

RESOLUTION 2024-070

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; REAFFIRMING SETTLED POLICY BY GRANTING APPROVAL OF THE ESTATES II AT HOLIDAY PRELIMINARY PLAT, LOTS 1-10, AND AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY CLERK, CITY ATTORNEY, OR THEIR DULY AUTHORIZED OFFICERS AND AGENTS TO TAKE ALL STEPS NECESSARY TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION.

WHEREAS, Section 151.19.005 of the City Code requires a preliminary plat in full compliance with the provisions of the Code to be submitted and approved; and

WHEREAS, in accordance with the provisions of Chapter 151 of the City Code, the owners of the Estates II at Holiday subdivision, Lots 1-10, have submitted a preliminary plat; and

WHEREAS, the preliminary plat was reviewed by the City staff and found to conform to the appropriate provisions of the City Code and Zoning Ordinance; and

WHEREAS, the Development Review Committee recommended unanimous approval of the preliminary plat on September 27, 2024; and

WHEREAS, the Planning & Zoning Commission recommended unanimous approval of the preliminary plat on October 1, 2024; and

WHEREAS, approval of this resolution reaffirms previous resolutions granting approval of preliminary subdivision plats.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1

That the following findings shall support the preliminary plat approval:

1. The design of the subdivision is consistent with VISTA 2030 and applicable Development Code requirements.
2. The property being subdivided is physically suitable for residential use.
3. The subdivision being subdivided is physically suitable for the proposed density of development.
4. The subdivision is not likely to cause serious public health problems.


SECTION 2

That the preliminary subdivision plat for Estates II at Holiday, Lots 1-10 as shown on Exhibit A, be and hereby is, approved.

SECTION 3

That the City Manager, City Clerk, City Attorney, or their duly authorized officers and agents are hereby authorized and directed to take all steps necessary to carry out the purposes and intent of this resolution.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA THIS 10TH DAY OF OCTOBER 2024.



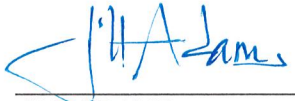
CLEA McCAA
Mayor

APPROVED AS TO FORM:



NATHAN WILLIAMS
City Attorney

ATTEST:



JILL ADAMS
City Clerk

PREPARED BY:
Jeff Pregler, AICP,

PRELIMINARY PLAT FOR THE ESTATES II AT HOLIDAY

LOTS 1-10 AND TRACT "A" & "B"
BEING A SUBDIVISION WITHIN SECTION 19,
TOWNSHIP 22 SOUTH, RANGE 21 EAST, G.&S.R.B.&M.,
CITY OF SIERRA VISTA, COCHISE COUNTY, STATE OF ARIZONA
CONTAINING 4.50 ACRES
SEPTEMBER, 2024

OWNER/DEVELOPER:
CASTLE & COOKE ARIZONA, INC.
C/O RICHARD S. COFFMAN
4100 CANYON DE FLORES
SIERRA VISTA, ARIZONA 85650
(520) 378-9344

BASIS OF BEARING:
THE BEARING OF N.00°01'25"W. AS SHOWN
FOR THE WEST LINE OF THE NORTHWEST
QUARTER OF SECTION 19, T.22S., R.21E.,
G.&S.R.B.&M.

ENGINEER/AGENT:
MCINTOSH & ASSOCIATES
C/O BLAINE NEPTUNE
10602 SIDDONS LANE, STE 103
BAKERSFIELD, CA. 93311
(661) 834-4814

BASIS OF ELEVATION:
THE BASIS OF ELEVATIONS IS BASED ON THE
ELEVATION OF THE TOP OF THE MONUMENT AT
THE NORTHWEST CORNER OF SECTION 19, T.22S.,
R.12E., G.&S.R.B.&M.
ELEV. = 4508.82'

GENERAL NOTES:

1. GROSS AREA IS 4.50 ACRES.
2. ALL SEWER LINES SHALL BE 8".
3. ALL WATER LINES SHALL BE 8".
4. A PORTION OF THIS PROPERTY LIES WITHIN F.E.M.A. LIMIT.
5. THE WATER LINES SHALL BE OWNED AND MAINTAINED BY PUEBLO DEL SOL WATER COMPANY; THE SEWER LINES SHALL BE OWNED AND MAINTAINED BY THE CITY OF SIERRA VISTA. SIZES AND LOCATIONS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
6. THE EXISTING ZONING IS MFR.
7. TOTAL NUMBER OF LOTS IS 10.
8. ALL RETURN RADII SHALL BE 25', UNLESS OTHERWISE NOTED.
9. GROUP MAILBOXES WILL BE CONSTRUCTED IN PLACE OF INDIVIDUAL MAILBOXES.
10. THE HEAVY BORDER INDICATES THE BOUNDARY OF THIS MAP.
11. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET.

TRACT AREAS

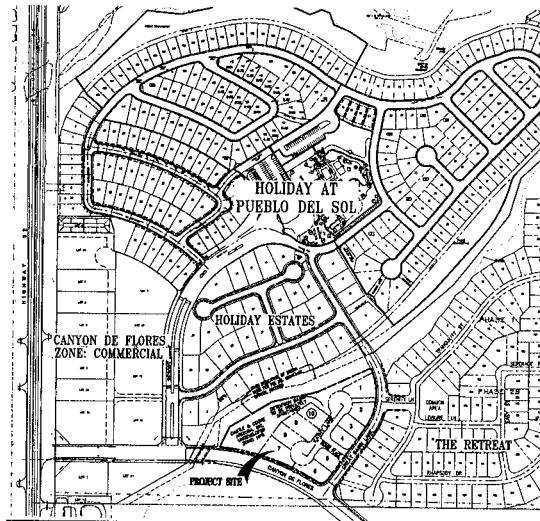
TRACT "A" SHALL BE RESERVED AS PUBLIC UTILITY, FOR ACCESS AND MAINTENANCE.
TRACT "B" SHALL BE RESERVED AS PUBLIC DRAINAGEWAY, INCLUDING THE DETENTION BASIN.
ALL TRACT AREAS WILL BE DEDICATED WITH THE RECORDATION OF THE FINAL PLAT.

LEGAL DESCRIPTION:

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 21 EAST, G.&S.R.B.&M., CITY OF SIERRA VISTA, COUNTY OF COCHISE, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19; THENCE NORTH 72°36'47" EAST, A DISTANCE OF 903.92 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING NINE (9) COURSES:

1. ALONG THE SOUTH LINE OF THE WASH DEDICATED TO THE CITY OF SIERRA VISTA NORTH 26°08'28" EAST, A DISTANCE OF 102.81 FEET; THENCE
 2. NORTH 59°17'08" EAST, A DISTANCE OF 226.18 FEET; THENCE
 3. NORTH 77°14'10" EAST, A DISTANCE OF 215.04 FEET; THENCE
 4. NORTH 65°50'18" EAST, A DISTANCE OF 268.05 FEET; THENCE
 5. DEPARTING FROM SAID LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF GREAT BASIN LANE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 272.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS SOUTH 84°33'55" WEST; THENCE
 6. SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°07'48", AN ARC DISTANCE OF 290.20 FEET; THENCE
 7. SOUTH 35°41'43" WEST, A DISTANCE OF 291.17 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 35.00 FEET; THENCE
 8. WESTERLY ALONG SAID CURVE, THROUGH AN CENTRAL ANGLE OF 82°53'06", AN ARC DISTANCE OF 52.47 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CANYON DE FLORES AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1040.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS SOUTH 22°17'44" WEST; THENCE
 9. WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°37'07", AN ARC DISTANCE OF 483.16 FEET TO THE POINT OF BEGINNING.
- CONTAINING 4.50 ACRES, MORE OR LESS.



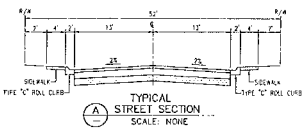
LOCATION MAP
SCALE: 1" = 1 MILE

McINTOSH & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
STATE OF ARIZONA
10/1/2014

Castle & Cooke Arizona, Inc.
PRELIMINARY PLAT
THE ESTATES II AT HOLIDAY

1



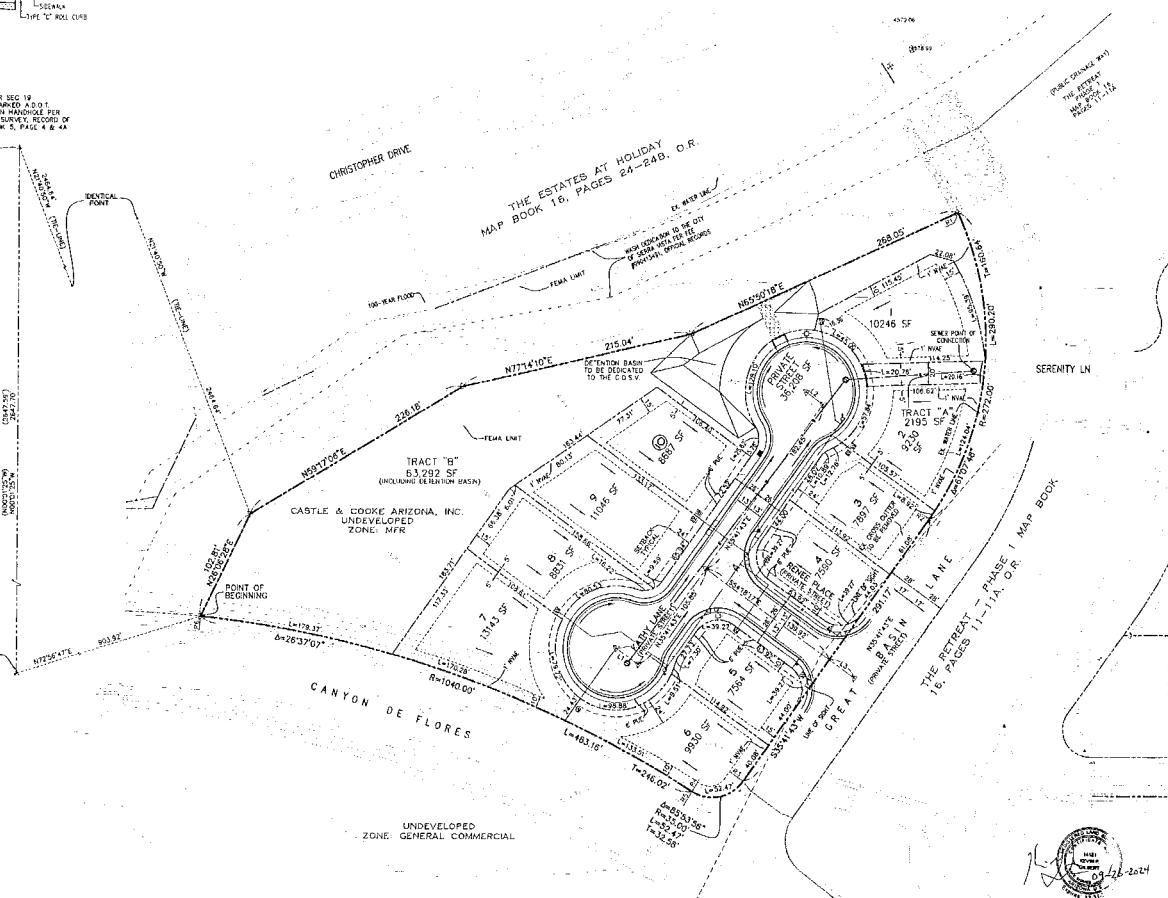
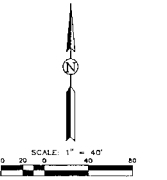


- LEGEND**
- CENTER LINE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - PROJECT BOUNDARY
 - LOT BOUNDARY
 - PROPOSED CURB & GUTTER
 - PROPOSED SETBACK
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - EXISTING FAIR OFFICE LINE
 - EXISTING CANAL LINE
 - EXISTING U.S. WEST LINE
 - SPARKLINE DIRECTION
 - PROPOSED CROSS GUTTER
 - EXISTING SEWER MANHOLE
 - PROPOSED SEWER MANHOLE
 - PROPOSED FIVE MANHOLE
 - PROPOSED WATER SERVICE
 - PROPOSED WATER VALVE
 - PUBLIC UTILITY (ELECTRIC)
 - NON-CONFORMAL ACCESS
 - EXISTING
 - EXISTING STREET LIGHT
 - EXISTING SURVEY MONUMENT
 - PROPOSED SURVEY MONUMENT
 - STORM DRAIN INLET
 - FENCE
 - MOUNTAINOUS TERRAIN

N.W. CORNER SEC 19 FOUND UNMARKED A 50 FT MONUMENT IN QUADRANGLE PER RECORD OF SURVEY, RECORD OF SURVEY BOOK 5, PAGES 4 & 4A

LINE TABLE		
NO.	BEARING	DISTANCE
1	S61°17'E	25.00'
2	S45°17'E	15.00'
3	S21°17'E	25.00'

POINT OF COMMENCEMENT WEST 1/4 CORNER OF SECTION 19, T.25S., R.21E., G.A.S.R. & M. FOUND 100' FROM N.W. CORNER CAP MARKED FOR CORNER PER RECORD OF SURVEY, R.S. BOOK 5, PAGES 4 & 4A



MCINTOSH & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS

PROJECT INFORMATION	
PROJECT NO.	19-01
DATE	01/11/2024
CLIENT	CASTLE & COOKE ARIZONA, INC.
PROJECT	PRELIMINARY PLAT
DESCRIPTION	THE ESTATES II AT HOLIDAY
SCALE	AS SHOWN
DATE	01/11/2024
BY	[Signature]
CHECKED BY	[Signature]
DATE	01/11/2024

Castle & Cooke Arizona, Inc.
PRELIMINARY PLAT
THE ESTATES II AT HOLIDAY

CASTLE & COOKE ARIZONA, INC.
19-01
01/11/2024

2
01/11/2024