

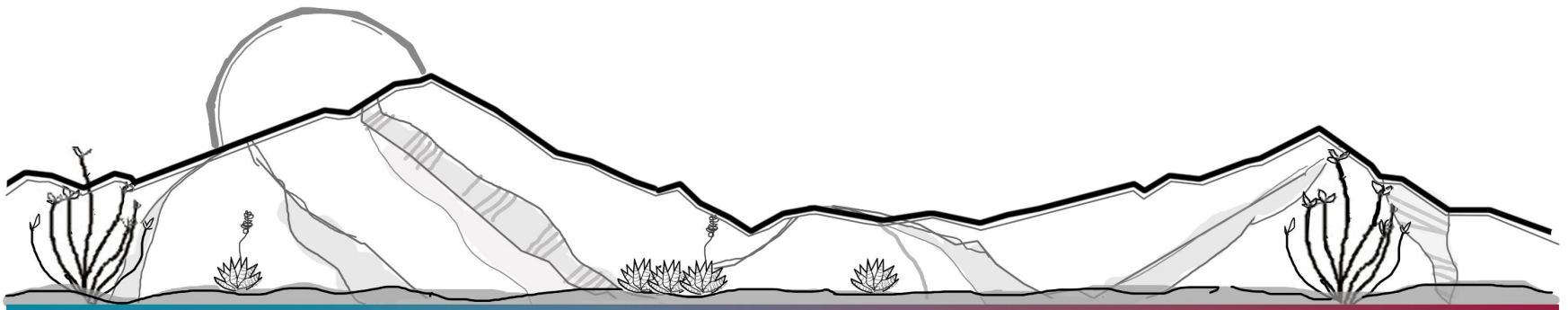
## SUB25-02

### San Pedro Ranch Estates Final Plat

Board of Supervisors

March 10, 2026

*Tabled November 18, 2025*



# DEVELOPMENT SERVICES

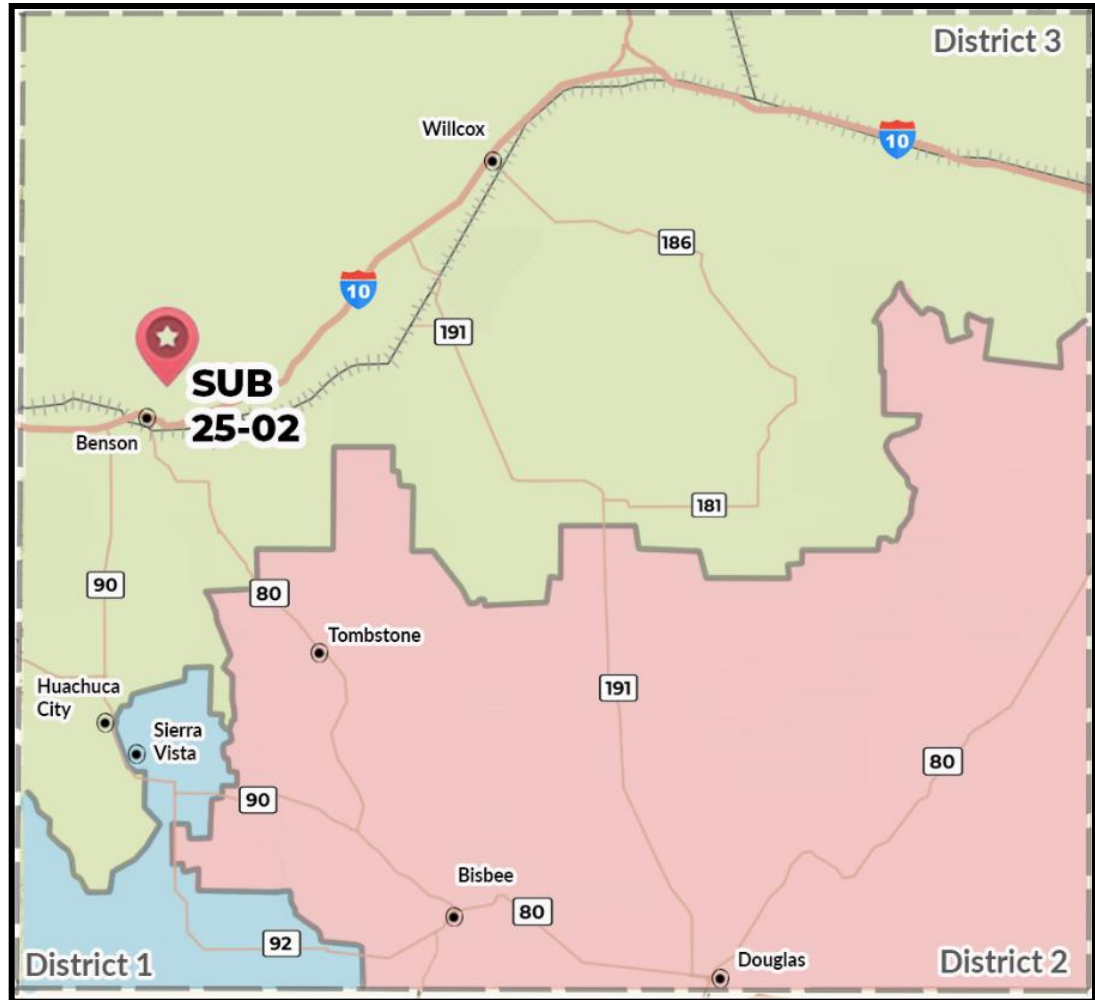
North of Benson in the  
Pomerene area

APN 208-36-003, 36.44  
acres

RU-4 zoning

Undeveloped

Calvin Housley,  
applicant





# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Final Plat

**VICINITY MAP**  
SECTION 35, T16S, R16E  
N.T.S.

### SAN PEDRO RANCH ESTATES FINAL PLAT

LOT 1 OF SAN PEDRO RANCH ACCORDING TO RECORD OF SURVEY MAP BOOK 21, PAGE 22, OFFICIAL RECORDS OF COCHISE COUNTY, ARIZONA AND LYING IN A PORTION OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF COCHISE, STATE OF ARIZONA

**LEGAL DESCRIPTION**  
FINAL PLAT FOR SAN PEDRO RANCH ESTATES LOTS 1 THROUGH 8

Lot 1 of San Pedro Ranch according to Record of Survey Map Book 21, Page 22, Official Records of Cochise County, Arizona and lying in a portion of Section 35, Township 16 South, Range 20 East of the Gila and Salt River Meridian, County of Cochise, State of Arizona, more particularly described as follows:

Commencing at a 1/2" Iron Nail at the Southwest corner of said Section 35, thence along the South line of said Section 35, South 89°33'40" West, 1106.30 feet to an aluminum capped rebar stamped RLS 12514 at the Southwest corner of said Lot 1; and the True Point of Beginning

Thence along the South line of said Lot 1, South 89°33'40" West, 857.16 feet to a 1/2" ACP stamped RLS 12514 at the Southwest corner of said Lot 1;

Thence along the boundary of said Lot 1, North 00°01'14" East, 653.02 feet to a 1/2" ACP stamped RLS 12514;

Thence North 89°50'12" West, 650.28 feet to a 1/2" rebar with aluminum cap stamped RLS 51987;

Thence North 00°02'21" East, 914.89 feet to a 1/2" rebar with aluminum cap stamped RLS 51987;

Thence South 89°42'31" East, 103.34 feet to a 1/2" rebar with aluminum cap stamped RLS 51987;

Thence North 79°20'20" East, 843.83 feet to a 1/2" rebar with aluminum cap stamped RLS 51987;

Thence North 79°20'44" East, 388.37 feet to a 1/2" rebar with aluminum cap stamped RLS 51987;

Thence South 89°47'03" East, 1015.03 feet;

Thence South 79°20'01" West, 111.63 feet;

Thence South 00°00'00" East, 753.52 feet to the True Point of Beginning.

**ACKNOWLEDGED**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CALVIN HOUSLEY, ACKNOWLEDGED AS THE OWNED DEVELOPER OF SAN PEDRO RANCH ESTATES, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**DEDICATION**

WE, THE UNDERSIGNED, OWNERS AND THE ONLY PARTY HAVING ANY INTEREST IN THE LAND SHOWN ON THIS PLAT DO HEREBY CONSENT TO THE SURVEYING OF SAID LAND IN THE MANNER SHOWN HEREON, AND HEREBY DEDICATE TO THE USE OF THE OWNERS OF THESE LOTS FOREVER THE EASEMENTS AS INDICATED HEREON FOR THE PURPOSES OF HIGHWAYS, CITIES AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, WITHIN THE BOUNDARIES OF SAID SUBDIVISION ONLY.

CALVIN HOUSLEY (OWNER) \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVALS**

COUNTY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF ENVIRONMENTAL HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN OF THE BOARD OF SUPERVISORS \_\_\_\_\_ DATE \_\_\_\_\_

CLERK OF THE BOARD OF SUPERVISORS \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT, CONSISTING OF 3 SHEETS, REPRESENTS A SURVEY MADE UNDER MY REGISTRATION AND THAT THE PROPERTY OWNERS AND SURVEY INSTRUMENTS ACTUALLY EXIST AS SHOWN HEREON.

*J. Hall*  
JESSICA A. HALL, REGISTERED LAND SURVEYOR NO. 51987

**LEGAL NOTES:**

- THIS SUBDIVISION HAS PRIVATE STREETS THAT ARE NOT MAINTAINED BY COCHISE COUNTY.
- THE MINIMUM FLOOR ELEVATIONS INCLUDING BASEMENTS FOR LOTS 6, 7 & 8 SHALL BE 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ELEVATION AT THE BUILDING PAD, AND LOTS 1, 2, 3, 4, 5, SHALL BE 12" ABOVE THE HIGHEST NATURAL GROUND AT THE BUILDING PAD. NO BUILDING SHALL BE CONSTRUCTED IN SUCH A WAY AS TO BLOCK THE NEUTRAL DRAINAGE RUNOFF. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE HYDROLOGY AND HYDRAULIC STUDY PREPARED FOR THIS SUBDIVISION AND ON FILE WITH THE COCHISE COUNTY ENVIRONMENTAL AND NATURAL RESOURCES DEPARTMENT. NATURAL AND/OR COCHISE COUNTY DAMAGE PATTERNS MAY CROSS MERIDIONAL LOT BOUNDARIES. NO PROPERTY OWNER SHALL CONDUCT OR ALLOW ANY DRAINAGE EXCESSIVE SHALL OR NATURAL DRAINAGE PATTERN THAT COUCHES TERRAIN TO ACCESS LOTS. USE SHOWN ON THIS INSTRUMENT CANNOT BE CHANGED WITHOUT THE WRITTEN CONSENT OF THE COCHISE COUNTY ENGINEER AND THE COCHISE COUNTY PLANNING DIRECTOR. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE FACILITIES LOCATED ON THEIR LOT IN A MANNER THAT ALLOWS FOR THE UNIMPACTED FLOW OF WATERWAYS.
- INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ARE PROPOSED (SEPTIC TANK AND LEACH FIELD) PRIOR TO BUILDING PERMIT ISSUANCE. INDIVIDUAL VENTILATION OR USE EVALUATING WILL BE REQUIRED FOR ALL LOTS. A MINIMUM ONE-INCHES DEEP FOOTING IS REQUIRED FROM ALL WELLS AND 50 FEET FROM ALL LOT LINES.
- IF SEWER DISPOSAL SYSTEMS OTHER THAN CONVENTIONAL LEACH FIELD SYSTEMS ARE REQUIRED, ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION OF THE SYSTEM.
- DUST AND EROSION CONTROL MEASURES SHALL BE EMPLOYED DURING AND POST-CONSTRUCTION AND SHALL COMPLY WITH THE COCHISE COUNTY LAND CLEARING ORDINANCE.
- STREETS ARE 60-FT WIDE AND SHALL BE 24" HIGH.
- THESE ARE 0.25 MILES OF STREETS PROPOSED WITHIN THE SUBDIVISION.
- THESE WILL NOT BE A GATED SUBDIVISION.
- PROPOSED LOTS 1 THROUGH 8 ARE SINGLE FAMILY LOTS.
- THE GROSS AREA OF THE SUBDIVISION IS 32.68 ACRES.
- THE TOTAL NUMBER OF LOTS IS 8.
- THE MINIMUM LOT SIZE IS 4 ACRES.
- THE SUBDIVISION NAME IS "SAN PEDRO RANCH ESTATES" THE SUBDIVISION IS CALVIN HOUSLEY.
- ALL LOTS OWNERS WILL BE SET BY AN ARIZONA LICENSED SURVEYOR.
- RAILROAD RIGHT-OF-WAY AND USE SHALL BE INSTALLED, WHERE PRACTICAL.
- WHERE PRECISEION IS USED, DIMENSIONS WILL BE INSTALLED.
- SPRINKLER HEADS SHALL BE INSTALLED NO CLOSER THAN 60" (5) INCHES FROM IMPERMEABLE SURFACES.

**RECORDING DATA**

STATE OF ARIZONA  
COUNTY OF COCHISE

FILED FOR RECORD AT THE REQUEST OF JESSICA A. HALL ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ A.M. IN BOOK \_\_\_\_\_ OF MAPS AND PLATS AT PAGE \_\_\_\_\_ THEREOF.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

COCHISE COUNTY REGISTER \_\_\_\_\_ DEPUTY COUNTY REGISTER \_\_\_\_\_

Fee: \$14.00

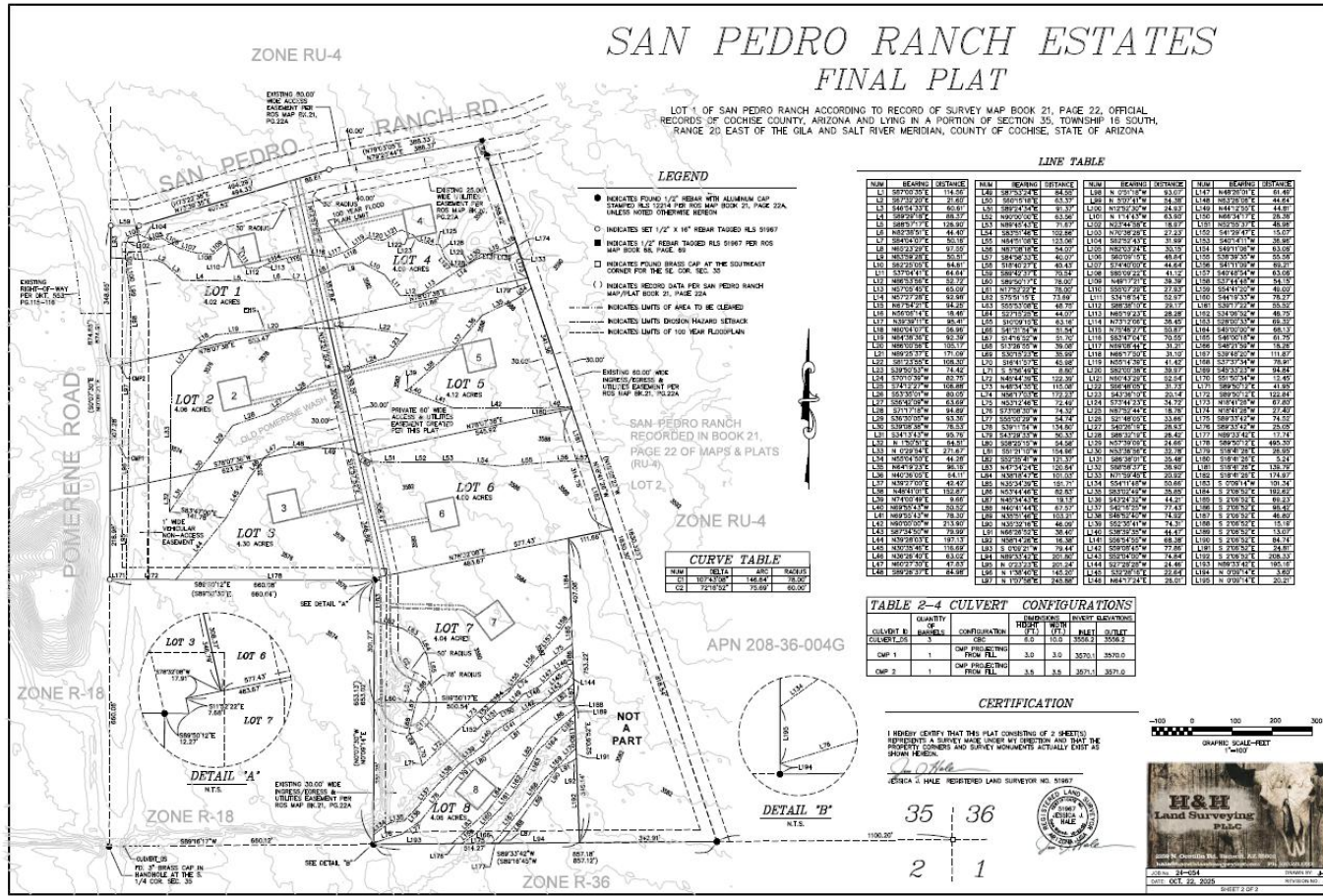
FINAL PLAT FOR  
SAN PEDRO RANCH ESTATES  
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LOCATED IN A PORTION OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF COCHISE, STATE OF ARIZONA

# DEVELOPMENT SERVICES



## Final Plat (cont.)





## Recommendation

The Planning and Zoning Commission recommended conditional approval of SUB25-02 (8-0) during its meeting on October 8, 2025:

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. *(Road maintenance agreement provided by applicant and will be recorded with final plat)*

2. A chip-sealed apron shall be built on San Pedro Ranch Road at Pomerene Road. *(Condition will be met and verified by the county prior to the release of lots)*

3. Include dedication statements for access and utility easements on Sheet 5. *(Condition met)*

## Recommendation (cont.)

### 4. Plat Revisions (*Condition met*)

- 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.  
*(Assurance agreement provided by applicant and will be recorded with final plat)*

## SUB25-02

### San Pedro Ranch Estates Final Plat

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