

ADMINISTRATIVE CONTROL NOTES

for Monterra Ridge, Lots 1 - 166
as recorded in Book 46 at Page 34
on 12/24/94
CB) 2-93-67A

Restrictive Notes

- 1 Existing zoning is CR-4 and will remain
- 2 Minimum lot size is 7,000 square feet
- 3 Approval of this plat does not affirm, certify, or approve any land division that may be contrary to state law, nor does it certify the existence or compliance with any deed restrictions or easements
- 4 This subdivision is subject to Board of Supervisors Rezoning Conditions found in Case Number Co9-86-93, approved on July 7, 1987, as follows
 - 1 Submittal of a complete hydraulic and hydrologic drainage report as determined necessary by the Department of Transportation and Flood Control,
 - 2 Submittal of a development plan if determined necessary by the appropriate County agencies,
 - 3 Dedication of necessary right-of-way for roads and drainage by separate instrument if the property is not to be subdivided,
 - 4 Recording an acceptable plat which will provide for dedication, of necessary right-of-way for roads and drainage if the property is to be subdivided,
 - 5 Recording a covenant holding Pima County harmless in the event of flooding,
 - 6 Conformance with County paving policies as determined appropriate by the Department of Transportation and Flood Control,
 - 7 Conformance with Chapter 18 81 (GRADING) of the Pima County Zoning Code
 - 8 Recording the necessary development related covenants as determined appropriate by the various County agencies
 - 9 Provision of development related assurances as required by the appropriate agencies,
 - 10 Recording a covenant to the effect that there will be no further subdividing or lot splitting without the written approval of the Board of Supervisors,

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- 16 Concurrent with tentative plat or development plan submittal, a preservation study and plan for all saguaros and large trees (those with a trunk diameter over four and under eighteen inches, measured three feet above the ground), shall be prepared by an independent horticulturist and submitted to the Planning and Development Services Department. For saguaros, this study shall cover the entire area proposed for development, for large trees, it shall cover the areas proposed for development which are also shown as having "high-density vegetation" on Exhibit II of the site analysis. The developer shall covenant to preserve or relocate on-site all saguaros and large trees that are so recommended by the preservation plan. EACH LOT SHALL HAVE DESERT LANDSCAPING SALVAGED VEGETATION, VEGETATION THAT IS INDIGENOUS TO THE SITE, SHOULD BE USED ON-SITE IN BUFFERYARDS AND IN FRONT YARDS OF LOTS
- 17 No site disturbance within the existing 100-year floodplains of Highlands Wash and its main tributary, except where necessary for retention and detention required by the Flood Control District, for the recreation trail along Highlands Wash, and for road crossings of the main tributary wash. Grading limits and undisturbed areas shown on Exhibit 30 of the site analysis shall also be adhered to
- 18 No encroachment of lots is permitted at all within the existing 100-year floodplains of Highlands Wash and its main tributary. No bank protection is permitted in those same areas, except where required by the Flood Control District adjacent to road crossings
- 19 Grading in CR-1 area allowed only for house pads, driveways, streets and utilities
- 20 All CR-1 lots shall have adequate building sites which meet all CR-1 setbacks and Hillside Development Zone (Chapter 18 61) requirements, and do not encroach on the Western Area Power Authority easement. This will be checked during review of the tentative plat and must be shown on the final plat
- 21 Adherence to Chapter 18 61 (HDZ) of the Zoning Code is required. As stated in Section 18 61 040-A, no commercial zoning is permitted on any parcel having an average cross slope of fifteen percent or greater, or on any building envelope containing individual slopes of fifteen percent or greater
- 22 Sewer lines shall be located in public rights-of-way or public access easements only, NOT IN FUNCTIONAL OPEN SPACE, except for the sewer route shown on Exhibit 43 of the site analysis
- 23 TR-zoned area is restricted to residential development, in conformance with the Rancho Vistoso South Neighborhood Plan
- 24 At least four marked access points to the Highlands Wash trail system shall be provided from the CR-4 area, including at least one from the northern CR-4 portion

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11 Requirements set forth by the Pima County Wastewater Management Department as follows

- A Connection to the public sewer system at the location and in the manner specified by Wastewater Management at the time of review of the tentative plat or development plan
- B The property owner or his agent must construct a public off-site sewer extension to serve this rezoning, and must construct the on-site sewers in a manner that will provide flow-through for tributary areas at points and with capacities as specified by Wastewater Management at the time of review of the tentative plat or development plan. The public water sewer improvements must be sized and located as required by Wastewater Management at the time of review of the tentative plat or development plan, 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

12 Requirements of the Department of Transportation are as follows

- A Proposed access to the subject property shall need the approval of the Subdivision Engineer, Pima County Department of Transportation, prior to the submittal of a development plan or subdivision plat for any portion of the subject property
- B Access to the subject property from Tangerne Road shall need written approval by Arizona Department of Transportation prior to the adoption of a Zoning Ordinance
- C A written certification from the Arizona Department of Transportation stating satisfactory compliance of all its requirements shall need to be submitted to the Department of Transportation prior to the issuance of the Zoning Ordinance
- D Adherence to the Pima County Hillside Development Overlay Zone
- E Dedication of 150 feet for the south half right-of-way for Tangerne Road adjoining the subject property. In addition, an eighty foot building setback will be required
- F The property owner shall conform and adhere to all provisions of the bridge and road financing agreement adopted by the Board of Supervisors on May 5, and 6, 1986 (Resolutions No. 1986-71 and No. 1986-72)
- G Provision of all necessary improvements on Naranja Drive, as determined necessary by the Pima County Department of Transportation and Flood Control District

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- 25 The developer shall covenant to revegetate, using large trees and other plant materials transplanted from other parts of the site, the top of the prominent ridge in the south-central portion of the site (shown as "HDZ natural area" on the preliminary development plan). The plant density shall approximate medium-density vegetative cover as described in Section I-D and Exhibit II of the site analysis
- 5 This subdivision is subject to the Master CC&R's for Monterra Hills as recorded in Docket 8324 at Page 1344
- 6 Materials within sight visibility triangles on common areas and Lots 62, 66, and 111 shall be placed so as not to interfere with a visibility plane described by two horizontal lines located thirty-inches and seventy-two inches above finished grade of the roadway surface
- 7 All front entry carports/garages will be setback a minimum of 19.0 feet from the street right-of-way
- 8 Access to this subdivision from Tangerne Road will be eliminated when Tangerne Road becomes a limited access
- 9 Prior to the issuance of any building permits for this plat all required Rancho Vistoso Bridge Financing Fees and all required Tangerne Road Improvement Financial Obligations associated with this plat shall be paid to Pima County or the local government of jurisdiction

General

- 1 The use of this property is single-family detached residential
- 2 The water company that will service this subdivision is Rancho Vistoso Water Company

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13 Requirements of the Flood Control District are as follows

- A The property owner must dedicate all rights-of-way and/or grant flowage easements for drainage purposes to Pima County, as determined necessary by the Flood Control District during the plan review process. DRAINAGEWAYS DEDICATED TO PIMA COUNTY SHALL INCLUDE RECREATIONAL AND EQUESTRIAN USES
- B The property owner must submit all required drainage reports and plans, and receive approval by the Flood Control District prior to the adoption of the Zoning Ordinance. In developing the reports and plans, the requirements and regulations incorporated in the following reports must be satisfied
 - 1 Floodplain Management Ordinance
 - 2 Drainage and Channel Design Standards
 - 3 Flood Control Policies
- C The property owner must comply with the detention/retention conditions and restrictions as stated in the Floodplain Management Ordinance since the property lies within a Critical Basin
- D The property owner must contribute his "fair share" of financial contributions toward off-site drainage improvements as determined necessary by the Flood Control District during the plan review process
- E The property owner must comply with the Flood Control Policies stated within the Rancho Vistoso South Neighborhood Plan, and when completed the Highlands (Phases II and III) Basin Management Plan. This plan will be subject to the approval of the Flood Control District. The property owner will comply with the findings and approved solution of the Basin Management Study and, if necessary, contribute financially to a regional solution or reduce the overall number of lots permitted in the rezoning to allow adequate space for on-site local detention
- F On-site retention of the increase in the five (5) year event will be required because of the requested land use and density
- G No encroachment into 100-year floodplain for roads shall be permitted for the purpose of reclaiming land for development
- 14 Adherence to Chapter 18 73 (LANDSCAPING) of the Zoning Code
- 15 Tentative plat or development plan when filed per Chapter 18 69 must adhere to the preliminary development plan as presented at public hearing. Note that provision of bufferyards required by Chapter 18 73 in the TR and CB-1 areas may reduce the areas shown to be developed in the preliminary development plan

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