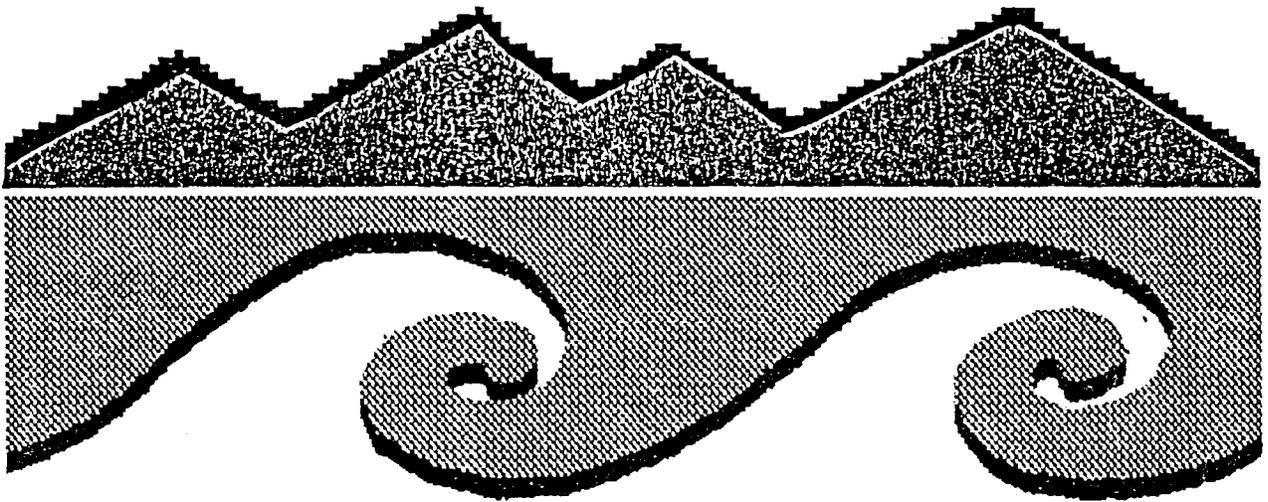


# vail valley ranch specific plan

First Amendment  
(0 23-97-1)

Ordinance #1998-14  
Adopted February 3, 1998



Prepared by:

**PLANNERS INK**  
Land Planning

In Association with

**RICK ENGINEERING**  
Civil Engineering

**CURTIS LUECK & ASSOCIATES**  
Transportation Planning

**THOMAS OLSON ASSOCIATES**  
Environmental Resources

F. ANN RODRIGUEZ, RECORDER  
RECORDED BY: LLW  
DEPUTY RECORDER  
1956 PE-3

P0230  
PIMA CO CLERK OF THE BOARD  
PICKUP



DOCKET: 13574  
PAGE: 2592  
NO. OF PAGES: 11  
SEQUENCE: 20091090644  
06/08/2009  
RES 16:36  
PICKUP  
AMOUNT PAID \$ 0.00

RESOLUTION NO. 2009- 113

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY;  
RELATING TO ZONING IN CASE **CO23-97-01 VAIL VALLEY RANCH  
SPECIFIC PLAN** LOCATED ON BLOCK 45 OF THE FAR NORTHWEST  
CORNER PORTION AND ON LOTS 34-320 OF THE FOUR SEASONS  
PHASE 1 SUBDIVISION AND PARCELS 305-05-072A, 305-05-072B, 305-  
05-073A, 305-05-074A, 305-05-076D, 305-05-107A, 305-73-3450 OF THE  
NORTH CENTRAL PORTION OF THE VAIL VALLEY RANCH SPECIFIC  
PLAN AMENDING THE SPECIFIC PLAN SET FORTH IN ORDINANCE  
NOS. **1989-130, 1992-100, 1998-14, and 2007-103.**

*The Pima County Board of Supervisors finds and declares that:*

1. On September 12, 1989, the Pima County Board of Supervisors adopted Ordinance No. 1989-130 rezoning from RH, GR-1 and CB-2 to SP that certain property referred to as the Vail Valley Ranch Specific Plan;
2. On October 20, 1992, the Pima County Board of Supervisors adopted Ordinance 1992-100, which amended certain provisions of Ordinance 1989-130;
3. On June 2, 1997, the owners of the Specific Plan applied for a rezoning from RH and CR-3 to SP of approximately 60.0 acres adjacent to the Specific Plan and first amendment of the Specific Plan to include the property;
4. Also, on June 2, 1997, the owners of the Specific Plan applied to amend the Specific Plan to add, revise and delete certain zoning requirements for the Specific Plan;
5. On December 16, 1997, the Pima County Board of Supervisors approved the First Amendment of the Specific Plan, which rezoned the property and amended the Specific Plan to add, revise and delete certain zoning requirements;
6. On February 3, 1998, the Pima County Board of Supervisors adopted Ordinance No. 1998-14 rezoning from RH and CR-3 to SP that certain property referred to as the Vail Valley Ranch Specific Plan First Amendment;

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7. On April 3, 2000, the owners of the Specific Plan applied for a lot split to create a parcel of approximately 55.0 acres;
8. On May 16, 2000, the Pima County Board of Supervisors approved a lot split for approximately 55.0 acres for a high school;
9. On March 14, 2005, the owners of Rancho Del Lago Block 35 applied for a Plat Note Modification to compensate required natural open space;
10. On June 7, 2005, the Board of Supervisors approved a Plat Note Modification for Block 35 to compensate natural open space not provided by Blocks 46 and 48;
11. On June 29, 2005, Pima County applied for a rezoning from GR-1 to SP of approximately 25.0 acres and from CR-3 (BZ) to SP (BZ) of approximately 7.26 acres adjacent to the Specific Plan and second amendment of the Specific Plan to include the property;
12. On August 15, 2005, the Pima County Board of Supervisors approved a rezoning from GR-1 to SP of approximately 25.0 acres and from CR-3 (BZ) to SP (BZ) of approximately 7.26 acres that certain property referred to as the Vail Valley Ranch Specific Plan Second Amendment;
13. On December 28, 2006, the owners of Lots 1-25, 29, 31-32, 34-40, 43-106 of Rancho del Lago Block 45 (Bk. 59, Pg. 72) (as shown on the map attached hereto as Exhibit A) applied for a modification (non-substantial change) of the Specific Plan and a plat note modification for designated lots to reduce front setbacks;
14. On February 20, 2007, the Board of Supervisors approved a modification (non-substantial change) of the Specific Plan and a plat note modification to reduce front setbacks for Lots 1-25, 29, 31-32, 34-40, 43-106 of Block 45 (as shown on the map attached hereto as Exhibit A);
15. On November 20, 2007 the Pima County Board of Supervisors adopted Ordinance No. 2007-103 rezoning from GR-1 and CR-3 (BZ) to SP and SP (BZ) that certain property referred to as the Vail Valley Ranch Specific Plan Second Amendment;
16. On January 25, 2008, the owners of Rancho del Lago Block 13 and Block 14 (Bk. 53, Pg. 91) applied for a lot split;
17. On February 19, 2008, the Board of Supervisors approved a lot split to remove from Block 13 and add to Block 14 approximately 6,706 square feet for the Vail Water Building;

18. On June 4, 2008, the owners of Lots 1-320 of the Four Seasons - Phase 1 Subdivision Plat (P1205-019) and Tax Code parcels 305-05-072A, 305-05-072B, 305-05-073A, 305-05-074A, 305-05-076D, 305-05-107A, 305-73-3450, 305-73-3460 (as shown on the map attached hereto as Exhibit B) applied for a modification (non-substantial change) of the Specific Plan and a plat note modification to reduce front setbacks;
19. On November 4, 2008 the Board of Supervisors approved a modification (non-substantial change) of the Specific Plan and a plat note modification to reduce front setbacks for Rancho del Lago Road Lots 34-320 of the Four Seasons - Phase 1 Subdivision Plat, Bk. 63, Pg. 10 (P1205-019) and Tax Code parcels 305-05-072A, 305-05-072B, 305-05-073A, 305-05-074A, 305-05-076D, 305-05-107A, 305-73-3450 (as shown on the map attached hereto as Exhibit B);
20. Pima County Code § 18.90.080 provides for preparation and adoption of a Resolution stating an approved amendment to a specific plan.

*Now, therefore, be it resolved by the Pima County Board of Supervisors that:*

Section 1. The Pima County Board of Supervisors hereby amends the Specific Plan development standard for front setbacks as follows for Lots 1-25, 29, 31-32, 34-40, 43-106 of the Rancho Del Lago Block 45 Subdivision (Bk. 59 Pg. 72) and for Lots 34-320 of the Four Seasons - Phase 1 Subdivision Plat (Bk. 63, Pg. 10) and Tax Code parcels 305-05-072A, 305-05-072B, 305-05-073A, 305-05-074A, 305-05-076D, 305-05-107A, 305-73-3450 (as shown on the maps attached hereto as Exhibits A and B) as follows:

- IV. Development Area Designations
  - B. Medium Density Residential (MDR)
    2. General Development Standards:
      - e. Individual Lot:

Minimum Front Setback Building for front entry  
garages/carports: 20 feet;  
 or 10 feet for garages with side or rear entry driveways;  
Minimum front setback for Architectural Projections, Porches,  
and Livable Space of Residences: 10 feet;

Total Combined Side Yard Building Setback: 10 feet;  
 Minimum Rear Building Setback: 10 feet or 0 feet with rear  
 entry garage.

and restates all other previously imposed zoning conditions of Ordinance No. 1998-14 for the Vail Valley Ranch Specific Plan as follows:

- A. This specific plan is subject to approval by the Planning Official, with the written

concurrence of the directors of the Transportation and Flood Control District and Wastewater Management departments, of a revised master platting and improvements schedule for the entire specific plan. This schedule shall reference the master studies necessary for preparation of the master plat(s) (not to exceed five) and identify the necessary improvements and dedications (including roads, sewers, drainage, parks and open space). The final configuration of the master plats shall require the written approval of the Development Services Director prior to the submittal of the first master plat.

B. Prior to the approval of a subdivision plat, development plan or issuance of a building permit, this specific plan is subject to the following:

1. Approval and recording of the applicable master plat which shall provide for development – related studies, assurances and dedications, as established by the revised plat phasing and improvements schedule, and as adopted by the Board of Supervisors. Any required dedications of right-of-way for roads and/or drainage outside of the subject master plat shall be provided by separate instrument when requested by Pima County.
2. Submittal to the Real Property Division of the Department of Transportation and Flood Control District of a title report providing evidence of ownership of the property upon submittal of covenants, conditions, restrictions and any required dedications.

C. Approval of a subdivision plat, development plan or issuance of a building permit shall be subject to the following:

1. Conformance with the Vail Valley Ranch Specific Plan as adopted and all applicable adopted Pima County ordinances, existing or as may be adopted or amended, not included or specifically addressed within this specific plan.
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. No further subdividing or lot splitting shall be allowed without the written approval of the Board of Supervisors.
5. Requirements of the Department of Transportation:
  - a. The owner/developer shall work with the Pima County Department of Transportation and Flood Control District (DOT/FCD) to realign the Colossal Cave and Camino Loma Alta intersection. The intent of the realignment will be to provide a continuous major arterial from Interstate Highway 10 through

Vail Valley Ranch and Rincon Valley to Valencia Road. This road shall be designed as a major arterial with the main purpose of providing through traffic circulation. As such, the road shall have limited access, a 20-foot median and median breaks no closer than 660 feet.

b. The owner/developer shall adhere to DOT/FCD policies, ordinances and standards that are in effect during the development and tentative plan review process.

c. All public or private drainage structures, arterial, collector and local streets shall conform to Pima County Road and Street Standards unless otherwise approved by DOT/FCD. Design criteria including right-of-way widths, typical cross sections, design speeds, paving, utility locations, maximum design roadway slopes, access control, bike paths, pedestrian ways or sidewalks shall be subject to approval by the DOT/FCD.

d. A Traffic Impact Analysis (TIA) for the specific plan area shall be required before any subdivision plat is approved. The TIA shall address the provision of major routes within the 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. A comprehensive transportation study provided by the owner for the specific plan shall be submitted for approval to the DOT/FCD with the required Traffic Impact Analysis. The limits of the study and scope of work shall be determined by the DOT/FCD.

f. All arterials, collector and local streets required for the new development shall be designed to provide sufficient capacity for the ultimate development of the plan and area. All roadway improvements shall be constructed to the ultimate design except where a phased construction has been adopted by DOT/FCD.

g. Road crossings over washes that are identified as natural open space in Exhibit E.IV.1, the circulation element of the specific plan, shall be designed to cross the floodplain with only minor encroachment. Reduction in the floodplain width may be acceptable to achieve required on-site detention and to facilitate wildlife movement. The design of the roadway shall be subject to the approval of the DOT/FCD.

h. Direct access to individual residential lots in new subdivisions shall not be permitted from any road shown on the County Major Streets and Scenic Route Plan. Median breaks and local collector streets shall be spaced at sufficient intervals to maintain the through traffic characteristics of the road.

6. Requirements of the Flood Control District:
- a. All Internal drainage improvements and any external drainage improvements required to mitigate drainage impacts caused by development of the specific plan as determined by the Master Drainage Study shall be constructed at no cost to the District.
  - b. Detention/retention basins shall be designed in conformance with the Stormwater Detention/retention Manual.
  - c. A landscaping mitigation and restoration plan for drainage channels shall be developed by the master developer and approved by the Pima County Department of Transportation and Flood Control (DOT/FCD) and the Planning and Development Services Department prior to submission and acceptance of individual subdivision plats.
  - d. A master drainage study shall be prepared and submitted by the master developer and approved by the DOT/FCD prior to the submission and acceptance of any subdivision plat. The limits of study and scope of work shall be approved by the DOT/FCD and shall include financing, phasing, mitigation and restoration for drainage modification.
  - e. The owner shall conform to the Floodplain Management and Erosion Hazard Ordinance, specifically with reference to the Pantano Wash dedication, including the dedication of 50 feet behind any bank protection along the Pantano Wash.
  - f. The location of any access to the Cienega Creek Natural Preserve shall conform to the Cienega Creek Management Plan and the covenants and policies of the preserve. Final designation of any access points leading into the Preserve and associated parking sites shall be included on any plats adjacent to the Preserve.
  - g. No residential structures, utilities or sewers shall be placed within the erosion hazard area of the Pantano Wash unless justified by a study prepared by the owner and approved by the District.
  - h. Per the Flood Repair and Flood Hazard Mitigation Implementation Plan adopted by the Board of Supervisors on May 8, 1984, "The Vail/Happy Valley Target Area, the bridge for Colossal Cave Road at the Pantano Wash shall be financed in accordance with adopted Rancho del Lago Community Plan, Co13-81-1, and subsequent rezoning case Co9-82-72. The developer shall contribute his pro rata share of a bridge at Colossal Cave Road, the Pantano Wash (or other location for a major public road crossing approved by the County) in accordance with the development's impact as determined

by a transportation study submitted by the developer and approved by the County.' The minimum rate of participation shall be 50 percent of the total cost of providing the bridge and related flood control improvements at the Colossal Cave Road crossing of the Pantano Wash regardless of study outcome." A financial agreement for the property shall be negotiated and subject to approval by the Board of Supervisors prior to any subdivision plat approval.

i. No modification to the pre-development floodplains of washes identified on the Land Use Plan as natural open space shall be allowed except for roadway and utility crossings. An appropriate mitigation plan shall be approved by the DOT/FCD for these crossings.

7. Requirements of the Wastewater Management Department:

a. Approval of a wastewater sewer basin study prior to the submittal of any development plans or plats.

b. A sewer service agreement shall be approved between the developer and the Wastewater Management Department related to the timing, location, financing and manner of connection to the sewer system for the project. This agreement shall be approved prior to the review of any tentative plat or development plan.

c. 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.

d. The owners(s) shall utilize their share of effluent for the golf course when it becomes available for the area.

8. Requirements of the Development Services Department:

a. Design guidelines shall be used only when not in conflict with adopted County landscaping, parking or signage regulations.

b. All development within this specific plan shall be addressed in accordance with the Tucson Addressing System as established in Chapter 18.83 of the County Zoning Code.

c. A Master Vegetation/Revegetation Plan and Program shall be submitted, reviewed, and approved prior to the approval of any subdivision plat or issuance of grading permits. It shall address vegetation preservation, salvage and on-site transplanting, mitigation/revegetation of all nonbuilt areas



Section 2. No building permits shall be issued based on the rezoning approved by Ordinances 1992-100 and 1998-14 and this resolution until conditions A, B1-2, and C1-8 are satisfied and the Planning Official issues a Certificate of Compliance.

Section 3. This Resolution shall become effective upon adoption.

RESOLVED by the Board of Supervisors of Pima County, Arizona, this \_\_\_\_\_ 2nd \_\_\_\_\_ day of

June \_\_\_\_\_, 2009.



Chairman of the Board of Supervisors

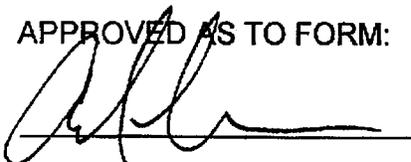
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ATTEST:

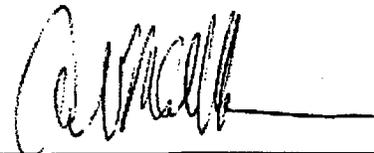


Clerk, Board of Supervisors

APPROVED AS TO FORM:

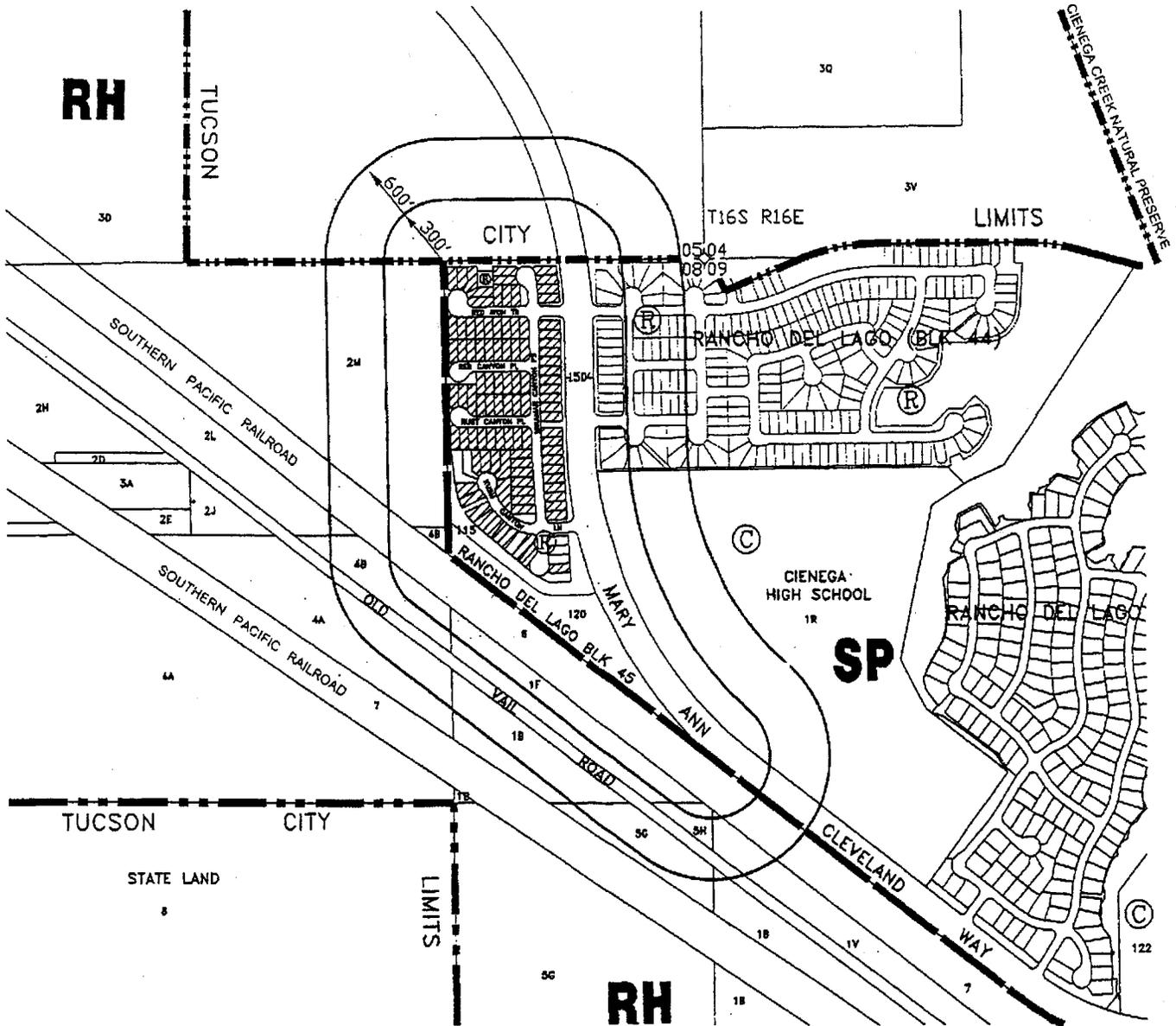
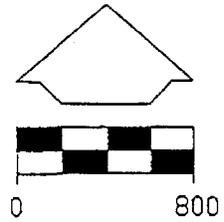


Civil Deputy County Attorney  
**ANDREW FLAGGE**



Executive Secretary, Planning & Zoning  
Commission

# EXHIBIT A



Petition area   
 Notification area 

BASE MAP 133184

Notes MODIFICATION OF REZONING CONDITIONS REF: P1204-55  
 305-08-0090-0330.

Tax codes 305-08-0510  
305-08-059A-040A; 305-08-042A-0480; 305-08-050-140

Date 01/29/07  
 Drafter PJ

File no. G23-97-01  
VAIL VALLEY RANCH SPECIFIC PLAN

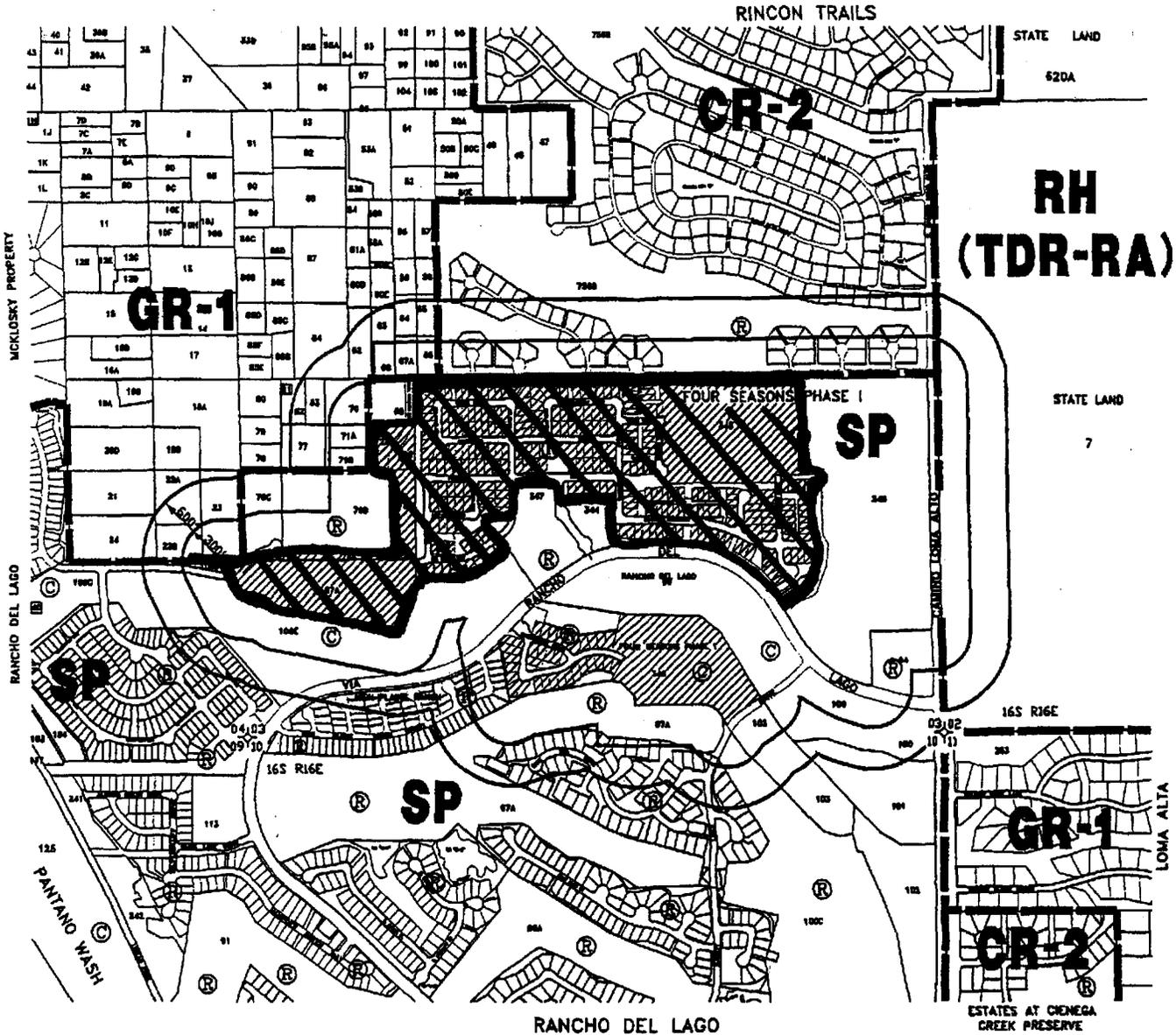
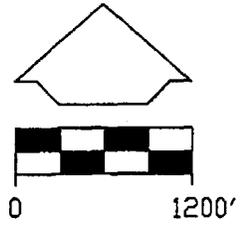
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION

13014-4 03/01

# EXHIBIT B



- Portion of Modification Request  
Approved by BOS on 11/4/08



Petition area

Notification area

BASE MAP 133.182

Notes MODIFICATION OF REZONING CONDITIONS (NON-SUBSTANTIAL CHANGE)

Tax codes 305-73-0010 THRU  
305-73-3200, 305-05-072A, 072B, 073A,  
074A, 076D & 107A, 3205-73-3450 & 3460

Date 08/26/08  
Drafter PJ

File no. Co23-97-01  
VAIL VALLEY RANCH SPECIFIC PLAN

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

13024-4 03/03/08

F. ANN RODRIGUEZ, RECORDER  
RECORDED BY: JCC  
DEPUTY RECORDER  
0305 PE2

P0230  
PIMA CO CLERK OF THE BOARD  
PICKUP



DOCKET: 13189  
PAGE: 964  
NO. OF PAGES: 4  
SEQUENCE: 20072280253  
11/27/2007  
ORDIN 13:04  
PICKUP  
AMOUNT PAID \$ 0.00

ORDINANCE 2007- 103

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 25.0 ACRES (PARCEL CODES 305-05-0690, 305-05-0720, 305-05-073A, 305-05-074A, 305-05076A & 305-05-076B) FROM GR-1 (RURAL RESIDENTIAL) TO SP (SPECIFIC PLAN); IN CASE Co23-97-01 VAIL VALLEY RANCH SPECIFIC PLAN REZONING (SECOND AMENDMENT); LOCATED ON THE SOUTH SIDE OF REX MOLLY ROAD, APPROXIMATELY ¾ MILES WEST OF CAMINO LOMA ALTA; AMENDING PIMA COUNTY ZONING MAP NO. 133; REZONING APPROXIMATELY 7.26 ACRES (PARCEL CODE 305-12-2630) FROM CR-3 (BZ) (SINGLE RESIDENCE)(BUFFER OVERLAY ZONE) TO SP (BZ) (SPECIFIC PLAN) (BUFFER OVERLAY ZONE); IN CASE Co23-97-01 VAIL VALLEY RANCH SPECIFIC PLAN REZONING (SECOND AMENDMENT); LOCATED ON THE SOUTH SIDE OF COLOSSAL CAVE ROAD, APPROXIMATELY 500 FEET EAST OF MARY ANN CLEVELAND WAY; AMENDING PIMA COUNTY ZONING MAP NO. 184.

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

**Section 1.** The approximately 25.00 acres, located on the south side of Rex Molly Road, approximately ¾ miles west of Camino Loma Alta, illustrated by the shaded areas on the attached rezoning ordinance map (Exhibit "A"), which amends Pima County Zoning Map No. 133 are hereby rezoned from GR-1 (Rural Residential) to SP (Specific Plan) and the approximately 7.26 acres, located on the south side of Colossal Cave Road, approximately 500 feet east of Mary Ann Cleveland Way, illustrated by the shaded areas on the attached rezoning ordinance map (Exhibit "B"), which amends Pima County Zoning Map No. 184 are hereby rezoned CR-3(BZ) (Single Residence) (Buffer Overlay Zone) to SP (BZ) (Specific Plan) (Buffer Overlay Zone).

10-1009  
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**Section 2. Rezoning Condition.**

Primary responsibility for infrastructure improvements for the park and school lie with builder K. Hovanian.

**Section 3. Time limits, extensions and amendments of conditions.**

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

**Section 4.** The effective date of this Ordinance shall be on the date of signing of this Ordinance by the Chairman of the Board of Supervisors.

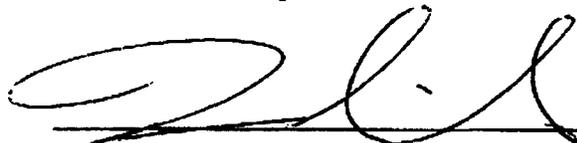
Passed and adopted by the Board of Supervisors of Pima County, Arizona, this 20th day of November, 2007.

  
\_\_\_\_\_  
Chairman of the Board of Supervisors

11/20/07  
\_\_\_\_\_  
Date

ATTEST:

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

  
\_\_\_\_\_  
Deputy County Attorney

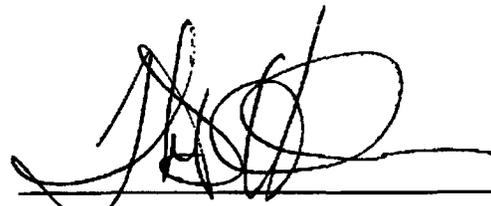
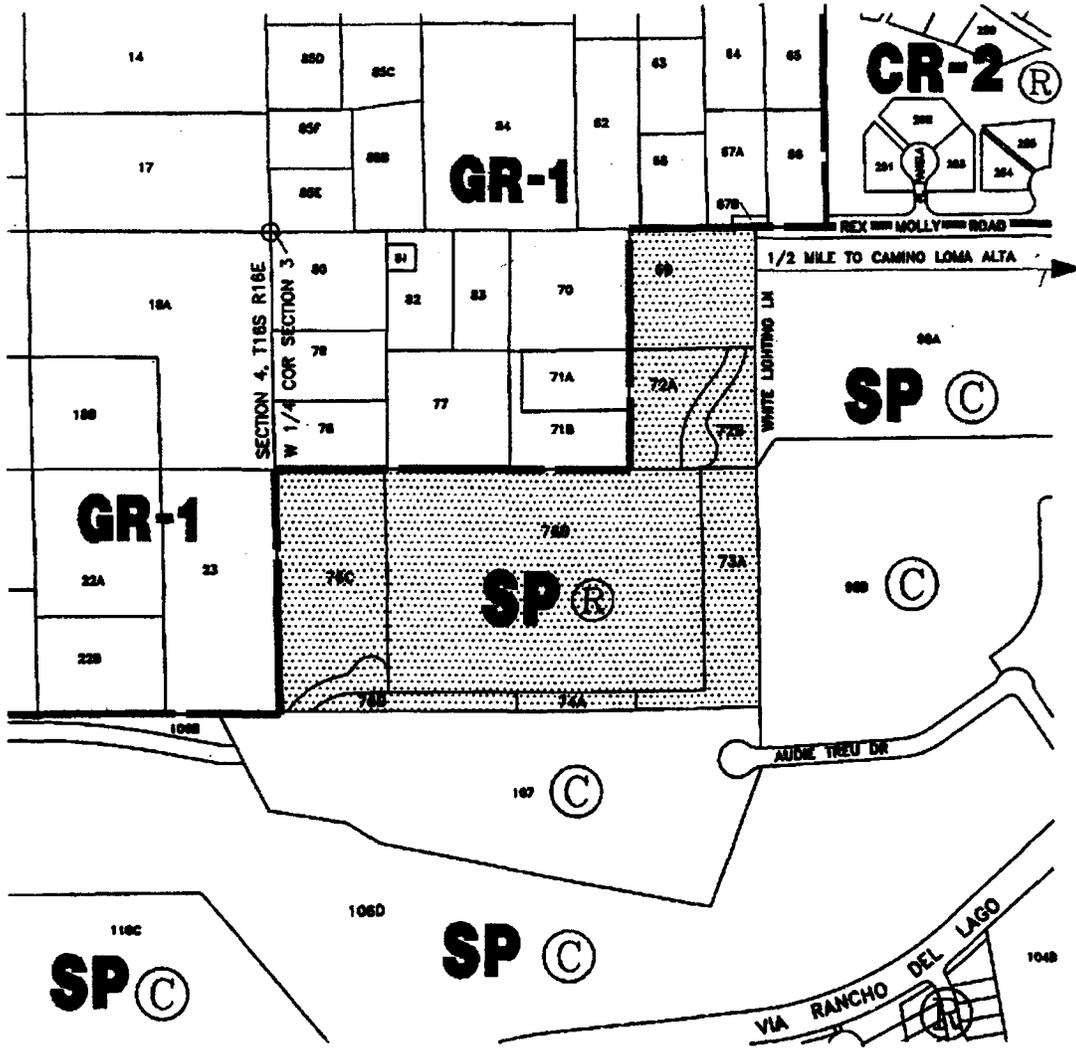
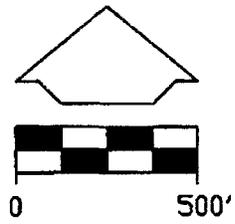
  
\_\_\_\_\_  
Executive Secretary,  
Planning and Zoning Commission

EXHIBIT "A"

AMENDMENT NO. 4 BY ORDINANCE NO. 2007-103  
 TO PIMA COUNTY ZONING MAP NO. 133 TUCSON, ARIZONA  
 PARCELS 69, 72A, 72B, 73A, 74A, 76B, 76C & 76D BEING A  
 PART OF THE NW 1/4 OF THE SW 1/4 OF SEC 3, T16S R16E.  
 ADOPTED November 20, 2007 EFFECTIVE November 20, 2007



*[Handwritten Signature]*

EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

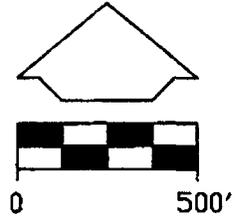
FROM GR-1 25.0 ac±  
 MA - JULY 21, 2007

Co23-97-1  
 Co23-89-1  
 305-05-0690  
 305-05-072A-  
 305-05-076D

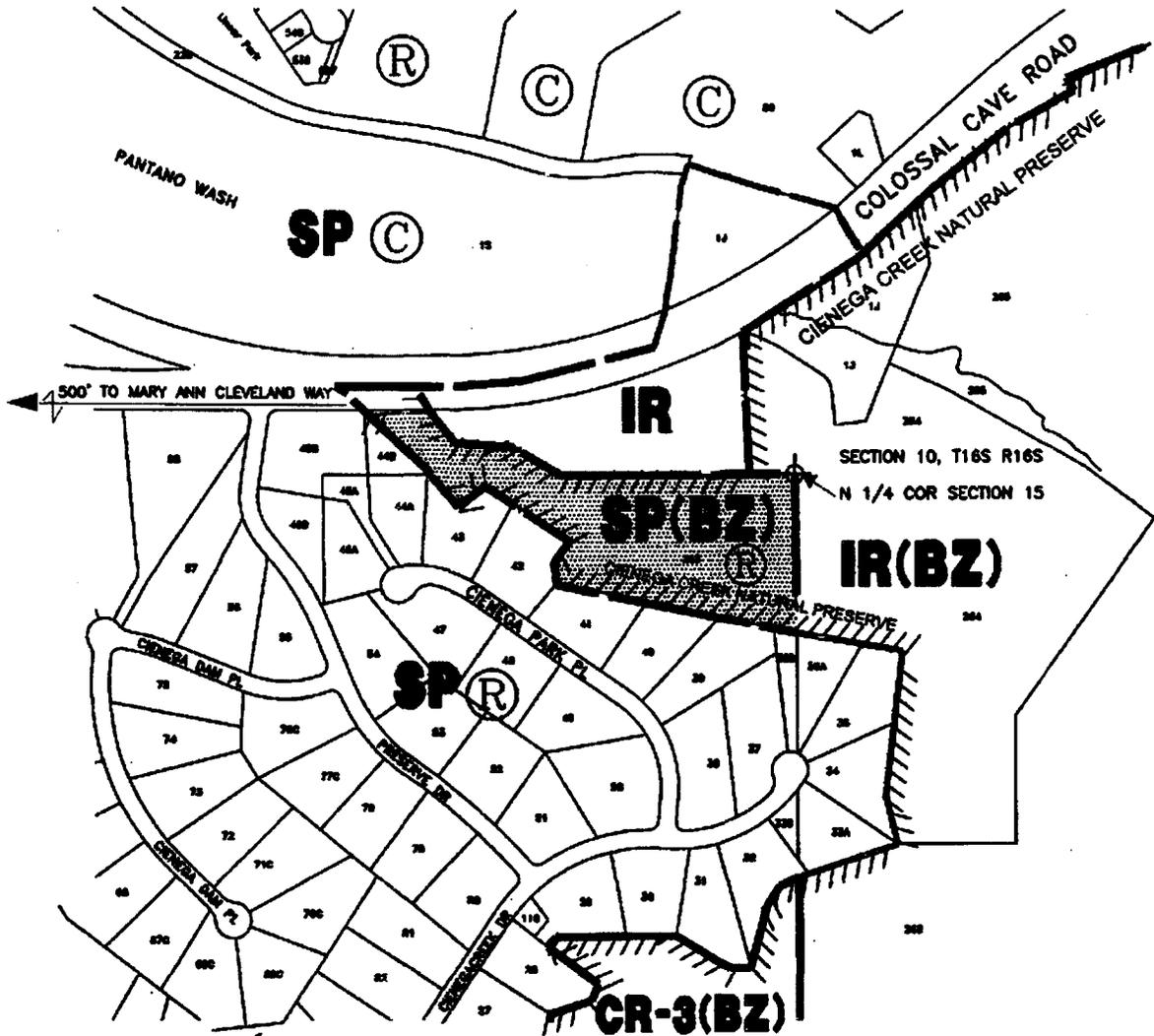
305-05-076D

EXHIBIT "B"

AMENDMENT NO. 14 BY ORDINANCE NO. 2007-103  
TO PIMA COUNTY ZONING MAP NO. 184 TUCSON, ARIZONA  
PARCEL 263 BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF  
SEC 15, T16S R16E AND A PART OF THE SE 1/4 OF THE SW 1/4  
OF SEC. 10, T16S R16E.



ADOPTED November 20, 2007 EFFECTIVE November 20, 2007



*Theresa Hagan*

EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

FROM CR-3 (BZ) 7.26 ac±  
MA - JULY 21, 2007

Co23-97-1  
Co23-89-1  
305-12-2630

100-1005 000007

RECORDED BY: DSC  
DEPUTY RECORDER  
1212 ROOE  
P0230  
PIMA CO CLERK OF THE BOARD  
WILL PICK UP  
TUCSON AZ 85701



DUCKET: 10730  
PAGE: 1494  
NO. OF PAGES: 21  
SEQUENCE: 19980070754  
02/10/98  
ORDIN 15:46  
PICKUP  
AMOUNT PAID \$ 0.00

ORDINANCE 1998- 14

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AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS;  
RELATING TO ZONING; AMENDING ORDINANCE 1989-130; AMENDING THE  
VAIL VALLEY RANCH SPECIFIC PLAN TO ADD, REVISE AND DELETE  
CERTAIN ZONING REQUIREMENTS; REZONING APPROXIMATELY 60 ACRES  
FROM RH AND CR-3 TO SP.

*The Pima County Board of Supervisors finds and declares that:*

1. On September 12, 1989, the Pima County Board of Supervisors adopted Ordinance 1989-130 rezoning from RH, GR-1 and CB-2 to SP that certain property referred to as the Vail Valley Ranch Specific Plan (the "Specific Plan").
2. On October 20, 1992, the Pima County Board of Supervisors adopted Ordinance 1992-100, which amended certain provisions of Ordinance 1989-130.
3. On June 2, 1997, the owners of the Specific Plan applied for a rezoning from RH and CR-3 to SP of approximately 60 acres (the "property") adjacent to the Specific Plan and amendment of the Specific Plan to include the property, which proposed changes are incorporated in attached Exhibit A (which has not been recorded but may be viewed at the office of the Pima County Development Services Department - Planning Division).
4. Also on June 2, 1997, the owners of the Specific Plan applied to amend the Specific Plan to add, revise and delete certain zoning requirements for the Specific Plan.
5. On December 16, 1997, the Pima County Board of Supervisors approved the First Amendment of the Specific Plan (the "First Amendment"), which rezoned the property and amended the Specific Plan to add, revise and delete certain zoning requirements.

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

**Section 1.** That the First Amendment is hereby adopted, subject to the following conditions:

1. Recording of a covenant holding Pima County harmless in the event of flooding.
2. Recording of the necessary development related covenants as determined appropriate by the various County agencies.

10730 1494

3. Provision of development related assurances as required by the appropriate agencies.
4. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Department of Transportation, Real Property Division.
5. There shall be no further subdividing or lot splitting without the written approval of the Board of Supervisors.
6. No building permits shall be issued based on the specific plan approved by Ordinance #1989-130, as amended, until all applicable specific plan requirements are satisfied and the Planning Official issues a Certificate of Compliance.
7. The Vail Valley Ranch Specific Plan is restricted to no more than 5,500 dwelling units for the entire specific plan site, as amended.
8. Prior to ground modification activities, an on-the-ground archaeological survey and appropriate mitigation measures shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological sites on the subject property shall be submitted at the time of, or prior to the submittal of any tentative plat or development plan. The mitigation plan shall be prepared and reviewed as described in the Pima County Site Analysis Requirements.
9. Prior to submittal of a master plat, this specific plan is subject to approval by the Planning Official, with the written concurrence of the directors of the Transportation and Flood Control District and Wastewater Management departments, of a revised master platting and improvements phasing schedule for the entire specific plan. This schedule shall reference the master studies necessary for preparation of the master plat and shall identify the necessary improvements and dedications (including roads, sewer, drainage, trails and open space).

**Section 2.** That the approximately 60 acres described as part of the First Amendment, which amends Pima County Zoning Map No. 184, are hereby rezoned from RH and CR-3 to SP.

**Section 3.** That Ordinance 1989-130, Section 1, as amended by Ordinance 1992-100, imposing conditions on the Vail Valley Ranch Specific Plan, is hereby amended to read:

That the Vail Valley Ranch Specific Plan, as attached, is hereby adopted subject to the following conditions:

- A. This specific plan is subject to approval by the Planning Official, with the written concurrence of the directors of the Transportation and Flood Control District and Wastewater Management departments, of a revised master platting and improvements schedule for the entire specific plan. This schedule shall reference the master studies necessary for preparation of the master plat(s) (not to exceed five) and identify the necessary improvements and dedications (including roads, sewers, drainage, parks and open space). The final configuration of the master plats shall require the written

84 approval of the Development Services Director prior to the submittal of the first master  
85 plat.  
86

87 B. Prior to the approval of a subdivision plat, development plan or issuance of a building  
88 permit, this specific plan is subject to the following:

89 1. Approval and recording of the applicable master plat which shall provide for  
90 development-related studies, assurances and dedications, as established by the  
91 revised plat phasing and improvements schedule, and as adopted by the Board of  
92 Supervisors. Any required dedications of right-of-way for roads and/or drainage  
93 outside of the subject master plat shall be provided by separate instrument when  
94 requested by Pima County.

95 2. Submittal to the Real Property Division of the Department of Transportation and  
96 Flood Control District of a title report providing evidence of ownership of the  
97 property upon submittal of covenants, conditions, restrictions and any required  
98 dedications.  
99

100 C. Approval of a subdivision plat, development plan or issuance of a building permit shall  
101 be subject to the following:

102 1. Conformance with the Vail Valley Ranch Specific Plan as adopted and all  
103 applicable adopted Pima County ordinances, existing or as may be adopted or  
104 amended, not included or specifically addressed within this specific plan.

105 2. Provision of development-related assurances as required by the applicable  
106 agencies.

107 3. Dedication of necessary rights-of-way for roads and drainage by plat, or by  
108 separate instrument if the property is not to be subdivided.

109 4. No further subdividing or lot splitting shall be allowed without the written  
110 approval of the Board of Supervisors.

111 5. Requirements of the Department of Transportation:

112 a. The owner/developer shall work with the Pima County Department of  
113 Transportation and Flood Control District (DOT/FCD) to realign the Colossal  
114 Cave and Camino Loma Alta intersection. The intent of the realignment will be  
115 to provide a continuous major arterial from Interstate Highway 10 through Vail  
116 Valley Ranch and Rincon Valley to Valencia Road. This road shall be designed  
117 as a major arterial with the main purpose of providing through traffic circulation.  
118 As such, the road shall have limited access, a 20-foot median and median breaks  
119 no closer than 660 feet.

120 b. The owner/developer shall adhere to DOT/FCD policies, ordinances and  
121 standards that are in effect during the development and tentative plan review  
122 process.

123 c. All public or private drainage structures, arterial, collector and local streets  
124 shall conform to Pima County Road and Street Standards unless otherwise  
125 approved by DOT/FCD. Design criteria including right-of-way widths, typical  
126 cross sections, design speeds, paving, utility locations, maximum design roadway

127 slopes, access control, bike paths, pedestrian ways or sidewalks shall be subject  
128 to approval by the DOT/FCD.

129 d. A Traffic Impact Analysis (TIA) for the specific plan area shall be required  
130 before any subdivision plat is approved. The TIA shall address the provision of  
131 major routes within the area, the provision of capacity and route continuity  
132 adjacent to the plan, and the areas of responsibility of the County, the primary  
133 developer and any subsequent developers.

134 e. A comprehensive transportation study provided by the owner for the  
135 specific plan shall be submitted for approval to the DOT/FCD with the required  
136 Traffic Impact Analysis. The limits of the study and scope of work shall be  
137 determined by the DOT/FCD.

138 f. All arterials, collector and local streets required for the new development  
139 shall be designed to provide sufficient capacity for the ultimate development of  
140 the plan and area. All roadway improvements shall be constructed to the ultimate  
141 design except where a phased construction has been adopted by DOT/FCD.

142 g. Road crossings over washes that are identified as natural open space in  
143 Exhibit E.IV.1, the circulation element of the specific plan, shall be designed to  
144 cross the floodplain with only minor encroachment. Reduction in floodplain  
145 width may be acceptable to achieve required on-site detention and to facilitate  
146 wildlife movement. The design of the roadway shall be subject to the approval  
147 of the DOT/FCD.

148 h. Direct access to individual residential lots in new subdivisions shall not be  
149 permitted from any road shown on the County Major Streets and Scenic Routes  
150 Plan. Median breaks and local collector streets shall be spaced at sufficient  
151 intervals to maintain the through traffic characteristics of the road.

152 6. Requirements of the Flood Control District:

153 a. All internal drainage improvements and any external drainage  
154 improvements required to mitigate drainage impacts caused by development of  
155 the specific plan as determined by the Master Drainage Study shall be constructed  
156 at no cost to the District.

157 b. Detention/retention basins shall be designed in conformance with the  
158 Stormwater Detention/retention Manual.

159 c. A landscaping mitigation and restoration plan for drainage channels shall  
160 be developed by the master developer and approved by the Pima County  
161 Department of Transportation and Flood Control (DOT/FCD) and the Planning  
162 and Development Services Department prior to submission and acceptance of  
163 individual subdivision plats.

164 d. A master drainage study shall be prepared and submitted by the master  
165 developer and approved by the DOT/FCD prior to the submission and acceptance  
166 of any subdivision plat. The limits of study and scope of work shall be approved  
167 by the DOT/FCD and shall include financing, phasing, mitigation and restoration  
168 for drainage modification.

169 e. The owner shall conform to the Floodplain Management and Erosion  
170 Hazard Ordinance, specifically with reference to the Pantano Wash dedication,

- 171 including the dedication of 50 feet behind any bank protection along the Pantano  
172 Wash.
- 173 f. The location of any access to the Cienega Creek Natural Preserve shall  
174 conform to the Cienega Creek Management Plan and the covenants and policies  
175 of the preserve. Final designation of any access points leading into the Preserve  
176 and associated parking sites shall be included on any plats adjacent to the  
177 Preserve.
- 178 g. No residential structures, utilities or sewers shall be placed within the  
179 erosion hazard area of the Pantano Wash unless justified by a study prepared by  
180 the owner and approved by the District.
- 181 h. Per the Flood Repair and Flood Hazard Mitigation Implementation Plan  
182 adopted by the Board of Supervisors on May 8, 1984, "The Vail/Happy Valley  
183 Target Area, the bridge for Colossal Cave Road at the Pantano Wash shall be  
184 financed in accordance with adopted Rancho del Lago Community Plan, Co13-  
185 81-1, and subsequent rezoning case Co9-82-72. 'The developer shall contribute  
186 his pro rata share of a bridge at Colossal Cave Road, the Pantano Wash (or other  
187 location for a major public road crossing approved by the County) in accordance  
188 with the development's impact as determined by a transportation study submitted  
189 by the developer and approved by the County.' The minimum rate of  
190 participation shall be 50 percent of the total cost of providing the bridge and  
191 related flood control improvements at the Colossal Cave Road crossing of the  
192 Pantano Wash regardless of study outcome." A financial agreement for the  
193 property shall be negotiated and subject to approval by the Board of Supervisors  
194 prior to any subdivision plat approval.
- 195 i. No modification to the pre-development floodplains of washes identified  
196 on the Land Use Plan as natural open space shall be allowed except for roadway  
197 and utility crossings. An appropriate mitigation plan shall be approved by the  
198 DOT/FCD for these crossings.
- 199 7. Requirements of the Wastewater Management Department:
- 200 a. Approval of a wastewater sewer basin study prior to the submittal of any  
201 development plans or plats.
- 202 b. A sewer service agreement shall be approved between the developer and the  
203 Wastewater Management Department related to the timing, location, financing  
204 and manner of connection to the sewer system for the project. This agreement  
205 shall be approved prior to the review of any tentative plat or development plan.
- 206 c. The public sewer improvements must be designed and constructed in  
207 conformance with the applicable Pima County standards and must be completed,  
208 inspected and released for service prior to the issuance of any building permits.
- 209 d. The owner(s) shall utilize their share of effluent for the golf course when  
210 it becomes available for the area.
- 211 8. Requirements of the Development Services Department:
- 212 a. Design guidelines shall be used only when not in conflict with adopted  
213 County landscaping, parking or signage regulations.

- 214 b. All development within this specific plan shall be addressed in accordance  
215 with the Tucson Addressing System as established in Chapter 18.83 of the County  
216 Zoning Code.
- 217 c. A Master Vegetation/Revegetation Plan and Program shall be submitted,  
218 reviewed, and approved prior to the approval of any subdivision plat or issuance  
219 of grading permits. It shall address vegetation preservation, salvage and on-site  
220 transplanting, mitigation/revegetation of all nonbuilt areas disturbed by grading,  
221 and methods used to protect preserved areas from construction impacts.
- 222 d. A Golf Course Development Plan for the golf course area shall be  
223 submitted, reviewed and approved prior the approval of any adjacent subdivision  
224 plat or development plan and prior to the issuance of permits for the golf course.  
225 This shall include all of the support information and documentation required by  
226 Chapter 18.59 of the Zoning Code. The planning and development of the golf  
227 course shall be in complete conformance with Chapter 18.59, with the exception  
228 of the rezoning and ordinance adoption portions. The plan shall be submitted,  
229 reviewed and approved as a development plan, in accordance with Chapter 18.71,  
230 Development Plan Standards.
- 231 e. A cultural resources inventory and mitigation plan shall be prepared and  
232 implemented prior to any ground modification activities, either on-site or off-site,  
233 that are related to the development of the Specific Plan area. An "on-the-ground"  
234 survey of the property shall be conducted. Following the survey, a mitigation  
235 plan shall be prepared that addresses site protection, preservation, testing, data  
236 recovery or excavation, analyses, report preparation, and curation. The mitigation  
237 plan will be implemented prior to any ground modification activities that disturb  
238 the archaeological resources. These mitigation measures would be carried out by  
239 either the master developer or any subsequent developer.
- 240 f. Neighborhood parks at least four acres in size shall be dedicated adjacent  
241 to elementary school sites at the time of any subdivision plat approval. Public  
242 parks shall be developed according to Pima County standards. The master  
243 developer of the specific plan shall provide standards and requirements for the  
244 development of private recreational facilities at the time of any subdivision plat  
245 approval.
- 246 g. A detailed buffer plan shall be submitted prior to approval of any  
247 subdivision plat and shall include a minimum 15 foot wide bufferyard"D" along  
248 Colossal Cave Road and along Camino Loma Alta.
- 249 h. Subdivision plats and development plans shall allow for trails as identified  
250 in the "Pima County Master Trails Plan", as may be amended.

251  
252  
253 **Section 4.** That the Vail Valley Ranch Specific Plan, set forth in Exhibit A to Ordinance #1989-130,  
254 is hereby deleted and that the Vail Valley Ranch Specific Plan First Amendment, with proposed  
255 changes are incorporated in attached Exhibit A (which has not been recorded but may be viewed at  
256 the office of the Pima County Development Services Department - Planning Division), is hereby

257 adopted, subject to amendment by the specific plan applicant of Exhibit A, as necessitated by Board  
258 of Supervisors' action.  
259

260  
261 **Section 5.** That the Legal Description of the Vail Valley Ranch Specific Plan, set forth in the  
262 Surveyed Boundaries Map accepted by the Board of Supervisors on December 12, 1989, is hereby  
263 amended by adding the legal description of the First Amendment, as shown in Attachment B to this  
264 ordinance and incorporated herein by this reference.  
265

266  
267 **Section 6.** That Pima County Zoning Map 184 in a portion of section 15 of T16S, R16E, G&SR  
268 B&M is hereby amended to the SP (Specific Plan Zone) as shown on the entitled "Amendment  
269 # \_\_\_\_\_ to Pima County Zoning Map 184" contained in Attachment C to this ordinance and  
270 incorporated herein by this reference.  
271

272  
273 **Section 7.** That this ordinance shall become effective on the day the last of all of the following  
274 occurs:  
275

- 276 A. The Planning Official's certification that the Vail Valley Ranch Specific Plan document  
277 has been revised to accurately reflect the amendments set forth in this ordinance.
- 278 B. The Planning Official's certification that the Surveyed Boundaries Map accepted by the  
279 Board of Supervisors on December 12, 1989, has been revised to accurately reflect the  
280 amendments set forth in Sections 2 and 6 of this ordinance.
- 281 C. Thirty-one days after the date the Chairman of the Board of Supervisors signs this  
282 ordinance.  
283

284  
285 **Section 8.** Not more than 90 days after the Chairman of the Board of Supervisors signs this  
286 ordinance, the Developer shall submit to the Planning Official the revised Vail Valley Ranch  
287 Specific Plan document, accurately incorporating all the amendments set forth in this ordinance, and  
288 the revised Surveyed Boundaries Map referred to in the preceding Section.  
289

290  
291 **Section 9.** That all ordinances and parts of ordinances in conflict with this ordinance be and the  
292 same are hereby repealed to the extent of such conflict.  
293

294 **Section 10.** That the provisions of this ordinance shall be severable and that, if any part of this  
295 ordinance is held to be invalid or unconstitutional by a decision of any court of competent  
296 jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance.  
297 If, for any reason, the ordinance does not become effective or is ruled invalid in its entirety,  
298 Ordinance #1989-130, as previously amended, and the Vail Valley Ranch Specific Plan shall be  
299 deemed in full force and effect as originally adopted.  
300

301 PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this  
302  
303 third day of February, 1998.

304  
305   
306 \_\_\_\_\_  
307 Chairman, Board of Supervisors  
308  
309 Date: FEB 03 1998

309 ATTEST:

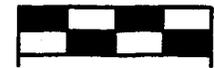
310  
311   
312 \_\_\_\_\_  
313 Clerk, Board of Supervisors

314  
315 APPROVED AS TO FORM:

316  
317   
318 \_\_\_\_\_  
319 Civil Deputy County Attorney

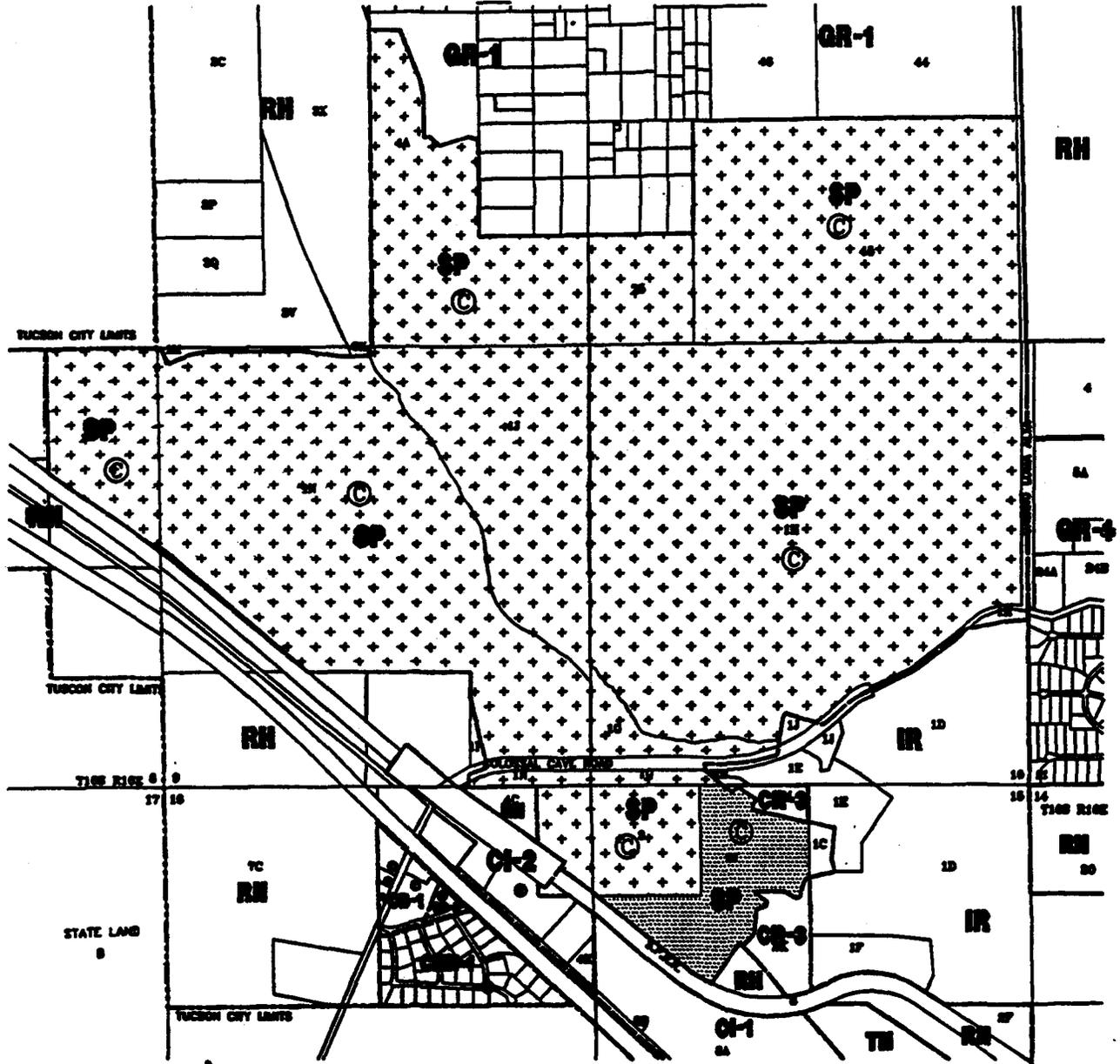
316  
317   
318 \_\_\_\_\_  
319 Executive Secretary, Pima County  
320 Planning and Zoning Commission

AMENDMENT NO. 2,2,5,11 BY ORDINANCE NO. 1998-14  
 TO PIMA COUNTY ZONING MAP NO'S. 133,182,183,184 TUCSON, AZ.  
 PORTIONS OF SECTIONS 3,4,8,9,10,15,& 16, T16S R16E.



0 2000'

ADOPTED 2-3-98 EFFECTIVE 2-3-98



*J. Maggione*

EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

- © NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
- FROM RH, CR-3 60.00 ac± (RH 20.0 ac±, CR-3 40.0 ac±)
- AMENDED AREA 1573 ac±
- sp-JANUARY 29, 1998

CO23-97-1  
 CO23-89-1  
 CO7-97-11  
 305-12-002J(rez)

10730 1514

## LEGISLATIVE HISTORY

September 12, 1989	Ord 1989-130	Adoption of Specific Plan
October 20, 1992	Ord 1992-100	Approval of Modifications to Ordinance 1989-130
December 16, 1997		Approval of First Amendment of Specific Plan
February 3, 1998	Ord 1998-14	Adoption of First Amendment
May 16, 2000		Approval of Lot Split
June 7, 2005		Approval of Plat Note Modification (Block 35)
August 15, 2005		Approval of Second Amendment of Specific Plan
February 20, 2007		Approval of Modification of the Specific Plan & Waiver of a Plat Note (Block 45)
November 20, 2007	Ord 2007-103	Adoption of Second Amendment
June 2, 2009	Resolution 2009-113	Modification of Rezoning Condition

# vail valley ranch specific plan

## First Amendment

(0 23-97-1

Ordinance #1998-14  
Adopted February 3, 1998

Submitted to:  
Pima County  
Planning & Development Services  
Pima County, Arizona

Prepared for:  
Vail Valley Joint Ventures  
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Flagstaff, Az 86002

## TABLE OF CONTENTS

A.	SUMMARY .....	A-1
B.	INTRODUCTION .....	B-1
C.	STATEMENT OF FINDINGS .....	C-1
D.	SITE ANALYSIS AND INVENTORY .....	D-1
E.	DEVELOPMENT PLAN .....	E-1
F.	DEVELOPMENT REGULATIONS .....	F-1
G.	DESIGN GUIDELINES .....	G-1
H.	SPECIFIC PLAN IMPLEMENTATION AND ADMINISTRATION .....	H-1
I.	APPENDIX .....	I-1

## A. SUMMARY

The Vail Valley Ranch Specific Plan establishes comprehensive guidance and regulations for the development of approximately 1605 acres located in Pima County, Arizona. The Specific Plan establishes the development regulations and programs for the implementation of the approved land use plan. The Specific Plan provides the parameters to implement the Land Use Plan by establishing policies and regulations which replace the current property zoning. The Plan is regulatory, adopted by ordinance.

The authority for preparation of Specific Plans is found in the Arizona Revised Statutes, Section 11-825. The law allows preparation of Specific Plans based on the Comprehensive Land Use Plan, as may be required for the systematic execution of the Comprehensive Land Use Plan and further, allows for their review and adoption.

## **B. INTRODUCTION**

### **I. Purpose and Intent**

The Vail Valley Ranch Specific Plan establishes the type, location, intensity and character of development. The Plan focuses on coordinating a mix of single family attached and detached homes with supporting commercial and providing adequate circulation, open space and recreational amenities.

Responsible planning of the proposed Vail Valley Ranch development is insured through the adoption of a development control mechanism that reflects thorough and comprehensive land use planning. It provides provisions for future development with the flexibility to anticipate future needs. It provides development controls to assure that the Specific Plan will be built out as planned.

The Specific Plan is a device used to implement the existing adopted comprehensive and community plans. It is a more detailed plan for a focused area. The Specific Plan articulates planning considerations and imposes regulations or controls on the proposed uses. The Vail Valley Ranch Specific Plan is the combination of concepts, procedures, and regulations of numerous planning documents combined into one.

### **II. Project Location and Description**

The subject property is located southeast of the City of Tucson and north of the town of Vail in Eastern Pima County, Arizona. It is approximately twenty miles from downtown Tucson, and two miles north of Interstate 10. It is approximately 17 miles east of the Tucson International Airport. (See Exhibit B-1, Regional Context Map).

The site is adjacent to the unincorporated town of Vail, a small community with a post office, general store and a school. The site is characterized by rolling hills at an elevation of 3,200 feet. The dominant natural feature is the Pantano Wash which bisects the property. The southeastern edge of the property is adjacent to Pima County's Cienega Creek Natural Area, which is a natural open space area containing a perennial stream. The Southern Pacific Railroad abuts the southern boundary of the plan area. The City of Tucson incorporated limits adjoin the northwestern corner of the site.

Residential uses within the overall Plan area have an average gross density of approximately 3.0 dwelling units per acre and consist of single-family detached and attached homes and multi-family housing. The majority of the utilities will be installed underground to enhance the visual amenities.

### **III. Authority and Scope**

The Vail Valley Ranch Specific Plan has been prepared pursuant to the provisions of the Arizona Government Code, Title 11, Chapter 6, Article 2, Section 11-825. The Arizona Revised Statutes authorize jurisdictions to adopt specific plans by resolution as policy or by ordinance as regulation. Hearings are required by both the County Planning and Zoning Commission and the Board of Supervisors.

The Vail Valley Ranch Specific Plan is a regulatory plan which will serve as the zoning for the subject property. Proposed development plans, or agreements, tentative plats and any other development approval must be consistent with the Specific Plan. Projects which are found consistent with the Specific Plan will be deemed consistent with the County's Comprehensive Land Use Plan.

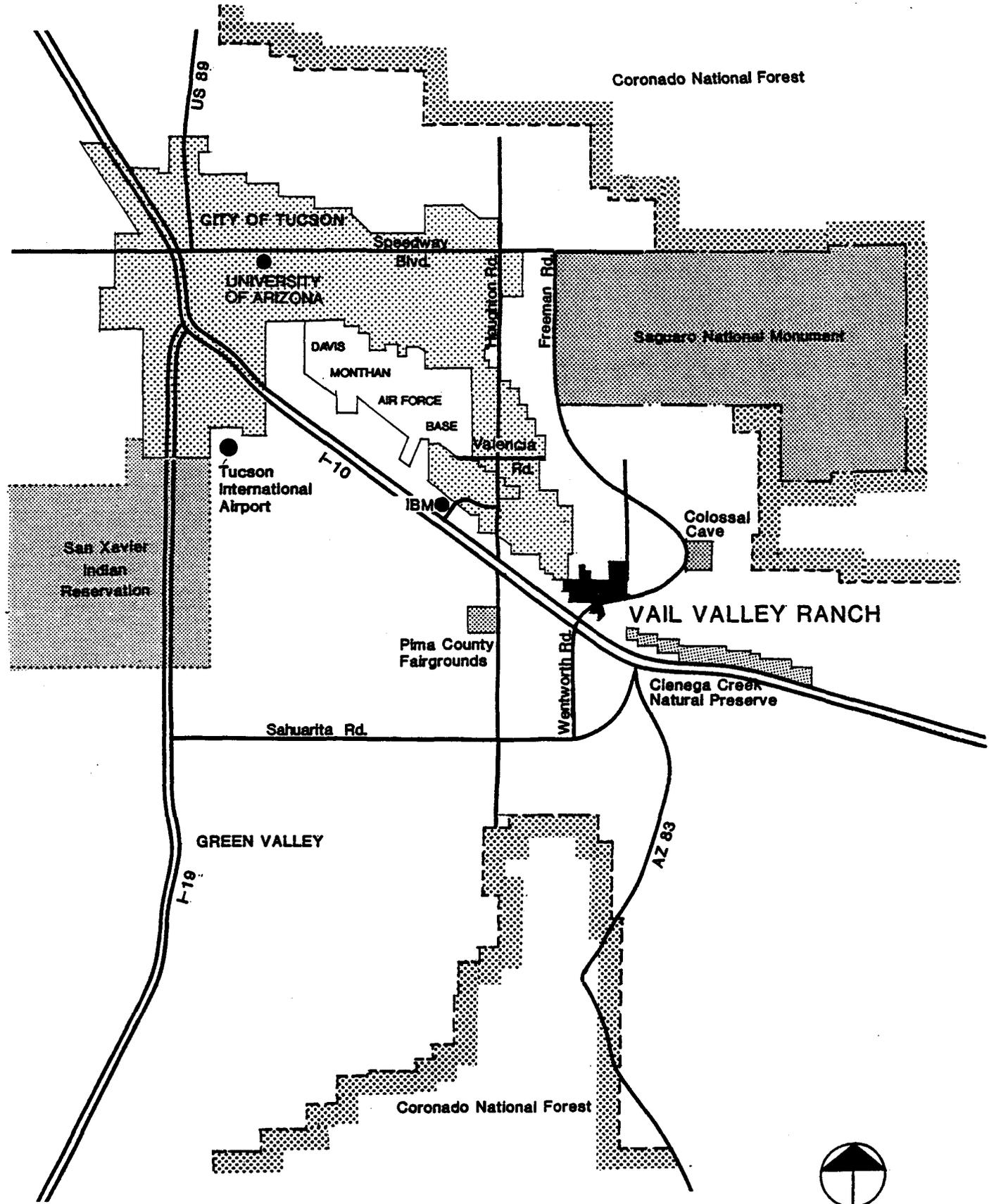
The intent of this Specific Plan is to provide a development plan for the subject property. This Specific Plan will serve to implement the development of the approved plan within the bounds of the regulations provided herein and will be adopted by ordinance as a regulatory document.

#### IV. Legal Description, Ownership and Tax Code

See Appendix 1 for legal description, ownership and tax code information.

# REGIONAL CONTEXT

EXHIBIT B.1



## VAIL VALLEY RANCH SPECIFIC PLAN

First Amendment

## C. STATEMENT OF FINDINGS

### I. Introduction

The proposed Vail Valley Ranch Specific Plan consists of a planned residential community with supporting commercial and recreational facilities. The designation of Vail Valley Ranch as a major residential community is further supported by its location adjacent to the unincorporated town of Vail, construction of a bridge over the Pantano Wash, and its proximity to Interstate 10, the Tucson city limits, the Arizona International Campus and UA Science and Technology Park.

The Vail Valley Ranch Specific Plan is a long-range plan providing for a progressive commitment to the concept of a major residential recreation-oriented community. The goal of this concept is to establish residential neighborhoods with an emphasis on recreational opportunities and open space amenities that foster social and neighboring interactions among residents and serve as a community activity core for the Vail area.

The adoption of this Specific Plan will establish the type, location, intensity, development character, and required infrastructure for development to take place. The Specific Plan also shapes development to respond to the physical constraints of the site, coordinates the mix of residential use types and product types and provides adequate circulation, recreation and public facilities. The Specific Plan is a tool used to implement general plans in a more detailed way for a focused area. The Specific Plan articulates the planning considerations for such parcels and imposes regulations or controls on their uses. The Vail Valley Ranch Specific Plan combines the necessary conceptual, procedural and regulatory planning parameters into one document.

### II. Plan Objectives

The plan objectives recognize major development issues, the landowners' objectives and County requirements. The following set of Vail Valley Ranch Specific Plan objectives are:

- To implement the goals and policies of the Pima County Comprehensive Land Use Plan;
- To ensure coordinated, responsible planning through the use of cohesive procedures, regulations, standards and guidelines;
- To provide a development phasing plan which is an estimate of how development will occur;
- To provide land uses, based on current, anticipated, and future demands with a range of opportunities;

- To provide uniform regulations for land use, circulation and landscaping;
- To provide a backbone infrastructure system and necessary public facilities to support development in an efficient and timely manner;
- To provide design guidelines to establish a framework for the evolution of a comprehensive and aesthetic community plan; and,
- To enhance and preserve the integrity of significant natural features and open space.

### III. Alternative Planning Tools

The use of the Specific Plan for this parcel is not only very appropriate, but highly desirable. It establishes a flexible, orderly, cost effective and environmentally sound framework for development to occur. This parcel is being planned as a major residential recreation-oriented community. Its location, based on present and future growth trends, transportation and infrastructure planning, is highly suited to such a designation. The use of the Specific Plan will allow a commitment to this plan and the basis for coordinated growth in eastern Pima County. Its adoption will provide a long term commitment to the uses and standards for a substantive parcel in a major growth area.

Development regulations will be more detailed and appropriate for the site and region than those found under conventional zoning categories which apply to the entire County. The Specific Plan will respond to existing plan policies and provide significant consolidated open space areas.

### IV. Plan Consistency

The Vail Valley Ranch Specific Plan is consistent with goals and the policies of Pima County's Comprehensive Land Use Plan. The Specific Plan will be consistent with Pima County's Major Streets and Routes Plan. Two designated scenic routes and major arterials located within or adjacent to the plan are: Colossal Cave Road, and Camino Loma Alta Road. The Specific Plan is also consistent with Pima County's Parks and Recreation Master Plan and the Eastern Pima County Trails System Master Plan by incorporating and continuing the Pantano River Park and Trail System.

### V. Zoning Code Consistency

The Vail Valley Ranch Specific Plan is consistent with the Pima County Zoning Code regarding relative importance of surrounding private and public interests. Planning and development is underway in the region with planned communities Santa Rita Ranch to the south, Rita Ranch to the west, and Rocking K Ranch to the north. The proposed uses within this Specific Plan will provide needed long range residential opportunities.

This development will pay its equitable share of all necessary public improvements. Its approval will provide for a long term public and private commitment to a regional growth scenario through the use of development fees, agreements or other financing mechanisms which are consistent with this Specific Plan document.

## VI. Community Benefits

The area in and around Vail Valley Ranch has been impacted by the constraints of piecemeal development and of previous development activities. This plan will set the trend towards more precise planning, integrating all development components into a comprehensive, phased package. It will contribute to upgrading the area's environmental quality and regional facilities as well as assuring a long term commitment to a designated set of defined uses. The environmental quality of the area will be upgraded by the reestablishment of vegetation within the Pantano Wash and tributary drainages and the provisions for regional recreation facilities such as schools, parks and trails.

As the population in eastern Pima County increases, the demand for housing and services increase. A portion of the region's needs will be met with this residential community. Its designation will provide for the long term needs of the increasing population as well as assure that the community will be built-out as planned. The plan's long term commitment to quality development through its use of land use designations, development standards, design guidelines and implementation plan will provide benefits to the neighborhood, community and region. The property owners within and adjacent to the plan area, as well as the region, will benefit similarly from the increased certainty regarding future land uses.

## VII. Context Compatibility

The Vail Valley Ranch Specific Plan is a project which addresses present and future growth in eastern Pima County and provides the framework for appropriate land uses and the provision of needed services. The plan provides for a sensitivity to the region, the community, and the site.

Planned as an area of residential/recreational activity with supporting commercial uses, the Vail Valley Ranch community will provide the vitality for a high quality of life. The development will reduce the need for excessive travel and provide opportunities for alternative transportation modes. Most of the existing land uses in the immediate area are either piecemeal development or speculative. Undeveloped state and county owned land is adjacent to portions of the property to the north and east. The private property to the east and west is primarily undeveloped. To the south is the town of Vail which consists of commercial and residential uses, an undeveloped industrial subdivision, the Vail Elementary/Middle School and the Southern Pacific Railroad. There are single family residences scattered to the north on 5-acre parcels. Existing zoning in the area is Rural Homestead, Suburban Ranch and Light Industrial. (See Exhibit C-1)

## VIII. Environmental Suitability

The Specific Plan area is environmentally suitable for development. The area is characterized as typical Arizona Upland - Sonoran Desert. It contains two major plant communities, the Palo Verde - Acacia Desertscrub and Semidesert Grassland. The parcel has undulating terrain with some areas of moderate to steep slopes. The parcel is bisected by the Pantano Wash and contains several tributary drainages. Large areas of the site have been disturbed and degraded due to previous development activities and flooding conditions. Portions of the site are designated as Class II Habitat Types by the Critical and Significant Wildlife Habitats of Eastern Pima County (Shaw, et al, 1986). There are two special status species (one flora and one fauna) in or near the project vicinity. A preliminary archaeological records check indicates isolated areas of artifacts. Mitigation measures would include further surface survey, and subsequent testing and data recovery as necessary prior to development. The visual environment contains dominant long range views of the Rincon Mountains. Dramatic views provide an opportunity to maximize visual quality through appropriate land use planning.

Overall, the specific plan area is environmentally suitable for development. The majority of the site has relatively low slopes or has been graded from previous development activities, it is served by two major arterials and is adjacent to an existing townsite. There are no significant constraints to prevent an urban-like development. Environmental elements which require special consideration include the moderate to steep slopes, the major washes and wildlife habitats. These elements will be respected and planned for in the Specific Plan.

## IX. Public Services Suitability

Present and planned public services are suitable to support development within the Specific Plan Area. The plan area is within the service area of the Vail Water Company which has a designated 100 year assured water supply. Tucson Electric Power Company serves the parcel.

The plan area is highly suited for development based on existing and future transportation plans. Interstate 10, Colossal Cave Road and Camino Alta Loma are on the Major Streets and Routes Plan. Interstate 10 is designated as a roadway of regional significance in the County Regional Transportation Plan. Houghton Road, four miles west of the plan area, is designed to be a future controlled access highway linking Interstate 10 with the northern Tucson metropolitan area. An additional bridge is proposed four miles to the north over the Pantano Wash on Valencia Road.

A sanitary sewer system will serve the development and use of effluent as appropriate on the property will be utilized.

The plan area is within the Vail School District. The specific plan will include land use designations that will provide for the school sites necessary to serve the needs of the proposed

community population.

Presently, there are several public parks and recreation areas in the plan's proximity. These include Cienega Creek Natural Preserve, Pima County Fairgrounds, Colossal Cave, Saguaro National Monument, Coronado National Forest. There is a future County Community Park to be developed south of the Colossal Cave Road bridge at the entrance of the Cienega Creek Natural Preserve.

The plan area is protected by the Pima County Sheriff's Department. Private fire protection and emergency medical service is available through Rural Metro Fire District. Solid waste collection is available through a private solid waste management service company.

The present and planned public services are suitable for the proposed uses within this Specific Plan. A bus stop location will be provided within the plan area when public transportation is available to the residents of the Vail Valley Ranch community. Ridesharing and/or alternative transportation modes will be encouraged.

## D. SITE ANALYSIS AND INVENTORY

### I. Land Use History

The valley encompassing Vail Valley Ranch is centrally located in what has historically been a major east-west thoroughfare between the Tucson-Santa Cruz Basin and the San Pedro River and points further east. Over the past two hundred years, the valley has experienced small scale efforts towards development, with the dominant use being ranching. Since the early 1940's and subsequent years, many of the small ranches have failed and the trend in the valley had been toward residential development.

During the 1940's and 1950's, Vail Valley Ranch, known at that time as Rancho del Lago, was utilized by the Motorola Corporation as a desert retreat/resort for company executives. The resort consisted of a large hacienda, swimming pool, horse stables, lake and various maintenance buildings. This land use existed until around 1981, at which time all but the original maintenance building was razed in an effort to develop the site as a residential/resort community.

In November 1981, the Rancho del Lago Community Plan was adopted by the Pima County Board of Supervisors. In 1981 and 1982 several rezonings were conditionally approved that allowed additional higher densities. These rezoning cases were closed in 1985 & 1986 when time extensions for the conditional approvals were denied. Development, which included massive on-site grading and some infrastructure, came to a halt as a result of the 1983 floods. Since that time, there has been no further on-site development.

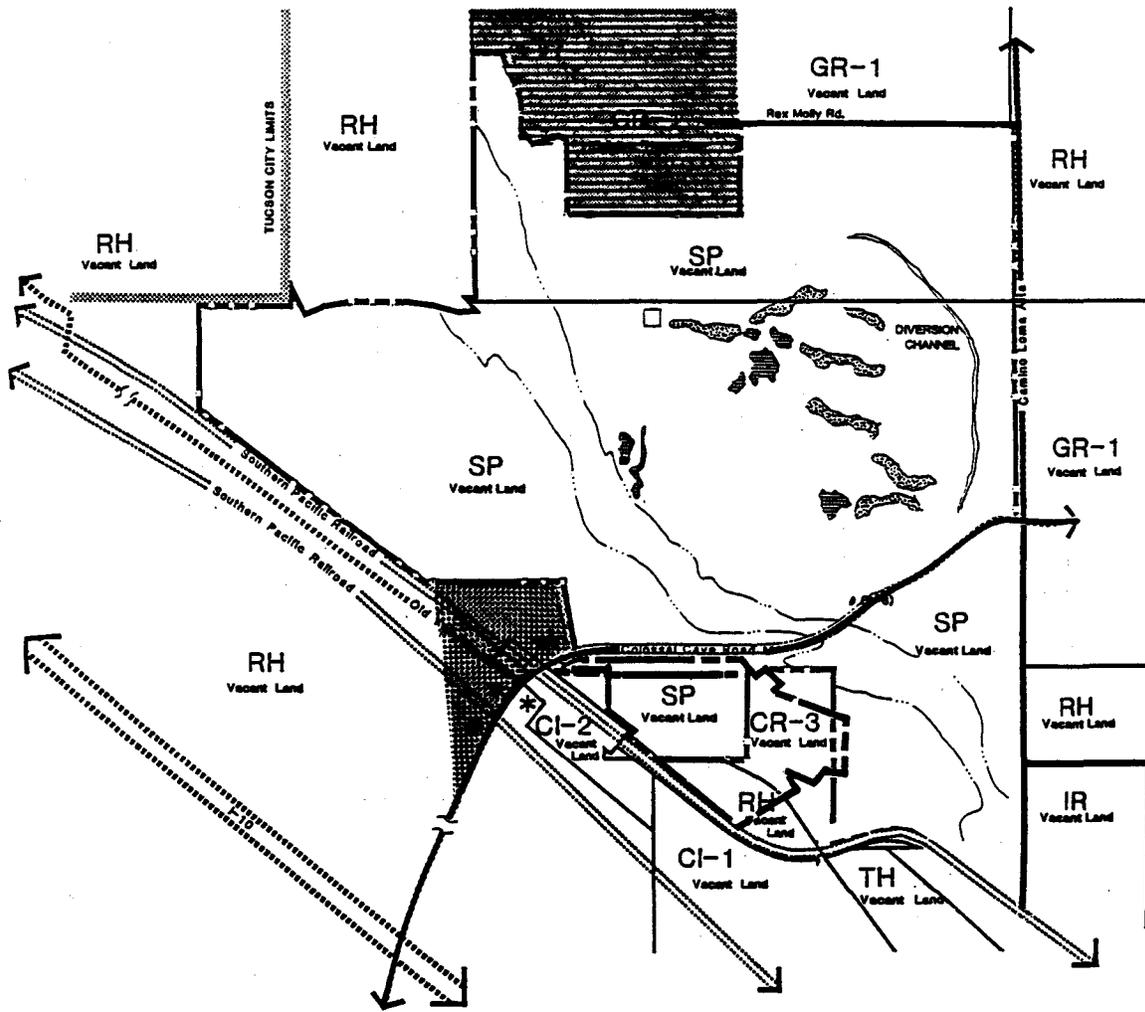
The Vail Valley Ranch Specific Plan was originally adopted in 1989 by the Pima County Board of Supervisors. The Plan at that time represented a mix of residential, commercial, recreational and open space uses on approximately 1,782 acres. In 1992, a land exchange occurred between the Horizon Corporation and Pima County. Horizon Corporation relinquished approximately 200 acres of property within and along the Pantano Wash to the County for expansion of the Cienega Creek Natural Preserve, in exchange for approximately 60 acres south of Colossal Cave Road. The Specific Plan First Amendment reflects this boundary change and provides consistent zoning and development regulations for the entire plan area.

### II. Existing Land Uses and Zoning

The area surrounding Vail Valley Ranch contains land uses ranging from rural towncenter to rural residential and open space. To the north are scattered residential homes on one and five acre parcels on GR-1 zoned land together with undeveloped state owned land zoned RH. To the west and southwest, the uses consist of the unincorporated town of Vail, a historically significant church, a 40-acre school site, two Southern Pacific Railroad lines and the Cienega Creek Natural Preserve. To the east, scattered residential homes are interspersed within open

# EXISTING LAND USE & ZONING

## EXHIBIT D.II.1



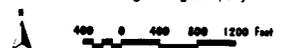
### Legend

<b>(CI-1)</b>	Light Industrial	<b>(IR)</b>	Institutional Reserve
<b>(CI-2)</b>	General Industrial	<b>(RH)</b>	Rural Homestead
<b>(CR-3)</b>	Single Residence	<b>(TH)</b>	Trailer Homesites
<b>(GR-1)</b>	General Rural		Town of Vail
<b>(SP)</b>	Specific Plan		Existing Homesites

# VAIL VALLEY RANCH SPECIFIC PLAN

First Amendment

**PLANNERS Ink**  
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\* NOT TO SCALE

desert areas zoned RH & GR-1. To the south and southeast are undeveloped open desert lands currently zoned RH, TH, CI-1 and CI-2. (See Exhibit D.II.1)

Within the plan boundaries there is minimal development. Portions of two 18 hole golf courses partially constructed in the early 1980's remain. There exists a one-story block-wall golf course maintenance building, built during the golf course construction, five well sites and an existing irrigation pump station. A number of lined regulatory control structures built in 1981 in conjunction with the golf course, still exist, however, linings have deteriorated in many instances. Approximately nine of the original golf course fairways remain in good condition. Portions of other utility infrastructure systems which are not in service also remain. A small cemetery containing two grave sites dating to 1898 exists within the plan area. The foundation of the original ranch house (hacienda) still remains along with a one-story maintenance building which serves as the Vail Water Company offices. The existing zoning is SP on the majority of the plan area with approximately 60 acres of CR-3 and RH zoned land south of Colossal Cave Road.

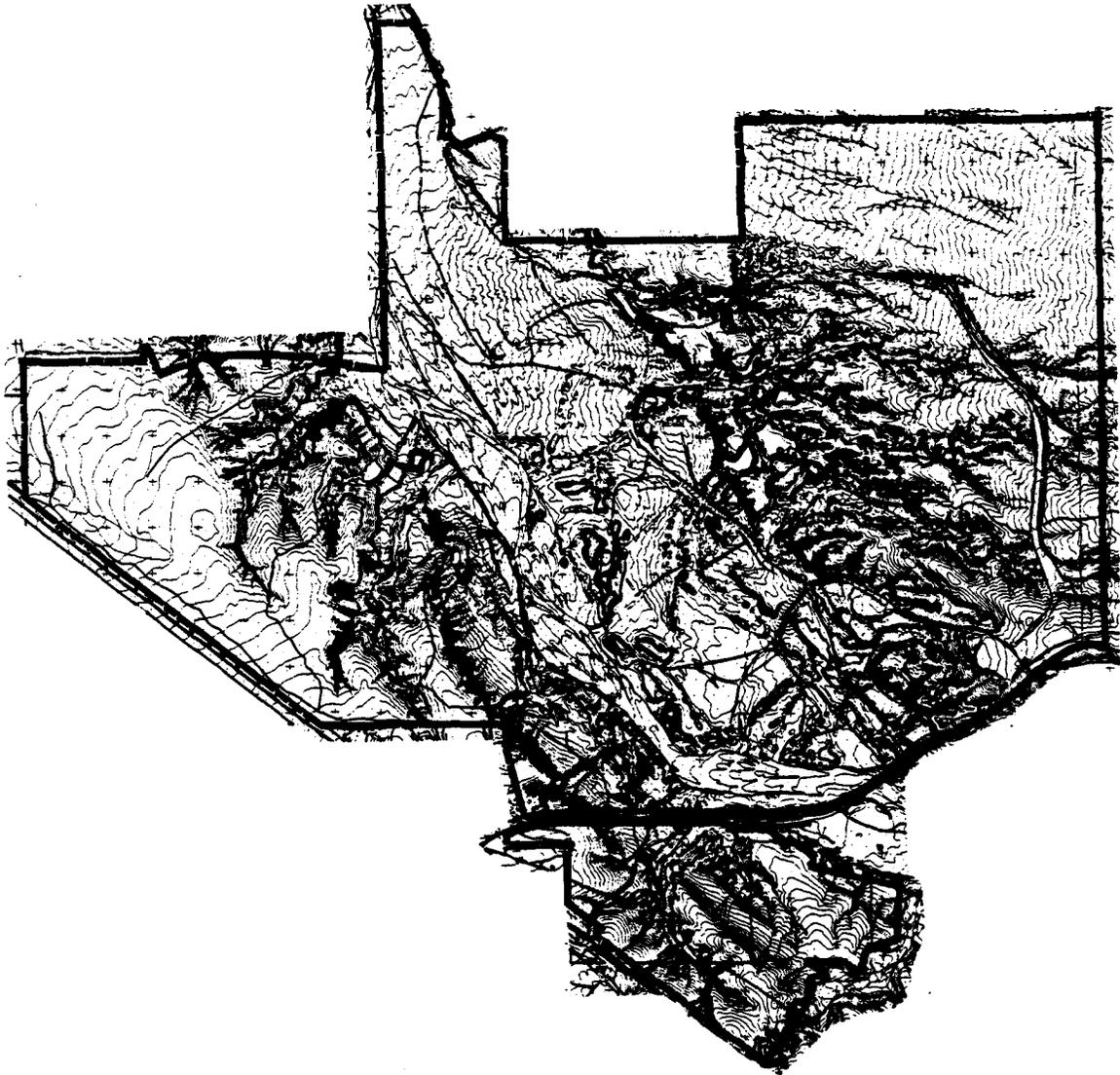
### III. Topography and Slope Analysis

The Vail Valley Ranch property is basically characterized by three types of land forms which are sub-divided into four areas: two flat upper plateaus; the Pantano Wash itself; and the drainages and slopes which flank each side of the Pantano Wash. In addition, a diversion channel was constructed during the previous development which collects runoff water from the east and diverts this water into the Pantano Wash. Grading of the original 36-hole golf course and the construction of several regulatory control structures during the early 1980's was halted after the 1983 flood. The Pantano Wash eroded several golf course fairways located in the channel floodway. Approximately 765 acres or 48% of the site has been previously graded for development or bridge construction purposes.

The majority of the property is characterized by rolling hills and is bisected by the Pantano Wash. The site generally slopes from south to north along the wash and rises to an altitude of 3,280 feet at the highest point. The lowest elevation of 3,078 feet occurs at the Pantano Wash at the north boundary. The average altitude is 3,200 feet, which is over 600 feet higher than downtown Tucson. The Pantano Wash collects practically all storm runoff within the plan area. The eastern half of the parcel slopes upward to the east, and at the highest points, there are vistas of the surrounding desert and mountains. (See Exhibit D.III.1)

The Vail Valley Ranch site is characterized by a variety of slopes which occur principally within the elevation change from the Pantano Wash to the plateaus on either side. These slopes have been eroded over the years and constitute the major land form definition within the site.

A slope analysis of the site was prepared showing slope ranges of 0 to 15 percent, 15 to 25 percent, and slopes over 25 percent. Slopes of greater than 25 percent are considered



**Legend**

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**NOTE:**

*Topography at 2' contour intervals, compiled 1996.*

**VAIL VALLEY RANCH SPECIFIC PLAN**

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**First Amendment**

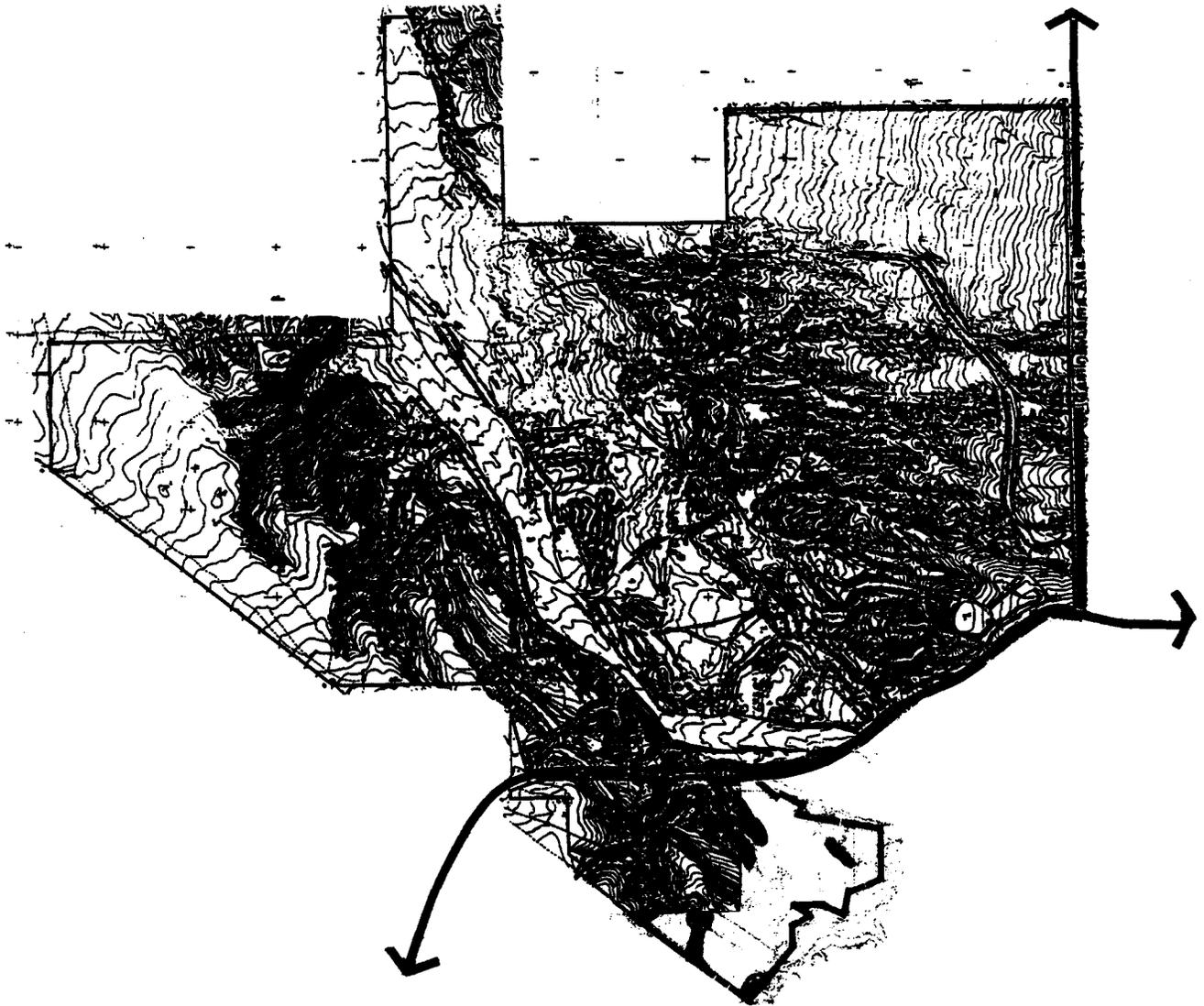
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- Rick Engineering Company

 0 400 800 1200 Feet

Scale: 1" = 2000

# SLOPE ANALYSIS EXHIBIT D.III.2



## Legend

	0 - 15%	Slopes
	15% - 25%	Slopes
	25% +	Slopes

## VAIL VALLEY RANCH SPECIFIC PLAN

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scale 1"=2000'

unsuitable for development and to be preserved as open space. The majority of these slopes occur at the Pantano Wash banks. Slopes from 15 to 25 percent are suitable for development with modifications or restrictions and are subject to Pima County's Hillside Development Zone Ordinance. Slopes of 0 to 15 percent are considered most suitable for development. The average cross slope of the site under the Hillside Development Zone Ordinance is 7.9% which is less than 15% and is not a factor.

Average

I= contour interval

L= combine length in feet of all contour lines measured on the project site, not to include contours in natural areas

.0023 conversion of square feet into acres x 100

A= Project site area in acres

$$\frac{I \times L \times .0023}{A} = \frac{10' \times 551,793 \text{ L.F.} \times .0023}{1605 \text{ Ac}} = 7.91\%$$

There are no rock outcroppings within the site north of Colossal Cave Road; there are small rock outcroppings south of the road along the Pantano Wash bank. Pima County has not designated any restricted peaks or ridges within the planning area. (See Exhibit D.III.2)

#### IV. Hydrology

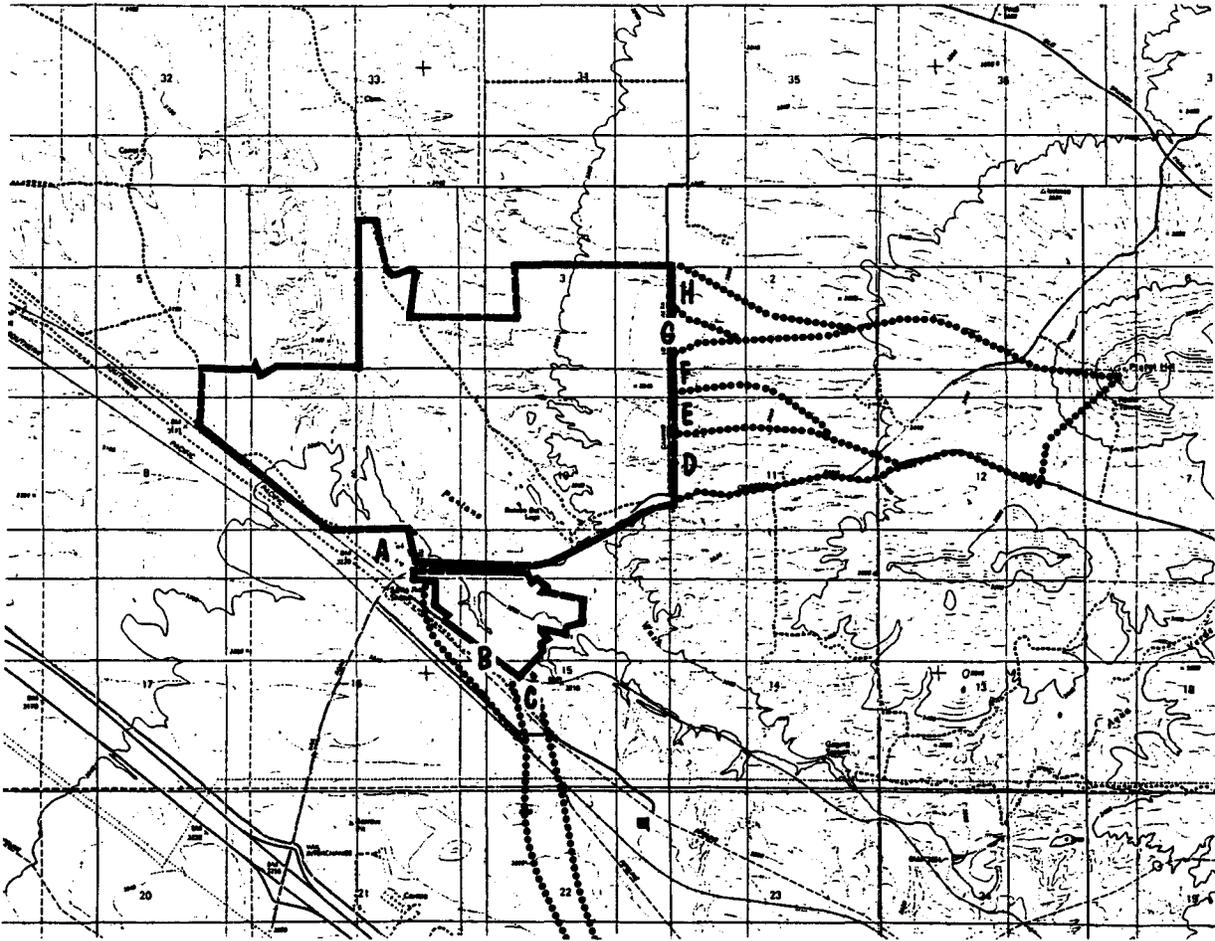
The surface water hydrology has been determined for the site using aerial photos, historical information, field investigation, and current criteria for drainage design within Pima County. Peak discharge rates were determined using the methods contained within the Pima County Hydrology Manual for Engineering Design and Floodplain Management. Water surface profiles and floodplain delineations were made using the U.S. Army Corps of Engineers HEC-II Computer Model based on 1995 topographic mapping.

The total Vail Valley Ranch site is impacted by stormwater runoff generated in nine off-site watersheds, all impacting along the east and south boundaries of the site. The largest of these watersheds is the Pantano Wash Drainage Basin. This basin encompasses approximately 475 square miles and produces runoff for the Pantano Wash which impacts the site along its southeast corner. Due to the size and distance of this Drainage Basin, not all of the watersheds which comprise this basin are delineated on the Watershed Inventory Map, Exhibit D.IV.1. The remainder of the off-site watersheds range in size from 16 acres to 531 acres. The majority of these watersheds are largely undeveloped with watercourses remaining in their natural condition. (See Exhibit D.IV.1)

The site itself drains predominately to the northwest, with the majority of the on-site generated runoff draining into the Pantano Wash. The Pantano Wash also flows to the northwest for approximately 6 miles to its confluence with the Rincon Creek.

# WATERSHED INVENTORY

## EXHIBIT D.IV.1



### Legend

-  Watershed
-  Concentration Point

## VAIL VALLEY RANCH SPECIFIC PLAN

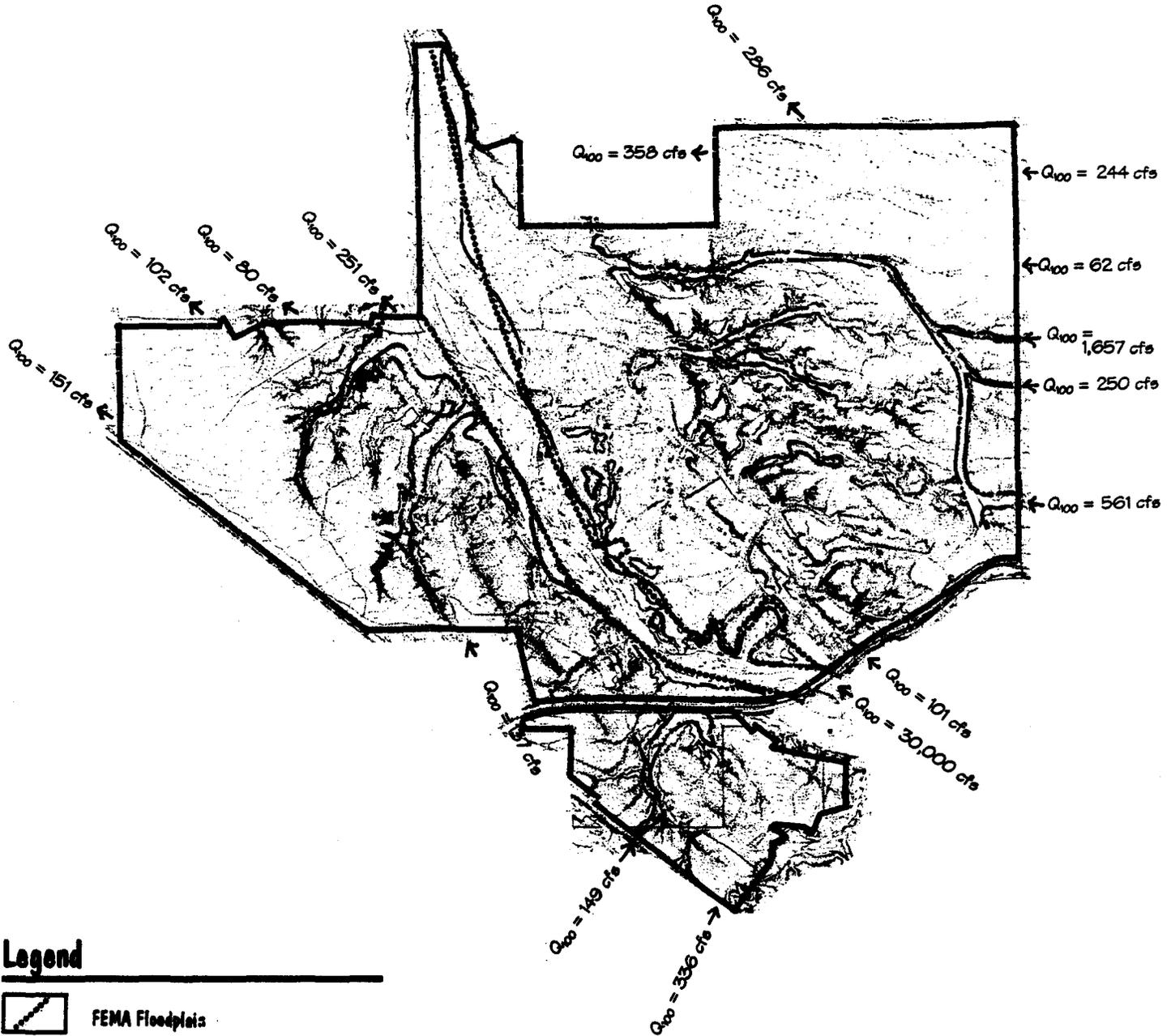
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Scale 1" = 5000'

# ON-SITE HYDROLOGY

## EXHIBIT D.IV.2



### Legend

-  FEMA Floodplains
-  100 Year Floodplain

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400 0 400 800 1200 Feet

At the time of this analysis, none of the off-site watersheds have been designated as critical or balanced basins by Pima County Flood Control District, thus no detention or retention should be required for the site, subject to approval from the Flood Control District. The close proximity to the Pantano Wash, which is considered a major wash, also negates the need for onsite detention or retention on the property.

Currently, the off-site watersheds contain no significant natural or man-made features that affect flow or may be affected by the flow over the site except for the existing diversion channel which directs flow into the Pantano Wash. Off-site flows enter the property across Camino Loma Alta via at grade road crossings or low flow culverts.

The following table lists the area in acres of those upstream off-site watersheds with 100-year discharges greater than 100 cubic feet per second (cfs).

**Vail Valley Ranch  
Table of Pre-Development  
Off-Site Peak Discharges**

<u>Concentration Point</u>	<u>Area (Acres)</u>	<u>Q100 (cfs)</u>
A	45	137
B	59	149
C	139	336
D	173	561
E	77	250
F	531	1657
G	16	62
H	72	244

On-Site Hydrology

There are 20 washes within the project site that have 100-year floodplains with discharges greater than or equal to 100 cfs. The largest of these washes is the Pantano Wash which impacts the site at its southeast property corner and drains to the northwest, effectively bisecting the project. The Pantano Wash has a drainage area of approximately 475 square miles, and currently produces a 100-year peak regulatory discharge of 30,000 cfs per the current Floodplain and Erosion Hazard Management Ordinance. See the On-site Hydrology Map (Exhibit D.IV.2) for the remainder of the 100-year floodplains.

There are several areas within the site where sheet flooding occurs with flow depths from one to three feet. The sheet flooding occurs predominately in areas where a well-defined channel discharges from the foothills onto a flat plain. The majority of the sheet flooding occurs, east of and adjacent to the Pantano Wash in the area previously graded for the old golf course.

The federally mapped floodplain, as determined by FEMA (FIRM 040073 2890 C - Dated Sept.

6, 1989), has been delineated on the On-Site Hydrology Map.

The FEMA floodplain study did not incorporate the new bridge at Colossal Cave Road. A new HEC-2 floodplain analysis was performed incorporating the bridge into the FEMA model. The 100-year floodplain corresponding to the new HEC-2 model can be found on Exhibit D.IV.1.

All 100-year peak discharges were determined using Pima County Method and are shown on the On-site Hydrology Map. (See Exhibit D.IV.2)

#### V. Vegetation

Four natural plant communities were identified within the site utilizing on-site reconnaissance and aerial photographs. (See Exhibit D.V.1) Classified by Brown (Vol. 4, 1982) they are the Palo Verde-Acacia dominated Sonoran Desert scrub, Creosote dominated Sonoran Desertscrub, the Semidesert Grassland and the Sonoran Interior Strand. Approximately 25% of the site which has previously been disturbed by grading, has been invaded by desert broom (*Baccharis sarothroides*).

Paloverde - Acacia Dominated Sonoran Desertscrub. This community covers the northeast quadrant of the planning area. Foothill paloverde and whitethorn acacia are dominant in most areas and trees are usually small and widely spaced. Other common foothill species include creosotebush, mariola (*Parthenium incanum*), and desert zinnia (*Zinnia acerosa*). Saguaros are very scarce north of Colossal Cave Road and west of Pantano Wash. The highest density of saguaros exist in 3 to 4 clusters on the southeast portion of the site where there is rough terrain and rocky hillsides.

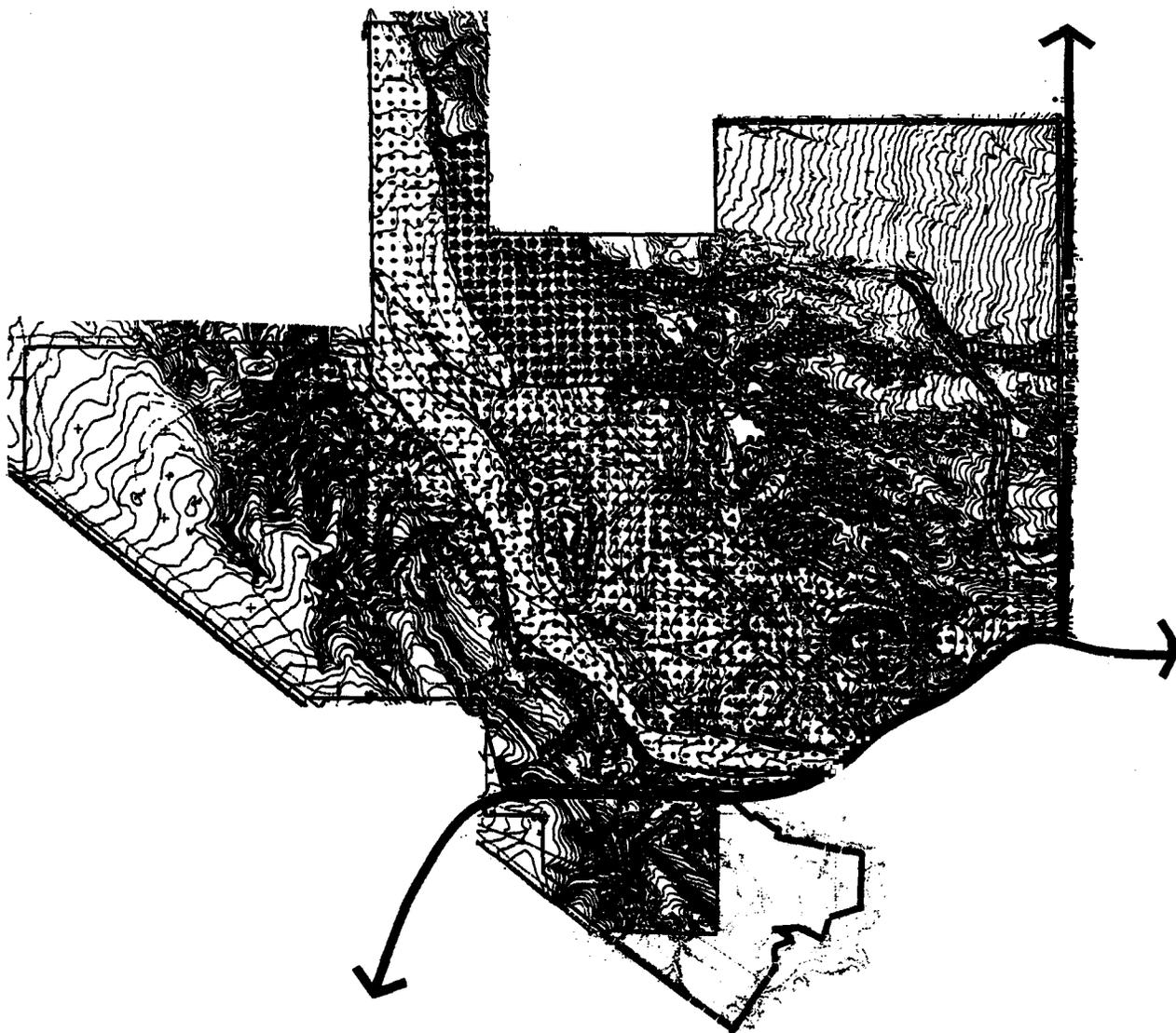
Creosote Dominated Sonoran Desertscrub. This community is restricted to the floodplain along the Pantano Wash. Creosote bushes are 6' to 8' tall and closely spaced. On the upland, adjacent to the floodplains, creosote bushes are smaller and are generally more widely spaced. Other trees and shrubs such as Paloverde also appear in this community in sparser numbers. The tributary washes which flow into the Pantano Wash include mesquite, catclaw acacia, whitethorn acacia and desert hackberry.

Semidesert Grassland. This community occurs on the majority of the undisturbed planning area. A dominant plant typical of Semidesert Grassland, is the soaptree yucca (*Yucca elata*). Perennial grasses are more dominant north of Colossal Cave Road. Other plants in this community include mesquite, whitethorn acacia, desert zinnia, and burroweed.

Sonoran Interior Strand. This community is restricted to limited areas of the floodplains of Pantano Wash. Most of the area has little vegetation; where vegetation occurs, it consists mostly of scattered burrobrush, desert broom (*Baccharis sarothroides*), and creosotebush (*Larrea divaricata*).

# VEGETATIVE COMMUNITIES

## EXHIBIT D.V.1



### Legend

	Palo Verde-Acacia Dominated Sonoran Desert Scrub/Semi Desert Grassland		Desert Riparian Community
	Sonoran Interior Strand		Fairway Grass Seedlings
	Croosote Dominated Sonoran Desert Scrub		Highly Disturbed Areas, No Distinguishable Plant Communities

# VAIL VALLEY RANCH SPECIFIC PLAN

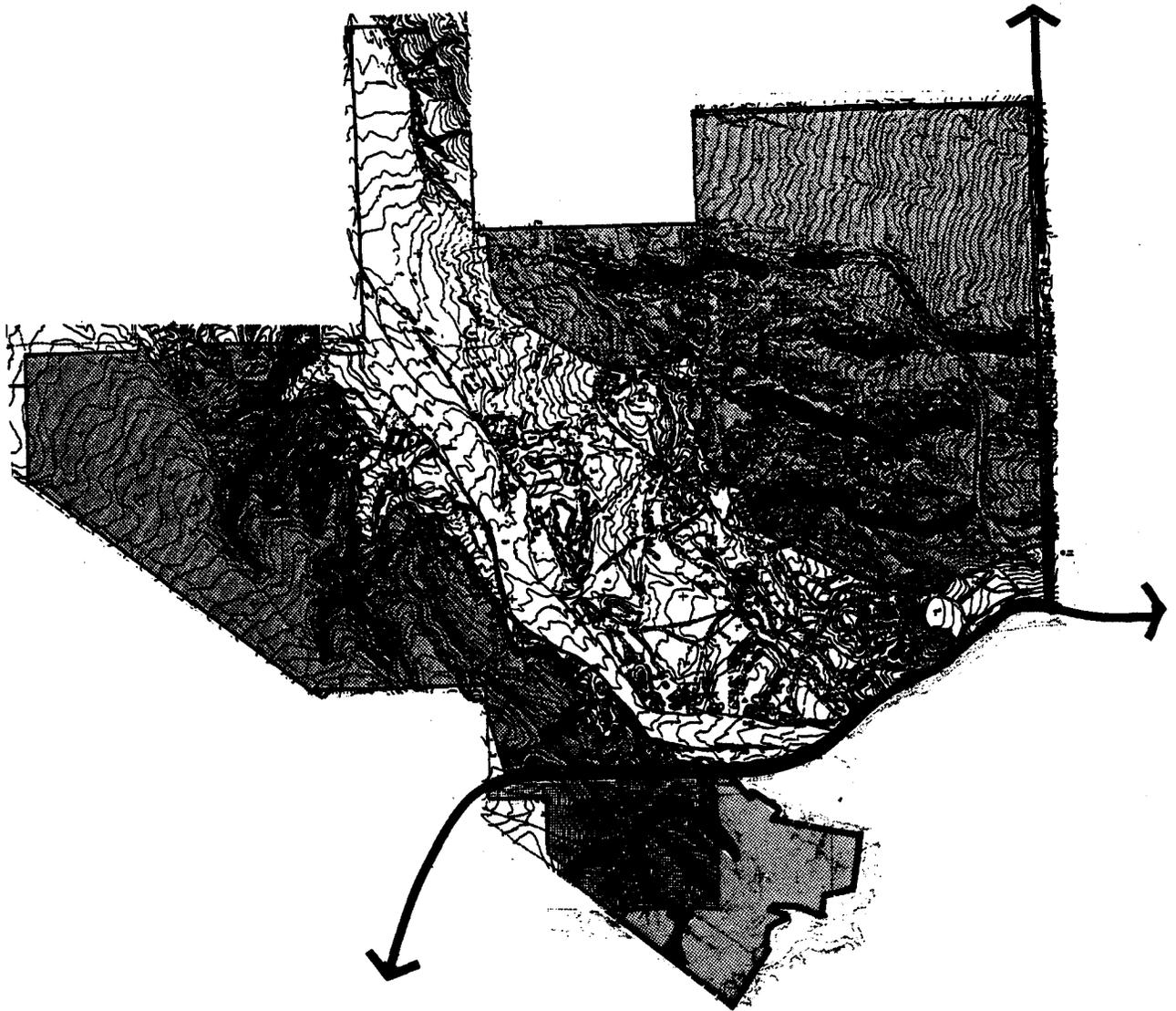
## First Amendment

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 Rick Engineering Company

   
 scale 1"=2000'

# VEGETATIVE DENSITIES

## EXHIBIT D.V.2



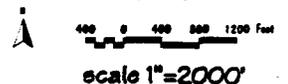
### Legend

-  Low Density (0 - 30% Coverage)
-  Medium Density (31% - 60% Coverage)
-  High Density (61% + Coverage)

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There are a declining number of eucalyptus, palm, cypress and cottonwood trees which were originally planted near the hacienda. A 2 to 3 acre nursery has been established which contains eucalyptus, cottonwood, paloverde and hopbush intended to revegetate and enhance portions of the site, and re-establish the riparian corridor along the Pantano Wash.

The majority of the riparian plant community which existed within the tributary washes has been disturbed or modified by the previous development activity. The remaining natural riparian areas are located predominantly south of Colossal Cave Road within the Pantano Wash and tributary drainages. The denser vegetation found within these areas can contribute toward soil stabilization within the plan area. Preservation of vegetation will occur south of Colossal Cave Road within the Pantano Wash and tributary drainages. There are a few scattered saguaros that may be salvageable, but there are no significant stands of the cacti north of Colossal Cave Road.

#### Vegetative Densities

The densities have been categorized into three general densities. A low density, 0% to 30%, includes the channel of the Pantano Wash, all of the disturbed areas, and the existing fairways. Medium densities, 30% to 60% occur in upland plant communities and within some of the washes. The high densities, 60% and above, occur in the major riparian washes and on the northern slope exposures within the washes. (See Exhibit D.V.2) Calculations were measured from aerial photograph comparisons to Standard Percentage Dot Densities and verified by on-site inspection. Smaller shrubs and ground covers were not included in the calculations.

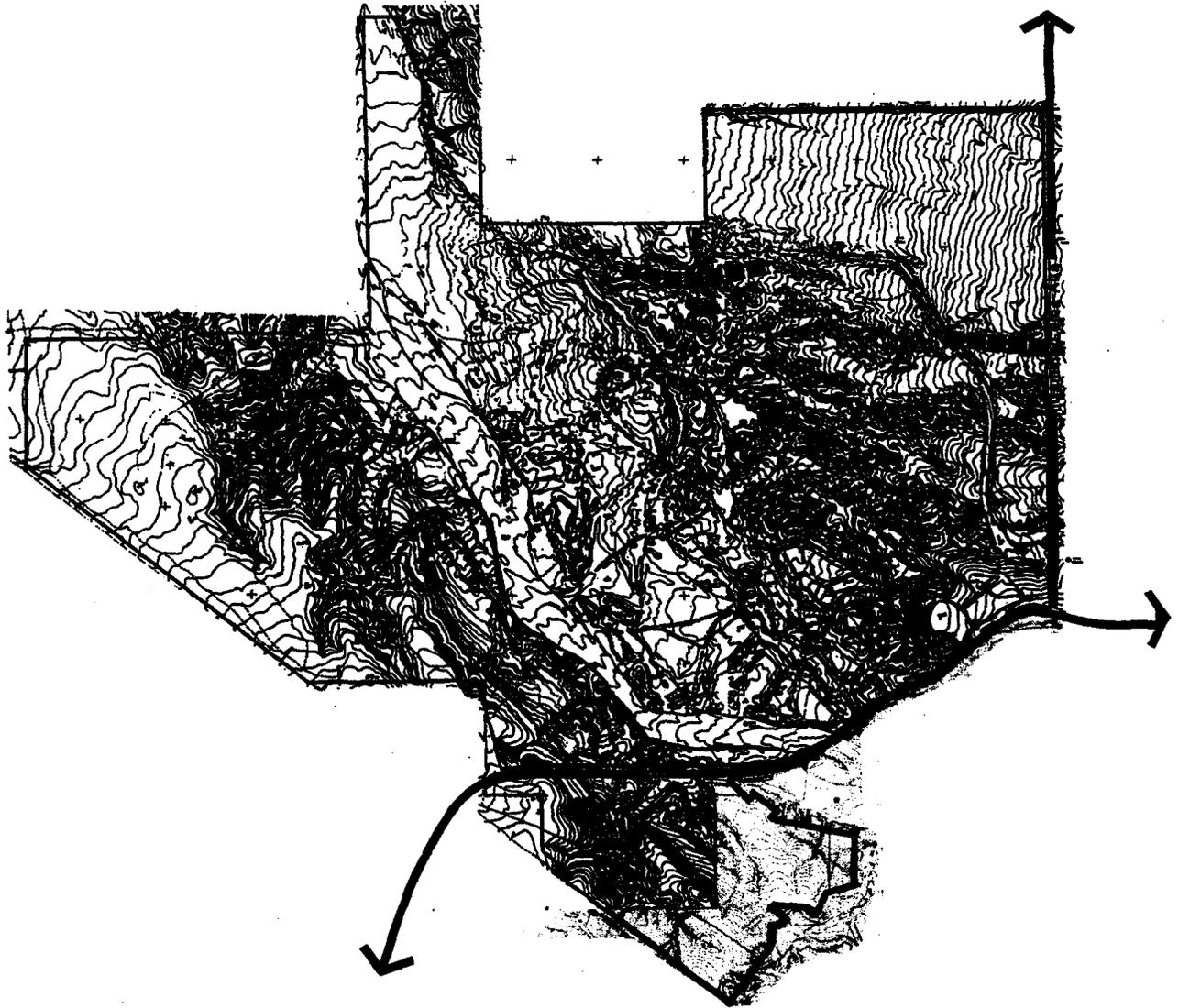
#### **VI. Wildlife Habitat**

The disturbance of the Pantano Wash and tributary drainages within the Vail Valley Ranch community produced a decline in vegetative stands and, therefore, in wildlife populations immediately adjacent to the Pantano Wash. The Pantano Wash, presently devoid of vegetation north of Colossal Cave Road, has the potential to be reclaimed as a wildlife habitat due to the proximity of a Deciduous Riparian Woodland approximately 1 mile to the southeast within the Cienega Creek Natural Preserve.

The Critical and Sensitive Wildlife Habitats Map for Eastern Pima County indicates the Pantano Wash and some of its tributaries as Class II habitats. However, due to prior development activities, Class II habitats no longer exist within the plan area along the Pantano Wash north of Colossal Cave Road. Exceptions to this are two tributary washes found in the northern portion of the site. One of the natural washes enters the site at Camino Loma Alta and runs westward approximately 1000 feet, and ends at the man-made diversion channel. The other natural wash, though altered, is in the north central portion of the site, beginning at the termination point of the diversion channel. Currently, due to the diversion channel, this eroded and disturbed wash collects all run-off coming onto the site east of Camino Loma Alta Road. No other washes on the site meet the criteria for Class I or II habitats due to degraded habitat conditions or limited length and width.

# WILDLIFE HABITAT

## EXHIBIT D.VI.1



### Legend



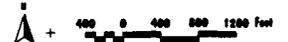
Class II Habitat: Discontinuous Washes

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Wildlife species which may occur within the plan area include bird species such as Quail, Hawk, Cactus Wren, Gila Woodpecker, Road Runner and Owl & reptiles such as the Diamondback Rattlesnake, and Gopher Snake. Mammals such as mule deer, javelina, coyote, and rabbit may migrate along the drainage corridors from the foothills to the Pantano Wash. Three of the existing ponds have produced a micro-habitat of introduced vegetation and wildlife. A biological survey of the Plan Area concludes there are no federally-listed Threatened or Endangered species and two State-listed Special Status species are present on the site.

## VII. Soils

There are thirteen soil types which have been identified within Vail Valley Ranch. (See Exhibit D.VII.1) The soil types are shown on the Soils map and as listed below correspond to the survey as prepared by the U. S. Soil Conservation Service.

Arizona and Riverwash Association. This unit is moderately suited to recreational use such as horseback riding or off-road vehicles. Because of the hazard of flooding, however, it is poorly suited for home sites or urban development.

Tanque Sandy Loam. This soil is best suited for range land, but recreational use such as golf fairways is easily maintained. Home sites and urban development can take place, but protection from flooding is needed.

Pinaleno Very Cobbly Sand Loam. In this general vicinity this unit is commonly used for range land, but it is well suited for home site or urban development. There are few limitations to use of this soil.

Continental Gravelly Loam. Although most areas of Continental Soils are used for range land, its use for home sites or urban development is limited only by its clay content which gives it a shrink-swell potential.

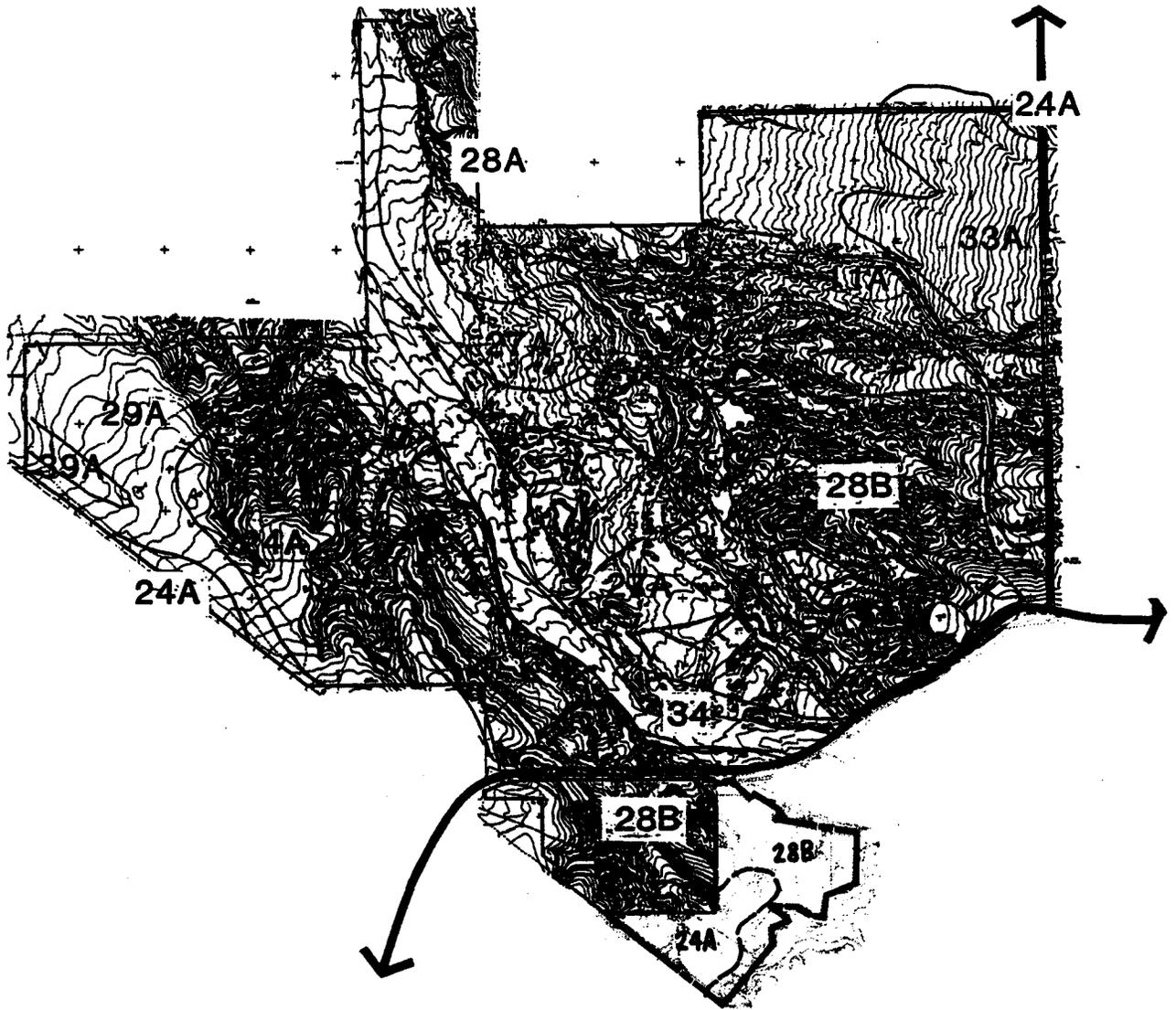
Anthony Fine Sandy Loam. Most areas of this unit are used for range land, but is well suited for home-site and urban development with the main limitations being flooding and hazards of soil blowing in disturbed areas.

Bucklebar - Sonoita Complex. This soil unit is moderately well suited to home-site development. The main limitations are of blowing soil and moderate shrink-swell potential.

Nickel-Sahuarita Association. This unit is well suited to home-site development. Erosion and blowing dust are the main limitations.

Pinaleno-Nickel Complex. Most areas of this unit are used for range land and for home sites and are well suited for recreational development. Suitability for use as home sites is limited only in the areas of steep slopes. Water erosion and soil blowing hazards are

**SOILS**  
**EXHIBIT D.VII.1**



**Legend**

- |     |  |     |   |
|-----|--|-----|---|
| 10A | Tanque Verde Sandy Loam, 100%A           | 29A | Sahuarita-Mohave Complex, 100%B         |
| 11A | Continental Gravelly Loam, 100%C         | 33A | Bucklebar-Sonoita Complex, 100%B        |
| 24A | Nickel-Sahuarita Association, 100%B      | 34  | Arizo-Riverwash Complex, 100%A          |
| 27A | Riverroad & Tierranegra soils, 100%B     | 39A | Riggs Clay Loam, 100%C                  |
| 28A | Pinalone Very Cobbly sandy Loam, 100%B   | 51A | Anthony Fino Sandy Loam, 100%B          |
| 28B | Pinalone-Nickel-Palos Verdos, 80%B, 20%D | 67  | Rodington Very Cobbly Loamy Sand, 100%D |

**VAIL VALLEY RANCH SPECIFIC PLAN**

**First Amendment**

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Rick Engineering Company

   
scale 1"=2000'

slight.

Redington Very Cobbly Loamy Sand. Runoff is rapid and the hazard of water erosion is severe in disturbed or eroded areas.

Riggs Clay Loam. The limitations of flooding and shrink-swell potential are constraints to urban development and must be minimized through the use of proper engineering design.

Riverroad Tierranegra Soils. During prolonged, high intensity storms flooding may be a problem and channeling and disposition are common along the stream banks. Home-site and urban development in this area will require flood protection and proper engineering to handle the shrink-swell potential.

Sahuarita-Mohave Complex. This unit is mainly used for range land but is moderately well suited to urban development. The main limitations are moderate shrink-swell on the Mohave soil and dustiness in the disturbed areas.

The preliminary soils study consisting of soils mapping by U.S. Soils Conservation Services indicates there are no soil problems in areas of proposed development which cannot be accommodated by normal engineering practices. No further studies have been completed to date.

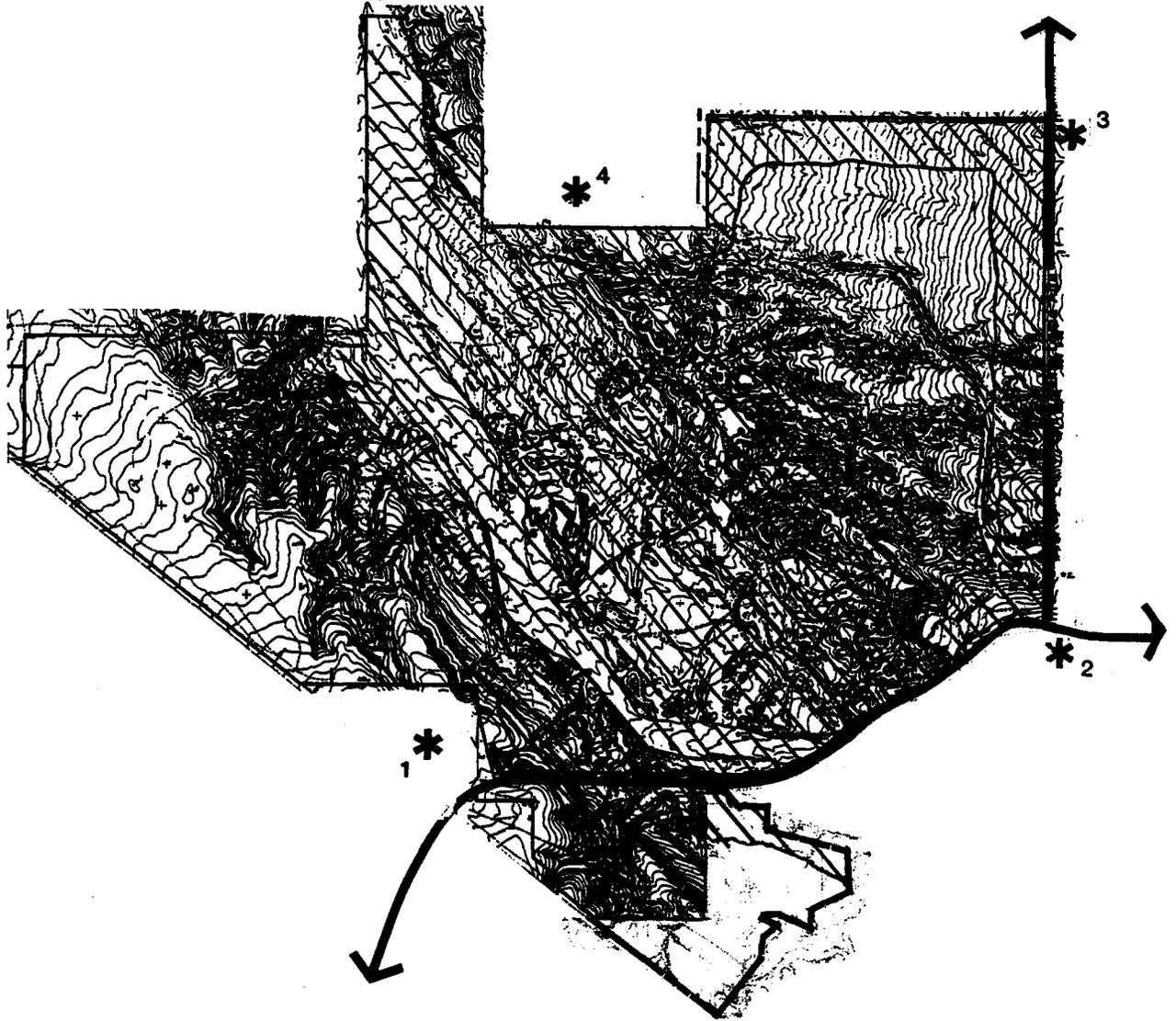
#### VIII. Viewsheds

From adjoining property looking across the subject property, the dominant views are of the Rincon Mountains to the east, Santa Catalina Mountains to the north, Santa Rita Mountains to the southwest, and Kitt Peak/Baboquivari Mountains to the west. These are long-range vistas high above the on-site vegetation.

Views onto the site were evaluated from four locations; the town of Vail, Colossal Cave Road, Camino Loma Alta, and existing home sites to the north. The views from the town of Vail and Camino Loma Alta, were limited due to topography and vegetation. From both of these locations the topography is relatively level for approximately  $\frac{1}{4}$  to  $\frac{1}{2}$  mile before sloping downward to the Pantano Wash. The vegetation is low, but vegetation density blocks views into the site. Additionally, views from the town of Vail are further reduced by the elevated Southern Pacific Railroad tracks. Views from the home sites to the north are primarily of the Pantano Wash corridor. Although these home sites are on the plateau above the Pantano Wash, their views onto the subject property are limited due to the level terrain and vegetation within the adjacent portion of the plan area.

# ON-SITE VISIBILITY FROM OFF-SITE

## EXHIBIT D.VIII.1



### Legend

-  Viewpoint
-  Low Visibility
-  Medium Visibility

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400 0 400 800 1200 Feet  
scale 1"=2000'

The most potentially dramatic views on-site tend to be from Colossal Cave Road. This is particularly true as one enters the plan area from the west and is afforded a view of the Pantano Wash corridor and the old maintenance building with its associated mature overstory vegetation. The aesthetics of this view have been severely impacted by the previous grading activities in 1982 and the construction of the bridge in 1987. With sensitive site design and landscaping, this view could be enhanced to a high quality viewshed.

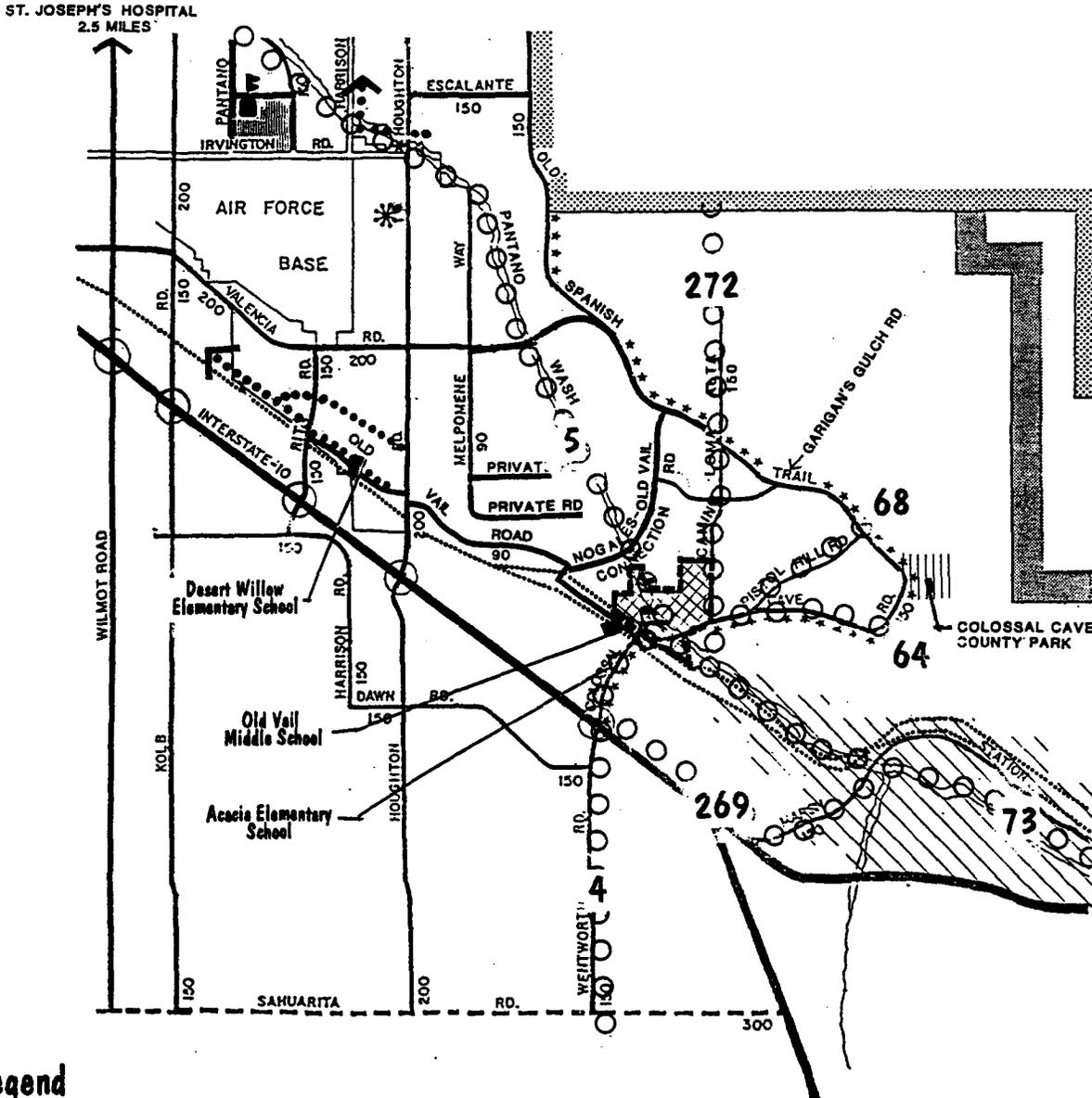
The views experienced were classified as low, medium, or high based upon the following definitions. "Low visibility" is defined as an area which is either just visible from an immediately adjacent location or is not visible from off-site at all. "Medium visibility" is an area which is visible from an area greater than one lot or parcel away or from across an adjacent roadway. "High visibility" is an area visible and distinguishable from long-range. The On-Site Visibility From Off-Site Map (Exhibit D.VIII.1), depicts the property broken into "low" and "medium" visibility classifications. There is no area classified as "high visibility". The map shows graphically how the areas along Camino Loma Alta and the Pantano Wash Corridor are the most visible. The remainder of the site is primarily visible from on-site or adjoining undeveloped property.

#### IX. Traffic Circulation

Vail Valley Ranch is regionally linked by Vail Road to Interstate 10 which lies two miles to the south. Interstate 10 allows travel southeast to El Paso, Texas and northwest to Tucson, Casa Grande and Phoenix. I-10 is expected to remain an important linkage between the project and the major activity centers in the metropolitan area.

Access to the site will come from the adjacent Vail Road/Colossal Cave Road and Camino Loma Alta. Both of these roadways are owned and maintained by Pima County. Access to adjoining properties does not rely on easements across the development, and so no direct impact on access is anticipated. The Colossal Cave Road bridge provides all weather access to and through the Plan Area. Colossal Cave Road has an existing ADT of 2000 west of Camino Loma Alta and 600 to the east, per the Pima Association of Governments Transportation Planning Division. Colossal Cave Road is a two lane road and is the major east-west road with its northeast terminus at Colossal Cave County Park. Colossal Cave Road has a 150 foot wide right-of-way and is a designated scenic route per the Major Streets and Scenic Routes Plan. Camino Loma Alta with an existing ADT of 1300 is the major north-south road at the eastern plan boundary and is a paved two lane road, with a 150 foot wide right-of-way and Scenic Route designation. The typical capacity for a service level D, two lane roadway is 14,000 ADT. The remaining existing link to the west is Old Vail Road which parallels the railroad tracks. It is presently a dirt road with an at-grade crossing of the Pantano Wash. The Southern Pacific Railroad tracks (main line and spur) are adjacent to approximately 50% of the southern boundary and cross Vail Road at-grade.

# TRAFFIC, SEWER, SCHOOLS & RECREATION EXHIBIT D.IX.1



## Legend

	Scenic Route		Future Right-Of-Ways		Site
	Existing Public sewers		Lincoln Regional Park	<b>NOTES:</b> <b>Camino Lama Alta:</b> 1. Two existing travel lanes 2. Existing 150' R.O.W. to the northeast corner of Section 4, 75' thereafter. 3. Designated Scenic Route	
	Santa Rita High School		Cienega Creek Natural Preserve		
	Saguaro National Park		Pima Co. Fire Dept.	<b>Colossal Cave Road</b> 1. Two existing travel lanes 2. 60' existing right of way	
	Coronado Nat. Forest		Pima Co. Sheriff Dept. Rincon Station		
	Union Pacific Railroad		Trail # Designation		

## VAIL VALLEY RANCH SPECIFIC PLAN

First Amendment

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\* NOT TO SCALE

The Metropolitan Transportation Plan prepared by PAG, and the Long Range Transportation Plan for unincorporated Pima County, 1986 to 2005, show the extension of Valencia/Los Reales to Old Spanish Trail. This extension is designated a scenic route and has an existing ADT of 336. Camino Loma Alta and Colossal Cave Road would become principal arterials. Principal arterials will have greater capacity and design speeds than the local roads within the Rincon Valley Area.

There is no official bike route within the area, although Old Spanish Trail has a bike path. There is currently no public transit system existing or planned to serve the area. (See Exhibit D.IX.1)

The Pima County Board of Supervisors adopted a development impact fee ordinance affecting most of unincorporated Pima County, including the project area on February 27, 1996. The project area falls within the Rincon Valley Roadway Development Impact Fee Benefit Area. According to the adopted ordinance, the fee of \$1550 per "equivalent dwelling unit", i.e., a typical single family detached residence. Assuming that 4500 homes might eventually be built in Vail Valley Ranch, almost \$7,000,000 would be generated. If the fee is raised (which is very likely) the estimate would increase, perhaps substantially.

Proceeds from the fee were originally designated for two projects: the portion of Houghton Road between Harrison Road and Golf Links Road, and Vail Road from I-10 to the community of Vail. The ordinance provides flexibility on how the funds are programmed and spent.

#### X. Sewers

There are no existing public sewer facilities within the Plan area. The nearest services lie just north of the Old Vail Road/Houghton Road intersection and at the Rita Road/Houghton Road intersection. The eastern most extension of the southeast interceptor sewer exists as an 18" D.I.P. west of Houghton, immediately north of Old Vail Road, (G-86-55). There is a 12" line west of Houghton Road (G-84-89), and a 10" line east of Houghton Road within the Rita Road right-of-way, (G-84-89 and G-86-71). These services are approximately four miles west of the westerly Plan boundary. The Pantano Interceptor (G-81-19) is approximately 8 miles to the northwest near the Houghton Road crossing of the Pantano Wash. (See Exhibit D.IX.1)

#### XI. Schools

Vail School District serves the Vail Valley Ranch Plan area. Current 1997 figures for each school are as follows:

<u>School</u>	<u># of Students</u>	<u>Capacity #</u>
Old Vail Middle School: 13299 East Colossal Cave Road	600	425-450

Acacia Elementary School: 12955 East Colossal Cave Road	611	500
Desert Willow Elementary School: 9462 East Esmond Loop	686	550

High school students who live within the Vail School District boundaries attend schools in Tucson, Sahuarita, Sunnyside, and Benson School Districts. High school-age students who live within the Vail School District boundaries attend school in the Tucson Unified School District (Santa Rita, Sahuarita), or Benson School District (Benson High School). Currently, there are 223 students who are enrolled in these schools. (See Exhibit D.IX.1)

## XII. Recreation

Passive outdoor recreation is popular in the general area due to the opportunities available within the surrounding natural environment. Hiking, equestrian and cycling activities occur throughout the valley and in the adjacent National Monument and Forest. The nearest regional park offering facilities for organized activities such as softball or soccer is Lincoln Regional Park, approximately five miles to the northwest.

Colossal Cave County Park is a destination recreational area/tourist attraction owned by Pima County. A concessionaire manages the cave and its attractions such as tours, food service and gift shop. The public may hike and use the picnic tables in the park.

Another recreational area is the Cienega Creek Natural Preserve located along lower Cienega Creek and upper Pantano Wash. (See Exhibit D.IX.1) The natural area covers approximately 10 miles of riparian environment from the Marsh Station interchange northwest to Colossal Cave Road. Proposed uses of the Cienega Creek Natural Preserve will be primarily passive and foremost consideration will be given to the preservation of existing riparian habitats within the Preserve. A County Bond-funded District Park is proposed to be developed on 40 acres adjacent to and south of the Colossal Cave Road bridge.

Nearest access to the Saguaro Monument is from the monument headquarters, 4.5 miles north of the planning area boundary. Access to Papago Wells, in the Coronado National Forest, is attained from Pistol Hill Road north of Colossal Cave Road. Papago Wells is a popular trailhead for hunters and other recreationists using the Coronado National Forest.

## XIII. Cultural and Archaeological

An on the ground survey was conducted on the 1571 acres north of Colossal Cave Road in 1996. A total of 24 prehistoric and historic sites were found. 21 of these sites may be eligible for the

National Register. A research design and testing and mitigation plan for the 21 potentially eligible sites, and any other sites found on the 59 acres south of Colossal Cave, Road will be required. The cemetery site is subject to the State Burial Protection Laws. The existing ranch foundations will need further research to determine historical.

#### XIV. Air Quality

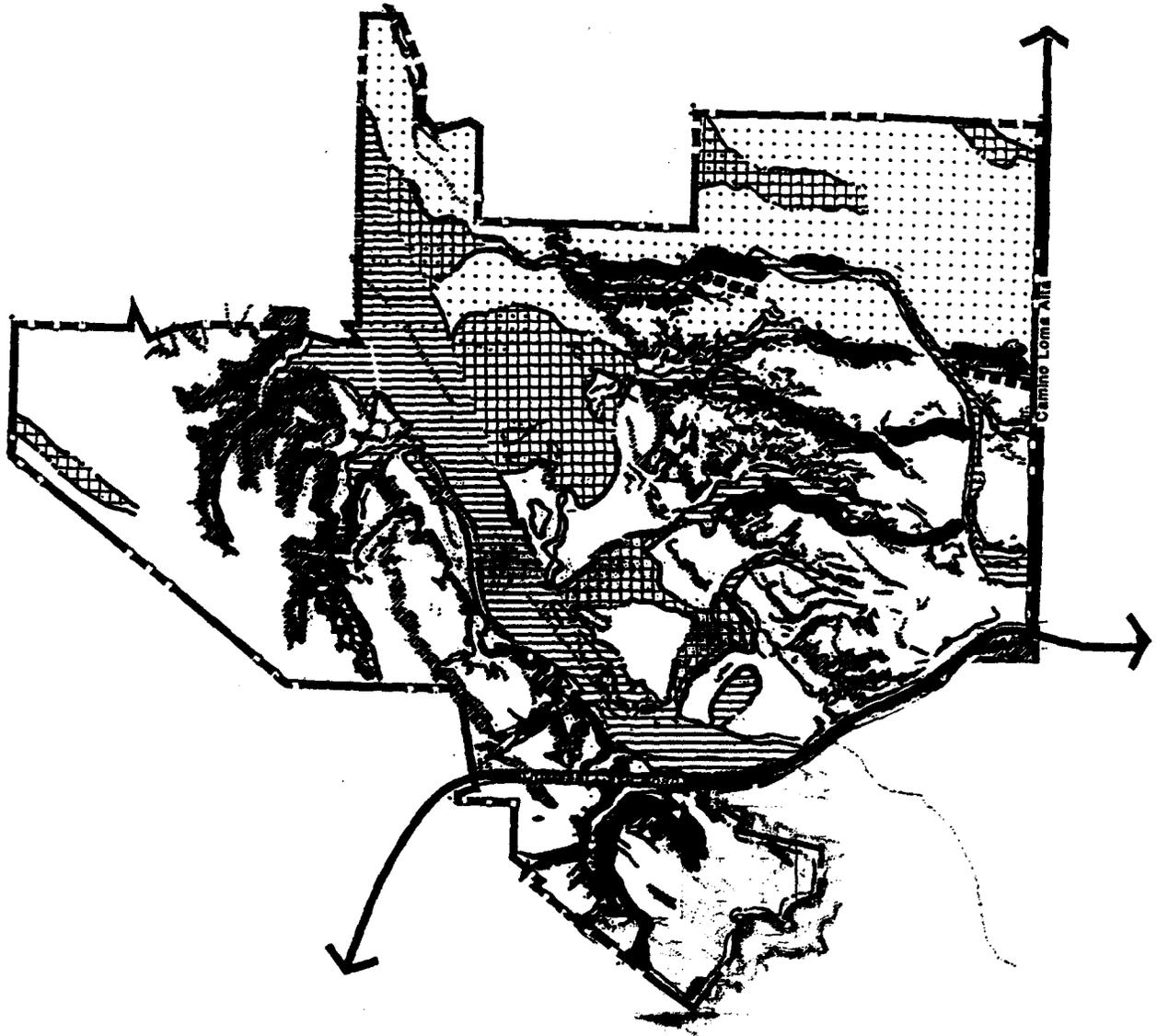
Pollutants that affect air quality are of great concern to the residents of the Tucson metropolitan area. Recently, air quality has become an important consideration for planning and analyzing growth in eastern Pima County. Air quality is affected by air pollution as well as climatic conditions. Air pollution is a complex combination of gases and particles from a variety of sources that can cause health and aesthetic problems. The Environmental Protection Agency (EPA) has set standards for safe levels of common pollutants.

Common air pollutants in the Tucson metropolitan area are; carbon monoxide (CO), Ozone, Nitrogen Dioxide (NO<sub>2</sub>), Sulfur Dioxide (SO<sub>2</sub>), Sulfates (SO<sub>4</sub>), Non-Methane Hydrocarbons (NMHC), Lead (Pb) and particulate matter ten microns or less (PM10). Of these, carbon monoxide, ozone and PM10 cause the greatest concern.

Vail Valley Ranch is located in the predominant air current path along the major system paths which affects the greater Tucson Valley. There are otherwise no significant physical features on or near the site to shift existing air movements. In general, the air pressure patterns flow from the San Pedro Valley and upper Cienega basins, from southeast to northwest in the evenings and early mornings, and northwest - southeast or westerly in the afternoon. The Pantano Wash geological depression has a minor effect on wind direction by channeling air flow along the low valley from the southeast to northwest. Generally, the air quality data collected indicates the Vail Valley Ranch plan area has high air quality.

#### XV. Composite Map

A composite map (See Exhibit D.XV.1) overlays significant site topography, hydrology, vegetation, wildlife habitats, and viewsheds. The topography indicates slopes of 15%-25% and slopes over 25%. The hydrology delineates the 100 year floodplain limits. Areas of high density vegetation have been outlined. The wildlife habitats that are characterized as Class II have been designated. There are no viewsheds of highly visible areas on the site.



**Legend**

**TOPOGRAPHY**

 10% - 15% Slope

 25%+ Slope

**HYDROLOGY**

 Sheet Flow Greater than 1 Foot

 100 Year FloodPlain Limit

**VEGETATION**

 High Density Areas

 Palo Verde - Saguero Community

**VAIL VALLEY RANCH SPECIFIC PLAN**

**First Amendment**

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Scale: 1" = 2000'

## E. DEVELOPMENT PLAN

### I. Purpose

The Vail Valley Ranch Specific Plan area is designed to be an integrated residential community with a focus on recreation. It will provide a variety of housing types with commercial, recreational and community facilities. This section contains a description of the plan's objectives and policies combined with the various plan components. These components provide the rationale for the development regulations found in Section F.

### II. Objectives

The development plan is the result of thorough site analysis and research. It resolves development related issues in the form of proposed physical improvements, guidelines for future development, technical information and regulations. Recognizing the various major development issues, a set of development plan objectives can be established.

- To provide a balanced range of land uses, anticipating current and future demands with a range of opportunities.
- To process and adopt the specific plan to provide a precise understanding of development and future growth for the property.
- To provide a community character offering residents an environment featuring open space, recreational uses, educational facilities, supporting commercial facilities and a mix of housing opportunities.
- To utilize the drainageways as a community-wide amenity for recreation and open space.
- To create vegetation and wildlife habitats along the Pantano Wash.
- To provide a circulation system that serves as the major roadway network through the community.
- To create an identity in the community through the creative interaction of land use, architecture, and landscape architecture.

### III. Land Use Plan

The Vail Valley Ranch Land Use Plan is depicted on Exhibit E.III.1. It encompasses 1605 acres and is divided into defined planning areas that are designated by one of seven development area designations. The planning areas are defined by a combination of the project boundary, open

space, and/or circulation system.

The plan area is proposed as a master-planned residential community. Adequate public recreational and educational facilities will be provided to serve the needs of the residents, with public recreational facilities and pedestrian pathways incorporated into the landscaped drainageways. The project is designed as a planned community integrating land uses with proper circulation, infrastructure, development standards and design guidelines.

The proposed residential uses have been designed to provide a broad range of housing types to meet current and future housing needs and to respond to changing market conditions. Housing types range from low density single-family to high-density, including townhomes, condominiums and apartments and congregate care facilities. Various product concepts are permitted for development in a planned, phased manner.

The Mixed Use area will serve the local and regional needs of the community. This area will provide opportunities for office, business park specialty commercial and retail commercial. This area may include a resort/hotel, restaurant, clubhouse, health spa, casitas and/or residential units. A portion of this area may also be used for high density residential uses if certain development standards are addressed within these areas.

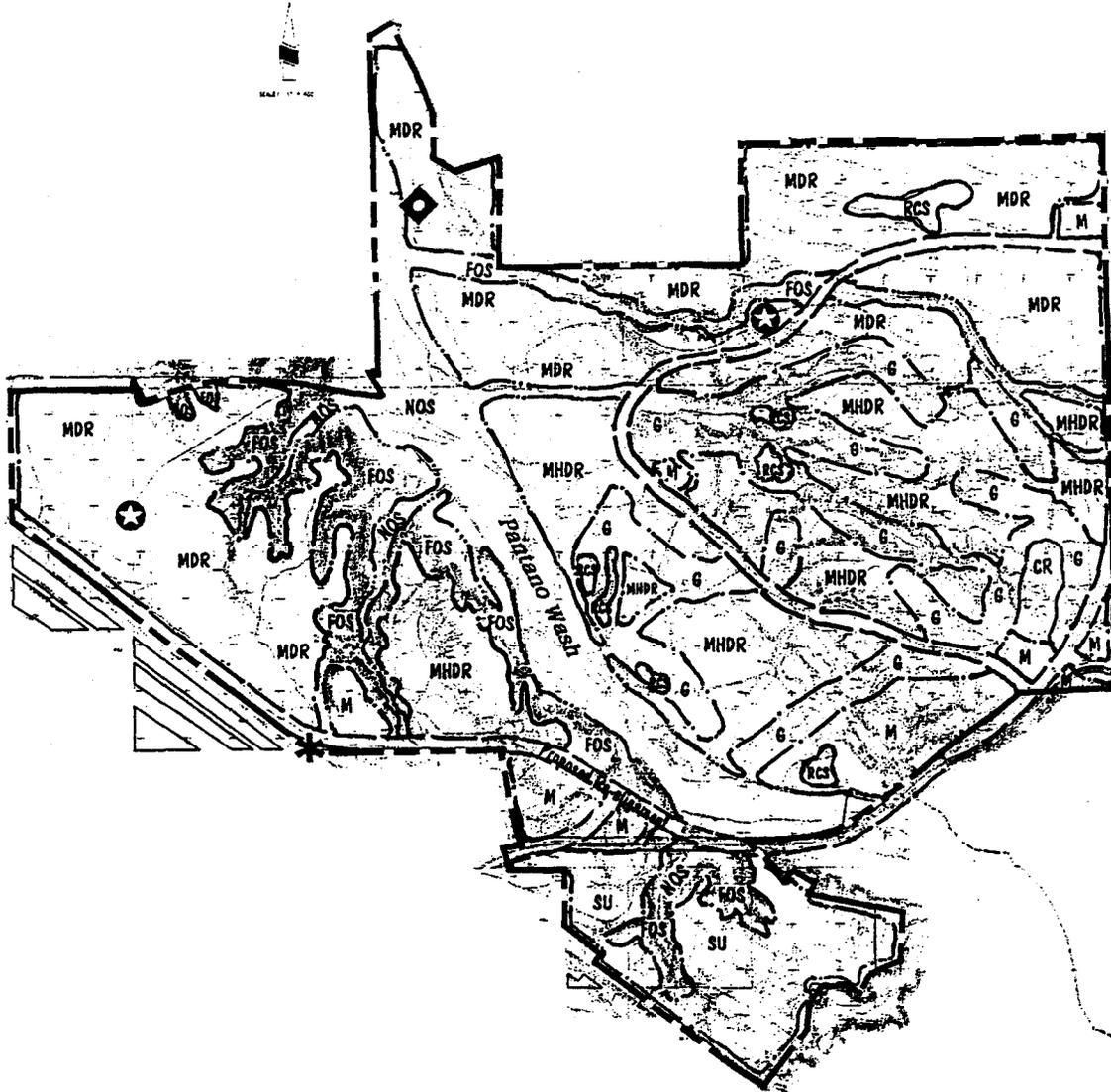
A Commercial Recreation area will provide the community recreational focus. Recreation facilities such as restaurant, clubhouse, golf pro shop, driving range, tennis and pool may be constructed to support the needs of the community.

The Special Use area, located south of Colossal Cave Road, allows for low density residential uses compatible with the future Pima County park which is to include interpretive, equestrian, hiking, trailhead/parking access and park and open space uses.

One 18-hole regulation golf course is planned within the Vail Valley community east of the Pantano Wash. Seven of the existing lined regulatory control structures are incorporated into the golf course. These regulatory control structures either exist presently or historically and are serviced by non-potable surface water rights owned by the Master Developer from the lower Cienega Creek.

The Vail Valley Ranch Specific Plan utilizes seven (7) primary development area designations: Mixed Use (M), Commercial Recreation (CR), Medium-High Density Residential (MHDR), Medium Density Residential (MDR), and Special Use (SU), and two open space designations of Natural and Functional/ Golf Course. For the purposes of this plan, functional open space includes those areas which have previously been disturbed or are proposed to be improved for drainages or recreational facilities. Natural open space are areas essentially unimproved and that have not been modified or disturbed by previous development activities.

# SPECIFIC PLAN LAND USE EXHIBIT E.III.1



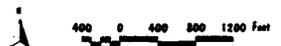
## Legend

SU	Special Use (1-3 RAC)	NOS	Natural Open Space	*	Future Transit/Rail Stop
MDR	Medium Density Residential (3-8 RAC)	RCS	Regulatory Control Structures		
MHDR	Medium High Density Residential (6-12 RAC)	G	Golf Course		
CR	Commercial Recreation (6-12 RAC)	◆	Municipal Use		
M	Mixed Use (12-35 RAC)	⊕	Elementary School/Park (location to be determined)		
FOS	Functional Open Space				

**NOTES:**

1. Trail and Linear Park information on Recreation Map
2. Drainage information on Hydrology Map


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 Rick Engineering Company



Scale: 1" = 2000'

# VAIL VALLEY RANCH SPECIFIC PLAN

First Amendment

VAIL VALLEY RANCH SPECIFIC PLAN  
LAND USE ALLOCATION SUMMARY

Land Use Designation	Density Range (RAC)	Acres
Special Use (SU)	1 - 3	125
Medium Density Residential (MDR)	3 - 8	516
Medium-High Density Res. (MHDR)	6-12	273
Commercial Recreation (CR)	6-12	7
Mixed Use (M)	12-35	106**
<b>Total Developable Acres</b>		<b>1027</b>
Functional Open Space (FOS)		
Golf Course (GC)		
Natural Open Space (NOS)		
<b>Total Open Space Acres</b>	165	
	181	
Right of Way	166	
<b>Total Acres</b>	<b>512</b>	
	66	
	<b>1605</b>	
<b>Total Number of Residences</b>	<b>5,500</b>	
<i>Gross Residences per acre</i>	3.4	

Note: \*\*33% of the gross area within this land use designation may be permitted for high density residential uses. All acreages are approximate and are estimated from measurements of a 400 scale plan.

#### IV. Circulation Concept Plan

The Vail Valley Ranch circulation plan establishes the general guidelines for alignment of major roadways within the plan area. It responds to and meets future traffic needs of the community by providing easy access between the commercial, community service areas and the residential neighborhoods through a network of local internal roads. All internal roads will be in public ownership with operation and maintenance by Pima County unless designated as private roadway in the subdivision process. All major off-site arterial roadways are public and provide existing access to the balance of the Tucson Metropolitan and Rincon Valley areas.

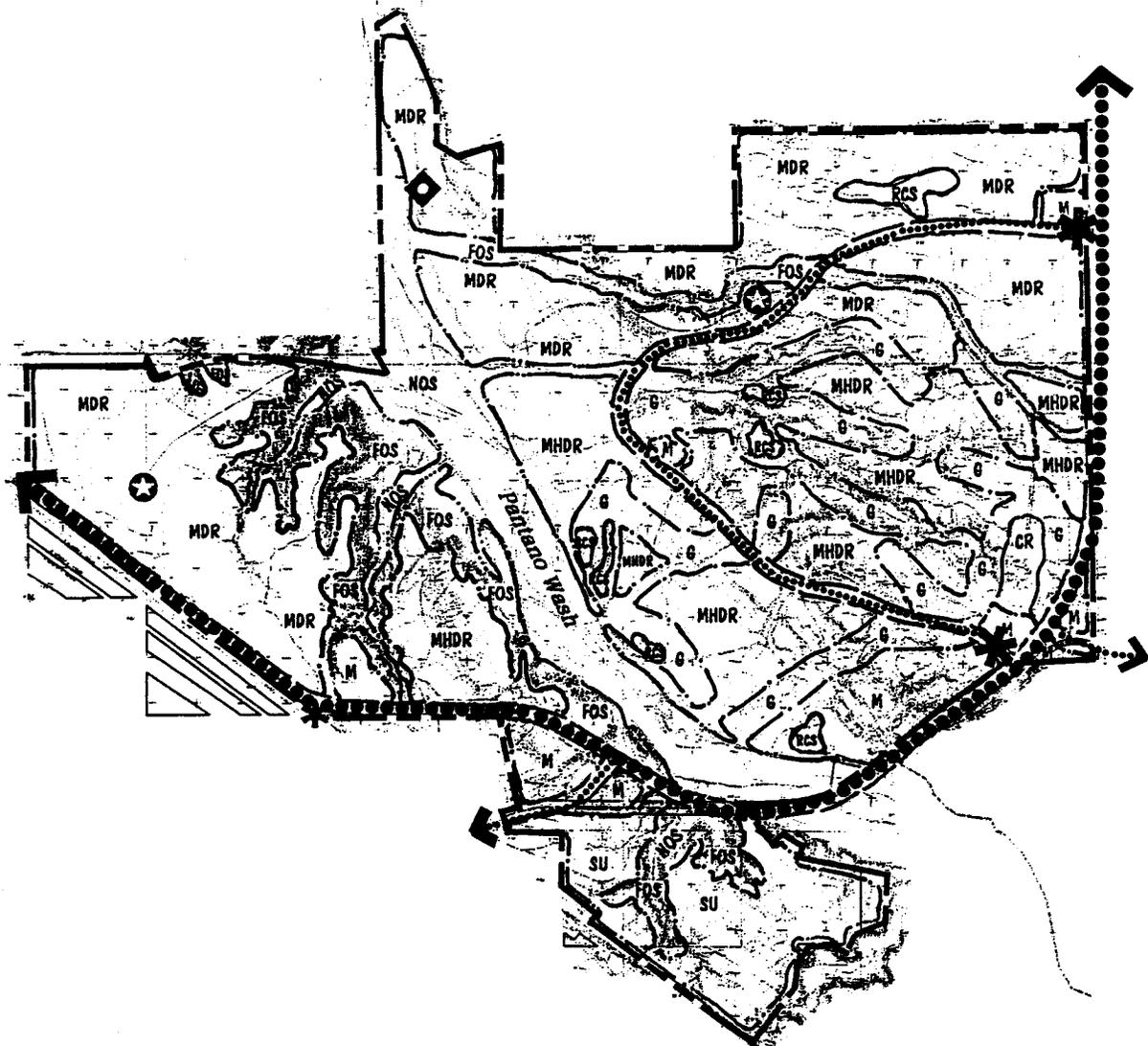
Primary access to Vail Valley Ranch exists from two directions; Vail Road/Colossal Cave Road northeast from I-10 to Camino Loma Alta and Camino Loma Alta from Old Spanish Trail south to Colossal Cave Road, as depicted on the Circulation Plan, (See Exhibit E.IV.1). Both of these routes are dedicated, paved, and maintained by Pima County. Future improvements are anticipated for both Colossal Cave Road and Camino Loma Alta but none are needed to provide basic access to the site and will only be scheduled when need is generated as outlined in the Traffic Impact Analysis (TIA) for this project. The TIA will be completed by the master developer at the time of subdivision platting. This study will make a determination of traffic generation, distribution and assignment to internal and external roads and consider the relative impact on existing and proposed roads impacted by the Vail Valley Ranch Specific Plan as well as the adjacent Rincon Valley area. The TIA will identify the areas of responsibility for the County, the master developer and subsequent developers and identify various financing options to fund the transportation improvements necessitated by and attributable to the needs of the Vail Valley Ranch development, based upon a scope of service approved by Pima County Department of Transportation. The TIA will also be coordinated with the City of Tucson regarding transportation plans within the City's Esmond Station Area Plan.

For the purposes of traffic analysis, virtually all of the traffic generated by this project will move easterly, westerly or northerly along Colossal Cave Road, the proposed Old Vail Road, and/or Camino Loma Alta. Colossal Cave Road and Camino Loma Alta provide the primary access to the Vail Valley Ranch community which shall have three primary points of ingress and egress in addition to other limited entry points to provide reasonable access.

Access to the portion of the site located east of the Pantano Wash and north of Colossal Cave Road will be provided via a major collector road which loops through the project from Colossal Cave Road to Camino Loma Alta. The location of the Colossal Cave Road entry is based on providing a minimum safe distance west of the existing or proposed Camino Loma Alta and Colossal Cave Road intersection, site topography, and maintaining an efficient land use layout. The intersection design of Colossal Cave Road and Camino Loma Alta will be resolved within the Traffic Impact Analysis (TIA) for the project based upon a more detailed alignment analysis, detailed traffic generation from Rincon Valley/Rocking K and Pima County Department of Transportation criteria and direction. The location of the Camino Loma Alta entry is based on

# CIRCULATION PLAN

## EXHIBIT E.IV.1



### Legend

-  Collector Road (Minimum 90' R.O.W.)
-  Arterial Road (150' R.O.W.)
-  Vail Valley Ranch Identity/Entry Statement

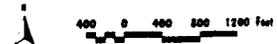
#### NOTES:

1. Design of golf cart crossing for Collector/Roadway will require Dept. of Transp. approval prior to development of golf cart crossing.

# VAIL VALLEY RANCH SPECIFIC PLAN

## First Amendment

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Scale: 1" = 2000'

site topography, providing a safe distance from Rex Molly Drive, and maintaining an efficient layout. There may be necessary but limited secondary access points off Camino Loma Alta to provide efficient circulation to individual parcels and school sites as may be located by the Vail School District.

Access to the portion of the site located west of the Pantano Wash is provided off Colossal Cave Road via a public arterial road designed to safely accommodate entering, existing and emergency traffic. The proposed alignment will be along the north edge of Vail School and then northwesterly along the railroad R.O.W., which is intended to supplement a proposed buffer along the railroad tracks. This road will be extended to the northwest by others to connect with Houghton Road as proposed in the Rincon Valley Area Plan or as planned by the City of Tucson in the Esmond Station Area Plan or as concluded in the TIA. This road will provide access to internal residential streets and secondary roads which will adequately disperse traffic to the rest of this community.

The location of the realigned intersection of Old Vail Road and Colossal Cave Road results from allowing for the through access on the arterial connection to Houghton Road, and downplaying the Old Vail Road connection to I-10. The Old Vail Road alignment to I-10 is severely constrained by existing development and the at-grade railroad crossings, which are a deterrent to its further development as a major arterial in the area. Colossal Cave Road is proposed to be realigned as shown on Exhibit E.IV.1. The purpose of this realignment is to minimize the impact of increased through traffic in the community of Vail. The alternative is to widen the roadway in its current alignment, which could require acquisition of existing structures and create noise and other environmental impacts that could not be readily mitigated. The realignment alternatives were addressed with Pima County staff using design templates and aerial photographs. The resulting alternative was considered to be the most desirable realignment option. The County may wish to use a more formal evaluation process that includes local property owners and residents. For instance the County's standard advance planning report or design concept report could be used.

Rex Molly Road, an existing unpaved road, is adjacent to a portion of the northern boundary of the Plan Area, however, this road will not be improved by nor will this road provide service to Vail Valley Ranch as per an understanding with the adjacent residential neighbors. An existing 15' ingress/egress easement has been granted to the benefit of the adjacent private residences to complement other existing right-of-way north of the property line. Any disposition of this private residence easement to create a public road would require their consent.

There will be a significant amount of traffic produced by the residential portion of this project, and attracted to the school, retail, business and recreational opportunities internal to the project. Internal trips include traveling to and from home, schools, shopping centers, clubhouse/recreation facilities, office, church, or to visit neighbors. The internal major collector

street absorbs these trips and reduces the external travel on the off-site routes of Camino Loma Alta and Colossal Cave Road. The private internal trail system and bike and golf cart lanes provided on the primary major collector, arterials and internal residential streets may further reduce the anticipated ADT figures by providing an viable alternative means of transportation within the community. The balance of daily trips required externally into the community are assumed evenly dispersed by the collector streets onto Colossal Cave Road and Camino Loma Alta. The detail as to external trips and their distribution will be addressed in the TIA once the decision has been made regarding potential age-restriction in the community. This decision is critical because age restricted communities generate less traffic during peak periods, and, overall, have less of a congestion impact on the roadway system.

The traffic generated by Vail Valley Ranch was arrived at by using generation factors of: 8.3 trips per day per unit for medium to medium high density residential areas; 10.1 trips per day per unit for low density residential areas and 590 trips per day per acre of commercial, and 120 trips per day per acre of general office as established by Institute of Transportation Engineers 4th Edition, (1987) and U.S. Department of Transportation. The following is a breakdown of the projected traffic generated at build out using the primary land uses designated on the Plan, without designation as an age-restricted development. These uses would generate the maximum traffic impact. If alternate, permitted land uses occur, traffic generation would probably be reduced.

### TRIP GENERATION TABLE

Land Use	Units	Quantity	Trip Rate	Trips Generated	% Internal Trips	External Trips
Golf Course	Acres	90	8.3	747	25	560
Medium to Medium-High Density	Dwelling Units	4510	8.5	38335	25	28751
High Density Residential	Dwelling Units	742	6.5	4823	30	3376
Low Density Residential	Dwelling Units	248	9.5	2356	20	1885
Commercial, General Office	Acre	20	760	15200	40	9120
Hotel	Rooms	150	10.2	1530	15	1301
Recreational	Acre	25	50	1250	50	625
Totals				64241		45618

\*Commercial Areas may be used for medium to high density residential, however, due to its higher volume, the ADT generated from commercial use will be used in these projections creating a conservative estimate.

\*\*This project, as a result of the internal circulation system design, experiences a significant satisfaction of ADT generation within the internal street system. Only limited external traffic will be dispersed onto Colossal Cave Road and Camino Loma Alta, thereby reducing the ADT from the project to the metropolitan area. Single family detached housing in the Tucson metropolitan area experiences between two and three people per residence. The Institute of Transportation Engineers allows a trip reduction of 1.8 for units below 10.06 target at 3.7 people per residence.

As discussed in Section IV, the current volume for Colossal Cave Road and Camino Loma Alta is 1,500 ADT or less. Distribution of future ADT on the major arterial roads will be completed with the TIA. It is evident that the full development of this project and more importantly, the adjacent Rincon Valley will create a significant impact on traffic volumes in the area and necessitate an agreement with provision for enhancement and proportionate financing for improvement to the existing public roads as necessitated by and attributable to the needs of this development. Pursuant to the Pima County Major Streets and Routes Plan, it is projected

that Colossal Cave Road and Camino Loma Alta may ultimately each be a four lane divided road with bike lanes on each side, based on preliminary traffic projections.

Presently, Colossal Cave Road and Camino Loma Alta have a maximum ADT capacity (service volume) of approximately 14,000 (two lane road at level of service "D"). A divided four lane road has a service volume of approximately 36,000 with a level of service "D". Level of service "D" approaches unstable flow but overall conditions are adequate for short periods of time, i.e., during rush hours.

This project, because of the design of the internal circulation system and provision of strategic land uses within the project will reduce the need for off-site travel. The internal streets will then disperse only external traffic onto Colossal Cave Road and Camino Loma Alta for trips to the metropolitan area for regional employment, shopping and recreation. This trip count and distribution will be detailed in the TIA. It is anticipated that this will place both roads somewhere between levels of service "C" and "D". Level "C" can be classified as stable flow and is generally regarded as an appropriate criterion for design purposes. However, for financing and implementation considerations, a considerably greater traffic volume is anticipated from the Rincon Valley area to the north and east of Vail Valley Ranch (preliminary estimates are 30,000 ADT). The actual schedule of public improvements will be based upon need and financing per the approved TIA.

The road designations within the community include the two major collector streets servicing the community east and west of the Pantano Wash with the internal residential streets serving within the individual planning areas. The major collector streets will be a minimum 90 foot right-of-way allowing room for a four lane road (where warranted by traffic volumes at project build-out) and necessary bike paths, a sidewalk, utilities, and landscaping. The internal residential streets will have right-of-way widths as required to accommodate a minimum pavement width of 24' (two lanes, no on-street parking) utilities, pedestrian circulation and landscaping, with adequate structural setbacks. All internal streets with an ADT of 1000 or greater will have bike paths and sidewalks. In addition, all individual planning areas will have a minimum of one connection to the overall bike path system along the major collector streets.

Design criteria, as established by the TIA, will apply to right-of-way widths, typical cross-sections, design speeds, utility locations, maximum roadway slopes, access control, landscaping, bike paths and sidewalks. Landscaping which is placed on private rights-of-way will be subject to the Department of Transportation and Flood Control District Standards as in effect at the time of plan adoption for sight distance and safety issues. Development of the roadway system will be accomplished in conformance with Pima County paving policies, as currently enforced by the Department of Transportation and Flood Control District to protect public health, safety and welfare. These details and standards will be set forth in the TIA prepared and submitted to the Pima County Department of Transportation and Flood Control District for approval prior to subdivision plat and development plan approval. The internal

roadway system will be designed to provide ample capacity at development build-out. This system will be provided by the developer via one or more of the legally approved finance options. In summary, the Master developer will adhere to standards and design criteria in effect at the time of development plan or tentative plat submittal.

#### V. Public Services Plan

The public services components which influence this site include water, sewer, solid waste, electric, natural gas, telecommunications and schools (See Exhibit E.V.1)

Water - Vail Valley Ranch is located within the Certificate of Convenience and Necessity of the Vail Water Company (VWC), an Arizona public service corporation regulated by the Arizona Corporation Commission. The service area of Vail Water Company includes other lands adjacent to and south of Vail Valley Ranch.

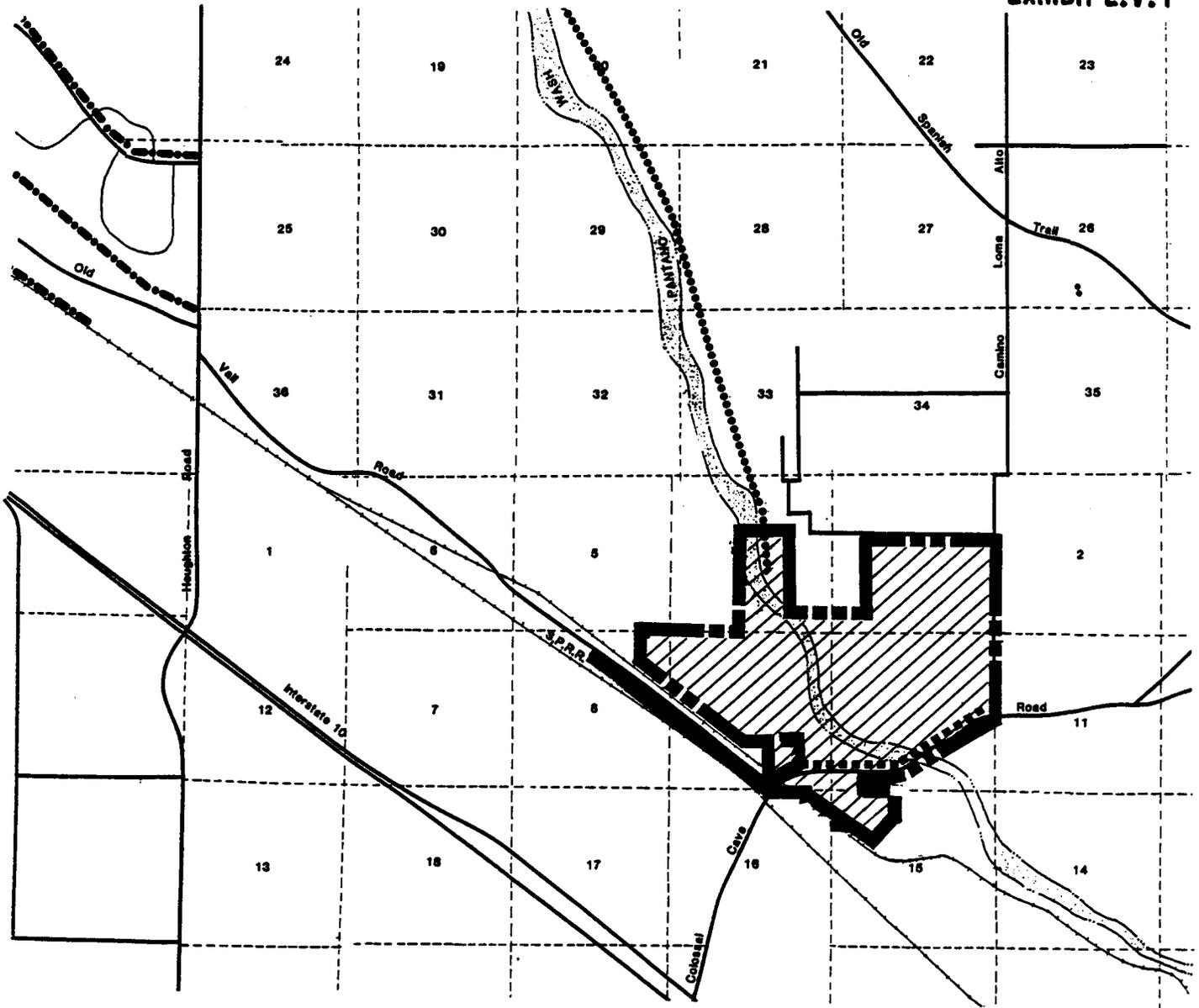
There are five existing improved well sites located on Vail Valley Ranch. In addition, Vail Water Company owns a functioning well within 300 feet of the property to the south and another functioning well approximately one mile southeast of the property. As Vail Valley Ranch is developed, ownership of the well sites on the property will be transferred to Vail Water Company by an agreement approved by the Arizona Corporation Commission.

The service area of Vail Water Company is designated as having a 100 year Assured Water Supply by the Arizona Department of Water Resources. This Designation is based on the projected development of the Vail Valley Ranch. The Vail Water Company is a member of the Central Arizona Groundwater Replenishment District (CAGR), and as a consequence, groundwater withdrawn from its service area will be subject to a replenishment charge by the CAGR, which will be responsible for purchasing and recharging Central Arizona Project (CAP) water for the benefit of the Vail service area.

The four sources of water discussion are:

- 1) Vail Water Company anticipates relying on groundwater for its potable water needs. Groundwater pumped by VWC is subject to a replenishment charge by the CAGR.
- 2) 786 acre feet per annum of Central Arizona Project water pursuant to a signed contract between VWC and the Central Arizona Water Conservation District.
- 3) 1,121.86 acre feet per annum of surface water from the Pantano Wash pursuant to decision of the Arizona Department of Water Resources TS-82-001 which transferred the historic surface water use right from agricultural irrigation on the property to municipal and industrial uses (including golf course irrigation) on

# PUBLIC SERVICE COMPONENT EXHIBIT E.V.1



## Legend

-  Sewer Alignment \*
-  Gas, Electric, Phone, & Water \*\*
-  Existing Sewer
-  Existing Gas

### Note:

- Alignment is dependent on proposed road layouts per the Pima Co. Comprehensive Plan, topography, and the final Sewer Basin Study, however this is the general alignment.
- \*\* All utilities will be brought in off Camino Loma Alta & Colossal Cave Road when located.
- Gas exists in Old Vail Road and at the school.  
Phone exists in Colossal Cave Road & Camino Loma Alta.  
Electric is onsite.

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## VAIL VALLEY RANCH SPECIFIC PLAN

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the property.

- 4) An estimated 750 acre feet of effluent originating from the property pursuant to recapture rights in favor of VWC and the master developer acknowledged by the City of Tucson by letter dated June 11, 1982.

The property has 100 year assured water supply for potable needs, and sufficient surface water resources to meet golf course irrigation uses. Non potable supply is 1,871.86 acre feet (1,121.86 surface water plus estimated 750 acre feet of effluent).

The golf course, and other recreational needs of the project will be served by the 2,071.86 acre feet of non-potable surface water and effluent sources. To place the non-potable water supply in context, at an application rate of 5 acre feet per acre of turf, the supply is sufficient to irrigate 414 acres of turf area. Based on the DWR Second Management Plan only approximately 90 acres of irrigated turf will be allowed for an 18 hole golf course, or approximately 450 acre feet per annum. The project thus has a more than ample non-groundwater source supply to meet recreational uses proposed in the Specific Plan in full compliance with water conservation goals and state water laws.

Effluent - Pursuant to the original Rancho del Lago Community Plan, effluent originating from the VWC service area was required to be recaptured and used on the property for golf course and other turf irrigation. While the County and City have provided for effluent disposition by the 1979 Intergovernmental Agreement between the two governments, the City of Tucson acknowledged VWC's recapture rights to effluent originating from its water service area. Based on the original plan a satellite wastewater treatment facility was originally proposed to be located on or immediately adjacent to the property to facilitate effluent recapture and use. Subsequent changes in Pima County's plans for wastewater treatment facility planning and access created a conflict with the original plan intent for effluent re-use on the property. It remains the intent of the master developer to use effluent where economically feasible in the development. An equitable agreement will be required to resolve the effluent access issue and facilitate the developer's intent or provide for an exchange of water rights between the master developer and Pima County, if effluent is to be made available to the project.

Sewer - The long range plan for the disposal of wastewater from Vail Valley Ranch calls for the implementation of one of two options available to the project. The first option involves the extension of the Pantano Interceptor from Houghton Road to the Vail Valley Ranch Property. The proposed Interceptor route would parallel the Pantano Wash. New public right-of-way and/or public easements would be needed for this eight mile extension. The second option would be the construction of a publicly-owned and maintained Wastewater Treatment Facility at the downstream (northern) portion of the

Vail Valley Ranch Project. The construction of either of these long-range options are neither economically nor functionally feasible during the early phases of the stages.

Initial sewer service to the Vail Valley Ranch development will be provided through the construction of an Onsite Treatment Facility that is economically and functionally compatible with the scale and nature of the initial phases of development. The phasing of this Onsite Treatment System will be designed to maximize the benefits available technologies relative to the reuse of treated water for golf course irrigation and/or the enhancement of riparian habitat along the Pantano Wash. This Onsite Treatment Facility will be utilized until such time as the long range options noted above become suitable for wastewater volume generated.

The specifics of wastewater generation, sewer size, alignment, basin boundaries, and beneficiaries of both the interim and ultimate wastewater disposal systems will be identified in the Vail Valley Ranch Sewer Basin Plan. Sewer tributary areas upstream of Vail Valley Ranch will be identified and considered in the Sewer Basin Plan and all onsite sewers will be constructed in a manner to provide flow through capacity for these tributary areas. The Vail Valley Ranch Sewer Basin Plan will be submitted to the Pima County Department of Wastewater Management for their review and approval. The commitment for sewer service and effluent treatment and/or reuse for Vail Valley Ranch will be accomplished through a Master Sewer Service Agreement with the Pima County Department of Wastewater Management. This Agreement, prepared by the Master Developer, will identify and implement basic sewer and/or treatment facility sizing, alignment, and financing requirements. The Master Sewer Service Agreement will authorize the Master Developer to prepare engineering and financial studies and plans, and to implement the interim and ultimate solutions to provide sewer and/or treatment facilities to service some or all of the Vail Valley Ranch Plan Area.

Solid Waste - Solid waste disposal will be to the appropriate public landfill designated by Pima County. Solid waste collection will be completed by individual contracts with local providers. The designated landfill site may be changed by Pima County.

Electric - Tucson Electric Power Company presently serves the site with overhead and underground lines. The majority of existing overhead electric and phone lines will be buried or removed at the time of development, unless required to carry 3-phase service in compliance with Arizona Corporation Commission Orders. Planning and implementation will be by standard service extension agreements to each planning areas and the responsibility of the Builder.

Gas - There is existing gas service to Vail Elementary School and there is also a gas main in Old Vail Road. There is no gas service on the site or along Colossal Cave Road, Camino Loma Alta, or Rex Molly Road. Market considerations will determine the need to

extend gas service to the project.

Phone - U.S. West records show that there is an existing underground line along Colossal Cave Road, Camino Loma Alta and Rex Molly Road. All future lines within the site shall be underground from this facility by standard service extension agreements.

Cable TV - There is no cable service or franchise in the area nor is service planned in the near future, however, the opportunity will be provided to any cable company showing interest to allow underground lines to be installed to avoid construction complications following completion of development projects. Cable service could be provided by the Master Developer or association of property owners.

Schools and Neighborhood Parks - Present market conditions strongly suggest that Vail Valley Ranch will be developed as a family-oriented community. In the event that all or a portion of this area develops as a family-oriented community, adequate school sites will be provided to the school district at or below market value. Two proposed elementary school sites if needed, are shown on the Land Use Plan. (See Exhibit E.III.1) A four-acre public neighborhood park site will also be located contiguous to each elementary school site. Any public neighborhood park sites not contiguous with a school site will be a minimum of five acres.

Based upon the Vail School District's criteria for estimating student populations, the Vail Valley Ranch development at full build-out as a family-oriented community will produce 1,744 elementary students, 541 middle school students and 627 high school students. Using the District's standards for school sizes, this would result in three elementary schools, .9 middle school, and .4 high school. The actual number and types of schools necessary to serve the plan area will be determined based on the needs of the school district.

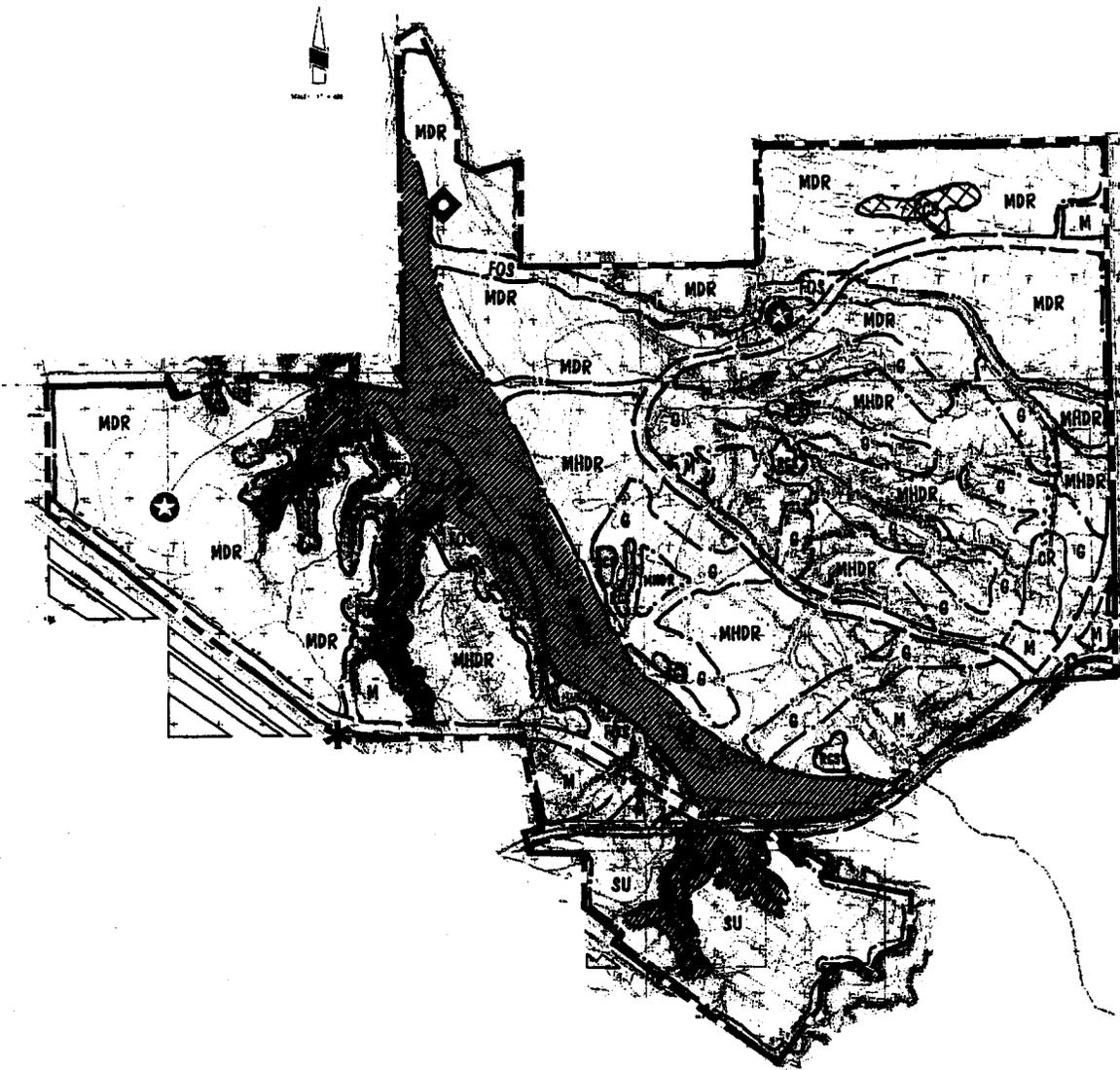
## VI. Grading Concept Plan

The dominant physical feature on the topographic map are the slopes which form the Pantano Wash corridor. The Pantano Wash bisects the site from the southeast corner to the northwest corner with tributary drainages of various sizes traversing the site, creating steep slopes of 15 percent and greater near their banks.

Approximately 765 acres or 48 percent of the site has previously been mass-graded and reshaped with no significant plant material remaining. This graded area is largely the Pantano Wash and the lower plateau east and west of the wash downstream of the Colossal Cave Road and bridge. In addition, significant acreage was graded by the Pima County Department of Transportation during construction of the road and bridge.

# GRADING PLAN

## EXHIBIT E.VI.1



### Legend

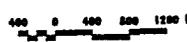
-  Maximum Area of Potential Grading:  
Structural/Recreational Grading
-  Non-graded Areas
-  Cut Areas of 5' or Greater
-  Fill Areas of 5' or Greater

# VAIL VALLEY RANCH SPECIFIC PLAN

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To accomplish the implementation of the Vail Valley Ranch Specific Plan, approximately 1,284 acres of the plan area may be disturbed in some measure constituting 80 percent of the project, with approximately 321 acres or 20 percent of the site to be left non-graded. Virtually all of the non-graded area is in the Pantano Wash floodplain, the erosion setback areas along the floodplain, or the steep natural slopes adjacent to the washes, or between and the washes and the plateaus.

The Grading Concept Plan indicates the probable areas of potential grading, non-graded areas, and the areas with projected cuts and fills over five feet. The limit of these areas may be modified and will be further defined based upon final planning and engineering. Detailed site planning, design, and engineering will determine which of the tributary drainages are to remain in their present state or will require modification. In general, they will be preserved natural and undisturbed in the area south of Colossal Cave Road and the area north of Colossal Cave Road and west of the Pantano Wash, except for the installation of utilities and access. The tributary channels which occur east of the Pantano Wash will be re-established in the area where the previous grading had obliterated the old channels and created the sheet flow areas that exist today.

The western plateau area located west of the Pantano Wash and north of Colossal Cave Road will require only minimal grading for development. This area slopes gradually to the north and its limits are well-defined by the natural open space areas identified on the Plan. These open space areas consist of the existing floodplains and steep sided drainages and are expected to remain undisturbed except for roadway or utility crossings needed to serve the property.

The area east of the Pantano Wash and north of Colossal Cave Road will require only minimal grading, except as needed for flood control and to correct the excessive earthwork previously completed and/or affected by erosion. This area is characterized by numerous steep sided drainages and ridges. Some of these drainages, which were previously graded and have existing golf course fairways, will be re-established to direct flow around the tees and greens. The areas of steeper slopes along these tributary channels, located outside the fairways and drainage elements, will remain natural. There will be isolated areas of cut and fill greater than 5 feet where portions of the existing diversion channels are filled and the previously graded washes are re-graded and revegetated as part of the Golf Course development.

The commercial and mixed-use area near the eastern major entry on Colossal Cave Road will require cut and fill of greater than 5 feet in some areas to correct the grading done in the past and to accommodate the alignment of the major collector road and the potential realignment of the Colossal Cave Road and Camino Loma Alta intersection.

The area south of Colossal Cave Road is designated as a special use area and will receive only minimal grading for lot pads, access and utilities to accommodate high value estate lots while preserving the washes and major natural features.

Because of the relatively mild cross-slope of the plateau areas, very few design features will be necessary to mitigate impacts from site disturbances. Special care will be taken to minimize cut and fill slopes along the plateau's perimeter, a condition attainable due to the mild natural topography in these areas.

The use of retaining walls as a grading measure will be avoided wherever possible. Conventional building placement, lot grading, and revegetation techniques will be used for this project. Natural rock riprap will be used only where there is not enough space to accommodate stable 3:1 slopes or to provide erosion protection adjacent to the drainageways. Grading may occur in isolated areas of 15% to 25% slopes to accommodate roadway, utility and building pad construction. Grading in these slope areas will conform to the HDZ requirements.

The individual project areas as well as the overall project will be designed to obtain an earthwork balance, therefore, the offsite disposition of excess material is not expected.

## VII. Hydrology/Drainage Plan

The Vail Valley Ranch is located in a region along the Pantano Wash which currently experiences very little natural riparian habitat due to extensive previous grading and natural erosion. The Vail Valley Ranch Specific Plan through its proposed land uses will enhance the Pantano Wash and tributary drainages by a variety of treatments which include the stabilization, revegetation and re-establishment of riparian vegetation in the disturbed drainage corridors.

Tributary drainages north of Colossal Cave Road will, as needed, be modified to incorporate low flow channels when adjacent to the golf course fairways or when being reestablished across the previously graded lower sheet flow areas. In all other situations, the tributaries, particularly south of Colossal Cave Road, shall remain in their natural condition.

The existing man-made diversion channel will be partially filled-in to allow flow from offsite watershed D to enter the Detention Basin. Detention is not required for the site but is being performed to meter the amount of flow which is discharged onto the adjacent golf course. Flow will be conveyed through the golf course through aesthetically pleasing swales or channel, which will ultimately discharge into the Pantano Wash. The man-made diversion channel will be extended to the west in order to discharge directly into the Pantano Wash. The intent is to re-establish a natural-like riparian environment within all drainageways. The standards and criteria for enhancement and restoration of the drainages will be outlined within the Master Drainage Study.

The Pantano Wash regulatory floodplain will remain in its existing condition, with the exception of portions along the east banks. The Pantano Wash will be enhanced with tree plantings from the on-site nursery to re-establish a natural riparian condition and will be used for public multi-use trails and parks. Erosion hazard bank protection is proposed along the Pantano Wash east

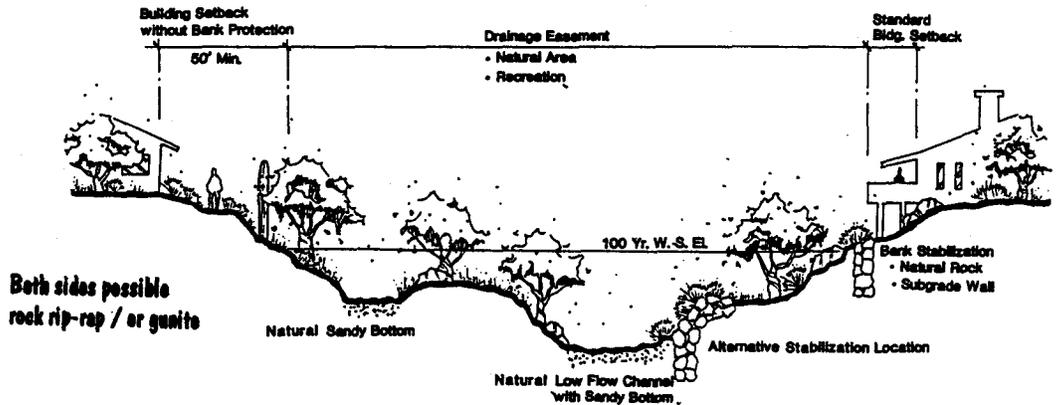
# HYDROLOGY SECTION I

## EXHIBIT E.VII.1

### NATURAL DRAINAGE SECTION W/ STABILIZATION OPTION TRIBUTARY CHANNEL

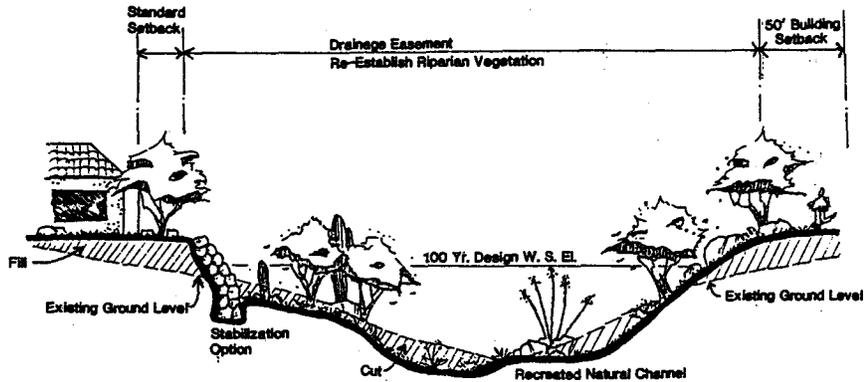
#### SECTION A-A

NOTE: Building setbacks as required may be reduced through the use of erosion stabilization.



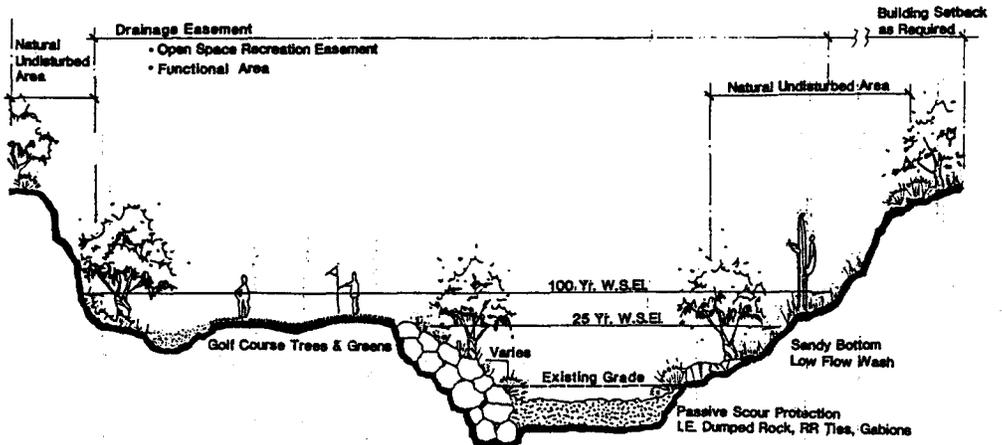
### REDEVELOPED NATURAL DRAINAGE SECTION W/ STABILIZATION OPTION TRIBUTARY CHANNEL

#### SECTION B-B



### GOLF COURSE/DRAINAGE SECTION TRIBUTARY CHANNEL

#### SECTION C-C



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# VAIL VALLEY RANCH SPECIFIC PLAN

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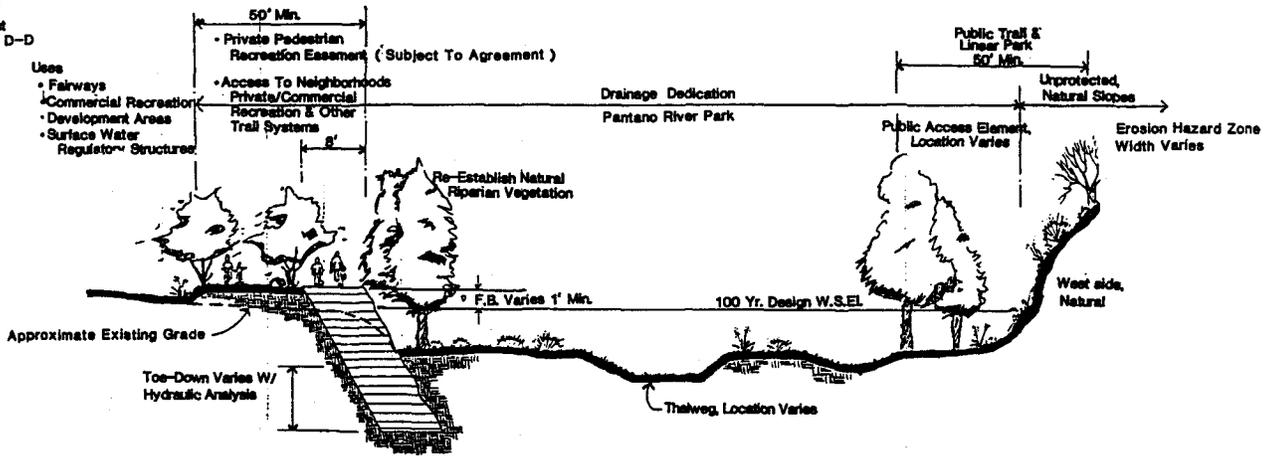
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# HYDROLOGY SECTION II

## EXHIBIT E.VII.2

### SECTION D-D

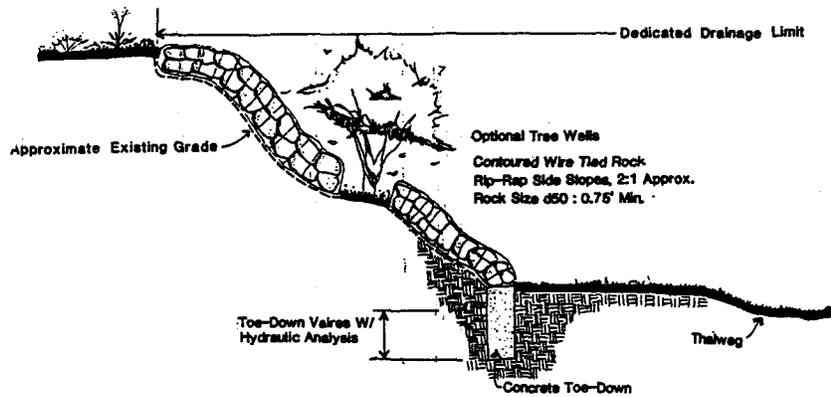
Compacted Soil Cement  
on 1:1 Slope-Section D-D



PANTANO WASH  
NORTH OF COLOSSAL CAVE ROAD

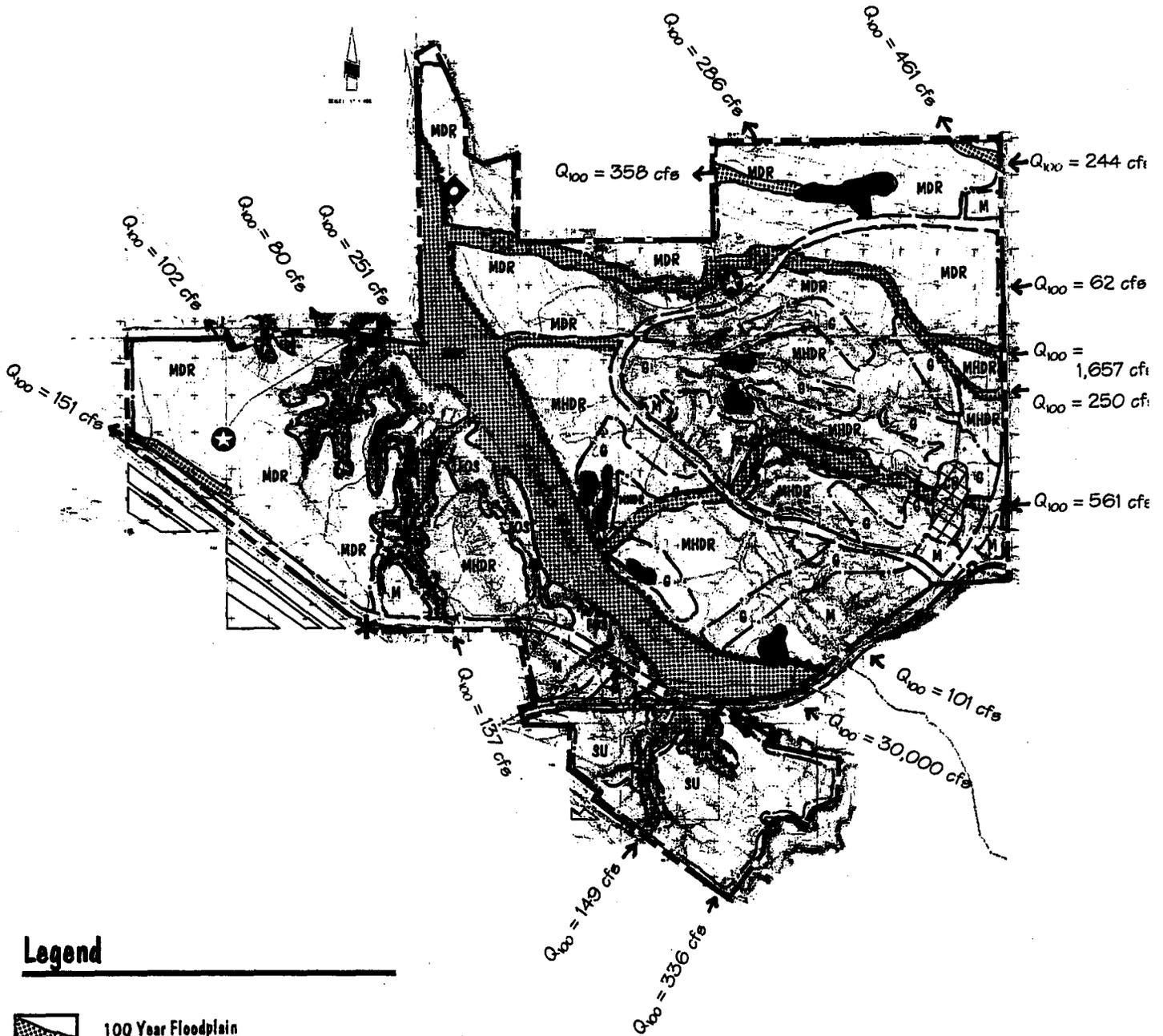
### OPTIONAL SECTION D-D

Natural Rock Alternate  
Bank Stabilization Section D-D



# HYDROLOGY PLAN

## EXHIBIT E.VII.3



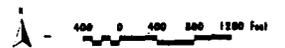
### Legend

-  100 Year Floodplain
-  Existing Bank Protection
-  Erosion Hazard Bank Protection
-  Regulatory Control Structure
-  Retention/Detention Basin

## VAIL VALLEY RANCH SPECIFIC PLAN

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bank in a smooth alignment that approximates the existing floodplain limit. The bank protection will incorporate a variety of acceptable materials and textures to provide greater visual interest. The Pantano Wash upstream of Colossal Cave Road will remain natural. Exact delineation of the existing floodplain and resulting erosion hazard zone will be resolved in the Master Drainage Study.

All modified channels will have earthen floors, where possible, unless an alternative is approved by the Pima County Department of Transportation and Flood Control District. These earthen channel bottoms may incorporate drop structures, as needed to reduce velocity and erosion potential. Major off-site flooding sources should be routed through or around the perimeter of parcels. Therefore, storm flows on site will be collected in the channel or street systems, and discharged to a logical stream course. Where practical, all discharges will follow the natural drainage pattern, flow through and around fairway improvements after entering the site, and through the lower sheet flow areas where the channels will be significantly enhanced in accordance with the cross-sections shown on Exhibit E.VII.1 and Exhibit E.VII.2. These cross-sections represent the four typical drainage solutions proposed within the Plan Area. All on-site drainages will be treated in accordance with one or more of these sections as appropriate.

Drainage improvements within the plan area will be constructed at not expense to Pima County. The Pantano Wash riverbed, as well as 50' on top of each bank, will be dedicated to Pima County at no cost to the County, consistent with the Eastern Pima County Trail System Master Plan. The public trail system within the 50' top of bank area and along the 100-year floodplain of the Pantano Wash will be established and maintained by Pima County to provide continuity of the trail system to the Cienega Creek Natural Preserve. The Pantano Wash dedication may not occur until the bank protection is designed along the eastern bank in order to reduce the erosion hazard setback to accommodate development. A temporary easement for trails and recreation purposes within the Pantano Wash riverbed and 50' top of bank area can be provided to the County at no cost until the Wash dedication occurs. As part of this easement, Pima County will assume responsibility and liability for any damage to the adjacent property resulting from the trail and recreation uses.

A Master Drainage Study will be completed, incorporating preliminary detention solutions, drainage system details, Pantano Wash stabilization details, vegetation mitigation plan, and a financing, implementation, and phasing plan for drainage improvements. The scope of work for the Master Drainage Study will be established by Pima County Department of Transportation and Flood Control District. This study will be submitted for approval by the Flood Control District.

#### VIII. Wildlife Habitat Concept Plan

The Pantano Wash serves as potentially the most significant environmental feature within the plan area. With proper revegetation and enhancement on the area north of Colossal Cave Road,

the Pantano Wash may provide potential wildlife cover, forage and corridors to the surrounding areas. Wildlife values will be enhanced primarily through the restoration and re-establishment of vegetation within and along the tributary drainages and Pantano Wash that have been degraded by previous grading activities and excessive erosion. The tributary drainages provide opportunities for environmental amenities such as habitat enhancement, natural drainage and groundwater recharge. They may also serve as a physical buffer and transition area between adjacent land uses.

With respect to the two special status species documented by the biological survey, the following mitigation plan will be performed for these species prior to any ground-disturbing activities. The special status species are the:

Needle-Spined Pineapple Cactus - the needle-spined pineapple cactus was identified as occurring on the project site. A Notice of Intent to Clear Land is required from the AZ Department of Agriculture and Horticulture for any impacts to needle-spined cactus. Salvage of this cactus is recommended and could be accomplished by relocating salvaged cactus to similar undisturbed areas on the site. No impact to this species will occur if salvage is undertaken in accordance with the APNL.

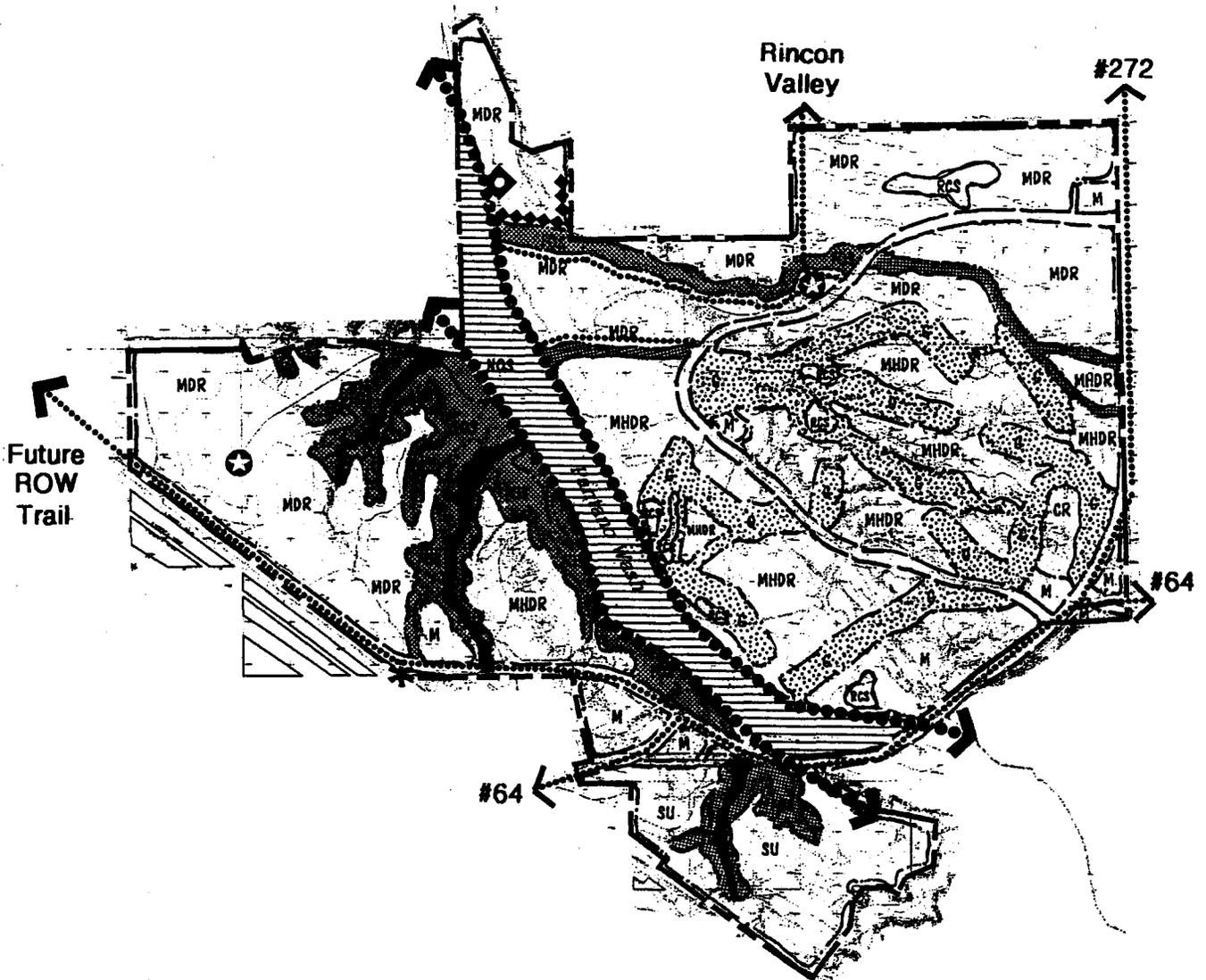
Sonoran Desert Tortoise- two Sonoran Desert tortoise were identified on the project site. Focused surveys for the Sonoran Desert tortoise are required to determine tortoise densities. Clearance survey protocol includes moving tortoise 1000 feet to adjacent open land, donating tortoise to the Sonoran Desert Museum's Adoption Program, or relocating the tortoise to the Phoenix Adobe Center. No impacts will occur if focused and clearance surveys are completed.

#### IX. Open Space and Trails/Recreation Concept Plan

Approximately 32% or 512 acres of the site is considered open space and/or wildlife habitat. This includes 18-holes of golf course, natural and improved drainageways, and slopes greater than 25%.

The Vail Valley Ranch Specific Plan includes a pedestrian path system by which residents can travel within the community by bicycle or on foot. These trails are especially valuable in a community providing a non-vehicular option to residents. A regional public multi-use trail is associated along the east and west bank of the Pantano Public River Park and will provide a link between the urban area to the north and the Cienega Creek Natural Preserve to the south. Development of public trailhead facilities located within the plan area will be the responsibility of the Pima County Parks and Recreation Department. A community trail is proposed along the Pantano Wash east bank and will provide resident access to the recreation and commercial areas. This trail will occur within the dedicated top of bank area and the Pantano Wash riverbed area subject to an agreement with Pima County Department of Transportation and

# OPEN SPACE & TRAILS/RECREATION EXHIBIT E.IX.1



## Legend

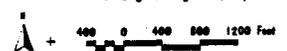
-  Pantano River Park
-  Golf Course
-  Natural Open Space
-  Functional Open Space
-  River Park Trail
-  Community Trail
-  Private Equestrian Easement

## VAIL VALLEY RANCH SPECIFIC PLAN

First Amendment

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Flood Control District. This trail serves as the backbone and is an integral part of the secondary pedestrian pathway system that will be developed within the drainageways and open space areas throughout the community.

The drainageways and vehicular circulation systems will provide the opportunity to incorporate a pedestrian trail system when appropriate within the community. Where detention/retention basins are necessary, they will be designed to be utilized as neighborhood recreational sites and be connected to the pedestrian trail system when feasible. The appropriate trails within the plan area will connect to the Camino Loma Alta ROW trail (#272) and the Colossal Cave Road ROW trail (#64). The ROW for these two trails will be included in the dedication of the 150' total road ROW as per the County's Major Streets and Routes Plan. A ROW trail will also be provided within the future 150' ROW along the Plan's western boundary. In addition, a provision for a 15' wide public trail easement will be provided at no cost to the County from the plan area's north boundary connecting to the Pantano Wash, in accordance with the Rincon Valley Subregional Trails Plan. This public trail will be a public easement to coincide with a future utility easement to provide flexibility in location between these two compatible uses (see Exhibit E.IX.1).

The Eastern Pima County Trail System Master Plan by the Parks and Recreation Department may result in requests for access or recreation easements for public trails within the plan area by Pima County. Redeveloped natural-like drainage corridors will be extended through those areas degraded by previous development activities. These extensions will re-establish landscaped connections from the plan boundary to the Pantano Wash.

Neighborhood public parks will be provided in the plan at a minimum of five acre sites or at a four-acre minimum when provided contiguous to the elementary schools. A private neighborhood park of a minimum one-acre will be adjacent to each community facility center in those portions that are developed as an age-restricted community. Retention/detention facilities will also be designed when feasible to serve as park/recreational areas. A future district park is to be located south of Colossal Cave Road. Development of the district park by the Parks and Recreation Department is from 1997 voter-approved bonds.

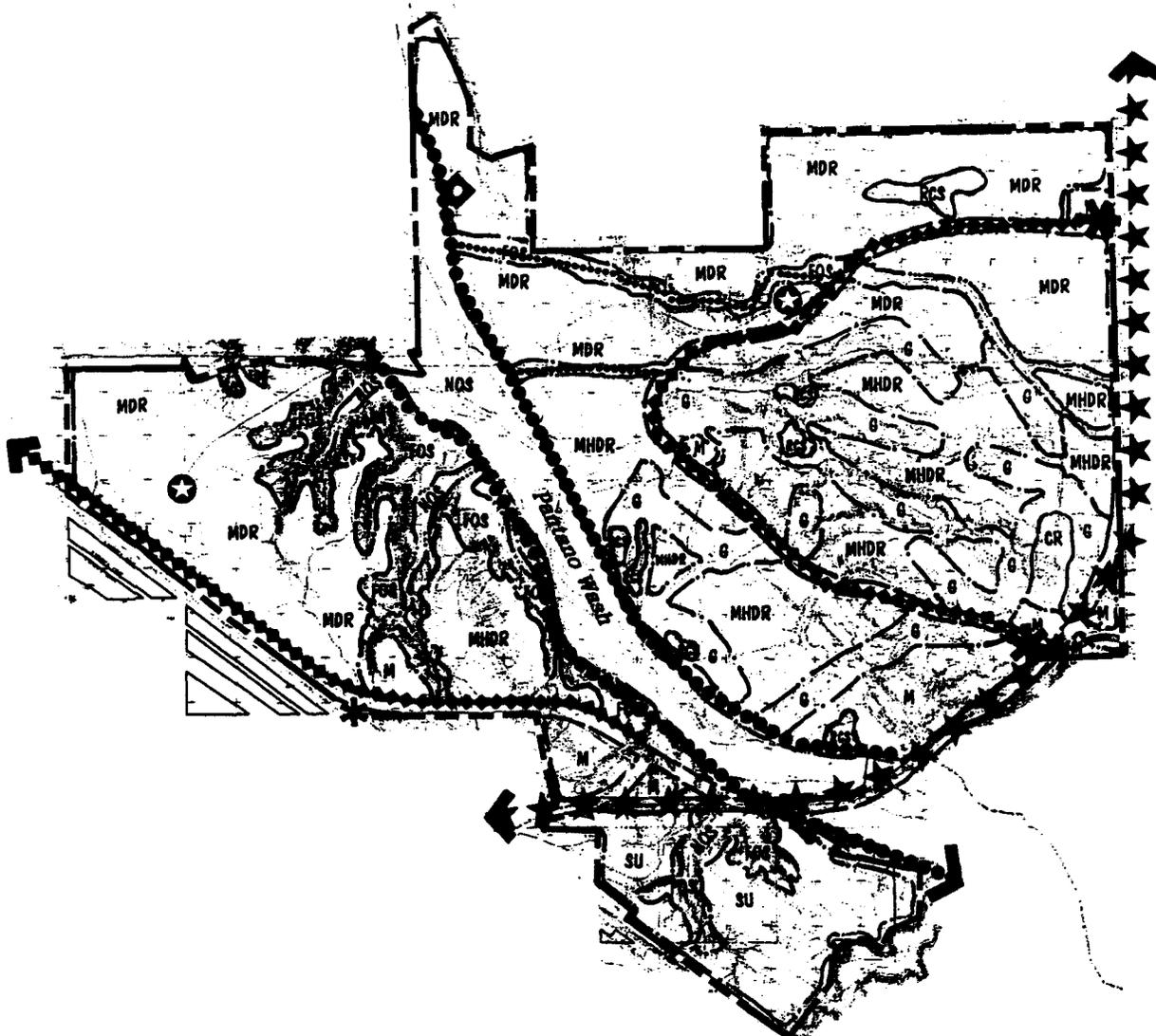
The recreation component is the focus of the community. This includes 18 holes of golf course, a commercial recreation area and opportunities for a variety of outdoor activities such as hiking, bicycling, and equestrian. The commercial recreation area will provide a clubhouse and/or resort facility. It will include meeting space, tennis, swimming pool/spa, dining and specialty commercial. (See Exhibit E.IX.1)

#### X. Landscape Concept Plan

The landscape concept plan is depicted on Exhibit EX.1. The intent of the landscape plan is to provide a community landscape framework which serves to enhance the overall image and character of the site. A suggested plant palette has been prepared for the plan area (See Section G).

# LANDSCAPE CONCEPT PLAN

## EXHIBIT E.X. 1



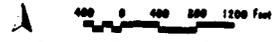
### Legend

-  Roadways
-  Redeveloped Drainageways
-  River Park Trail
-  Scenic Route
-  Vail Valley Ranch Identity/Entry Statement

# VAIL VALLEY RANCH SPECIFIC PLAN

## First Amendment

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A hierarchy of landscaped entry points are planned which include community identification, major entry statements, and secondary entry statements. Colossal Cave Road and Camino Loma Alta will have community identity features at the plan area's perimeter. These will provide a sense of identity and entry to the community. The core collector roads will have major entry statements on Colossal Cave Road and Camino Loma Alta. This will include landscaping, signage, and lighting. Secondary entry points will provide access directly into the residential areas of the plan area. These points may include landscaping, signage, and lighting. It will be designed to reflect the overall theme of the community.

As a Scenic Route, Colossal Cave Road deserves special treatment and consideration. This will include varying building heights and setbacks to create visual interest and protect the viewsheds and providing a minimum 15 foot landscaped buffer with berms or low walls to screen parking areas. Camino Loma Alta Road should maintain a buffer area of existing undisturbed vegetation. Plant materials deemed salvageable by the Plant Preservation Plan should be transplanted within the disturbed areas along Camino Loma Alta Road. The development will adhere to the scenic route requirements as outlined in Pima County Ordinance Section 18.77.040.

The primary streetscape will provide a safe and aesthetic progression along the collector roads. It will include a formal streetscape as well as a transitional edge where it is contiguous with the tributary washes, sidewalks and trails.

The secondary streetscapes include the internal neighborhood roads and major trails and will provide landscaped edges. The redeveloped drainage and retention and detention areas will be landscaped appropriately with plant materials able to withstand inundation. They will be designed as multiple-use/passive recreation nodes and will become an extension of the riparian zone.

All saguaros, and other native trees when feasible, will be salvaged and transplanted within the plan area. Salvageable plant materials are those that are healthy and accessible to allow transplantation or relocation (see definition, Page F-3). A Plant Preservation Plan will be completed prior to ground-breaking activities to determine salvageable materials.

#### XI. Cultural Resources Plan

A mitigation plan will be prepared by a qualified archaeologist for each planning unit of the Specific Plan area that contains archaeological or historic sites which are deemed significant enough to warrant further archaeological studies. Requirements for preservation, protection, testing, data recovery or excavation, analysis, report preparation, and curation will be addressed as well as a schedule for implementation. The mitigation plan shall be reviewed and approved by the County archaeologist and the State Historic Preservation Office prior to

implementation. The mitigation plan shall be implemented prior to any grading or construction in the immediate vicinity of cultural resources.

A complete outline of the Cultural Resources Regulations to be followed are provided in the Appendix of the Specific Plan.

## F. DEVELOPMENT REGULATIONS

### I. Purpose and Intent

These regulations will serve as the primary mechanism for implementation of the land uses for the Vail Valley Ranch Specific Plan. The regulations contained herein provide the direction for future needs and guidelines for achieving land use compatibility. This specific plan will abide by applicable adopted Pima County Regulations not included or specifically addressed within this document.

Primary land use designations for the Specific Plan shall be as follows:

- Special Use (SU)
- Medium Density Residential (MDR)
- Medium High Density Residential (MHDR)
- Mixed Use (M)
- Commercial Recreation (CR)
- Functional Open Space/Golf Course (FOS/GC)
- Natural Open Space (NOS)

### II. Definitions

The terms and definitions used in this Plan shall mean those defined in Chapter 18.03 of the Pima County Zoning Code, with the following exceptions:

1. **Builder/Developer** The person or entities who acquire planning areas in the Vail Valley Specific Plan Area from the Master Developer (as defined below).
2. **Commercial Recreation** Any private land designated for the establishment of structures or areas in which to provide recreational support activities such as health club/spa, country club, resort/hotel, golf course clubhouse and/or recreational vehicle storage.
3. **Community Facility Center** A building constructed for educational purposes (library, elementary school) or for community support and recreation such as a senior citizen/cultural arts/activity center.
4. **Congregate Care** A residential complex with security measures that provides assisted living conditions for individuals who are semi-independent but need additional support such as meals and/or medical assistance.
5. **Development Area**: The land use categories with specified permitted uses and development regulations as depicted on Exhibit F.1 (Land-use Categories).

6. Dwelling Unit Cap: The maximum number of dwelling units permitted within the Specific Plan.
7. Floor Area The floor area includes the sum of the enclosed horizontal areas of each floor of a building measured from the exterior faces of the exterior walls, excluding areas used for elevator shafts, stairwells, floor space used for mechanical equipment room, attic space, off-street parking and loading, ways for ingress and egress from vehicular parking and loading areas.
8. Floor Area Ratio The floor area ratio is the proportion of building square footage permitted for each square foot of land area of the development site or lot. It is computed by dividing the floor area by the lot area. (For example, a 30,000 square foot building area on a ten thousand square foot lot has a floor area ratio of 3.0)
9. Gross Acres The total number of acres within a planning area or subdivision.
10. Home Occupations Home occupations are permitted in all residential land use categories as per section 18.09.030, with an allowance that up to two non-resident employees may be employed on-site.
11. Master Developer The corporation or individual who owns and/or is responsible for the planning and development of the Vail Valley Ranch Specific Plan.
12. Maximum Density The maximum residences per acre (RAC) allowed by a development area category.
13. Minimum Landscape Coverage The area by percent to be landscaped (including all required buffers, trees, shrubs, ground cover, hydroseeded areas and preserved and/or salvaged native plants) of the gross area being developed as a development plan and/or plat.
14. Municipal Uses Facilities related to the management, storage, distribution and treatment of water and wastewater. These uses and facilities are subject to all applicable State and Federal regulations governing their siting, health and permitting requirements.
15. Planning Area The subareas of the specific plan as depicted on Exhibit E.5a (Land Use Plan).
16. Recreational Facilities Private Facilities associated with active and passive recreational activities such as trails, parks, ballfields, swimming pools, regulatory control structures and community centers.
17. Regulatory Control Structure A facility used primarily to store, control and regulate

surface waters, potable water, effluent, and/or storm runoff for subsequent golf course and/or landscape irrigation use.

18. **Residential Lodging** Living quarters designed to provide lodging for compensation by guests.
19. **Salvageable Plant Materials** On-site plant materials, as determined by a registered landscape architect, horticulturalist or botanist, able to be reasonably transplanted [generally healthy/desert trees, having a trunk diameter of four (4) inches dbh (diameter at breast height or approximately four or five feet above grade), and healthy saguaro cactus less than fifteen (15) feet in height, having few or no arms] as per the Plant Preservation Plan.

### III. General Provisions

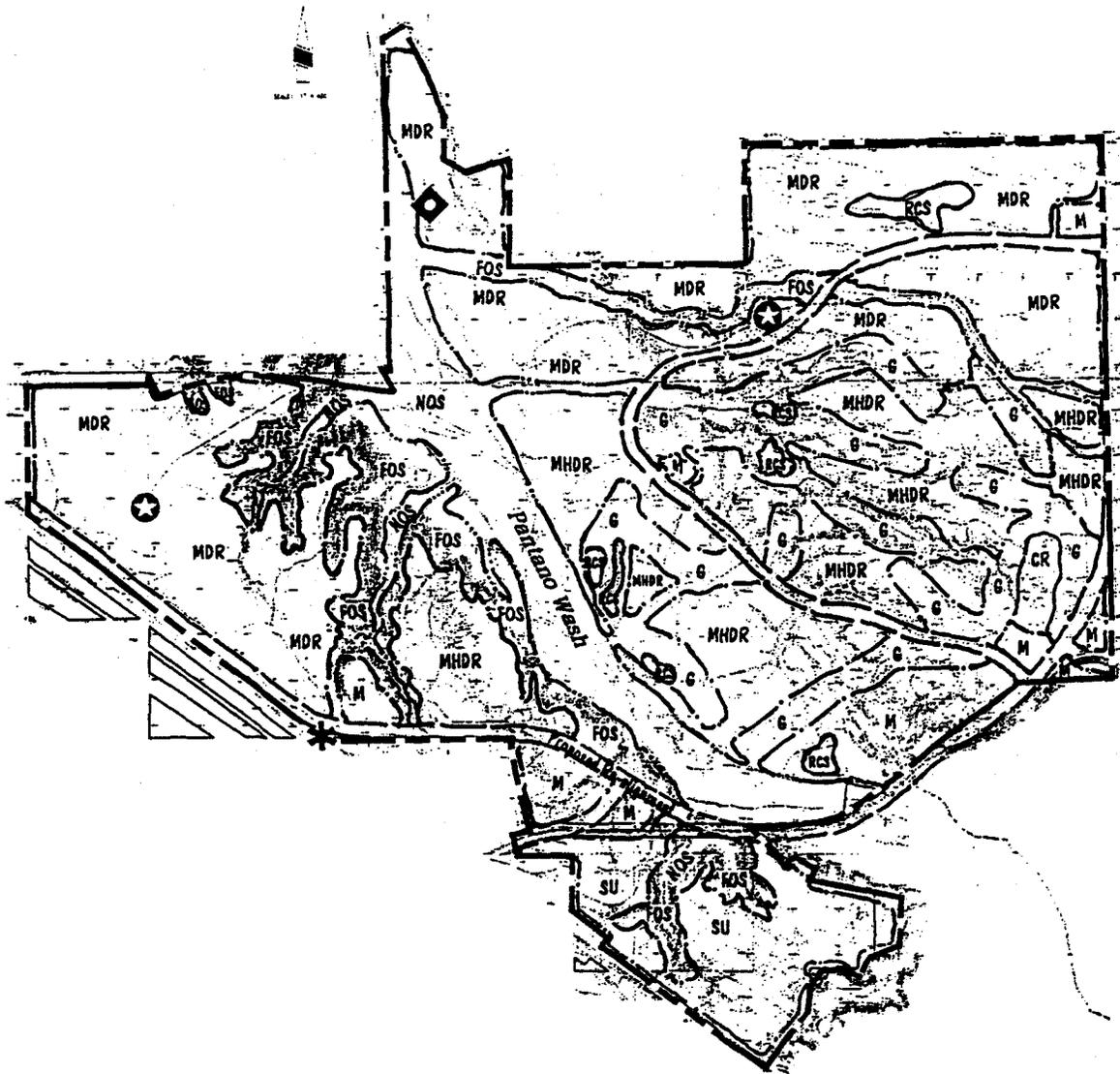
1. If an issue, condition or situation arises or occurs that is not sufficiently addressed within the specific plan, the regulations of the Pima County Zoning Code shall apply as follows:

SU:	Equivalent is CR-3 (18.25) Single Residential.
MDR:	Equivalent is CR-4 (18.27) Single Residential and CI-2 for Municipal Uses.
MHDR:	Equivalent is CR-5 (18.29) Mixed Dwelling.
M:	Equivalent is TR (18.31) Multiple Residence and CB-2 (18.45) General Business.
FOS/GC:	Equivalent is GC (18.59) Golf Course.
CR:	Equivalent is MR (18.40), TR (18.31), CR-4 (18.27) Mixed Residential and CB-2 for non-residential uses.

The most similar issue, condition or situation within these regulations shall be used by the Chief Zoning Inspector as guidelines to resolve the unclear issue, condition or situation. This provision may be used to permit uses or procedures not explicitly stated within this Specific Plan.

2. This specific plan supplements or supersedes certain adopted Pima County zoning regulations. This plan does not make changes to Chapter 18.73, 18.75, 18.77, and 18.79.
3. Any persons, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the Pima County Zoning Code pertaining to zoning violations.
4. All non-public natural open space will be owned and maintained by the Master developer and/or their assigns, including but not limited to private owners or homeowners associations.

# SPECIFIC PLAN LAND USE EXHIBIT E.III.1



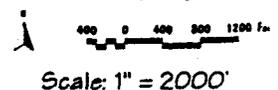
## Legend

SU	Special Use (1-3 RAC)	NOS	Natural Open Space	*	Future Transit/Rail Stop
MDR	Medium Density Residential (3-8 RAC)	RCS	Regulatory Control Structures		
MHDR	Medium High Density Residential (6-12 RAC)	G	Golf Course		
CR	Commercial Recreation (6-12 RAC)	◆	Municipal Use		
M	Mixed Use (12-35 RAC)	☆	Elementary School/Park (location to be determined)		
FOS	Functional Open Space				

**NOTES:**

1. Trail and Linear Park information on Recreation Map
2. Drainage information on Hydrology Map


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 Rick Engineering Company



# VAIL VALLEY RANCH SPECIFIC PLAN

**First Amendment**

5. Public Elementary schools, parks, religious facilities, community facility centers, and regulatory control structures are permitted within all land use designations.
6. All land areas designated as Golf Course (GC) uses are subject to County approval of a Golf Course Development Plan. Those areas that are designated GC on the Land Use Plan but are not included within the approved GC Development Plan are deemed a part of the adjoining development area designation.

#### IV. Development Area Designations

Development Area designations have been assigned to each planning area identified on the Vail Valley Ranch Specific Plan. Their permitted uses and development standards are described in the following sections.

##### A. Special Use Area (SU)

###### 1. Uses Permitted:

- a. Single Family Residential
- b. Recreational Facilities
- c. Accessory Structures
- d. Model Homes

###### 2. General Development Standards:

- a. Minimum Average Lot Size: 10,000 square feet.
- b. Maximum Lot Coverage: 50% (main buildings).
- c. Maximum Building Height: Not to exceed 30'.
- d. Maximum Density: Three RAC.
- e. Individual Lot: Building Setback Minimum Front: 25'.  
 Total Combined Sideyards Building Setback: 10'.  
 Building Setback Minimum Rear: 10'

##### B. Medium Density Residential (MDR)

###### 1. Uses Permitted:

- a. Single Family Residential
- b. Recreational Facilities
- c. Model Homes
- d. Accessory Structures
- e. Community Facility Center
- f. Municipal Uses (as indicated on Specific Plan Land Use Exhibit)

###### 2. General Development Standards:

- a. Minimum Average Lot Size: 5,000 square feet.
- b. Maximum Lot Coverage: 50%
- c. Maximum Building Height: Not to exceed 30'.
- d. Maximum Density: Eight RAC.

- e. Individual Lot: Building Setback Minimum Front: 20'; or 10' with side or rear entry driveways  
Total Combined Sideyard Building Setback: 10'.  
Building Setback Minimum Rear: 10; or 0' with rear entry garage

C. Medium High Density Residential (MHDR)

1. Uses Permitted:

- a. Single Family Residential
- b. Recreational Facilities
- c. Model Homes
- d. Accessory Structures

2. General Development Standards:

- a. Average Area per Dwelling Unit: 3,000 square feet.
- b. Maximum Lot Coverage: 75%
  
- c. Maximum Building Height: Not to exceed 30'.
- d. Maximum Density: Twelve RAC.
- e. Minimum Site Setback: Front: 20'  
Side: None  
Rear: 10'

D. Mixed Use (M)

1. Uses Permitted:

- a. Single and Multi-family Residential
- b. Restaurant/drinking establishment
- c. Congregate Care
- d. Recreational Facilities
- e. Commercial
- f. Professional Offices
- g. Resort/Hotel
- h. Health Spa
- i. Model Homes
- j. RV Storage (subject to 18.45.040G)

2. General Development Standards:

- a. Residential
  - 1) Average Area per Dwelling Unit: 1,000 square feet.
  - 2) Maximum Building Height: Not to exceed 34'.
  - 3) Maximum Density: Thirty-five (35) RAC.
  - 4) Minimum Site Setback: Front: 20'  
Side: None  
Rear: 10'

- b. Congregate Care Facility
- 1) Minimum Site Area: Two acres.
  - 2) Maximum Density: One guest room per two thousand square feet of the site area.
  - 3) Maximum Height: Not to exceed 34'.
  - 4) Permitted Coverage: 40% of the gross site.
  - 5) Minimum Site Setback: Front: 20'  
Side: None  
Rear: 10'
  - 6) Landscape Requirements: 10% coverage of the gross site area.
  - 7) Guest rooms are not included within the Vail Valley Ranch Specific Plan residential maximum of 5,500 dwelling units.

- c. Commercial
- 1) General Development Standards
    - a. Maximum Floor Area Ratio: 1.0.
    - b. Maximum Building Coverage: 60% at ground level.
    - c. Minimum Lot Area: None.
    - d. Minimum Lot Width: None.
    - e. Maximum Building Height: Not to exceed 39'.
    - f. Minimum Landscape Coverage: 10% of gross site area.
    - g. Minimum Distance Between Buildings: 10'.
    - h. Minimum Site Setback: Front: 20'  
Side: None  
Rear: 10'

- d. Resort/Hotel
- 1) General Development Standards
    - a. Minimum Site Area: Two acres.
    - b. Maximum Density: One guest room per one thousand square feet of the site area.
    - c. Maximum Height: Not to exceed 39'.
    - d. Permitted Coverage: 40% of the gross site.
    - e. Minimum Site Setback: Front: 20'  
Side: None  
Rear: 10'
    - f. Landscape Requirements: 10% coverage of the gross site area.
    - g. Guest rooms are not included within the Vail Valley Ranch Specific Plan residential maximum of 5,500 dwelling units.

**E. Commercial Recreation (CR)**

**1. Uses Permitted:**

- a. Clubhouse
- b. Minor Resort/Hotel
- c. Recreational Facilities
- d. Restaurant
- e. Specialty Commercial
- f. Single and Multi-Family Residential
- g. Commercial Golf Driving Range
- h. Community Facility Center (subject to 18.45.040G)
- i. RV Storage (subject to 18.45.040G)

**2. General Development Standards:**

- a. Maximum Floor Area Ratio: 1.0
- b. Maximum Building Coverage: 60%
- c. Maximum Building Height: Not to exceed 39'
- d. Minimum Lot Area: None
- e. Minimum Lot Width: None
- f. Minimum Landscape Coverage: 10% of gross site area.

**3. Development Standards for Resort/Hotel:**

- a. Minimum Site Area: Two acres.
- b. Maximum Density: One guest room per one thousand square feet of the site area.
- c. Maximum Height: Not to exceed 39'.
- d. Permitted Coverage: 40% of the gross site.
- e. Minimum Site Setback: Front: 20'  
Side: None  
Rear: 10'
- f. Landscape Requirements: 10% coverage of the gross site area.
- g. Guest rooms are not included within the Vail Valley Ranch Specific Plan residential maximum of 5,500 dwelling units.

**4. Development Standards for Residential:**

- a. Same as (G.) Medium-High density Residential.

**F. Functional Open Space and Golf Course (FOS/GC)**

**1. Uses Permitted:**

- a. Recreational Facilities
- b. Functional Open Space

**2. General Development Standards:**

- a. Shall be in conformance with Chapter 18.59 of the Pima County Zoning Code.

G. Natural Open Space (NOS)

1. Uses Permitted:

- a. Utility and road crossings in addition to those indicated within this plan.
- b. Maintenance roads.
- c. Trails and/or passive recreation.

2. General Development Standards:

- a. Utility and road crossings per Pima County Flood Control District approval.
- b. Maintenance road per Pima County Department of Transportation and Flood Control.

## *G. DESIGN GUIDELINES*

### *I. Introduction*

The design guidelines are intended to guide the developer/designer through the design development process toward the expression of an overall community character. The guidelines address areas of circulation, landscaping, architecture, and recreation/open space.

The purpose of these guidelines is to promote high quality development, creating a sense of continuity and protecting the investment of those who locate within the Specific Plan area. The design guidelines provide design direction to be implemented by developers, architects, engineers, landscape architects, builders and other professionals to assure a high quality community character and appearance, and land use compatibility within Vail Valley Ranch.

They are also presented to give guidance to the Vail Valley Ranch Design Review Committee, County staff, the Planning and Zoning Commission and the Board of Supervisors in their review of development projects within the Specific Plan Area.

Goals, general statements of desired future conditions, will serve to direct the overall planning and design effort. The following goals outline the intent of the guidelines.

- Provide direction to individual design efforts so Vail Valley Ranch maintains high quality design developments with a strong sense of community identity and character.
- Ensure quality design, thereby maximizing property values and enhancement of investments.
- Encouragement of imaginative and innovative planning and design of facilities and sites with flexibility to respond to changes in market demand.

### *II. Site Planning*

Site planning concentrates on the proper placement of buildings, roads, and services within the site. This requires an understanding of existing site opportunities and constraints. It also requires an understanding of building form, orientation, coverage, setbacks, parking and such support services as utilities, loading, storage and driveway location.

#### *1. Grading*

Site grading design should complement and reinforce the architectural and landscape design character by helping to screen parking, loading and service areas, by helping to reduce the perception of height and mass on larger buildings, by providing reasonable transitions between on-site uses, by providing elevation transitions contributing to the

efficiency of on-site and off-site movement systems, and by providing reasonable transitions between lots.

The grading of the site terrain should reflect the natural topography and result in a harmonious transition of the man-made grade with the natural terrain. Tops and toes of all slopes should be rounded.



## 2. Drainage

Collection and on-site detention of storm water runoff is encouraged to supplement the needed water supply. Introduce low rock check dams for detention of storm water runoff wherever possible.

All drainage should exit from the planning area in a manner consistent with the original natural drainage conditions. Increased runoff rates from streets or other surface areas should be retained on site so that the off site quantity and rate of flow should not be greater than the original hydrological conditions at any existing point. All proposed drainage should comply with standards administered by Pima County Department of Transportation and Flood Control.

Drainage velocities should be minimized to protect from erosion, debris accumulated on streets and drainageways and to prevent hazardous flow conditions.

Riparian vegetation should be used predominantly throughout drainageway revegetation and enhancement.

## 3. Building Setbacks

Uniform setbacks depend on landscaping to add variety and to soften the obvious repetition from house to house. Landscape design should be used to enhance building setback variations.

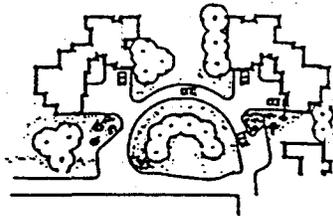
## 4. Building Orientation and Siting

The project should be planned to maximize the feeling of open space within the development. Design approaches include curving streets, orienting the road axis to open areas and the creation of views.

Buildings should be designed and sited to minimize the impact and silhouette of built forms on the natural landscape. Roof line silhouettes should minimize their visual impact by keeping a low profile, not dominating the horizon line.

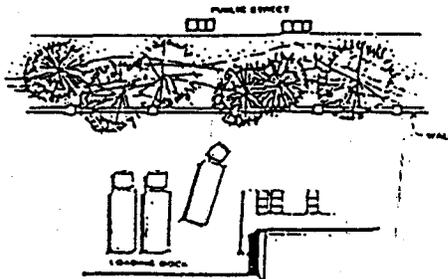
Attention should be given to the shading of windows with a southern exposure. Interior and exterior shading devices are encouraged.

In attached product type projects, individual units should be clustered and oriented in a variety of ways to avoid the monotony of garage door corridors.



#### 5. Loading, Storage, Refuse and Servicing Areas

Loading dock areas should be set back, recessed, or screened so as not to be visible from adjacent lots or sites, neighboring properties or streets.

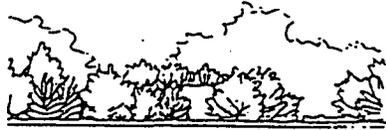


In the community/commercial area, no materials, supplies or equipment, including trucks or other motorized vehicles, should be stored on-site *except* in a closed building or behind a visual barrier screen so as not to be visible from neighboring properties and streets. Storage areas screened by visual barriers should be located on the rear portions of the site.

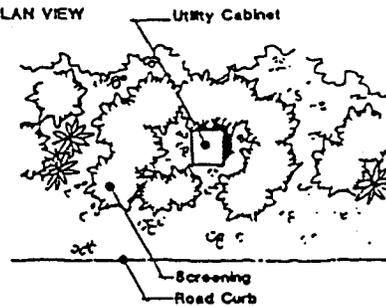
Walls or hedges are required as screening for a service yard, if any, to enclose all above-

ground garbage and trash containers, clotheslines and other outdoor maintenance and service facilities.

ELEVATION



PLAN VIEW



## 6. Utilities and Exterior Equipment

All exterior on-site utilities including, but not limited to, sewers, gas lines, water lines, electrical, telephone and communication wires and equipment should be installed and maintained underground wherever possible (exception: existing dedications and surface easements).

Solar panels should be "flush-mounted" onto roof plane or fully screened so as not to create any adverse visual impact on any portion of the community. Natural silver aluminum frames are. Support solar equipment should be enclosed and screened from view. Solar access will be provided and enforced through C.C. and Rs.

Locate exterior transformers, utility pads, cable television and telephone boxes out of view in public rights-of-way, or screen with walls, or vegetation when possible.

All utility and other public rights-of-way should be landscaped and maintained.

## III. Landscape

The landscape theme will create a community framework for all common and public areas for Vail Valley Ranch. The goals and objectives for the community landscape theme are as follows:

**Goal:** A landscape theme for the community which acts to unify and reinforce the community form of Vail Valley Ranch.

**Objectives:**

- Utilize a set landscape palette for public rights-of-way, streets, parking lots, and setbacks.
- Establish landscape design guidelines for development of residential and community

areas, including street trees, street furniture and view corridors.

- Landscape elements contribute significantly to the overall visual and developmental character of a project area. Community character is reinforced through the coordinated design and choice of landscape materials, with an emphasis on special design elements. To achieve uniformity, guidelines for the following categories include:
  - Streetscapes
  - Entries
  - Project Edges
  - Hardscape Design Elements
  - Drainageways
  - Retention/Detention

Consistent landscape plantings of native Arizona Sonoran Desert vegetation, or other drought tolerant species, are encouraged.

1. Streetscape

- a) **Internal Streets:** The streetscapes have been designed so that the core road should have a "theme" landscape element, providing a strong sense of community identity. This will identify it as the primary circulation feature.

Recommended Plant Palette, see page G-8-10.

- b) **Parking Areas:** All parking should be visibly screened from roadways by appropriate landscaping. Screening may include a combination of berming and plantings. Also, large areas of asphalt or concrete parking lots can be uninteresting and can deflect heat into nearby buildings. Landscaping the parking areas with groundcover and shade trees can reduce the paved areas.

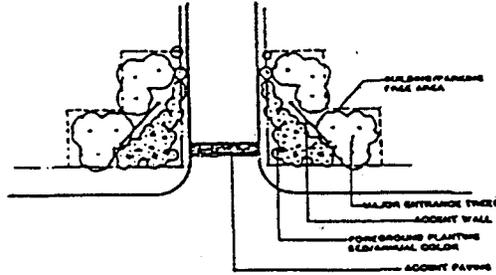
Plant material for these areas should be of predominantly southwestern urban character, pages G-8, 9 & 10.

2. Entries

The major entry into the project should serve as the focus of the core development. The design of the entry should symbolically form a gateway and transition. Special landscape treatments should be used to emphasize and contrast the entryway with the rest of the environment.

The major entry monumentation, combined with accent trees, and plantings,

should be consistent with the secondary entrances.



## VAIL VALLEY RANCH LANDSCAPE RECOMMENDED PLANT PALETTE

### A. Major Streetscape Trees (Access Road)

Heritage Oak	<i>Quercus virginiana</i> 'Heritage'
Fan-Tex Ash	<i>Fraxinus velutina</i> 'Rio Grande'
Cork Oak	<i>Quercus suber</i>
Chilean Mesquite	<i>Prosopis chilensis</i>

### B. Secondary Streetscape

Chilean Mesquite	<i>Prosopis chilensis</i>
Velvet Mesquite	<i>Prosopis velutina</i>
Acacia species	<i>Acacia</i> spp.

### C. Parking Lot Trees

Chilean Mesquite	<i>Prosopis chilensis</i>
Blue Palo Verde	<i>Cercidium floridum</i>
Mexican Palo Verde	<i>Parkinsonia aculeata</i>
Netleaf Hackberry	<i>Celtis reticulata</i>
Silver Dollar Gum	<i>Eucalyptus polyanthemos</i>

### D. River, Drainageway & Retention/Detention Basin Trees and Shrubs

Velvet Mesquite	<i>Prosopis velutina</i>
Blue Palo Verde	<i>Cercidium floridum</i>
Desert Willow	<i>Chilopsis linearis</i>
Netleaf Hackberry	<i>Celtis reticulata</i>
Cottonwood	<i>Populus fremontii</i>
Catclaw	<i>Acacia greggii</i>
Jojoba	<i>Simmondsia chinensis</i>

Brittlebush  
Desert Broom  
Desert Honeysuckle  
Fairy Duster

*Encelia farinosa*  
*Baccharis sarothoides*  
*Anisacanthus thurberi*  
*Calliandra eriophylla*

E. General Plant Palette

Trees

Native Mesquite  
Chilean Mesquite  
Sweet Acacia  
Mexican Palo Verde  
Blue Palo Verde  
Abyssinian Acacia  
Desert Willow  
Saguaro  
Yucca  
Eucalyptus  
Aldercia Pine

*Prosopis juliflora* 'Velutina'  
*Prosopis chilensis*  
*Acacia minuta*  
*Parkinsonia aculeata*  
*Cercidium floridum*  
*Acacia abyssinica*  
*Chilopsis linearis*  
*Carnegia gigantea*  
*Yucca species*  
*Eucalyptus species*  
*Pinus alderica*

Shrubs

Texas Ranger  
Desert Spoon  
Hopbush  
Purple Hopbush  
Green Cassia  
Phyllodinea  
Feathery Cassia  
Condoleana  
Red Bird of Paradise  
Texas Mountain Laurel  
Tombstone Rose  
Jojoba  
Aloe  
Quail Bush  
Agave

*Leucophyllum frutescens*  
*Dasyliion wheeleri*  
*Dodonaea viscosa*  
*Dodonaea viscosa* 'Purpurea'  
*Cassia nemophylla*  
*Cassia phyllodinea*  
*Cassia artemisioides*  
*Cassia condoleana*  
*Caesalpinia pulcherrima*  
*Sophora secundiflora*  
*Rosa banksiae*  
*Simmondsia chinensis*  
*Aloe saponaria*  
*Atriplex Lentiformis*  
*Agave palmerii*

Groundcover

Texas Sage  
Fairy Duster

*Salvia greggii*  
*Calliandra eriophylla*

Native Verbena	<i>Verbena gooddingii</i>
Peruvian Verbena	<i>Verbena peruviana</i>
Verbena	<i>Verbena tenuisecta</i>
Prostrate Indigo Bush	<i>Dalea greggii</i>
Trailing Lantana	<i>Lantana montevidensis</i>
Red Yucca	<i>Hesperaloe parviflora</i>

### 3. Project Edges

The landscaping concept for the perimeter edges is to create a definition between the development and the surrounding environment. Internal plant groupings should be encouraged. Walls to a height of six feet (6)' should be allowed.

Selected Plant Palette on pages G-7, 8 & 9.

### 4. Walls

All walls used within the residential communities should be of a material compatible with the architectural design of the structures. They should be a visual extension of the architecture of the residence. The texture and color of walls should conform to the same color standards as the main residence. Walls should not exceed six feet in height. Wall systems along major streets should respect the designated setback requirement and should have a stepped, varied or non-linear appearance.

The following materials should be allowed for walls subject to Vail Valley Ranch Design Review Committee:

- Concrete masonry: Integral color (consistent with building color)
- Concrete: Textured, brushed, hammered, rock salt, sandblasted, integral color (consistent with building color)
- Stucco: Integral or painted color (consistent with building color).
- Brick
- Wrought Iron

### 5. Washes and Drainageways

The Pantano Wash and drainageways should include a buffer of enhanced native riparian plant materials found within the site. Enhancement should include plants found within the riparian area. Indigenous vegetation shall be preserved as much as possible and existing plant material can be transplanted from other

parts of the site to enhance the drainageways.

#### 6. Retention/Detention Areas

Retention and detention areas should comply with the Pima County Stormwater Detention/Retention Manual and be designed and utilized as multi-purpose areas for: drainage, open space, active and passive recreation, etc. Landscaping should conform to Pima County Landscape Standards, 18.73. Water harvesting techniques are encouraged and should be incorporated wherever feasible to supplement irrigation of landscaping.

### IV. Architectural Guidelines

The following guidelines are not intended to limit designs, but to provide a flexible framework to accomplish an overriding design concept and to encourage quality development. Architecture, or building design, is an element contributing significantly to create a visual and spatial expression that identifies the area with special design considerations and solutions. All architecture is intended to appear as an integrated part of an overall site design concept.

#### 1. Architectural Themes

The architectural theme for Vail Valley Ranch should reflect the integration of structures within the overall desert environment. Themes of southwestern style, such as "Territorial," "Spanish Colonial," "Mission," "Santa Fe," "Santa Barbara Mission," or modern variations thereof, should be encouraged.

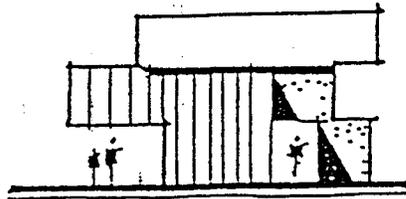
Exterior building materials should be consistent with the overall community character. Recommended major colors are subdued earthtone colors such as browns, tans and greys with additional accent colors. Recommended building materials are:

- Masonry
- Concrete block
- Stucco
- Adobe
- Slump Block
- Stone/Marble

Wood siding is acceptable, but should be used in combination with masonry. Other materials and colors may be approved by the Vail Valley Ranch Design Review Committee.

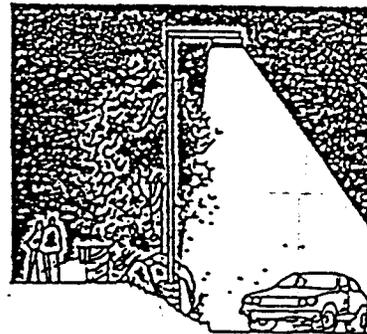
Recessed door, window and wall openings are characteristic elements of the intended architectural style and convey the appearance of thick protective exterior walls. Fully recessed openings are encouraged, although plaster projections and projecting windows may be used to add articulation to wall surfaces.

Every building should have shadow relief. Offsets, pop-outs, overhangs and recesses, all may be used to produce effective shadow interest areas. Larger buildings required more shadow relief than do smaller buildings. Large, unbroken expanses of wall should be avoided.



Lighting is part of an architectural vocabulary, helping to create and dramatize a nighttime image of a structure; and is also necessary for the functional requirements of safety, security and identification. Lighting should be designed to coordinate with the community theme. Lighting should be directed downward onto the pavement/property and not onto neighboring areas. High pressure sodium lights are prohibited.

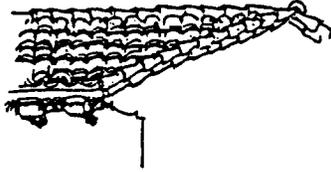
[illustration]



## 2. Residential

The pitch and form of "roofs" are a visible community feature. A range of roof forms and roof pitches can add an appealing visual impact to the community/streetscape.

The roofing material should be constructed of non-reflective materials and exhibit muted earth tones.



All walls used within the residential area should be of material compatible with the architectural design of the structure. Walls should not exceed six feet in height. If the wall connects two separate units, they should be of the same color and material, and be compatible with the color and material of the architecture.

Rectangular plans and variations of the rectangle may assure compatibility and variation. Variety and interest can be developed with rectangular plans by varying dimensions and positions of structures.

All parking structures, either free-standing or garages, should incorporate the same design element as the dwelling unit.

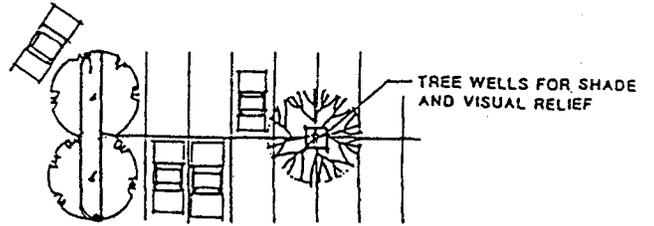
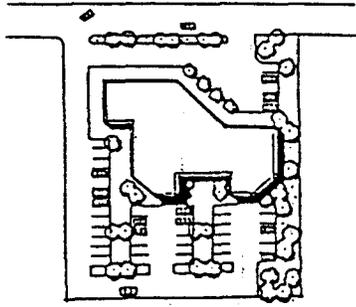
### 3. Commercial/Community Buildings

Roof projections over windows are encouraged. Roofs should be constructed of clay tile, slate, metal, concrete or asphaltic compound shingles. Flat roofs with parapet walls to screen rooftop equipment are appropriate, although buildings with angular forms and changes in roof planes are encouraged. All vents and other projections should be colored to blend with the roof.

Perimeter walls should not exceed a height of 6 feet above finished grade. Walls should match primary buildings with respect to color, texture and overall design.

Whenever possible, avoid long linear vistas and building edges by varying and articulating building facades, heights and rooflines.

Whenever possible, parking should be located to the side and/or rear portion of the site. Parking lots should be landscaped with a minimum of one shade tree per 10 stalls.



Parking lots and driveway lighting should provide uniform illumination with accent illumination at key points, such as entrances, exits, and loading zones.

## H. SPECIFIC PLAN IMPLEMENTATION AND ADMINISTRATION

### I. Purpose

Development will be implemented in conformance with the regulations and guidance contained within the Specific Plan. This section contains the procedures for administration of the provisions contained herein, including a Phasing Plan for the development of the proposed planning areas which define the type, location, intensity and timing of development. Programs for the projected sequence of development are also included. A monitoring program is required so that the County may track the progress of the Specific Plan development and monitor associated improvements and budgetary needs.

Other information covered in this chapter pertains to general administration, subdivision, amendment procedures, and the linkage between these elements. In addition, the Vail Valley Ranch Specific Plan shall be implemented through the subdivision/development plan process. The subdivision process will allow for the creation of lots as tentative plat maps which will allow for implementation of the project phasing.

### II. Definitions

For the purpose of identifying those responsible for implementation of the improvements for Vail Valley Ranch, two entities must be identified. These are the master developer and the builder as defined in F-II.

The master developer is the entity responsible for insuring that the basic infrastructure facilities are planned and constructed to serve the development areas within the Vail Valley Ranch Specific Plan.

The builder is the purchaser of a development area, or portions of a development area, who will either build or provide for building within their areas of ownership.

The master developer will be responsible for establishing the Vail Valley Ranch Design Review Committee. This committee will consist of five members as appointed by the master developer. This committee will review and approve screen wall design, entry statements, landscape plans, utility design and construction, sign design and the location of municipal and community facility uses as to conformance with the Vail Valley Ranch Design Guidelines. The committee will have approval authority on these matters until such time that the property is entirely transferred from the master developer or its assigns to builder(s) within the project.

### III. Phasing Plan

The Vail Valley Ranch Specific Plan will generally be developed in five phases as indicated on Exhibit H-III.1. This will allow an adequate level of infrastructure to be built to accommodate the

development in each phase. Attention has also been placed on market considerations in order to stagger the introduction of a variety of units into the housing market. The Phasing Plan will conceptually delineate the boundaries of the Master Plats that will be submitted as development is initiated in each phase. The developer may subdivide blocks within the same Master Plat.

In preparing the phasing plan for this development, certain assumptions have been made. These include: 1) The rate of growth for this project will remain consistent and as calculated, 2) The rate of growth of other regional projects which were used in assessing accumulative impacts on phased infrastructure and services, will remain consistent and as calculated, and 3) The market need for the proposed residential product type and mix will remain the same throughout the phasing period.

These assumptions are necessary to establish a phasing plan for the proposed development scenario. However, if any of these assumptions change during the project build-out time, the Phasing Plan and County monitoring program must be flexible enough to make adjustments in corresponding infrastructure and service requirements. If the build-out rate in surrounding projects accelerates, for example, key infrastructure improvements may have to occur earlier than shown on the Phasing Plan. Likewise, if projected build-out in surrounding projects occurs at a slower rate, certain improvements to infrastructure may not be required until a later phase than what is shown on the Phasing Plan.

It is the primary intention of the phasing plan to relate infrastructure requirements to proposed development. While a sequence is implied, there is nothing in this plan to preclude a different order of development, or even a different combination of sub-phases, so long as the related infrastructure is adequately in place. The Specific Plan provides for this flexibility because the actual sequence of development may be affected by numerous factors not now predictable.

Sewer, water facilities, streets, drainage and grading that will serve the project will be constructed and extended as necessary to meet the requirements of the phased build-out of the project.

Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments, drainage (including retention/detention) and golf course design will occur during technical refinements in the tentative plat map process and shall not require an amendment to the Specific Plan. Maximum dwelling units per cumulative planning area may not be affected. The Vail Valley Ranch Specific Plan residential dwelling unit maximum shall be 5,500 dwelling units not including the resort/hotel and/or congregate care facilities.

#### IV. General Implementation Responsibilities

Implementation of the Vail Valley Ranch Specific Plan shall be the responsibility of the master developer and the builders, except as noted. The master developer shall be responsible for engineering and implementation of the spine infrastructure systems, except those portions accessed by builders. The spine infrastructure systems are defined as those systems which are necessary to provide for development of the individual development areas. These include retention/detention basins, the access road, residential collector and their associated streetscapes, the trunk sewers, water mains, electric lines, gas lines and cable television facilities in the major streets. The builder is responsible for implementation of those facilities within each of the development areas, and ancillary facilities within the spine infrastructure system that would be damaged or destroyed by secondary development if installed by the master developer.

#### V. Circulation Phasing Plan

The circulation system may be initiated by the master developer with the building of one or more of the three major entries and street stubouts. As actual development within the planning area occurs, the master developer and the builder(s) will share the responsibilities of road improvements. Initially, half-sections of roadway construction may be allowed providing a minimum safety standards are provided. The required street improvement will be provided by the master developer and/or builder(s), as approved by the County in TIA , prior to the release of assurances or certificates of occupancy for uses depending upon these streets for access.

The master developer and/or the builder will make appropriate provisions for all residential collector streets to be built. At a minimum, this will be sufficient right-of-way to include at least two paved travel lanes, sidewalk, utilities and street landscaping with detail based upon projected traffic counts and criteria outlined in the TIA. Residential entry features are to be installed by the builder with the approval of the Vail Valley Ranch Design Review Committee to help assure consistency within Vail Valley Ranch.

The builder(s) are responsible for connecting internal residential streets to the installed residential collector or major loop road, per street standards established for the Vail Valley Ranch as approved by PCDOT. The residential street layout will be determined during the subdivision process and constructed pursuant to subdivision and/or development as approved by PCDOT for Vail Valley Ranch.

#### VI. Drainage Improvements Phasing

The implementation of drainage improvements will be as necessary and appropriate to provide

protection to development of infrastructure and planning areas in accordance with criteria outlined in the approved Master Drainage Plan. It is the intent that the secondary washes are to remain in their natural condition where appropriate. Previously graded washes will be enhanced when necessary to protect existing improvements and adjacent development. Drainageways will be established to an adequate cross-section across the sheet flow area per the intent shown on the conceptual cross-sections (see Exhibits E-23 & E-24) and the Master Drainage Plan. Where natural conditions are to be altered, the master developer will work with the builder/developer to approve these logical changes. Each Builder will be financially responsible for implementing improvements within each planning area and its downstream conclusion in accordance with approved Drainage Master Plan and the Flood Control Ordinance. These improvements will be reviewed at the time of approval of the Builder's Development Plan or Plat for each parcel.

A Financing Plan for any necessary stabilizations and habitat enhancement along the Pantano Wash floodway will be outlined in the approved Drainage Master Plan. Funding sources may include public/private cooperation, improvement districts, or other arrangements, with the ultimate costs borne by those benefitting parties.

#### VII. Wastewater System Phasing

The Master Developer will complete a Sewer Basin Study to determine the basic infrastructure requirements onsite and off-site of the Plan Area. Both the interim and long-range facilities will be analyzed. Review and approval of the Sewer Basin Study will be by the Pima County Department of Wastewater Management.

On-Site Wastewater Facilities- The Master Developer will be responsible for implementation of a sewer trunk system within the Plan Area to accommodate all the planning areas of the Vail Valley Ranch Plan. This trunk system will be sized to accommodate service to the individual planning areas as well as the reasonable expectations for flow-through capacity. The Builder(s) will be responsible for implementing the lateral or sub-main systems within each planning area, including appropriate considerations for the flow-through capacity identified in the Sewer Basin Study. Interim on-site sewage treatment facilities will be implemented and appropriately financed by the Master Developer. Long-range development of the Plan may include an onsite Wastewater Treatment Facility (WTF) which would be implemented and appropriately financed by the Master Developer.

Off-Site Wastewater Facilities- Long-term development of the Plan may involve the extension of the Pantano Interceptor to the boundary of the Vail Valley Ranch Plan Area (in lieu of an on-site WTF). This extension would be implemented by the Master

*Developer. Appropriate sizing would be determined by the Basin Study. An appropriate financial plan will be provided by the Master Developer.*

*Phasing- Phasing of the wastewater facilities will be determined in the Sewer Basin Study to coincide with the anticipated phasing of the development within the Plan. Phasing will depend both on the engineering and financial considerations to be determined by the Master Developer and approved by Pima County Department of Wastewater Management. A Master or Block Plat will not be required for the construction of the on-site Wastewater Treatment Facility.*

#### **IX. Monitoring Program**

*The purpose of the Specific Plan Monitoring Program is to provide assurances to the County and developer that the Specific Plan is working as development is built out. The monitoring program effectively establishes an accounting system to insure that all changes, upon approval, are properly recorded at the scale of the total project and each planning area reflected in this Specific Plan.*

*A development plan or plat shall be submitted to the County for review and approval prior to development occurring in any development area. Such plans shall be consistent with this Specific Plan and are subject to conditions of approval set forth by the County.*

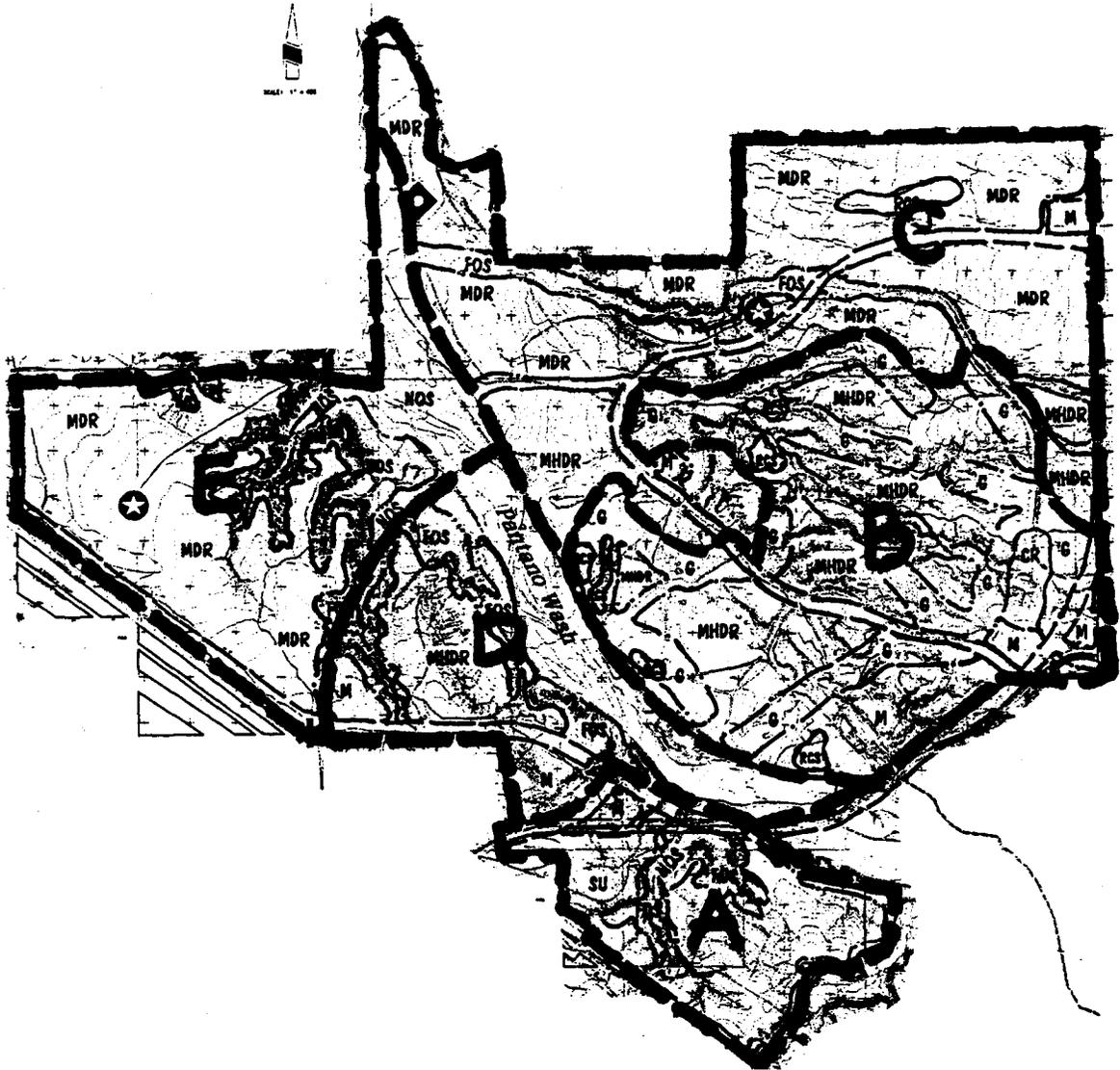
#### **X. Plan Modifications**

*The Vail Valley Ranch Specific Plan shall be administered and enforced by Pima County Planning and Development Services Department in accordance with the provisions of the Pima County Zoning Code with input from the Vail Valley Design Review Committee.*

- 1. Minor changes to provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the Board of Supervisors.*
- 2. A substantial change in density, land use regulations, or design guidelines requires a plan amendment in accordance with Section 18.90.080 of the Pima County Zoning Code. Plan amendments require staff, Planning and Zoning Commission and Board of Supervisors review.*

# PHASING PLAN

EXHIBIT H.III.1



## Legend



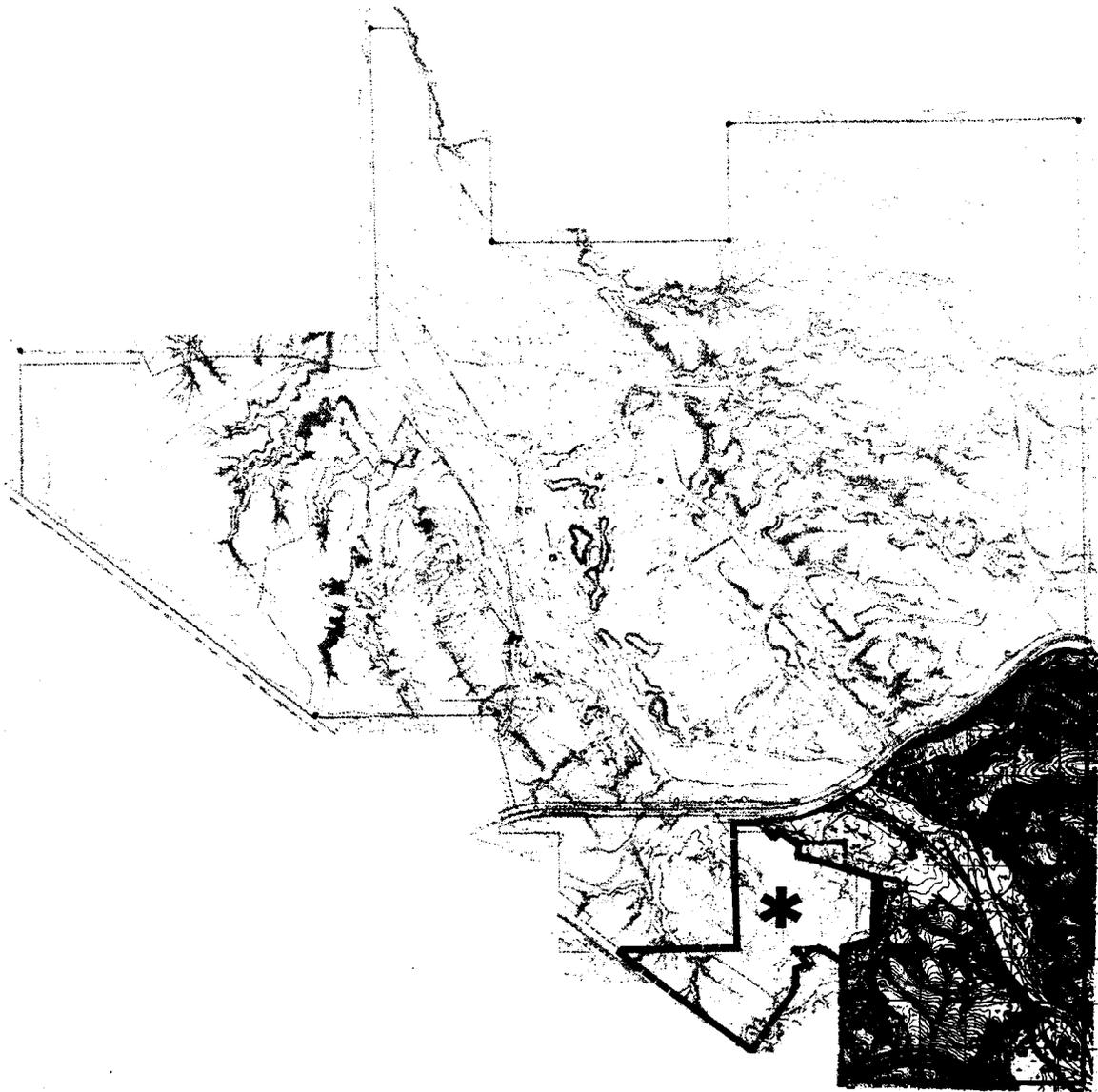
Phasing/Master Block Plat Boundaries

## VAIL VALLEY RANCH SPECIFIC PLAN

First Amendment

Scale: 1" = 2000'

I. APPENDIX



## Legend



Proposed Addition to Specific Plan



Area to be deleted from Specific Plan

# VAIL VALLEY RANCH SPECIFIC PLAN

First Amendment

 **PLANNERS Ink**  
240 N. Coast Ave., Tucson, AZ 85701  
Phone (520) 882-9177 Fax (520) 882-9199  
Rick Engineering Company

   
scale 1"=2000'

**Pima County Assessor Tax Parcel Numbers:**

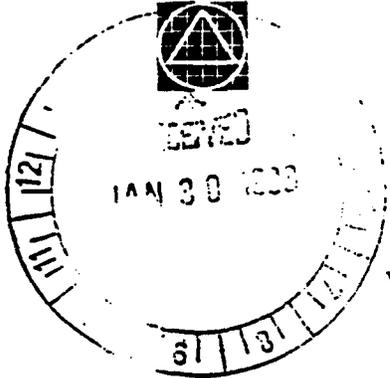
305-04-001G  
305-04-001H  
305-05-045  
305-04-075  
305-06-004A  
305-08-001A\*  
305-10-001J  
305-10-001N\*  
305-12-001C  
305-12-002J  
305-12-003  
305-13-001A

Part of these parcels fall outside of the Specific Plan Area.



3443 N. Campbell Ave.  
 Suite 155  
 Tucson, AZ 85719-2308  
 (520) 795-1000  
 FAX: (520) 322-6956

**RICK ENGINEERING COMPANY**



**VAIL VALLEY RANCH SPECIFIC PLAN BOUNDARY  
 LEGAL DESCRIPTION**

THOSE PORTIONS OF SECTIONS 3, 4, 8, 9, 10, 15 AND 16 OF TOWNSHIP 16 SOUTH, RANGE 16 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 1½" OPEN PIPE AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 16 EAST, GILA & SALT RIVER MERIDIAN;

THENCE NORTH 89°56'26" EAST 2125.95 FEET UPON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 (ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 16 EAST) AS MONUMENTED BY SAID 1½" OPEN PIPE AND BY AN ALUMINUM CAPPED PIPE MARKED "LS 7599" AT THE SOUTH ¼ CORNER OF SAID SECTION 33, TO THE NORTH QUARTER CORNER OF SAID SECTION 4, AN ALUMINUM CAPPED PIPE ACCEPTED AS THE CLOSING CORNER FOR SAID NORTH QUARTER CORNER, MARKED "13178" BEARS SOUTH 01°14'37" EAST 1.28 FEET, ALSO A LEAD CAPPED PIN WITH NO MARKINGS BEARS SOUTH 77°15'23" EAST 4.20 FEET, ALSO AN ALUMINUM CAPPED PIN MARKED "7599" BEARS NORTH 78°27'47" EAST 8.44 FEET AND A 1½" OPEN PIPE BEARS NORTH 01°14'37" WEST 9.54 FEET;

THENCE SOUTH 01°14'37" EAST 878.10 FEET UPON THE WEST LINE OF THE EAST HALF OF SAID SECTION 4 TO A FOUND ½" REBAR NO TAG BEING THE POINT OF BEGINNING;

THENCE NORTH 89°59'50" EAST 367.61 FEET TO A ½" REBAR WITH PLASTIC CAP (UNDECIPHERABLE);

THENCE SOUTH 23°30'04" EAST 628.02 FEET TO A ½" REBAR WITH PLASTIC CAP MARKED "RLS 10260", BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 66°30'00" WEST;

THENCE SOUTHERLY UPON SAID ARC, TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, AND A CENTRAL ANGLE OF 23°30'00", FOR AN ARC DISTANCE OF 217.38 FEET TO A ½" REBAR WITH PLASTIC CAP (UNDECIPHERABLE) UPON A NON-TANGENT LINE;

THENCE SOUTH 00°00'08" EAST 444.96 FEET TO A ½" REBAR (NO TAG);

THENCE SOUTH 89°58'58" EAST 88.93 FEET TO A ½" REBAR (NO TAG);

THENCE SOUTH 47°41'49" EAST 148.68 FEET TO A ½" REBAR WITH PLASTIC CAP MARKED "RLS 10260";

THENCE NORTH 73°26'30" EAST 375.66 FEET TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 71°55'38" EAST 116.16 FEET TO A ½" REBAR WITH PLASTIC CAP (UNDECIPHERABLE) ON THE WEST LINE OF THE EAST HALF OF SAID EAST HALF OF SECTION 4;

THENCE SOUTH 00°59'37" EAST 1121.86 FEET UPON SAID WEST LINE TO A 5/8" REBAR (NO TAG) AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE NORTH 89°42'03" EAST 1318.97 FEET UPON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A ½" REBAR WITH TAG "RLS 18547" AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE NORTH 89°33'36" EAST 1318.42 FEET UPON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 TO A ½" REBAR WITH TAG "RLS 18547" AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3;

THENCE NORTH 00°57'45" WEST 1303.42 FEET UPON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 3 TO A ½" REBAR (NO TAG) AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 89°30'12" EAST 3885.57 FEET UPON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 3 TO A ½" REBAR WITH TAG "RLS 18547" UPON THE WEST RIGHT-OF-WAY LINE OF CAMINO LOMA ALTA;

THENCE SOUTH 00°43'37" EAST 2614.82 FEET UPON SAID WEST RIGHT-OF-WAY LINE TO A ½" REBAR WITH TAG "RLS 18547" FROM WHICH A LEAD CAPPED MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS NORTH 89°16'06" EAST 75.00 FEET;

THENCE SOUTH 00°44'11" EAST 2614.78 FEET UPON SAID WEST RIGHT-OF-WAY LINE TO A ½" REBAR WITH TAG "RLS 18547" FROM WHICH A 2" BRASS CAPPED MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 89°16'07" EAST 75.00 FEET;

THENCE SOUTH 00°43'35" EAST 482.74 FEET UPON SAID WEST RIGHT-OF-WAY LINE TO A ½" REBAR WITH TAG "RLS 18547" UPON THE NORTH RIGHT-OF-WAY LINE OF COLOSSAL CAVE ROAD;

THENCE UPON THE NORTH RIGHT-OF-WAY LINE OF SAID COLOSSAL CAVE ROAD THE FOLLOWING COURSES TO ½" REBARS WITH TAGS "RLS 18547" AT EACH ANGLE POINT OR POINT OF CURVATURE;

THENCE NORTH 76°22'22" WEST 58.11 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE WESTERLY UPON SAID ARC, TO THE LEFT, HAVING A RADIUS OF 483.42 FEET AND A CENTRAL ANGLE OF 48°28'38", FOR AN ARC DISTANCE OF 409.02 TO A TANGENT LINE;

THENCE SOUTH 55°09'00" WEST 249.87 FEET TO A POINT ON THE ARC OF A

TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY UPON SAID ARC, TO THE LEFT, HAVING A RADIUS OF 746.20 FEET AND A CENTRAL ANGLE OF  $11^{\circ}09'22''$ , FOR AN ARC DISTANCE OF 145.29 FEET TO A TANGENT LINE;

THENCE SOUTH  $43^{\circ}59'38''$  WEST 116.90 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY UPON SAID ARC, TO THE RIGHT, HAVING A RADIUS OF 924.93 FEET, AND A CENTRAL ANGLE OF  $07^{\circ}20'30''$  FOR AN ARC DISTANCE OF 118.52 FEET TO A TANGENT LINE;

THENCE SOUTH  $51^{\circ}20'08''$  WEST 427.34 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY UPON SAID ARC, TO THE RIGHT, HAVING A RADIUS OF 686.20 FEET, AND A CENTRAL ANGLE OF  $12^{\circ}32'00''$ , FOR AN ARC DISTANCE OF 150.10 FEET TO A TANGENT LINE;

THENCE SOUTH  $63^{\circ}52'08''$  WEST 82.79 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY UPON SAID ARC, TO THE RIGHT, HAVING A RADIUS OF 1402.39 FEET AND A CENTRAL ANGLE OF  $03^{\circ}59'00''$ , FOR AN ARC DISTANCE OF 97.50 FEET TO A TANGENT LINE;

THENCE SOUTH  $67^{\circ}51'08''$  WEST 256.68 FEET;

THENCE NORTH  $22^{\circ}08'52''$  WEST 45.00 FEET;

THENCE SOUTH  $67^{\circ}51'08''$  WEST 73.47 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY UPON SAID ARC, TO THE LEFT, HAVING A RADIUS OF 793.24 FEET AND A CENTRAL ANGLE OF  $20^{\circ}14'41''$ , FOR AN ARC DISTANCE OF 280.28 FEET TO A TANGENT LINE;

THENCE SOUTH  $47^{\circ}36'27''$  WEST 326.20 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY UPON SAID ARC, TO THE RIGHT, HAVING A RADIUS OF 1834.86 FEET, AND A CENTRAL ANGLE OF  $02^{\circ}58'40''$ , FOR AN ARC DISTANCE OF 95.36 FEET TO THE NORTHEAST LINE OF THAT PARCEL OF LAND DEEDED TO PIMA COUNTY AS RECORDED IN DOCKET 8396 AT PAGES 839 AND 848, RECORDS OF PIMA COUNTY, ARIZONA, SAID NORTHEAST LINE BEING THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $19^{\circ}34'51''$  WEST 1618.40 FEET DISTANT;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE NORTHWESTERLY UPON SAID ARC, UPON SAID NORTHEAST LINE, OF THE PIMA COUNTY PARCEL, TO THE LEFT, HAVING A CENTRAL ANGLE OF  $08^{\circ}08'17''$ , FOR AN ARC DISTANCE OF 229.87 FEET TO A  $\frac{1}{2}$ " REBAR WITH TAG "RLS 18547" ON A NON-TANGENT LINE;

THENCE NORTH  $69^{\circ}22'07''$  WEST 180.34 FEET UPON SAID NORTHEASTERLY LINE TO A  $\frac{1}{2}$ " REBAR WITH TAG "RLS 18547" AT THE MOST NORTHERLY CORNER OF SAID PIMA COUNTY PARCEL;

THENCE SOUTH  $19^{\circ}49'34''$  WEST 72.50 FEET UPON THE WEST LINE OF SAID

PARCEL TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 07°45'01" WEST 313.76 FEET UPON SAID WEST LINE TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 11°03'26" EAST 19.84 FEET UPON SAID WEST LINE TO A ½" REBAR WITH TAG "RLS 18547" ON SAID NORTH RIGHT-OF-WAY LINE OF COLOSSAL CAVE ROAD BEING THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°49'36" WEST;

THENCE SOUTHWESTERLY UPON SAID NORTH RIGHT-OF-WAY LINE, UPON SAID ARC, TO THE RIGHT, HAVING A RADIUS OF 1834.86 FEET, AND A CENTRAL ANGLE OF 22°39'46", FOR AN ARC DISTANCE OF 725.76 FEET TO A ½" REBAR WITH TAG "RLS 18547" ON A TANGENT LINE;

THENCE SOUTH 89°50'10" WEST 2359.60 FEET UPON SAID NORTH RIGHT-OF-WAY LINE TO A ½" REBAR WITH TAG "RLS 18547" ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE WESTERLY, UPON SAID NORTH RIGHT-OF-WAY LINE, UPON SAID ARC, TO THE LEFT, HAVING A RADIUS OF 1507.40 FEET, AND A CENTRAL ANGLE OF 14°26'06", FOR AN ARC DISTANCE OF 379.77 FEET TO A ½" REBAR WITH TAG "RLS 18547" ON THE NON-TANGENT EAST BOUNDARY OF THAT PARCEL RECORDED IN DOCKET 8436 AT PAGE 217, RECORDS OF PIMA COUNTY, ARIZONA;

THENCE NORTH 14°52'57" WEST 761.52 FEET UPON SAID EAST BOUNDARY TO A ½" REBAR WITH TAG "RLS 18547" ON THE EAST BOUNDARY OF THAT SCHOOL SITE RECORDED IN BOOK 151 OF DEEDS AT PAGE 50, RECORDS OF PIMA COUNTY, ARIZONA, SAID EAST BOUNDARY ALSO BEING THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A ½" REBAR WITH TAG "RLS 12122" BEARS SOUTH 14°52'57" EAST 0.95 FEET;

THENCE NORTH 00°28'24" WEST 274.64 FEET UPON SAID EAST BOUNDARY, UPON SAID EAST LINE TO A 1½" ALUMINUM CAPPED PIPE MARKED "RLS 7599" ON THE NORTH BOUNDARY OF SAID SCHOOL SITE, ALSO BEING THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9;

THENCE SOUTH 89°25'20" WEST 2044.98 FEET UPON SAID NORTH BOUNDARY UPON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 TO A ½" REBAR WITH TAG "RLS 18547" ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD;

THENCE NORTH 53°00'07" WEST 4075.33 FEET UPON SAID NORTHERLY RIGHT-OF-WAY LINE TO A ½" REBAR WITH TAG "RLS 18547" ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE NORTH 00°25'56" WEST 1442.49 FEET UPON SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8 TO A ½" REBAR WITH TAG "RLS 18547" AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER;

THENCE NORTH 89°26'12" EAST 1318.44 FEET UPON THE NORTH LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8 TO A LEAD CAP IN CONCRETE MARKED "LS 1047" AT THE "BLANTON-COLE" LOCATION OF THE NORTHEAST CORNER OF SAID SECTION 8;

THENCE NORTH 09°49'46" EAST 121.47 FEET TO A 2½" LEAD CAPPED PIN MARKED "TOWNSHIP 16 SOUTH, RANGE 16 EAST "S5 S4/S8 S9" AT THE "STEVENS" LOCATION OF SAID NORTHEAST CORNER OF SECTION 8;

THENCE SOUTH 27°31'34" EAST 295.41 FEET TO A ½" REBAR WITH TAG "RLS 10260";

THENCE NORTH 67°20'25" EAST 349.69 FEET TO A ½" REBAR WITH TAG "RLS 10260" ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 22°38'49" EAST;

THENCE NORTHEASTERLY UPON SAID ARC, TO THE RIGHT, HAVING A RADIUS OF 1045.00 FEET, AND A CENTRAL ANGLE OF 22°39'05" FOR AN ARC DISTANCE OF 413.13 FEET TO A ½" REBAR WITH TAG "RLS 10260", TO A NON-TANGENT LINE;

THENCE NORTH 89°59'54" EAST 758.38 FEET TO A ½" REBAR WITH TAG "RLS 10260" ON THE ARC OF NON-TANGENT CURVE CONCAVE TO THE SOUTH, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°00'38" WEST;

THENCE EASTERLY UPON SAID ARC, TO THE RIGHT, HAVING A RADIUS OF 1045.00 FEET, AND A CENTRAL ANGLE OF 13°50'41", FOR AN ARC DISTANCE OF 252.51 FEET TO A ½" REBAR WITH TAG "RLS 10260" ON A NON-TANGENT LINE;

THENCE SOUTH 76°10'06" EAST 339.20 FEET TO A ½" REBAR WITH TAG "RLS 10260" ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, THE RADIUS POINT OF SAID CURVE BEARS NORTH 13°49'12" EAST;

THENCE EASTERLY, UPON SAID ARC, TO THE LEFT, HAVING A RADIUS OF 955.00 FEET, AND A CENTRAL ANGLE OF 28°14'11", FOR AN ARC DISTANCE OF 470.64 FEET TO A ½" REBAR WITH TAG "RLS 18547";

THENCE NORTH 33°22'47" WEST 194.79 FEET TO A ½" REBAR WITH TAG "RLS 18547" ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, AS MONUMENTED AND ACCEPTED AS "STEVENS" LINE;

THENCE NORTH 89°51'01" EAST 85.02 FEET UPON SAID "STEVENS" LINE FOR THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TO A ½" REBAR WITH TAG "RLS 18547" AT THE LOCATION OF THE "STEVENS" SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE NORTH 01°14'37" WEST 3587.47 FEET UPON THE "STEVENS" LINE FOR THE WEST LINE OF THE EAST HALF OF SAID SECTION 4, TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT A 2" BRASS CAPPED MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 10, THE BRASS CAPPED MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 00°43'38" WEST 2614.64 FEET DISTANT;

THENCE SOUTH 89°46'36" WEST 2645.23 FEET UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10 TO THE SOUTH QUARTER CORNER OF SAID SECTION;

THENCE SOUTH 89°50'10" WEST 1027.07 FEET UPON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 TO THE POINT OF BEGINNING;

THENCE SOUTH 44°48'27" EAST 374.02 FEET TO A ½" REBAR WITH TAG "PCHD";

THENCE NORTH 50°34'57" EAST 94.49 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 56°48'54" EAST 283.19 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 39°17'22" WEST 71.06 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 05°11'40" EAST 55.23 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 78°03'08" EAST 686.76 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 80°18'19" EAST 300.00 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 03°53'00" WEST 112.55 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 07°51'12" WEST 292.75 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 13°41'56" EAST 137.76 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 71°52'16" WEST 343.55 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 33°29'34" WEST 92.64 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 13°15'39" WEST 161.30 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 88°01'30" WEST 58.03 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE NORTH 58°48'54" WEST 177.67 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 89°30'00" WEST 338.00 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 39°55'34" WEST 35.47 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 53°57'07" EAST 178.00 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 23°27'45" WEST 49.24 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 71°39'54" WEST 120.81 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 06°25'45" WEST 290.12 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 43°34'49" WEST 158.82 FEET, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 35°10'03" WEST 571.60, TO A ½" REBAR WITH TAG "RLS 18547" ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, A ½" REBAR WITH TAG "PCHD" BEARS SOUTH 12°18'14" WEST 2.06 FEET, SAID RIGHT-OF-WAY LINE BEING THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, THE RADIUS POINT OF SAID CURVE BEARS NORTH 26°38'36" EAST;

THENCE NORTHWESTERLY UPON SAID RIGHT-OF-WAY LINE, UPON SAID ARC, TO THE RIGHT, HAVING A RADIUS OF 1690.50 FEET AND A CENTRAL ANGLE OF 10°54'24", FOR AN ARC DISTANCE OF 321.80 FEET, TO A ½" REBAR WITH TAG "RLS 18547" ON A NON-TANGENT LINE;

THENCE NORTH 53°02'43" WEST 1447.08 FEET UPON SAID RIGHT-OF-WAY LINE, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE NORTH 52°59'00" WEST 514.79 FEET UPON SAID RIGHT-OF-WAY LINE, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE NORTH 37°01'00" EAST 100.00 FEET UPON SAID RIGHT-OF-WAY LINE, TO A ½" REBAR WITH TAG "RLS 18547";

THENCE NORTH 52°53'07" WEST 447.64 FEET UPON SAID RIGHT-OF-WAY LINE TO AN ALUMINUM CAPPED PIPE WITH UNDECIPHERABLE MARKINGS ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16;

THENCE NORTH 00°11'32" WEST 647.66 FEET UPON SAID WEST LINE TO A ½" REBAR WITH TAG "RLS 18547" AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16;

THENCE SOUTH 89°20'45" WEST 661.62 FEET UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, TO A ½" REBAR WITH TAG "RLS 18547" AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16;

THENCE NORTH 00°26'37" WEST 67.48 FEET UPON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, TO A ½" REBAR WITH TAG "RLS 18547" ON THE SOUTH RIGHT-OF-WAY LINE OF COLOSSAL CAVE ROAD AS SHOWN IN BOOK 10 OF ROAD MAPS AT PAGE 7, RECORDS OF PIMA COUNTY, ARIZONA, SAID RIGHT-OF-WAY LINE BEING THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH THE RADIUS POINT OF SAID CURVE BEARS SOUTH 24°44'25" EAST;

THENCE EASTERLY UPON SAID SOUTH RIGHT-OF-WAY LINE, UPON SAID ARC, TO THE RIGHT, HAVING A RADIUS OF 1357.40 FEET, AND A CENTRAL ANGLE OF 24°34'35", FOR AN ARC DISTANCE OF 582.24 FEET, TO A ½" REBAR WITH TAG "RLS

18547", ON A TANGENT LINE;

THENCE NORTH 89°50'10" EAST 2197.21 FEET UPON SAID SOUTH RIGHT-OF-WAY LINE TO A ½" REBAR WITH TAG "RLS 18547";

THENCE SOUTH 44°48'27" EAST 251.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

COMMENCING AT THE BRASS CAPPED MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 00°43'38" EAST 563.87 FEET UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10 TO A ½" REBAR WITH TAG "RLS 18547" AND THE POINT OF BEGINNING;

THENCE SOUTH 00°43'38" EAST (RECORD) SOUTH 00°40'54" EAST (MEASURED) 110.75 FEET TO A ½" REBAR (NO TAG), ON THE NORTH LINE OF THAT PARCEL OF LAND RECORDED IN DOCKET 8798 AT PAGE 1724, RECORDS OF PIMA COUNTY, ARIZONA;

THENCE SOUTH 87°29'15" WEST 284.56 FEET UPON SAID NORTH LINE TO A ½" REBAR (NO TAG);

THENCE SOUTH 80°32'21" WEST 451.79 FEET TO A ½" REBAR WITH TAG "RLS 18547" ON THE SOUTH RIGHT-OF-WAY LINE OF COLOSSAL CAVE ROAD AS DETERMINED DURING A RICK ENGINEERING COMPANY SURVEY AND SHOWN ON AN ALTA SURVEY SEALED 4-27-95 BY PATRICK R. LAIRD, RLS 18547, SAID SOUTH RIGHT-OF-WAY LINE BEING THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 38°30'59" EAST;

THENCE NORTHEASTERLY UPON SAID SOUTH RIGHT-OF-WAY LINE, UPON SAID ARC, TO THE RIGHT, HAVING A RADIUS OF 686.20 FEET, AND A CENTRAL ANGLE OF 03°39'59", FOR AN ARC DISTANCE OF 43.91 FEET TO A ½" REBAR WITH TAG "RLS 18547" ON A TANGENT LINE;

THENCE NORTH 55°09'00" EAST 249.87 FEET UPON SAID SOUTH RIGHT-OF-WAY LINE TO A ½" REBAR WITH TAG "RLS 18547" ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY UPON SAID SOUTH RIGHT-OF-WAY LINE, UPON SAID ARC, TO THE RIGHT, HAVING A RADIUS OF 423.42 FEET AND A CENTRAL ANGLE OF 48°28'38", FOR AN ARC DISTANCE OF 358.25 FEET TO A ½" REBAR WITH TAG "RLS 18547" ON A TANGENT LINE;

THENCE SOUTH 76°22'22" EAST 150.89 FEET UPON SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

ALL THREE PARCELS TOGETHER CONTAINING 1,572.705 ACRES, MORE OR LESS.

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## Cultural Resource Regulations: Specific Plans

(Reference: Pima County Comprehensive Plan 1992. Natural & Cultural Resources: Archaeological & Historical Policies)

1. **Professional consultants:** A professional archaeologist working under a State Antiquities Permit or a professional architect, as appropriate, will prepare all documents and conduct all activities relevant to the identification, evaluation, preservation, or data recovery of archaeological and historic resources.
2. **Review:** These documents will be submitted to Pima County for review. Additional review may be required from the State Historic Preservation Office (SHPO), federal and state regulatory agencies as appropriate, and other professionals.
3. **Off-site development:** Cultural resources affected by ancillary construction to support the specific plan area will also be investigated and treated in the same manner as cultural resources within the Specific Plan boundaries.
4. **Site inventory:** Field survey will be conducted to inventory all archaeological and historical sites and buildings affected by the proposed development. These sites will be recorded with the Arizona State Museum (ASM) in accordance with guidelines established by the ASM and SHPO. If no sites are found, documentation should be submitted to Pima County.
5. **Site evaluation:** Sufficient testing and evaluation will be conducted to establish the significance, nature and extent of the archaeological and historical sites, with the objective of obtaining salient information for the development of a research design and cost-effective data recovery/documentation plan.
6. **Research design/Mitigation plan:** A research design and mitigation plan will be prepared that encompasses the affected cultural resources. The research design shall identify productive areas of scientific investigation that may be pursued and provide direction for the development of the mitigation plan. The mitigation plan will detail strategies for the management of the affected sites and include standards for further testing sampling strategies, documentation, data recovery (excavation), preservation and protection, and curation, analyses, and report preparation. An agreement for the treatment of human remains shall be developed with the ASM and appropriate cultural groups pursuant to ARS §41-844 and ARS §41-865.
7. **Phased development:** If the specific plan development is phased, a mitigation plan and plan of work shall be developed for each planning area that contains cultural resources. In the event that an archaeological site spans more than one planning area, a single plan of work shall be prepared and implemented for the entire archaeological site.
8. **Implementation of Mitigation/Data recovery plans:** The approved mitigation plans will be implemented prior to any ground disturbing activities for development. Documentation will be provided that the relevant portion(s) of the mitigation plan has been implemented and the field work completed prior to or at the time of application for a grading permit. Analyses, report preparation, and curation are mitigation tasks that shall be completed following the field work phase.
9. **Cultural Resource Protection:** No physical disturbance (including artifact collection or excavation) of archaeological or historical sites shall be permitted unless specifically indicated in the mitigation plan. Cultural resources identified for in-place preservation will be protected during development activities. Unrecorded archaeological sites unearthed during construction will be recorded and documented by a professional archaeologist. Information on the location and nature of cultural resources will be restricted except as necessary for avoidance and protection.
10. **Human Burials:** An "Agreement on Burial Discoveries" will be established prior to archaeological investigations in consultation with the Arizona State Museum and concerned cultural groups that claim affinity to the area. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during scientific excavation or construction, ground disturbing activities shall cease in the immediate vicinity of the discovery. ARS §41-844 and ARS §41-865 require that the Arizona State Museum be notified of the discovery of these remains so that appropriate arrangements can be made for the removal, repatriation and reburial of these remains by cultural groups who claim cultural or religious affinity to them. Completion of the approved mitigation program does not exempt the development from compliance with these state laws.

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