

# COCHISE COUNTY

## Rancho Arizona Subdivision (S-03-02)

### Assurance Agreement Extension Request

June 25, 2019

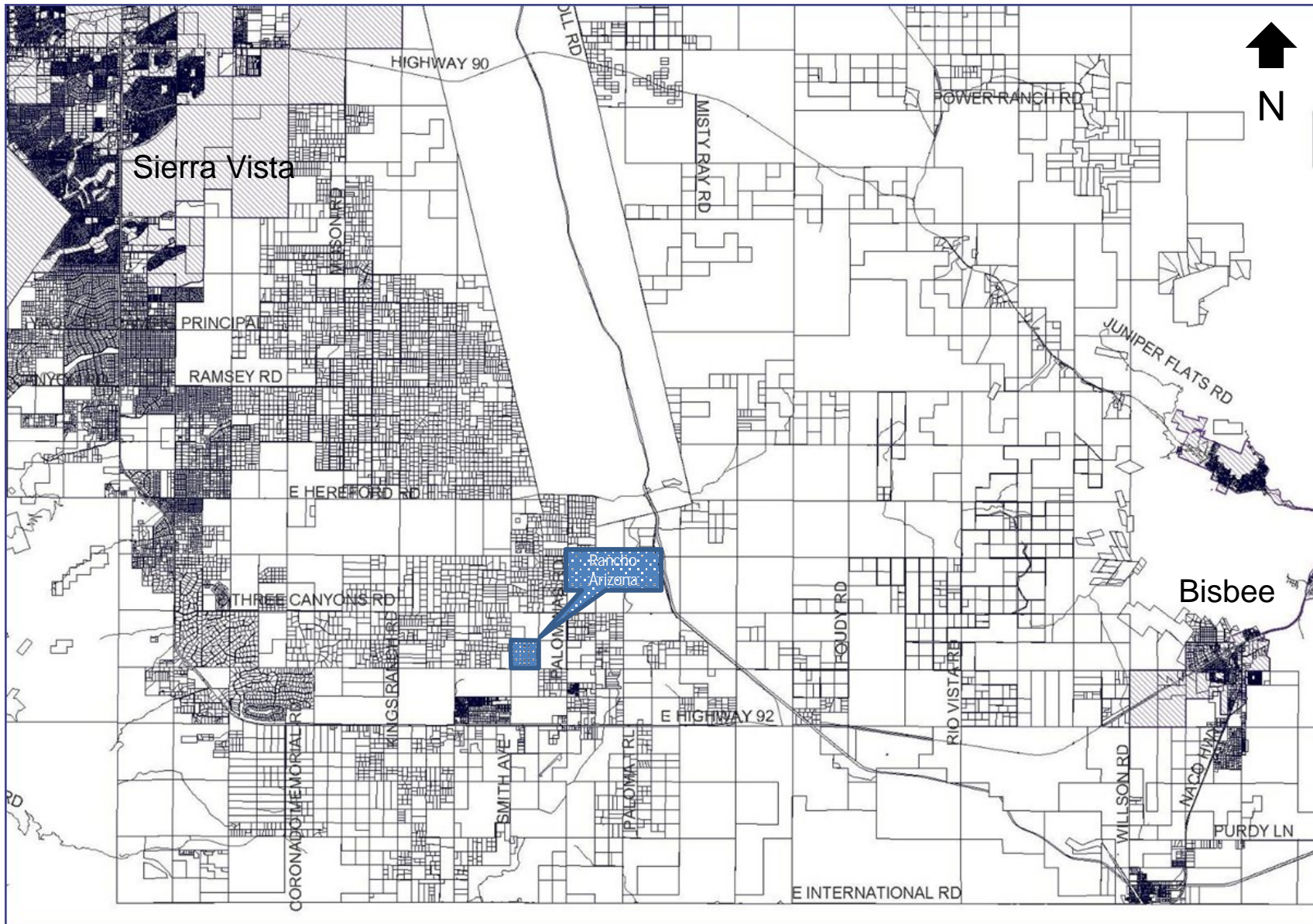
Board of Supervisors



***Public Programs...Personal Service***

# COCHISE COUNTY

## Location Map



## COCHISE COUNTY

- 48 lots on 160 acres, zoned RU-4, a residential subdivision. Average lot size is 3.33 acres.
- At the time of tentative plat approval, a density bonus was automatically granted to anyone subdividing ten or more lots.
- Development density is 0.30 RAC.  $48 \text{ lots} / 160 \text{ acres} = 0.30$
- The Final Plat was approved on June 13, 2006. The Final Plat and Assurance Agreement were recorded on July 6, 2006.
- Phasing Plan with three phases proposed.
- If approved, the Assurance Agreement extension would expire on July 6, 2022.



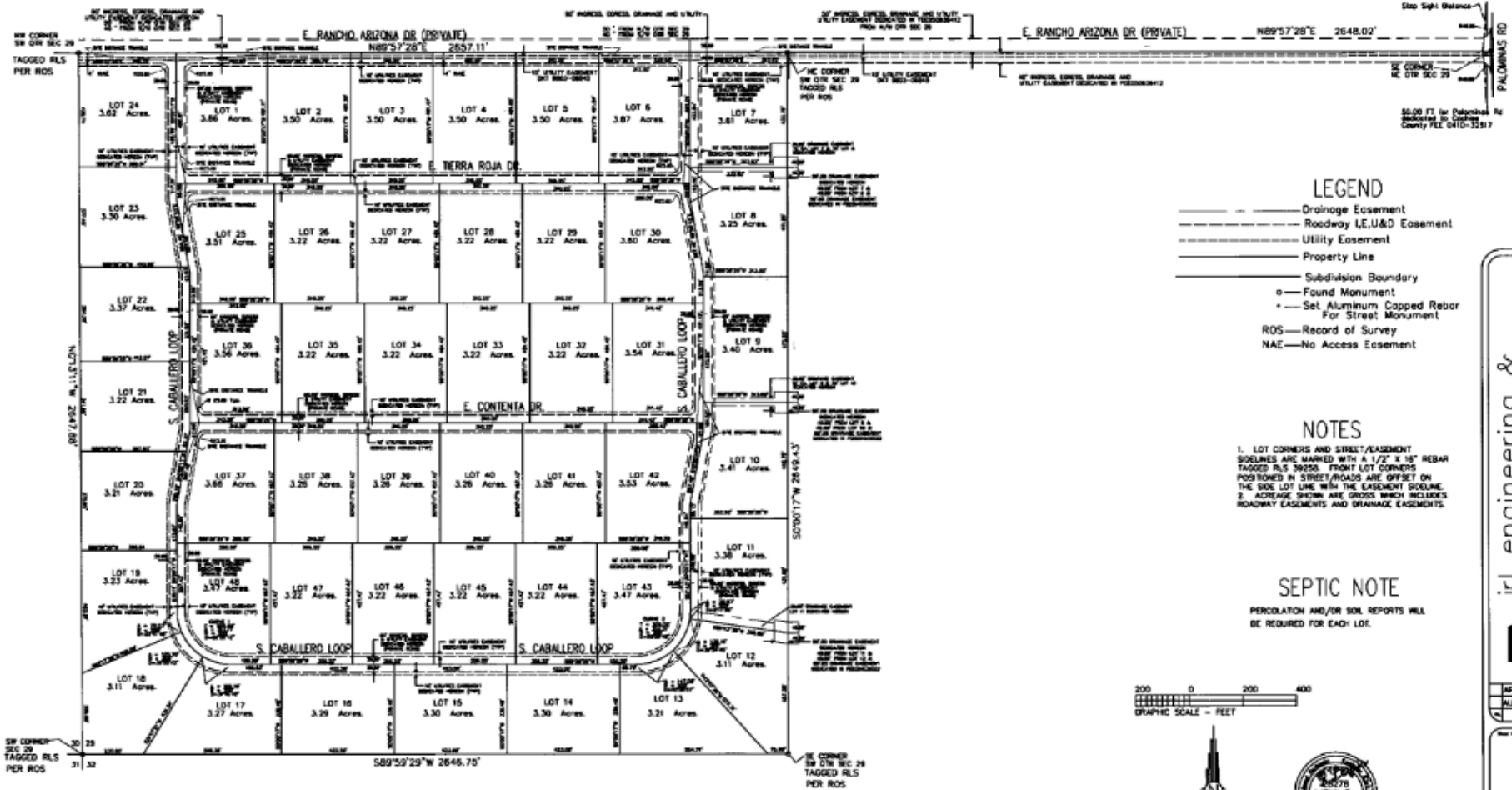
## COCHISE COUNTY

1. Whether the property taxes on the subject parcel(s) are current. Yes, verified by staff.
2. If the subdivision is phased, whether the subdivision infrastructure improvements for at least 20% of the proposed phases have been completed. If it is not phased, whether at least 25% of the subdivision infrastructure improvements have been completed. The developer is proposing a three phase plan for this subdivision. No improvements have been completed to date.
3. The number of extensions previously granted. A maximum of three extensions, not exceeding a total of ten (10) years since either the original approval of the assurance agreement or the most recent release of a lot, whichever has occurred later. 1- one-year administrative and 3- three-year BOS extensions have been granted.
4. The economic conditions or other circumstances that are affecting the developer's ability to complete subdivision improvements. While the slow economy has been a factor in past years, lot sales and new home construction in the area have improved enough to justify completing the subdivision improvements.
5. Has the character of the area or physical factors such as drainage, floodplain, water issues or circulation patterns changed significantly since plat approval that compliance with current County Subdivision and/or Zoning Regulations is necessary. No



# COCHISE COUNTY

## RANCHO ARIZONA SUBDIVISION



### LEGEND

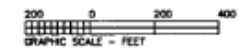
- Drainage Easement
- Roadway I.E./U&D Easement
- Utility Easement
- Property Line
- Subdivision Boundary
- o Found Monument
- Set Aluminum Capped Rebar For Street Monument
- ROS—Record of Survey
- NAE—No Access Easement

### NOTES

1. LOT CORNERS AND STREET/EASEMENT SIDELINES ARE MARKED WITH A 1/2" x 16" REBAR TAGGED PLS 39250. FRONT LOT CORNERS POSITIONED IN STREET/RIGHTS ARE OFFSET ON THE SIDE LOT LINE WITH THE EASEMENT SIDELINE.
2. ACRES ARE SHOWN IN GROSS WHICH INCLUDES ROADWAY EASEMENTS AND DRAINAGE EASEMENTS.

### SEPTIC NOTE

PERCOLATION AND/OR SOIL REPORTS WILL BE REQUIRED FOR EACH LOT.



**SURVEY CONTROL TO PID DH5747 KINGS RANCH**  
 CONTROL POINT DESIGNATION—KINGS RANCH, PID DH5747, AZ/DOCHISE  
 NAD 83(1983) 31°25'21.89508" NORTH 112°12'25.05428" WEST ELEVATION 4846.2 FT  
 GROUND BE FROM SOUTHWEST CORNER OF THE SUBDIVISION CORRESPONDING TO THE  
 SOUTHWEST CORNER OF SECTION 29 TO DESIGNATION—KINGS RANCH PID DH5747 IS  
 SOUTH 64°01'54" EAST A DISTANCE OF 23481.13 FEET.

CURVE	LOT	TANGENT(S)	ARC LENGTH	RADIUS	DEF. ANGLE
1	48	200.00'	314.11'	200.00'	89°29'12"
SEC. 1	19		78.23'	200.00'	22°41'48"
SEC. 2	16		123.70'	200.00'	36°00'42"
SEC. 3	17		108.16'	200.00'	31°18'42"
2	45	200.00'	314.21'	200.00'	90°00'48"
SEC. 1	13		147.08'	200.00'	42°08'07"
SEC. 2	12		136.16'	200.00'	39°34'45"
SEC. 3	11		28.97'	200.00'	08°17'56"

SHEET 2 OF 2

BOOK PAGE

**jrl engineering & construction, Inc.**  
 5383 CALLE METATE  
 SANTA VERA, AZ 85000  
 (520) 786-1100

APR 12, 2006	
AUG 23, 2005	

**FINAL PLAT**

**RANCHO ARIZONA SUBDIVISION**  
 PALOMINAS AREA  
 COCHISE COUNTY

DATE	PAGE
JUN 3, 2004	2
SCALE	1"=200'

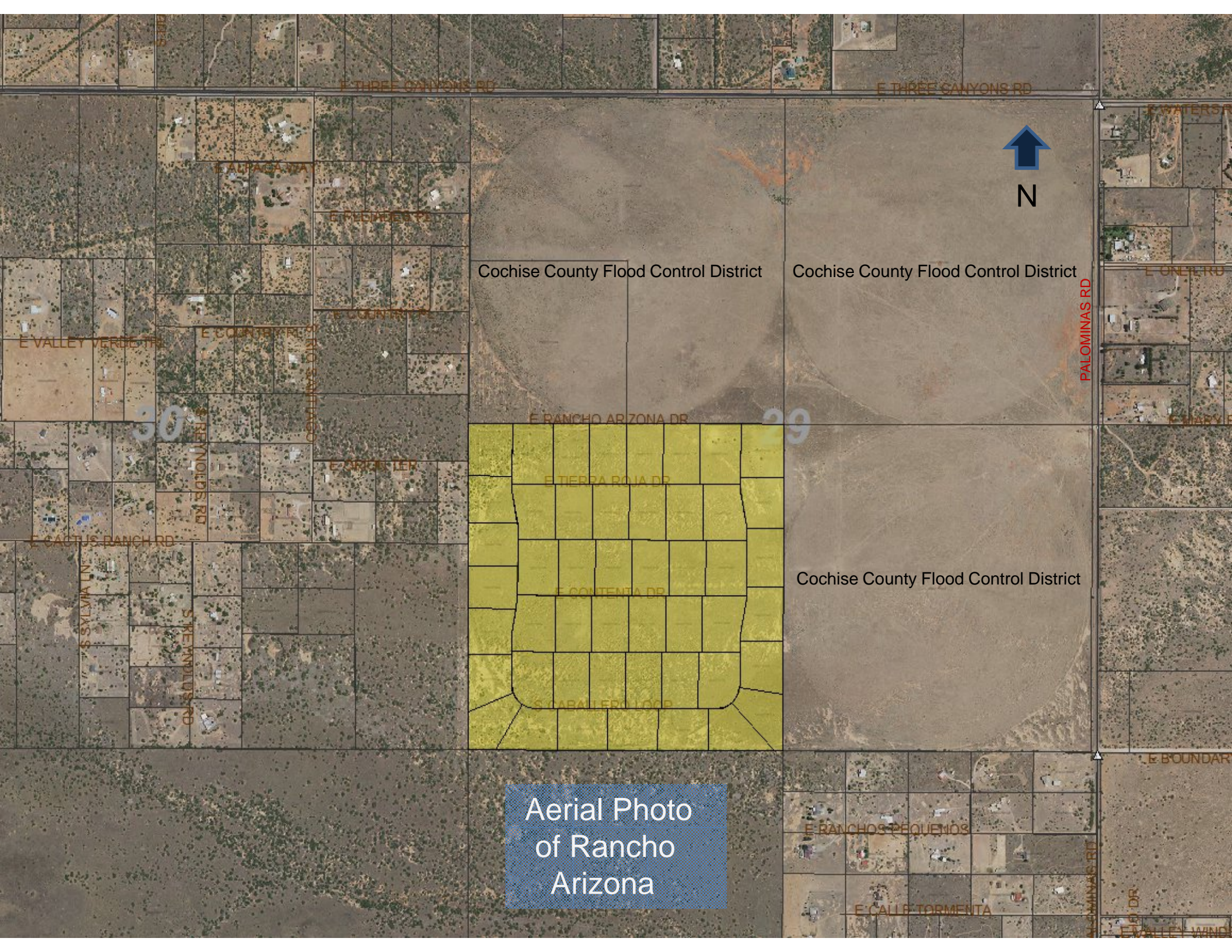


# COCHISE COUNTY



Rancho Arizona  
Phasing Plan





Cochise County Flood Control District

Cochise County Flood Control District

Cochise County Flood Control District

Aerial Photo  
of Rancho  
Arizona

# COCHISE COUNTY

## Staff Recommendation:

Staff recommends approval of the request to extend the Assurance Agreement to July 6, 2022.

