

SUB25-02

San Pedro Ranch Estates Tentative Plat

Tabled during the August 13th and September 10th meetings

Planning and Zoning Commission
October 8, 2025



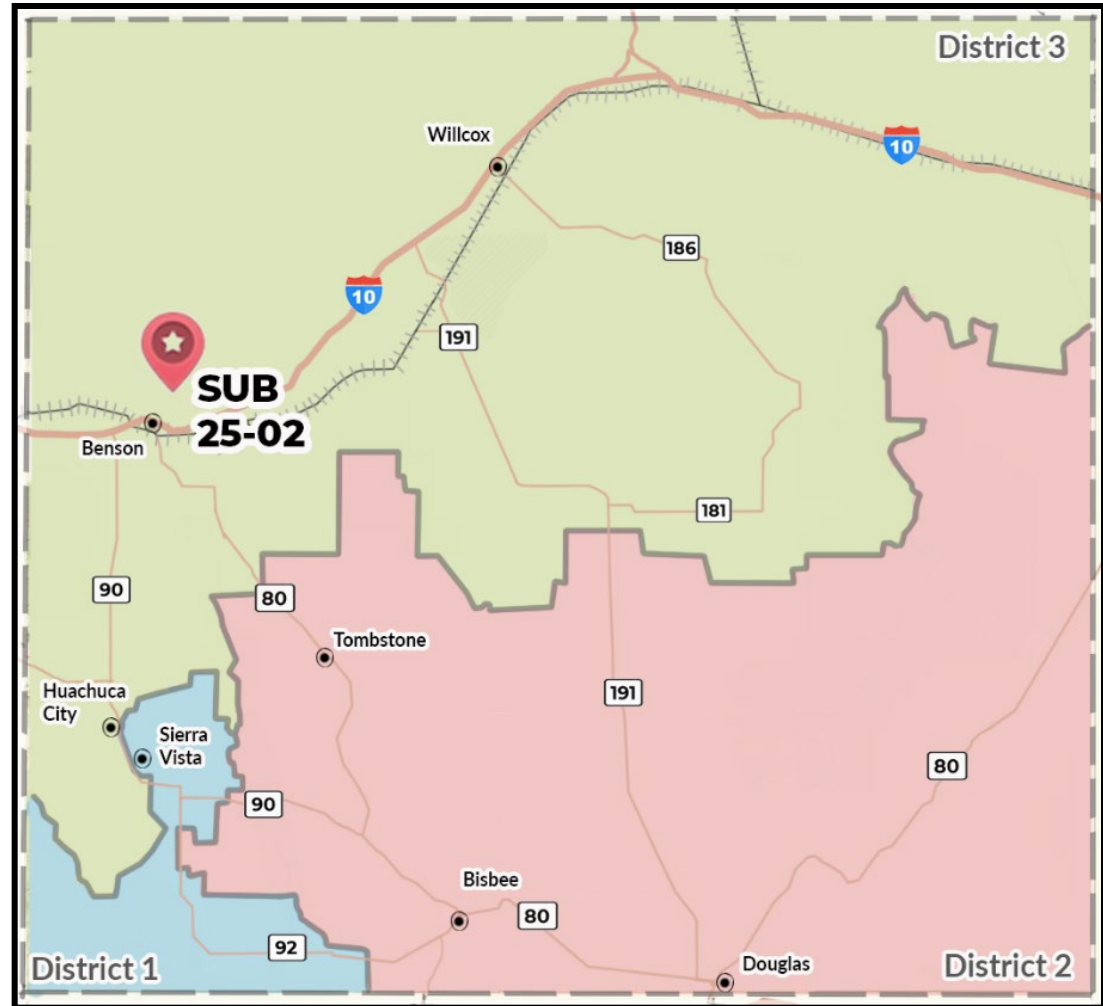
Motion

I move to forward SUB25-02 (San Pedro Ranch Estates Tentative Plat) with a recommendation of approval to the Board of Supervisors subject to special conditions and required revisions recommended by the Subdivision Committee.

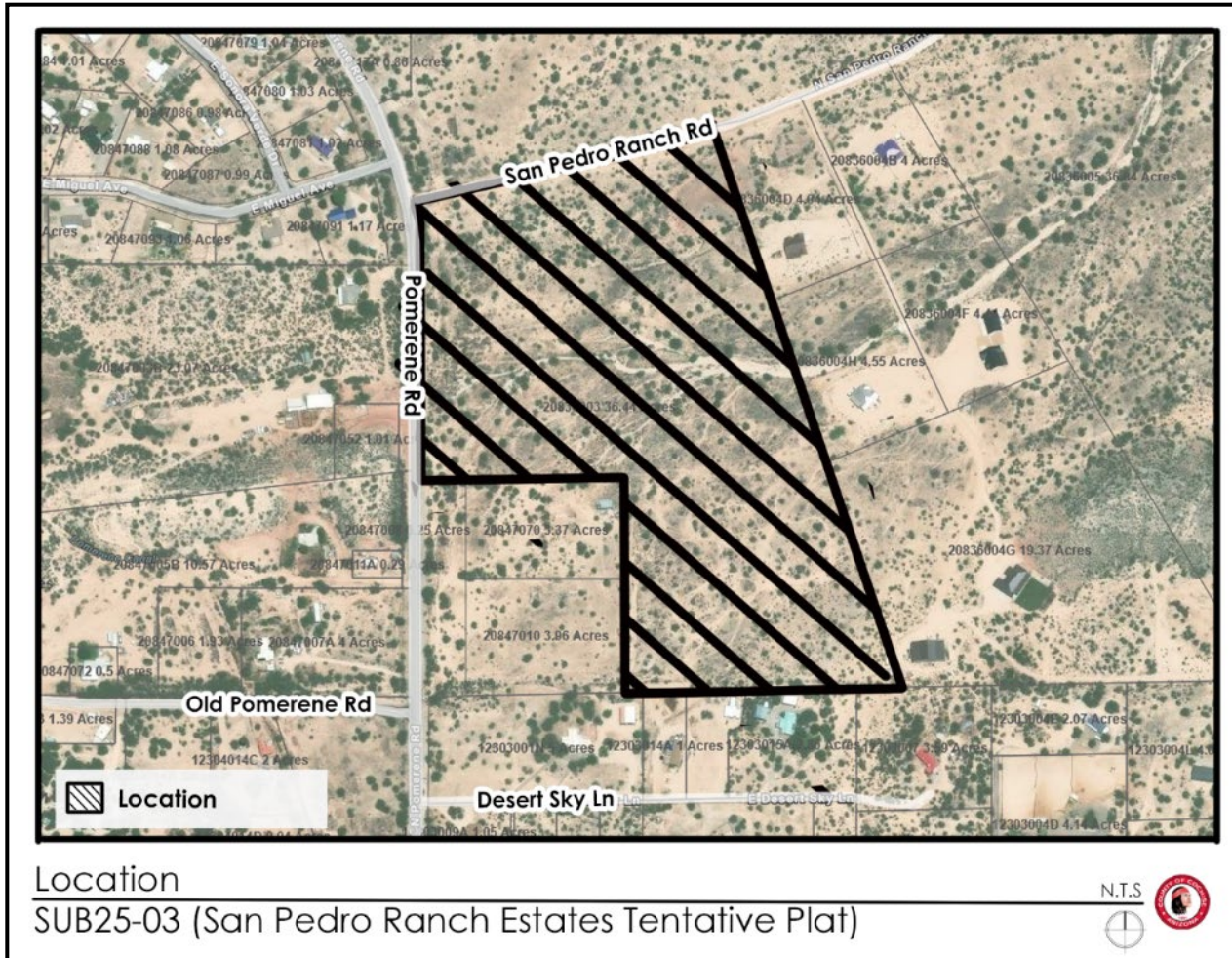
The Commission recommends approval of the waiver to allow an unpaved private subdivision road provided long-term maintenance is described in recorded HOA documents.

DEVELOPMENT SERVICES

- North of Benson in the Pomerene area
- APN 208-36-003, 36.44 acres
- RU-4 zoning
- Undeveloped
- Calvin Housley, applicant



Location Map



Subdivision Regulations

- Subdivisions of land into 6 or more lots less than 36 acres
- Promote health and safety; orderly growth; streets; utilities; drainage; fire protection; neighborhood stability; property values
- Tentative Plat approval good for 2 years; 1 year extension (administrative), additional extensions (Commission)
- Commission Role
 - Approval as presented w/recommendation to Board of Supervisors
 - Conditional approval
 - Denial (requires re-submittal to the Commission)

Tentative Plat

- North Arrow and scale
- Property ID and legal description
- Subdivision details
- Surveyor information
- Standard notes
- Topography, floodplain
- Infrastructure
- HOA




Tentative Plat

PROPOSED PLANS FOR
SAN PEDRO RANCH ESTATES
SUBDIVISION

COCHISE COUNTY, AZ

SHEET INDEX

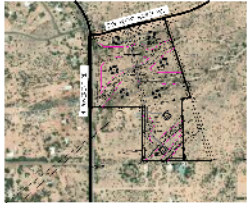
NO.	DESCRIPTION
1	COVER PAGE
2	DEVELOPMENT COVER SHEET FOR TENTATIVE PLAT
3	SECTION AND NOTES
4	SECTION AND NOTES
5	SECTION AND NOTES



PROJECT SITE

VICINITY MAP
SCALE: 1" = 1 MILE


PROJECT NAME
SAN PEDRO RANCH ESTATES
COCHISE COUNTY, ARIZONA



PROJECT SITE

LOCATION MAP
SCALE: 1" = 1 MILE


SHEET TITLE
COVER PAGE



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SEPTEMBER, 2025



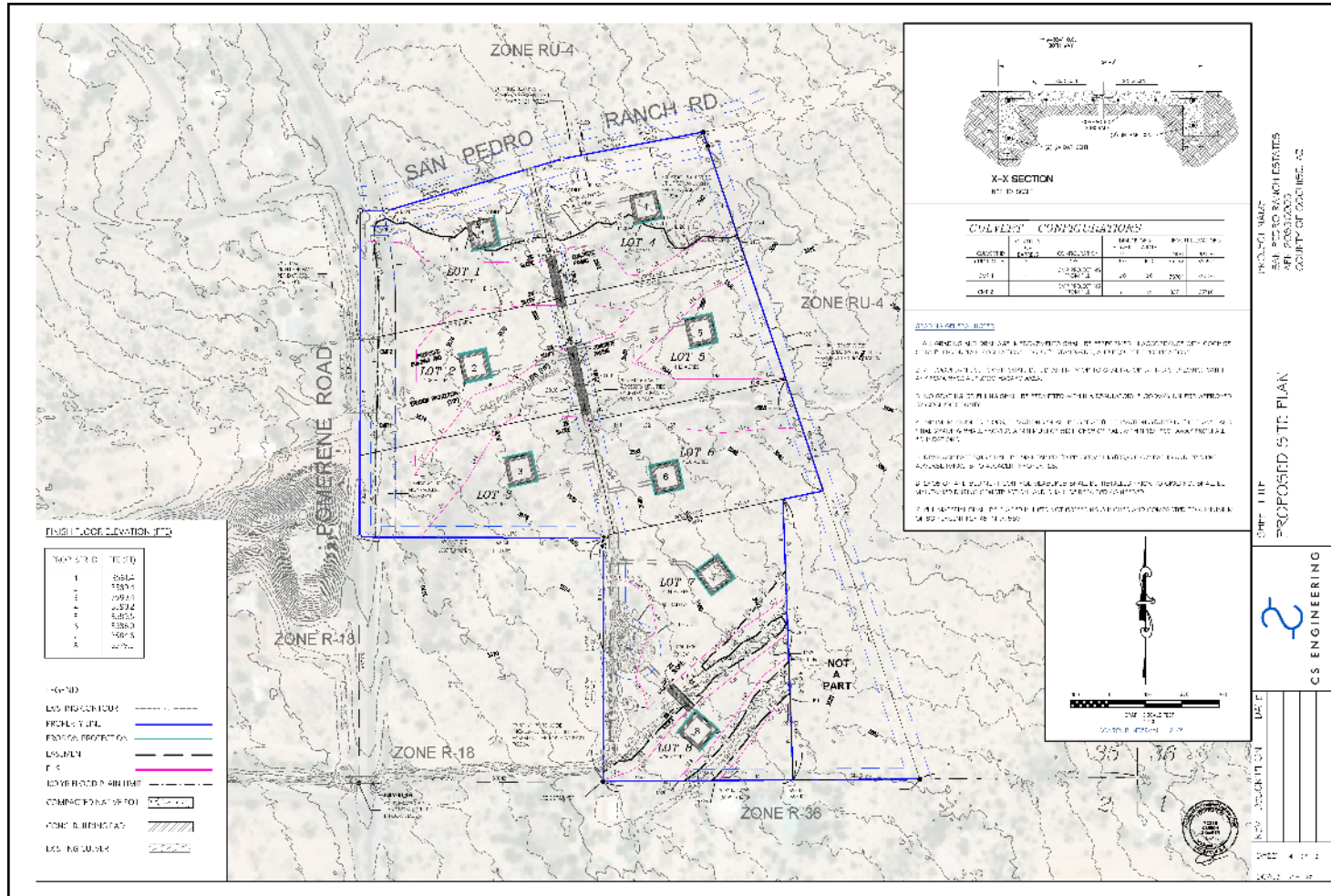
DATE: _____

BY: _____

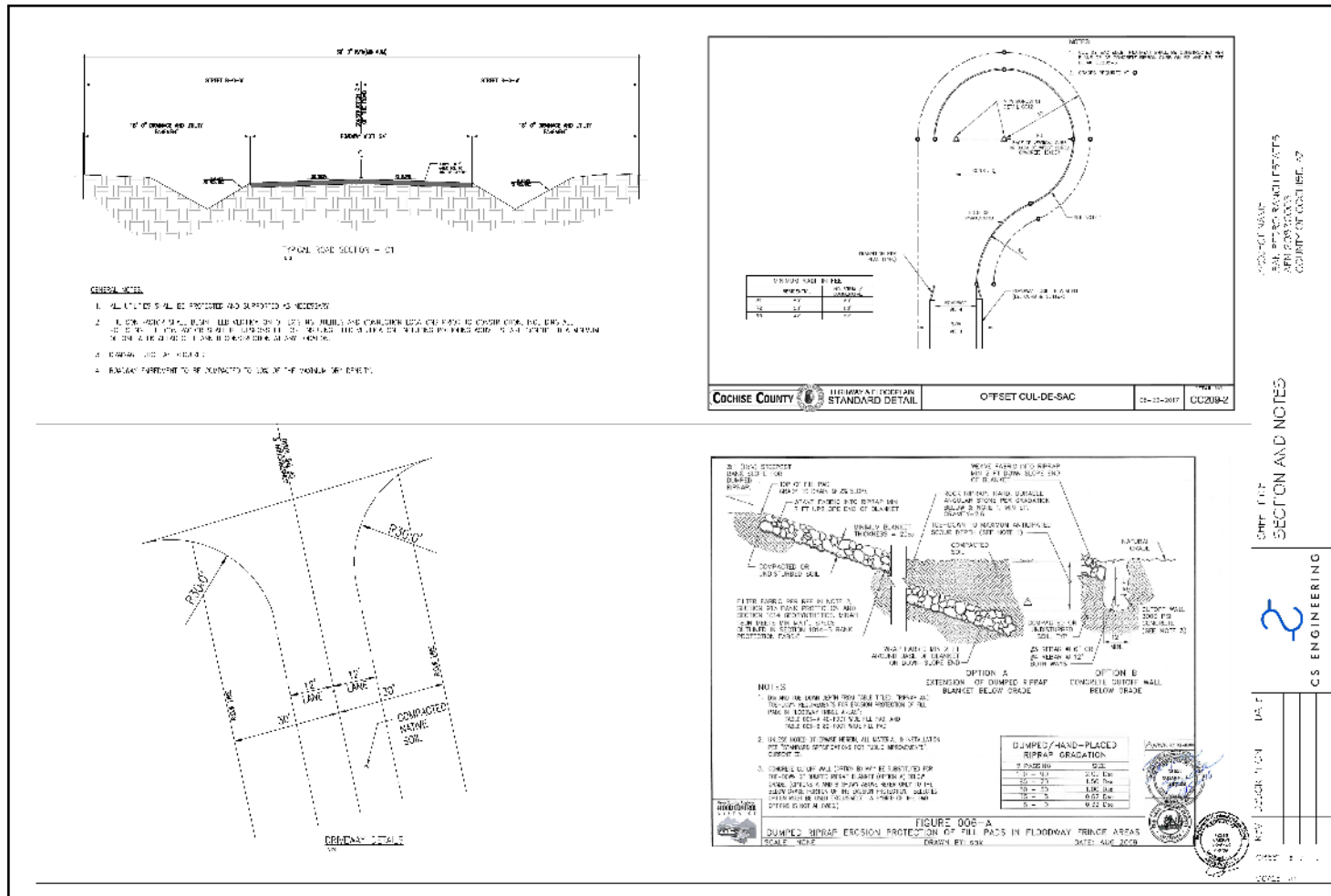
FOR: _____

SCALE: _____

Tentative Plat (cont.)



Tentative Plat (cont.)



Applicant/Commission Discussion



Recommendation

Staff recommends conditional approval of SUB25-02, San Pedro Ranch Estates Tentative Plat, with the following conditions:

1. Provide the County with Homeowner Association (HOA) covenants and restrictions governing the association, including a comprehensive road/common area maintenance plan (to be recorded with the final plat). Homeowner membership is mandatory. All private streets and common areas shall be maintained by the HOA, and covenants shall provide a means for obtaining adequate financial support for the Association.
2. A chip-sealed apron shall be built on San Pedro Ranch Road at Pomerene Road.
3. Include dedication statements for access and utility easements on Sheet 5.

Recommendation (cont.)

4. Plat Revisions

- a. Revise cover sheet by adding revision number and date of revision.
- b. Revise description on plat indicating “Lots 1 thru 8.”
- c. Add the following general notes to the plat: “Rainwater harvesting and re-use shall be utilized, where practical” and “Sprinkler heads shall be installed no closer than eight (8) inches from impermeable surfaces.”

5. An assurance agreement shall be submitted prior to the Board of Supervisors public hearing and recorded in conjunction with the final plat.

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