

COCHISE COUNTY

**Rancho Arizona Subdivision
(S-03-02)
Assurance Agreement Extension Request**

June 7, 2022

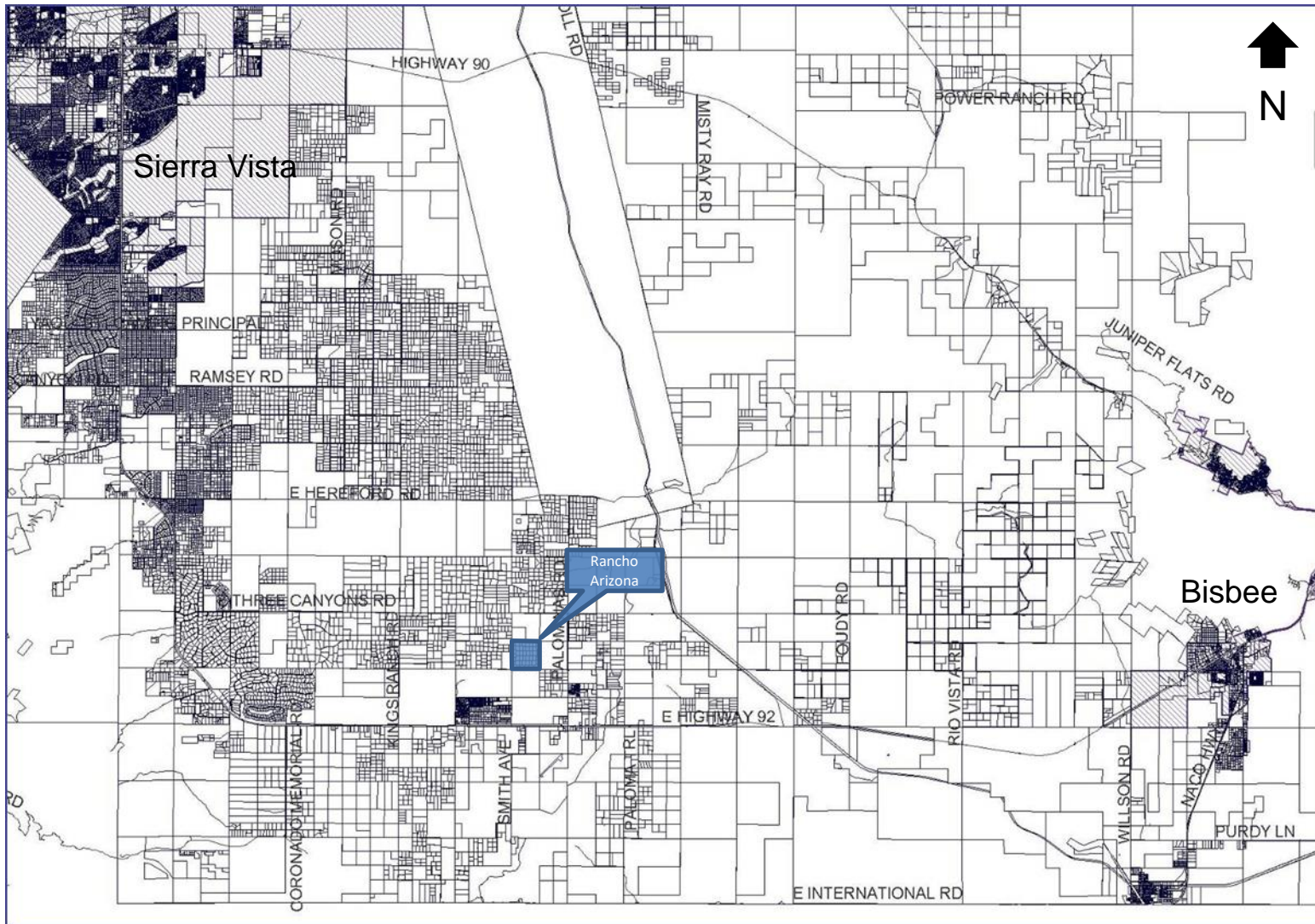
Board of Supervisors



Public Programs...Personal Service

COCHISE COUNTY

Location Map



COCHISE COUNTY

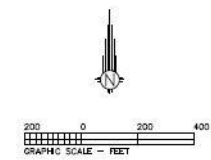
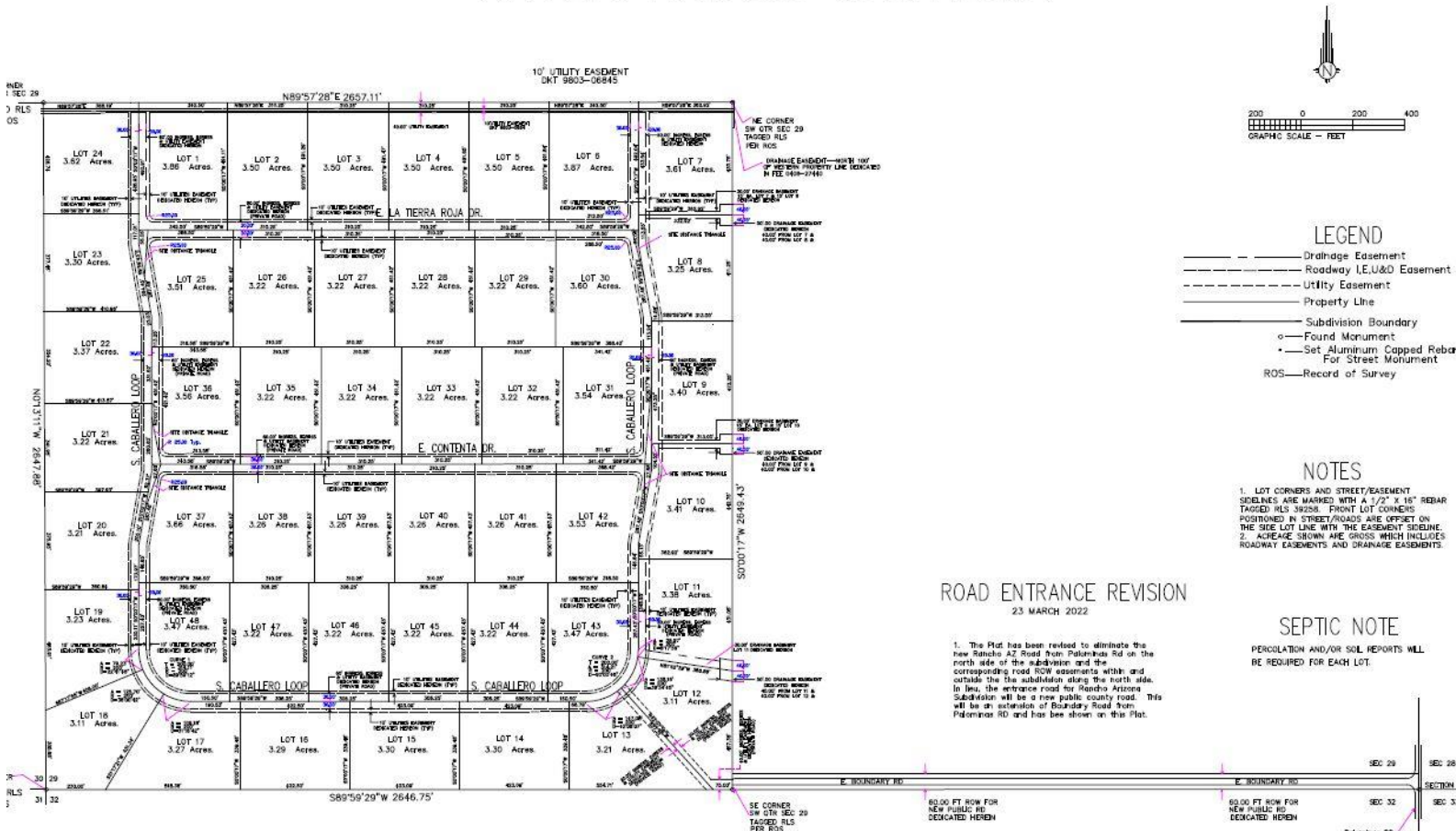
Rancho Arizona Subdivision

- 48 lots on 160 acres, an RU-4 zoned 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 and Assurance Agreement was approved on June 13, 2006.
- Four lots have been released with building permits issued and construction underway.
- If approved, the Assurance Agreement extension would expire on July 6, 2025.



COCHISE COUNTY

RANCHO ARIZONA SUBDIVISION



- LEGEND**
- Drainage Easement
 - Roadway LE,U&D Easement
 - Utility Easement
 - Property Line
 - Subdivision Boundary
 - Found Monument
 - Set Aluminum Capped Rebar For Street Monument
 - ROS—Record of Survey

- NOTES**
1. LOT CORNERS AND STREET/EASEMENT SIDELINES ARE MARKED WITH A 1/2" X 16" REBAR TAGGED RLS 34256. FRONT LOT CORNERS POSTED BY STREET/ROADS ARE OFFSET ON THE SIDE LOT LINE WITH THE EASEMENT SIDELINE.
 2. ACRES SHOWN ARE GROSS WHICH INCLUDES ROADWAY EASEMENTS AND DRAINAGE EASEMENTS.

ROAD ENTRANCE REVISION
23 MARCH 2022

1. The Plat has been revised to eliminate the New Rancho AZ Road from Palominas Rd on the north side of the subdivision and the corresponding road ROW easements within and outside the subdivision along the north side. In lieu, the entrance road for Rancho Arizona Subdivision will be a new public county road. This will be an extension of Boundary Road from Palominas Rd and has been shown on this Plat.

SEPTIC NOTE
PERCOLATION AND/OR SOL REPORTS WILL BE REQUIRED FOR EACH LOT.

CURVE	LOT	TANGENT(S)	ARC LENGTH	RADIUS	DEF. ANGLE
1	19	200.00'	344.11'	200.00'	90°00'13"
2	1	46'	79.23'	200.00'	22°41'48"
3	18	125.70'	200.00'	200.00'	30°10'42"
4	17	108.10'	200.00'	200.00'	31°15'42"
5	2	43'	314.21'	200.00'	90°00'48"
6	13	147.08'	200.00'	200.00'	42°58'19"
7	2	11'	138.16'	200.00'	58°14'45"
8	12	11'	28.97'	200.00'	09°17'56"



SHEET 2 OF 2
BOOK PAGE

jrl engineering & construction, Inc.
 5083 CALLE METALICO
 TUCSON, AZ 85712

MAR 23, 2022	Final Plat
NOV 21, 2005	
AUG 23, 2000	

FINAL PLAT

RANCHO ARIZONA SUBDIVISION
 PALOMINAS AREA
 COCHISE COUNTY

Project	Sheet
JUN 3, 2004	2

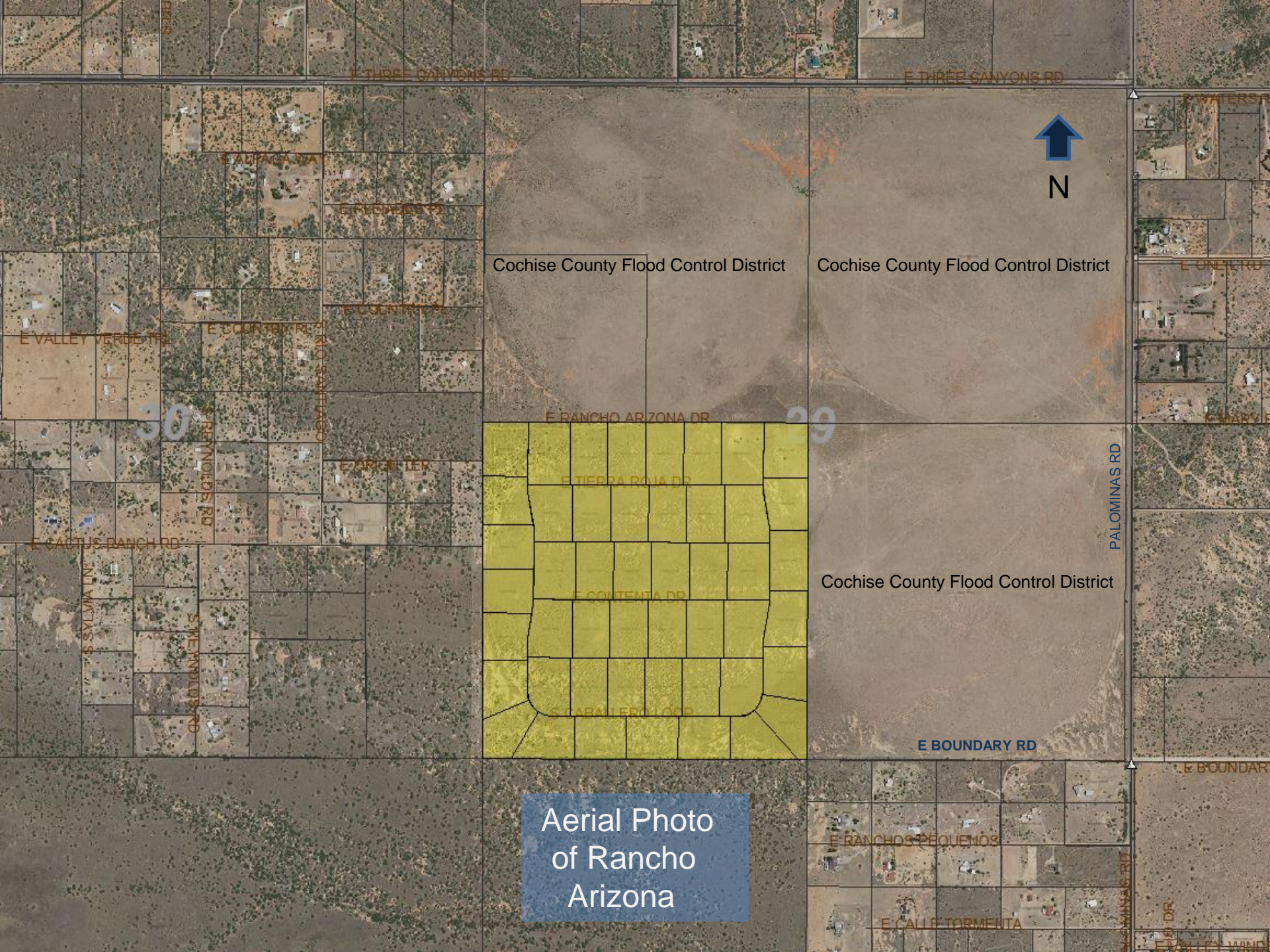


COCHISE COUNTY

Factors that may be considered in granting an extension:

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 proposed a three-phase plan for this subdivision. Road and utility improvements have been completed in portions of all three phases 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 4- 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 economy has been a factor in past years and the developer delayed subdivision improvements to coordinate with the county, four building permits has been issued and construction is underway.**
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 Flood Control District

Cochise County Flood Control District

Cochise County Flood Control District

Aerial Photo
of Rancho
Arizona

COCHISE COUNTY



New subdivision entrance road

Homes under construction on Caballero Loop



Staff Recommendation:

Staff recommend approval of the request for extension of the Assurance Agreement to July 6, 2025.

