the public sewer system at the location and in the manner specified by Wastewater Management at the time of review of the tentative plat or development plan.
 - B. The property owner must construct an off-site public sewer extension to serve this specific plan and must construct the on-site sewers in a manner which will provide flow-through for upstream tributary areas at points and with capacities as specified by Wastewater Management prior to submittal of tentative plat or development plans. The public sewer improvements must be sized and located in accordance with a Basin Study prepared by the property owner and reviewed and approved by Wastewater Management. The public sewer improvements must be designed and constructed in conformance with the applicable Pima County standards and must be completed, inspected and released for service prior to the issuance of any building permits.
11. Requirements of the Department of Transportation:
 - A. An access control policy shall be established for the principal streets (Types I and II) within the specific plan area. At a minimum, the number of vehicular access points along major streets shall be limited. Also, no direct access to individual residential lots will be permitted from these streets. Median breaks and local collector streets shall be spaced at intervals sufficiently far enough to maintain the through traffic characteristics of these roadways.

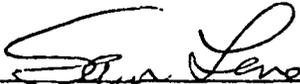
- B. All arterials, collector and local streets required for development shall be designed to provide sufficient capacity for ultimate development of the plan. All roadway improvements shall be constructed to the ultimate design per the approved transportation system implementation plan. All development related internal transportation improvements for the specific plan shall be provided by the developer.
 - C. Establishment of design criteria to include right-of-way widths, typical cross-sections, design speeds, utility locations, maximum design roadway slopes, access control, bike paths and pedestrian way or sidewalks shall be subject to approval by the Pima County Department of Transportation and Flood Control District.
 - D. A transportation improvement financing plan and transportation system implementation plan for the specific plan area shall be required before any subdivision plat is approved. The implementation plan shall address the provision of major routes within the plan area, the provision of capacity and route continuity adjacent to the plan and the areas of responsibility of the County, the primary developer and any subsequent developers.
 - E. Type I streets (Wade, Camino Verde, Viviana, Los Reales) shall have a maximum right-of-way of 120 feet. Final cross-sections shall need the approval of the Pima County Department of Transportation and Flood Control District.
 - F. Type II streets (collector roads) shall have a maximum right-of-way of 90 feet. Final cross sections shall need to be approved by the Pima County Department of Transportation and Flood Control District.
 - G. Type III streets (local roads) shall have a maximum right-of-way of 52 feet. Final cross sections shall need to be approved by the County Department of Transportation and Flood Control District.
 - H. Building setbacks for Type I streets shall be a minimum of 30 feet. Type II and III streets shall have a minimum building setback of 20 feet.
 - I. All landscaping in rights-of-way shall conform to Pima County Department of Transportation and Flood Control District standards and must be approved by the Pima County Department of Transportation and Flood Control District.
12. Requirements of the Flood Control District:
- A. The petitioner shall expand the Master Drainage Study into a Sub-Basin Management Study to evaluate offsite drainage problems and potential resolutions. The limits of study and scope of work shall be determined by the District. The Sub-Basin Management Study shall be conducted at no cost to the District and shall be submitted and approved by the District prior to submission and acceptance of a Master Block Plat.
 - B. The petitioner shall expand the Master Drainage Study for on-site drainage to include evaluation of alternatives for channel alignment, collection, sizing, treatment, and evaluation of detention/retention basins including location, sizing and mitigation measures. The Master Drainage Study shall be conducted at no cost to the District and shall be submitted and approved by the District prior to submission and acceptance of a Master Block Plat.

- C. The petitioner shall be financially responsible for constructing offsite drainage improvements necessitated by the subject property as determined from the Sub-Basin Management study. The phasing of constructing these improvements shall be determined by the petitioner and approved prior to the Master Block Plat.
 - D. All internal drainage improvements shall be constructed at no cost to Pima County.
 - E. Trails within the 100-year floodplain shall not be maintained by Pima County. Trails within the access easement are acceptable and can be incorporated into a mitigation plan.
 - F. Detention/retention basins shall be designed in conformance with the Stormwater Detention/Retention Manual.
 - G. Landscaping mitigation plan for drainage channels shall be developed by the petitioner and approved by the District prior to submission and acceptance of the Master block Plat.
 - H. The petitioner must finalize a phasing plan of drainage improvements prior to acceptance of the Master Block Plat.
 - I. Internal drainage scheme for blocks shall be determined at the Master Block Plat phase as shown on the conceptual master plat (page 97 of the Star Valley Specific Plan).
13. Parks are to be provided as follows:
- A. Neighborhood parks shall be developed according to Pima County standards. The park adjacent to proposed Calle Torim shall be developed when 70% of the residential development west of Drainageway B has been provided; the park adjacent to the Los Reales alignment shall be developed when 70% of the residential development east of Drainageway B has been provided.
 - B. The primary developer of the specific plan shall provide standards and requirements for the development of subneighborhood parks.

and that Pima County Zoning Map #64, 65, 99 and 100, in the vicinity of Pascua Yaqui Pueblo Indian Reservation and west of Camino Rancho alignment, as referred to in Pima County Ordinance #1985-82 be, and the same is, hereby amended and changed to the SP (Specific Plan) zone as shown on the entitled "Amendment # 3511 by Ordinance #1987-212 to Pima County Zoning Map #64, 65, 99 and 100" hereto attached and by reference made a part thereof.

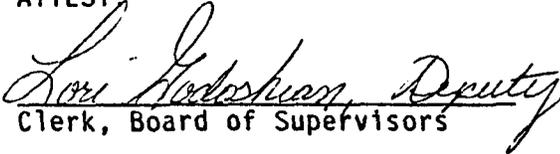
SECTION 2. That this ordinance becomes effective upon satisfaction of conditions of Subsection A and that all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed to the extend of such conflict.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona,
this 1st day of December, 1987.



Chairman, Board of Supervisors

ATTEST:



Clerk, Board of Supervisors

APPROVED AS TO FORM:



Civil Deputy County Attorney



Executive Secretary, Pima County
Planning and Zoning Commission

RECORDED BY: NIS
DEPUTY RECORDER
2100 RD12
P0230
PIMA CO CLERK OF THE BOARD



DUCKET : 9406
PAGE : 994
NO. OF PAGES : 7
SEQUENCE : 92160799
10/28/92
ORDIN : 10:56:00
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AMOUNT PAID \$ 3.00

TUCSON AZ 85701

ORDINANCE NO. 1992-101

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS;
RELATING TO ZONING; AMENDING SUBSECTION 1-B OF
ORDINANCE #1987-212, WHICH ADOPTED THE STAR VALLEY
SPECIFIC PLAN, TO ALLOW A FIVE-YEAR EXTENSION OF TIME.

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

SECTION 1. That Subsection 1-B of Ordinance #1987-212 is hereby amended, as follows:

SECTION 1. That the Star Valley Specific Plan, as attached, is hereby adopted
subject to the following conditions:

.....

B. Within ~~five~~ ~~ten~~ years of ordinance adoption, the specific plan shall be subject
to the following:

1. Recording an acceptable master plat which will provide for
development-related studies, assurances and dedications, as required by the
appropriate agencies, and any related conditions that may be approved by the
Board of Supervisors[.] Otherwise, any or all of this specific plan shall be
referred to the Planning and Zoning Commission for consideration of
amendment or repeal.

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

SECTION 3. That this ordinance shall become effective thirty-one days after the Chairman
of the Board of Supervisors signs this ordinance.

1 PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this
2 Twentieth day of October , 1992.

3
4
5 Reg Morrison
6 Chairman, Board of Supervisors OCT 20 1992

7
8 ATTEST:

Date Signed: Oct. 21, 1992

9
10
11 Jane S. Williams
12 Clerk, Board of Supervisors

13
14 APPROVED AS TO FORM:

15
16
17 [Signature]
18 Civil Deputy County Attorney

19
20 James D. Allen's 1007-2
Executive Secretary, Pima County
Planning and Zoning Commission



P0230
PIMA CO CLERK OF THE BOARD
PICKUP
TUCSON AZ 85701

ORDINANCE 1998- 40

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS;
RELATING TO ZONING; AMENDING ORDINANCE 1987-212; AMENDING THE
STAR VALLEY SPECIFIC PLAN TO ADD, REVISE AND DELETE CERTAIN
ZONING REQUIREMENTS.

The Pima County Board of Supervisors finds and declares that:

1. On December 1, 1987, the Pima County Board of Supervisors adopted Ordinance 1987-212 rezoning from RH and GR-1 to SP that certain property referred to as the Star Valley Specific Plan (the "Specific Plan"), which requires the recordation of an acceptable master plat within five years of specific plan approval (December 1, 1987).
2. On October 20, 1992, the Pima County Board of Supervisors adopted Ordinance 1992-101, which amended certain provisions of Ordinance 1987-212 to allow an additional five years in which to record an acceptable master plan.
3. An acceptable master plat was not recorded in accordance with Ordinance 1987-212 as of December 1, 1997.

Now, therefore, be it ordained by the Pima County Board of Supervisors:

Section 1. That Subsection 1-B of Ordinance 1987-212, as amended, is hereby further amended, as follows:

- B. ~~Within ten years of ordinance adoption, the~~ THIS specific plan shall be IS subject to the following:
 1. Recording an acceptable master plat which will provide for development-related studies, assurances and dedications, as required by the appropriate agencies, and any related conditions that may be approved by the Board of Supervisors. Otherwise, any or all of this specific plan shall be referred to the Planning and Zoning Commission for consideration of amendment or repeal.

39 PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this

40
41 16th day of June, 1998.

42
43
44 M. C. B. R.
45 Chairman, Board of Supervisors

46
47 Date: JUN 16 1998

48 ATTEST:

49 [Signature]
50
51 Clerk, Board of Supervisors

52 APPROVED AS TO FORM:

53 [Signature]
54
55
56
57 Civil Deputy County Attorney

58 [Signature]
Executive Secretary, Pima County
Planning and Zoning Commission

MMLA 86171-03-37
Co-23-87-1



PREPARED FOR:

BROADWAY REALTY
5151 E. BROADWAY BLVD., SUITE 1610
TUCSON, AZ 85711

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STAR VALLEY SPECIFIC PLAN

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STAR VALLEY SUMMARY

Star Valley is a proposed master planned community comprising approximately 1,437 acres, located in the southwest portion of the Tucson metropolitan area. The community master plan will provide for residential land use at varying densities and provision for commercial services to satisfy the majority of the needs for future residents of the community. A comprehensive recreation and open space facilities plan is an integral component of the community plan. The primary goal of the planning effort is to provide the opportunity for affordable housing to the Tucson area, while at the same time maintaining reasonable standards for provision of the necessary urban services to future residents of the community.

Star Valley is being submitted under the County's recently adopted Specific Plan Ordinance (Co8-86-9). Upon adoption by the Pima County Board of Supervisors, the Specific Plan will become the zoning ordinance for the site. The Star Valley Specific Plan specifies land use and established development regulations for the site.

INTRODUCTION

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SPECIFIC DEVELOPMENT PLAN

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STATEMENT OF FINDINGS

DEVELOPMENT REGULATIONS

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