

RESOLUTION NO. (R)15-65

A RESOLUTION OF THE TOWN OF ORO VALLEY, ARIZONA, AMENDING THE FINAL PLAT TO ADJUST THE “NO BUILD” AREA ON STONE CANYON LOT 210, LOCATED IN STONE CANYON NEIGHBORHOOD II, NORTH OF TORTOLITA MOUNTAIN CIRCLE, APPROXIMATELY ONE-QUARTER MILE WEST OF RANCHO VISTOSO BOULEVARD.

WHEREAS, the Town of Oro Valley residents ratified the Oro Valley General Plan on November 8, 2005; and

WHEREAS, the applicant, Kevin B. Howard, has requested an amendment to the Stone Canyon II Final Plat to adjust the “no-build” area on Stone Canyon Lot 210 and depicted in Exhibit “A”; and,

WHEREAS, the “no-build” area adjustment is for an approximate 2,000 sq. ft. area to build a studio connected to the main house via a cantilevered walkway through a narrow outcropping; and

WHEREAS, the application requests to adjust the “no-build” area by trading 2,341 sq. ft. of developable area along the southern portion of the property for an area encompassing 1,950 sq. ft. of existing “no-build” area as depicted in Exhibit “B”; and

WHEREAS, a condition of approval has been made requiring the development of the cantilevered walkway, as depicted in Exhibit “C”, to allow for unobstructed movement of wildlife, specifically reptilian wildlife, between the two existing rock outcrop; and

WHEREAS, the applicant’s request is consistent with the General Plan; and

WHEREAS, Mayor and Council duly considered the proposed amendment to the Stone Canyon II Final Plat to adjust the “no-build” area on Stone Canyon Lot 210 and depicted in Exhibit “A” attached hereto and incorporated herein by reference, at a public hearing on October 7, 2015.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Oro Valley that:

SECTION 1. The Mayor and Council hereby approve the amendment to the Stone Canyon II Final Plat to adjust the “no-build” area on Stone Canyon Lot 210 and depicted in Exhibit “A”.

PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona this 7th day of October, 2015.

TOWN OF ORO VALLEY

Dr. Satish I. Hiremath, Mayor

APPROVED AS TO FORM:

Tobin Sidles, Legal Services Director

ATTEST:

Julie K. Bower, Town Clerk

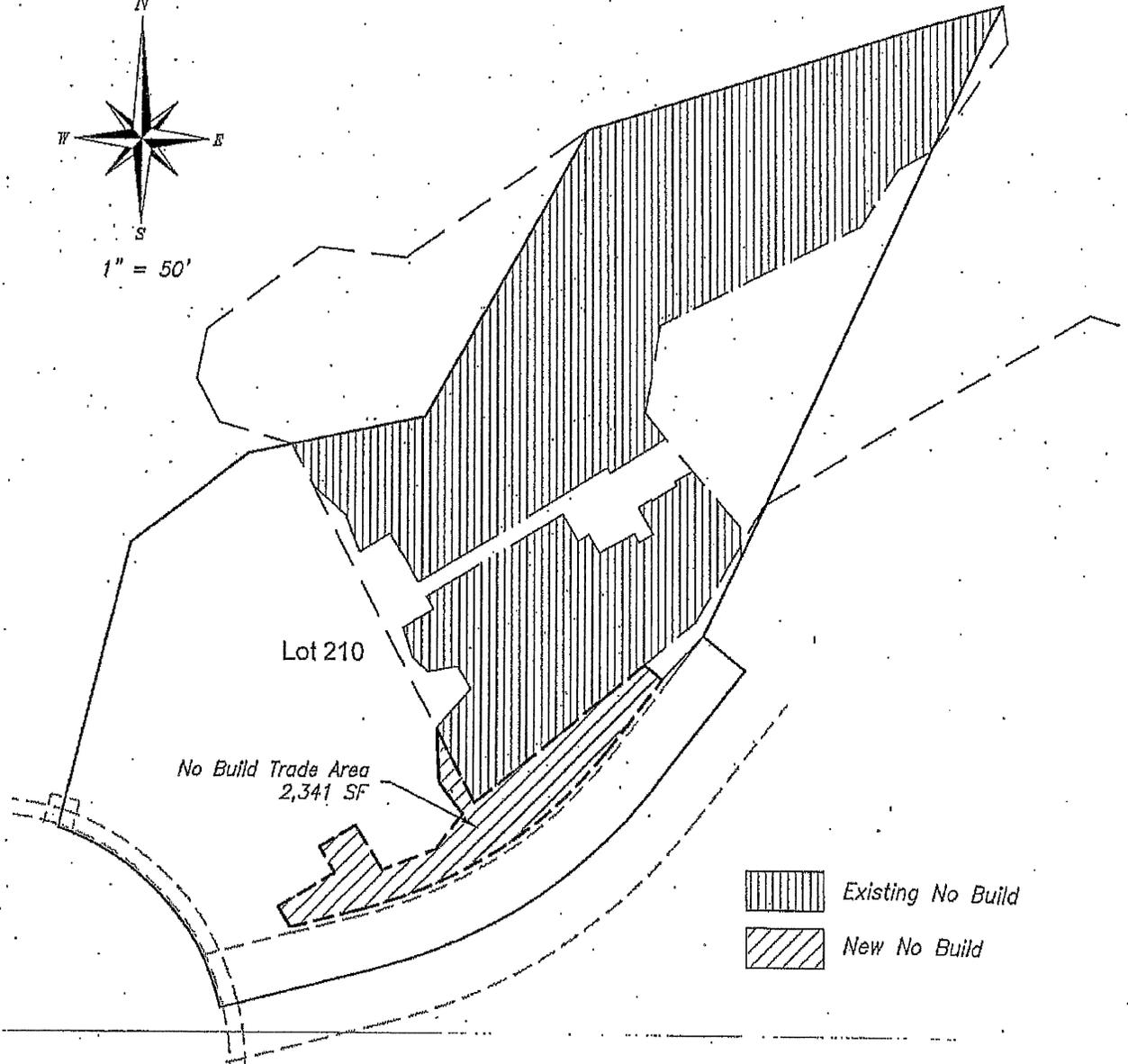
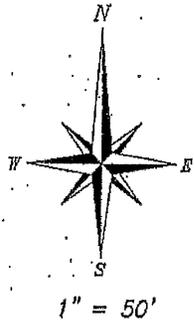
Date: _____

Date: _____

EXHIBIT "A"

1. The exterior walkway between the primary structure and accessory structure shall be designed to be cantilevered above the ground so as to not impede free movement of wildlife species, particularly reptilian species, between the existing rock outcroppings.

EXHIBIT "B"



-  Existing No Build
-  New No Build

No Build Trade Area Calculation

Trade Area	= 2,341 SF
Area of Emcroachment	= 1,988 SF
Additional No Build Area	= 353 SF

New No Build No Build Area - Trade Calculation

Lot 210 Stone Canyon II as Recorded in
Book 53 of Maps and Plats at Page 48,
Pima County, Arizona

Arrow Land Survey, Inc.

3121 E. Kleindale Road
Tucson, Arizona 85716

Phone (520) 881-2155

Fax: (520) 881-2466

LEGAL DESCRIPTION

JOB NO. 14167

August 25, 2015

Abandoned No-Build Area

Abandonment of a portion of the No-Build Area over Lot 210, of Stone Canyon II as recorded in Book 53 of Maps and Plats at Page 48, Pima County, Arizona described as follows:

Commencing at the northeasterly most corner of said Lot 210 Stone Canyon II as recorded in Book 53 of Maps and Plats at Page 48, Pima County, Arizona;

Thence South $25^{\circ}57'15''$ Wes a distance of 146.30 feet;

Thence South $61^{\circ}13'12''$ West a distance of 46.24 feet to the **POINT OF BEGINNING**;

Thence South $61^{\circ}13'12''$ West a distance of 7.02 feet;

Thence South $25^{\circ}59'34''$ East a distance of 1.48 feet;

Thence South $58^{\circ}56'36''$ West a distance of 10.24 feet;

Thence North $21^{\circ}21'11''$ West a distance of 0.69 feet;

Thence South $57^{\circ}43'51''$ West a distance of 5.01 feet;

Thence South $30^{\circ}18'15''$ East a distance of 10.02 feet;

Thence South $60^{\circ}00'19''$ West a distance of 5.52 feet;

Thence North $32^{\circ}33'56''$ West a distance of 3.25 feet;

Thence South $61^{\circ}30'03''$ West a distance of 13.34 feet;

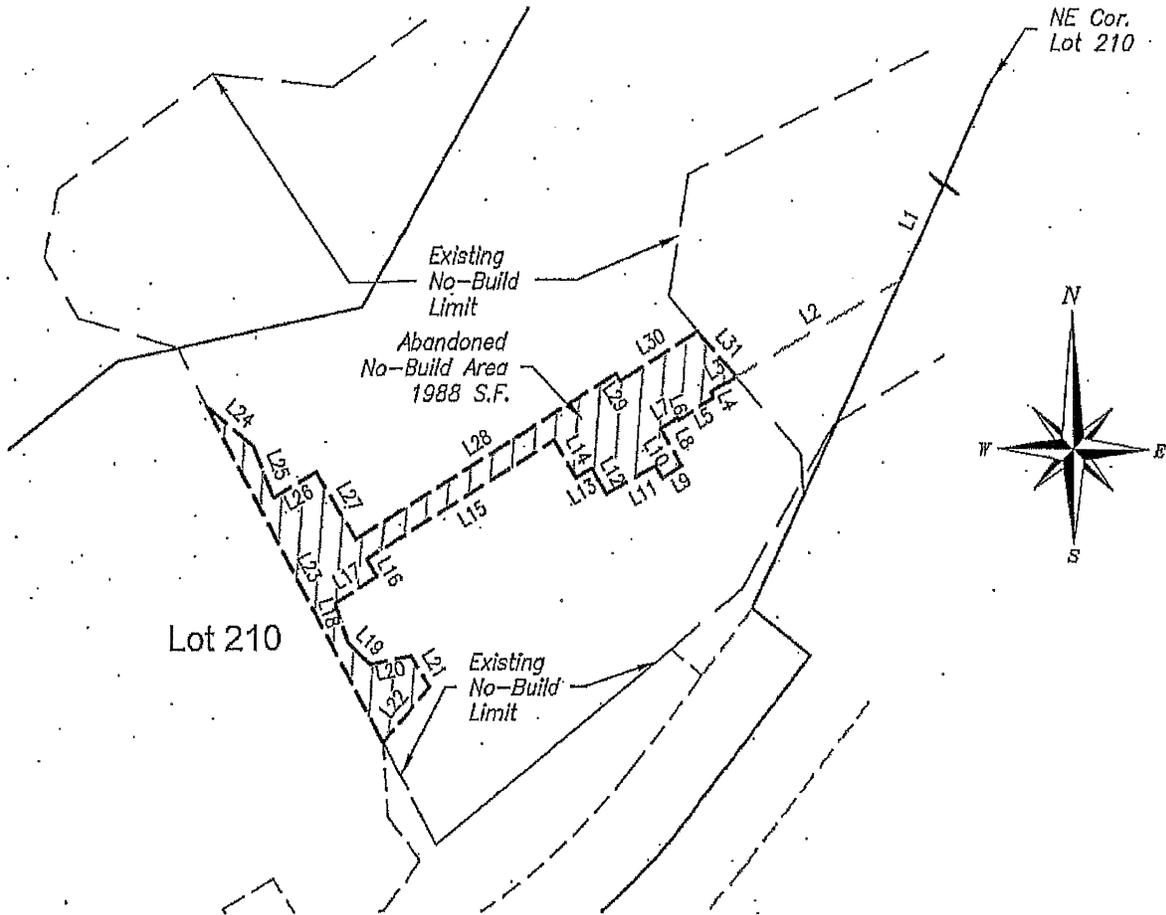
Thence North $31^{\circ}17'21''$ West a distance of 6.92 feet;

Thence South $59^{\circ}46'11''$ West a distance of 4.33 feet;

Thence North $31^{\circ}03'24''$ West a distance of 10.32 feet;

Thence South 58°56'36" West a distance of 53.50 feet;
Thence South 31°03'24" East a distance of 4.82 feet;
Thence South 58°12'16" West a distance of 11.96 feet;
Thence South 18°09'11" East a distance of 9.74 feet;
Thence South 45°53'06" East a distance of 7.44 feet;
Thence North 78°53'26" East a distance of 10.02 feet;
Thence South 31°25'48" East a distance of 8.59 feet;
Thence South 40°51'12" West a distance of 17.43 feet;
Thence North 27°41'19" West a distance of 89.67 feet;
Thence South 49°52'56" East a distance of 14.41 feet;
Thence South 20°59'46" East a distance of 12.66 feet;
Thence North 61°25'59" East a distance of 11.88 feet;
Thence South 31°04'25" East a distance of 18.48 feet;
Thence North 58°57'01" East a distance of 74.12 feet;
Thence South 32°50'48" East a distance of 2.00 feet;
Thence North 58°55'13" East a distance of 22.25 feet;
Thence South 41°17'29" East a distance of 14.15 feet to the **POINT OF BEGINNING**;





Lot 210

LINE	BEARING	DISTANCE
L1.	S 25°57'15" W.	146.30'
L2.	S 61°13'12" W	46.24'
L3	S 61°13'12" W	7.02'
L4	S 25°59'34" E	1.48'
L5	S 58°56'36" W	10.24'
L6	N 21°21'41" W	0.69'
L7	S 57°43'51" W	5.01'
L8	S 30°18'15" E	10.02'
L9	S 60°00'19" W	5.52'
L10	N 32°33'56" W	3.25'
L11	S 61°30'03" W	13.34'
L12	N 31°17'21" W	6.92'
L13	S 59°46'11" W	4.33'
L14	N 31°03'24" W	10.32'
L15	S 58°56'36" W	53.50'
L16	S 31°03'24" E	4.82'

L17	S 58°12'16" W	41.96'
L18	S 18°09'11" E	9.74'
L19	S 45°53'06" E.	7.44'
L20	N 78°53'26" E	10.02'
L21	S 31°25'48" E	8.59'
L22	S 40°51'12" W	17.43'
L23	N 27°41'19" W	89.67'
L24	S 49°52'56" E	14.41'
L25	S 20°59'46" E	12.66'
L26	N 61°25'59" E	11.88'
L27	S 31°04'25" E	18.48'
L28.	N 58°57'01" E	74.12'
L29	S 32°50'48" E	2.00'
L30	N 58°55'13" E	22.25'
L31	S 41°17'29" E	14.15'



Abandoned No Build Area
 Lot 210 Stone Canyon II as Recorded in
 Book 53 of Maps and Plats at Page 48,
 Pima County, Arizona

Arrow Land Survey, Inc.
 3121 E. KLEINDALE RD. PHONE(520)881-2155
 TUCSON, AZ. 85716 FAX(520)881-2466
 LAND SURVEYING
 CONSTRUCTION STAKING

Arrow Land Survey, Inc.

3121 E. Kleindale Road
Tucson, Arizona 85716

Phone (520) 881-2155

Fax: (520) 881-2466

LEGAL DESCRIPTION

JOB NO. 14167

September 2, 2015

New No-Build Area

No-Build Area over a portion of Lot 210, of Stone Canyon II as recorded in Book 53 of Maps and Plats at Page 48, Pima County, Arizona described as follows:

Commencing at the northeasterly most corner of said Lot 210 Stone Canyon II as recorded in Book 53 of Maps and Plats at Page 48, Pima County, Arizona;

Thence South $25^{\circ}57'15''$ West, upon the easterly line of said Lot 210, a distance of 231.21 feet to an angle point in said line;

Thence South $43^{\circ}56'10''$ West a distance of 20.21 feet to the **POINT OF BEGINNING**;

Thence South $38^{\circ}15'29''$ West a distance of 28.90 feet to a point of tangent curve having a radius of 15.00 feet;

Thence upon said curve to the right through a central angle of $37^{\circ}50'41''$ an arc length of 53.14 feet;

Thence South $76^{\circ}04'00''$ West a distance of 22.22.72 feet;

Thence North $31^{\circ}09'37''$ West a distance of 7.79 feet;

Thence North $59^{\circ}03'46''$ East a distance of 21.90 feet;

Thence North $31^{\circ}52'09''$ West a distance of 9.96 feet;

Thence North $59^{\circ}37'11''$ East a distance of 13.90 feet;

Thence South $32^{\circ}22'45''$ East a distance of 17.23 feet;

Thence North $68^{\circ}23'48''$ East a distance of 18.79 feet;

Thence North $37^{\circ}15'58''$ East a distance of 14.77 feet;

Thence North $37^{\circ}04'36''$ West a distance of 13.22 feet;

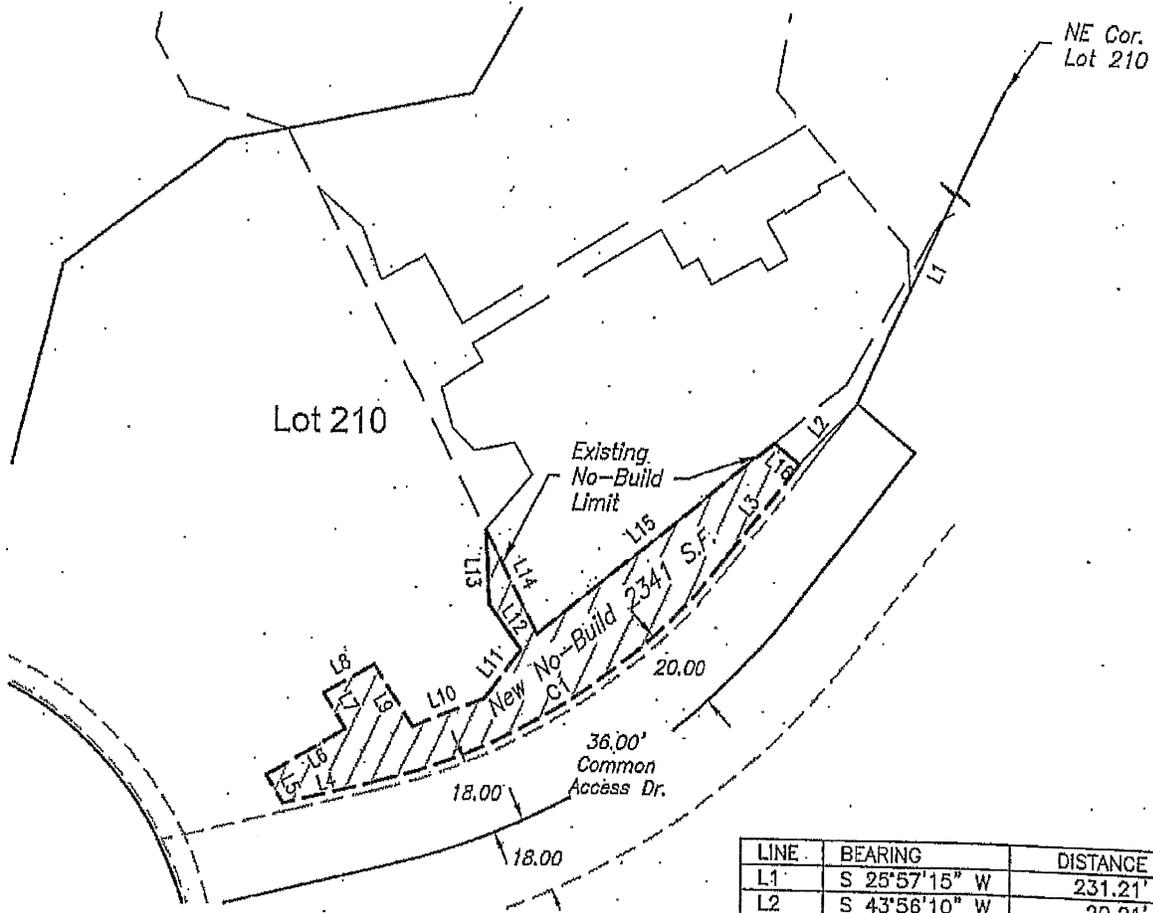
Thence North $02^{\circ}59'38''$ West a distance of 17.63 feet;

Thence South $27^{\circ}41'19''$ East a distance of 27.46 feet;

Thence North $51^{\circ}08'13''$ East a distance of 73.54 feet;

Thence South $51^{\circ}51'45''$ East a distance of 7.84 feet to the **POINT OF BEGINNING**;





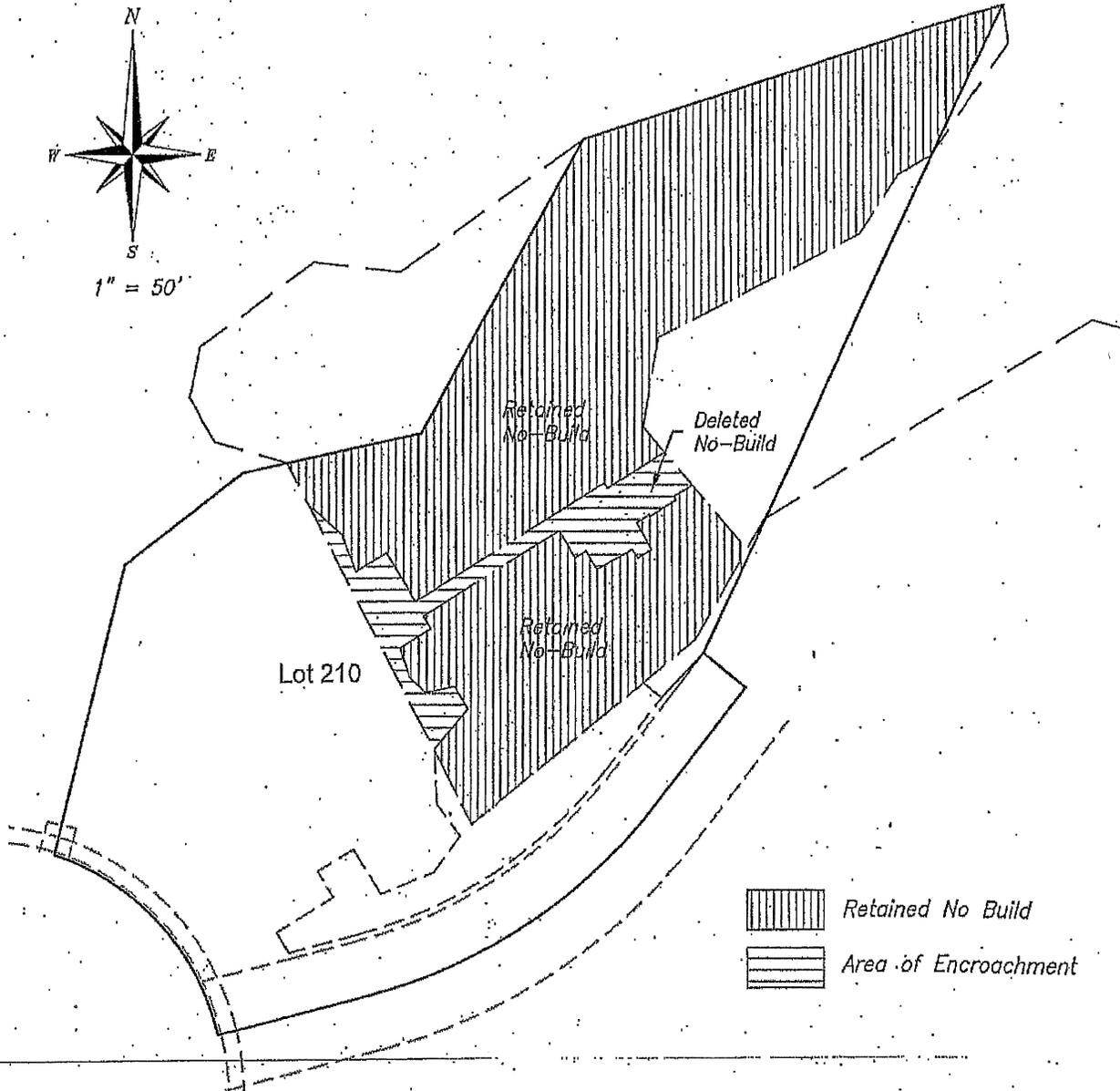
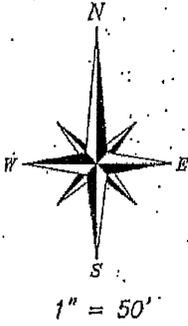
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT
C1	155.00'	102.38'	37°50'41"	53.14'

LINE	BEARING	DISTANCE
L1	S 25°57'15" W	231.21'
L2	S 43°56'10" W	20.21'
L3	S 38°15'29" W	28.90'
L4	S 78°04'00" W	22.72'
L5	N 31°09'37" W	7.79'
L6	N 59°03'46" E	21.90'
L7	N 31°52'09" W	9.96'
L8	N 59°37'11" E	13.90'
L9	S 32°22'45" E	17.23'
L10	N 68°23'48" E	18.79'
L11	N 37°15'58" E	14.77'
L12	N 37°04'36" W	13.22'
L13	N 02°59'38" W	17.63'
L14	S 27°41'19" E	27.46'
L15	N 51°08'13" E	73.54'
L16	S 51°51'45" E	7.84'



New No Build Area
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 LAND SURVEYING
 CONSTRUCTION STAKING



No Build Trade Area Calculation

Area of Encroachment = 1,988 SF
 Retained No-Build = 20,456 SF
 Total No Build Area (per plat) = 22,444 SF

No Build Area Display
 Lot 210 Stone Canyon II as Recorded in
 Book 53 of Maps and Plats at Page 48,
 Pima County, Arizona