



KIVA RANCH TUCSON LLC
C10-18-07

5/21/18

Zoning Administration

SUBMITTAL REQUIREMENTS

A complete Board of Adjustment Variance submittal must contain all of the items listed below. Please review this checklist to make sure your submittal is complete. Incomplete and poorly prepared submittals will be returned to the applicant.

PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:

✓	1. Application form (signed by the Property Owner or Authorized Agent – include letter of authorization).
NA	2. Related UDC process decision or recommendation letters (Historic Plans Review Subcommittee, Special Exception, SCZ, Rezoning, etc.)
✓	3. Final UDC compliance review comments (obtained at the 1 st floor).
	4. Proof of applicant's mail notice and meeting ✓ (Proof of mailing – Copy of letter to neighbors – Summary of onsite meeting with sign-in sheet)
✓	5. 15 2 folded copies* of project site plan (Detailed plan that was submitted to PDSO for final UDC compliance review comments)
✓	6. 15 2 folded copies* of project building elevation and/or floorplans (If applicable to the project's variance request – Ask Zoning Admin staff at PDSO if unsure)
NA	7. 15 folded copies* of project landscape plan (If applicable to the project's variance request – Ask Zoning Admin staff at PDSO if unsure)
	8. If full size (24"x32") plans are provided, then also include one each at 11"x17"
✓	9. Pima County Assessor Parcel Detail (http://www.asr.pima.gov/index.aspx)
✓	10. Pima County Assessor Record Map
✓	11. (Other) ADDRESS CONF + FLOODPLAIN USE PERMIT ISSUED - COPY
	12. Board of Adjustment Filing Fees \$511.50

Applications to the B/A that include **LANDSCAPE, SCREEN or SCENIC ROUTE** variances or **APPEALS** must also submit an application for Design Review Board (DRB) review.

* Copies of plans to be provided in 11"x17" size

Additional application materials may be required at the time of your meeting with staff.

Refer to Supplemental Information per review process for material instructions, etc.

For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. Applicable timeframes can be provided at your request or found in Administrative Manual Sec. 3-02 or found on our website at <http://cms3.tucsonaz.gov/pdsd>. For information about applications or applicable policies and ordinance, please contact us at (520) 791-5550.

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10-18-07 Activity Number: Date Accepted: 5/21/18 H.Thull

PROPERTY LOCATION INFORMATION

Property Address: 8525 E WOODLAND RD, TUCSON, AZ

Project Description: ADDITION OF SHADE STRUCTURES/STALLS

Zoning: SR Property Size (sqft): 352,450

Number of Existing Buildings: 3 Number of Stories: 1 Height: 10.5'

Legal Description: LOT 16 , TANQUE VERDE COUNTRY ESTATES, M&P 9/21

Pima County Tax Parcel Number/s: 114500180

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT: GEORGE HOLGUIN, AIA

ADDRESS: 11100 E SUNDANCE DR

PHONE: (520) 307-4101 FAX: () EMAIL: g.holguin@adcarchitects.org

PROPERTY OWNER (If ownership in escrow, please note): KIVA RANCH TUCSON LLC

ADDRESS: 6241 E VISTA DEL CANON

PHONE: (520) 907-1017 FAX: () EMAIL: g.holguin@adcarchitects.org

PROJECT TYPE (check all that apply):

- Project type checkboxes: New building on vacant land, New addition to existing building, Existing building needs permits, Landscaping / Screening substitution, Change of use to existing building, New building on developed land, Modification to wall/fence height, Other

Related Permitted Activity Number(s):

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT (Handwritten signature)

Date: 5/21/18



BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

EXISTING PARCEL NO. 114-50-0180, LOT 16 IN TANQUE VERDE COUNTRY ESTATES
REF: M&P 9/21, PLATTED IN DECEMBER 1948. PARCEL AREA IS 352,450 SF, 8.09 AC.
EXISTING STRUCTURES ARE: RESIDENCE : 1,498 SF, GBA, 1-STORAGE : 1,260 SF,
AND AN OPEN STABLE/STORAGE : 902 SF.

ADDITIONS ARE PROPOSED IN TWO STAGES, STAGE ONE IS THE THE ADDITION OF
A STEEL SHADE / STABLE STRUCTURE 'A' : 3,398 S.F., FUTURE STAGE TWO IS
STRUCTURE 'B', A STEEL SHADE PORT : 11,250 SF AND CORRALS AS DELINEATED IN THE
ATTACHED EXHIBIT TO CONNECT TO AN EXISTING ARENA.

CURRENT ZONING IS 'SR', NO PERMITS, REZONING OR VIOLATION RECORDS WERE
FOUND.

Case Number: C10- _____ Activity Number: _____



APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

PROPOSED ADDITIONS ARE ACCESSORY USES AND UDC SEC. 6.6, SECTION 6.6.3 LIMITS THE TOTAL GROSS FLOOR AREA OF ALL ACCESSORY STRUCTURES TO NOT EXCEED 50 % OF THE G.F.A. OF THE PRINCIPAL STRUCTURES.

THE REQUEST TO THE BOARD OF ADJUSTMENT IS TO WAIVER THE 50% RULE FOR THIS PROJECT. THIS DEVELOPMENT WAS ENVISIONED IN 1948 TO BE EQUESTRIAN IN NATURE, PROVIDING OPORTUNITIES FOR SMALL RANCHETTES LOCATED ALONG THE OUTER AREAS OF THE CITY LIMITS TO BE PRESERVED FOR THE FUTURE BY THE RECORDATION OF A PLAT AND THE ZONING ENTITLEMENTS OF THE TIME. THE DEVELOPMENT WAS CREATED WITHIN PIMA COUNTY JURISDICTION. THE CITY OF TUCSON ANNEXED THE AREA APPROXIMETELY 28 YEARS AGO. CURRENT OWNER PURCHASED THE TWO ADJACENT PARCELS WITH THE INTENT OF PRESERVING THE LOTS FOR THE THE ORIGINAL EQUESTRIAN INTENT. FUTURE PLANS ARE FOR A LARGER PRINCIPAL BUILDING INTENDED FOR THE HEIRS. UNTIL THEN THE FAMILY HAS BEEN IN THE PROCESS OF RESTORATION OF EXISTING STRUCTURES AND PROTECTING THE LIVESTOCK. CURRENT REGULATIONS ALLOW 9.7 HORSES ON THIS PARCEL, THE PROPOSED STRUCTURE 'A' WOULD ALLOW THIS NUMBER TO BE SHELTERED. APPROVAL FOR THIS APPLICATION WOULD ALLOW THE PARCEL TO FIT WITHIN THE EXISTING SUBURBAN LIFE STYLE OF THE ORIGINAL DEVELOPMENT PRESERVING A UNIQUE AREA OF THE CITY OF TUCSON AND THE STREETScape OF THE SUBDIVISION. THE FUTURE PROPOSED BUILDING 'B' IS TO BE AN OPEN SHADE PORT CONNECTING TO THE EXISTING ARENA AND WOULD BE CONSTRUCTED UNDER A SEPARATE PERMIT APPLICATION AFTER BUILDING 'A' IS COMPLETED. THIS WOULD PROVIDE SHELTER FOR ANIMALS CONNECTING TO AN EXISTING ARENA AND PRESERVE INTRUSION TO OTHER PORTIONS OF THE PARCEL.

Case Number: C10- Activity Number:



BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

- 1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

THE 50% RULE OF THE PARCEL WOULD RESTRICT THE OWNER FROM PRIVILEGES THAT CURRENT OWNERS CURRENTLY ENJOY WITHIN THE SAME CLASSIFICATION AND WITHIN THE SAME SUBDIVISION DEVELOPMENT.

- 2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

CURRENT OWNER WAS NOT AWARE OF THE RESTRICTIONS THAT ARE IN FORCE.

OTHER OWNERS IN THE AREA WOULD PREFER THIS COMMITMENT TO THE EQUESTRIAN OCCUPATION RATHER THEN THREE SINGLE FAMILY BEING CONSTRUCTED ON THE PARCEL

IN COMPLIANCE WITH CURRENT REGULATIONS. EXT'L COORDINATE W/ SADE FLOODPLAIN, EXT'L.

RESIDENCE, WASH@DOTH & EXT'L MATURE TREES

- 3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

THE VARIANCE BEING GRANTED WOULD ALLOW THE PROPERTY TO FIT WITHIN THE EXISTING SUBURBAN FABRIC AND NEIGHBORHOOD CHARACTER.

- 4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

THE CURRENT RESTRICTIONS DOES NOT ALLOW THE INTEGRATION WITHIN OTHER EXISTING LIFE STYLES THAT WOULD PRESERVE THE EXISTING AREA CHARACTER.

EXT'L RESIDENCE, FLOODPLAIN, WASH@DOTH & MATURE TREES.

Case Number: C10- Activity Number:



BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

DUE TO THE EXISTING NEIGHBORHOOD CHARACTER THE PROJECT WOULD NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHERS WITHIN THE ESTABLISHED SUBDIVISION.

6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,
BY VIRTUE OF THE SCALE AND LOCATION OF THIS PROJECT IT WOULD NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, SUBSTANTIALLY INCREASE CONGESTION OR DIMINISH OR IMPAIR PROPERTY VALUES WITHIN SAID NEIGHBORHOOD.

7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.
THE VARIANCE WILL AFFORD RELIEF IN THAT IT WILL ALLOW PROTECTION AND PROPER CARE FOR THE NUMBER OF LIVESTOCK THAT IS ALLOWED BY REGULATIONS AND THEREFORE QUALIFY AS THE LEAST MODIFICATION OF THE PROVISIONS IN QUESTIONS.

Case Number: C10- _____ Activity Number: _____



ADC West, L.L.C.
 American Design Consultants
 West
 Architects and Planners
 11,100 E. Sundance Drive
 Tucson, Arizona 85749
 (O) 520-751-4355
 (C) 520-307-4101
 g.holguin@adcarchitects.org

LETTER OF AUTHORIZATION

11/29/2017

Principal:
 George E. Holguin, A.I.A.

TO: City of Tucson
 Development Services Dept.

ASSOCIATED OFFICES:

FLORIDA
 Merritt Island, FLA.

CALIFORNIA
 1000 Palms, CA

NEW MEXICO
 Silver City, NM

To whom it may concern,

Be advised that George E Holguin, AIA is my authorized representative for all matters regarding Permit Application T17CM03396.

ASSOCIATES:

Rhonda Rawson, R.A.
 Placido Salamone, R.A.
 Robert Alcumbrac, R.A.
 David Niese, P.E.

Juan F Wick 11/29/2017
 Signature date

Susan Wick
 Printed name / Title

8049 E Woodland Rd, Tucson 85749
 Address

Kiva Ranch
 Ownership entity

TO: Board of Adjustment

SUBJECT: Certification of Mailout for 8525 E WOODLAND RD, TUCSON, AZ
Project Address

I, GEORGE E HOLGUIN, certify that on 5/9/2018, I mailed notice of
Name *date notices mailed*

the neighborhood meeting a minimum of (10) days prior to the meeting date to the parties shown on
the attached mailing label list.

Signature: 

Date: 05/22/18

Attachments: Copy of mailing label list



ADC West, L.L.C.
 American Design Consultants
 West
 Architects and Planners
 11,100 E. Sundance Drive
 Tucson, Arizona 85749
 (O) 520-751-4355
 (C) 520-307-4101
 g.holguin@adcarchitects.org

**NOTICE OF NEIGHBORHOOD MEETING FOR BOARD OF
 ADJUSTMENT VARIANCES, PROJECT SITE IS LOCATED AT 8525 E.
 WOODLAND RD., TUCSON, AZ.**

**LOG IN SHEET, AT BEAR KIRK-BEAR CANYON LIBRARY,
 8959 E. TANQUE VERDE, MAY 21ST, 1918**

Principal:

George E. Holguin, A.I.A.

NAME:

ASSOCIATED OFFICES:

FLORIDA
 Merritt Island, FLA.

_____ ADDRESS _____

CALIFORNIA
 1000 Palms, CA

COMMENT: _____

NEW MEXICO
 Silver City, NM

ASSOCIATES:

Rhonda Rawson, R.A.
 Placido Salamone, R.A.
 Robert Alcumbrac, R.A.
 David Niese, P.E.

_____ ADDRESS _____

COMMENT: _____

_____ ADDRESS _____

COMMENT: _____



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 g.holguin@adcarchitects.org

SUMMARY OF NEIGHBORHOOD FOR BOARD OF ADJUSTMENT
 VARIANCES HELD 05/21/2018 FOR A PROJECT AT 8525 E WOODLAND
 RD, TUCSON, AZ

THE MEETING WAS HELD AS ADVERTISED AT THE KIRK-BEAR
 CANYON LIBRARY.

Principal:

George E. Holguin, A.I.A.

ASSOCIATED OFFICES:

FLORIDA
 Merritt Island, FLA.

CALIFORNIA
 1000 Palms, CA

NEW MEXICO
 Silver City, NM

MEETING BEGAN AT 6:00 PM, DOORS WERE OPENED AT 5:45PM, AND
 EXHIBITS WERE SET UP.

NO ONE SHOWED UP FOR THE MEETING, MEETING WAS CLOSED AT
 7:50, IN TIME TO CLEAN UP AND REARRANGE CHAIRS, TABLES AND
 REMOVE EXHIBITS AS DIRECTED BY LIBRARY PERSONNEL.

RESPECTFULLY SUBMITTED,

ASSOCIATES:

Rhonda Rawson, R.A.
 Placido Salamone, R.A.
 Robert Alcumbrac, R.A.
 David Niese, P.E.

GEORGE E HOLGUIN, AIA



ADC West, L.L.C.
 American Design Consultants
 West
 Architects and Planners
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Principal:

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ASSOCIATES:

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 Placido Salamone, R.A.
 Robert Alcumbrac, R.A.
 David Niese, P.E.

NOTICE OF NEIGHBORHOOD MEETING FOR BOARD OF ADJUSTMENT
 VARIANCES

This is a proper and legal offer for a public meeting regarding a proposed application to the city of Tucson, Board of Adjustment for the purposes of obtaining certain variances as further described. The project site is located at 8525 E. Woodland Rd., Tucson, AZ.

The meeting will be held at the Kirk-Bear Canyon Library, 8959 E. Tanque Verde Rd, between 6:00 P.M. and 8:00 P.M. on the 21st of May, 2018. Should you have any questions you may contact George E. Holguin, AIA at 520-307-4101. Property owners and neighborhood associations may submit written comments to the Planning & Development Services Director prior to the public hearing and/or speak at the public hearing. The purpose of this meeting is to explain the project, listen to the concerns of the neighbors and to respond to their concerns as appropriate. After this neighborhood meeting is concluded, the petitioner may file a formal application for the subject variances to the City of Tucson Planning and Zoning Department. Once this application is processed, the request shall be scheduled for a Board of Adjustment public hearing in which you may attend and speak if so desired. You will receive an official notice from the City as to date, time and place of the Board of Adjustment public hearing as well as a comment form that you may fill out regarding the proposed project.

City of Tucson permit application T18CM03270 comments are as follows:

This site is located in the SR zone (UDC 4.7.4). A single-family residence (SFR) is a permitted use in this zone (Table 4.8-3). See Use-Specific Standards N/A.

Detached accessory buildings are not permitted in the buildable area extending the full width of the lot between the principal building and the front street lot line, except for terraces and steps not over three feet high above the natural grade, paved areas, and fences or walls (UDC Section 6.6.3.B). A Board of Adjustment Variance will be required for the new horse corral shade structure in the front yard between the principal use the front property line.

All buildings for animals shall be setback at least 50 feet from all property lines, except corrals, which must be setback ten feet from all property lines. A Board of Adjustment Variance will be required for any reduction in the required setbacks.



The total gross floor area (gfa) of all accessory structures shall not exceed 50% of the gfa of the principal structure. Accessory structures less than 200 square feet gfa are exempt from this requirement (UDC Section 6.6.3D). A Board of Adjustment Variance will be required for exceeding the 50% requirement with the proposed structures totaling 14,648 square feet and the principal structure is 1360 square feet.

Attached are excerpts from the proposed application to the Board of Adjustment.

PROPOSED SHADE PORT ADDITION FOR KIVA RANCH TUCSON, LLC



GEORGE E. HOLGUIN, AIA
ADC west, LLC
architects and planners
8987 W Tanque Verde
309-238
Tucson, Arizona 85749
520-751-4355 off
520-307-4101 cell
g.holguin@adcarchitects.org

BLD'G CODE SUMMARY:

GOVERNING CODE: 2012 IBC
OCCUPANCY GROUP: U, SHADE STRUCTURE
CONSTRUCTION TYPE: V-B
ALLOWABLE AREA: 5500 SF, PROPOSED = 3398 SF.
EXT. WALL FIRE RESISTANCE (TABLE 602):
10 (X < 30 = -0-
OCCUPANT LOAD PER UNIT: 3398/300 = 11 OCCUPANTS/UNIT
ALLOWABLE HT: 30', PROPOSED 17'

SCOPE OF WORK:

ADDITION OF A SHADE STRUCTURE FOR EQUESTRIAN USES

TABULATIONS (UDC):

ZONING: S-R

PARCEL AREA: 352450 SF, 8.09 AC±

LOT COVERAGE: N/A

LEGAL DESCRIPTION:

LOT 16, TANQUE VERDE COUNTRY ESTATES
MAP AND PLAT 9/21
PARCEL NO 114-50-0180

OWNER:

KIVA RANCH TUCSON LLC
6241 E VISTA DEL CANON
TUCSON, AZ 85750
EMAIL: gholguin@adcarchitects.org

ACCESSORY BLDG CALCULATION:

PRINCIPAL BLDG: 1390 SF
PROPOSED BLDG 'A': 3398 SF = 200.49 %



SHADE STRUCTURE ADDITIONS
FOR KIVA RANCH TUCSON, LLC
8525 E WOODLAND RD
TUCSON, ARIZONA

DATE: _____
PROJECT NO. W1709
SHEET TITLE: _____

SHEET: _____

CVR



EXPIRES 3/31/2021



GEORGE E. HOLGUIN, AIA
 ADC west, LLC
 architects and planners
 9987 W Tanque Verde
 # 309-238
 Tucson, Arizona 85749
 520-751-4355 off
 520-307-4101 cell
 g.holguin@adcarchitects.org

SHADE STRUCTURE ADDITIONS
 FOR KIVA RANCH TUCSON, LLC
 8525 E WOODLAND RD
 TUCSON, ARIZONA

DATE _____
 PROJECT NO. W1709
 SHEET TITLE:
 SITE PLAN
 SHEET:

SD-1





GEORGE E. HOLGUIN, AIA
 ADC west, LLC
 architects and planners
 8987 W Tanque Verde
 # 309-238
 Tucson, Arizona 85749
 520-751-4355 off
 520-307-4101 cell
 g.holguin@adcarchitects.org

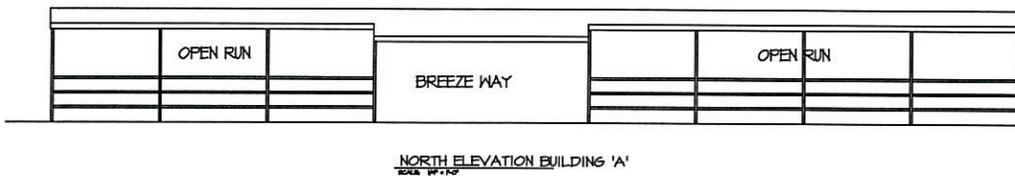
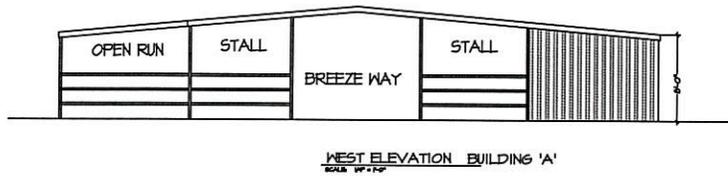
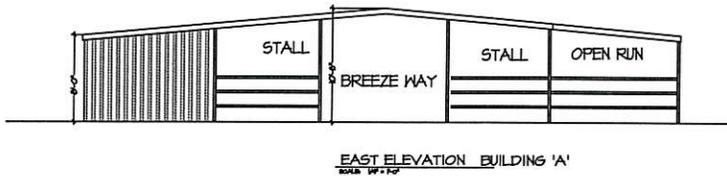
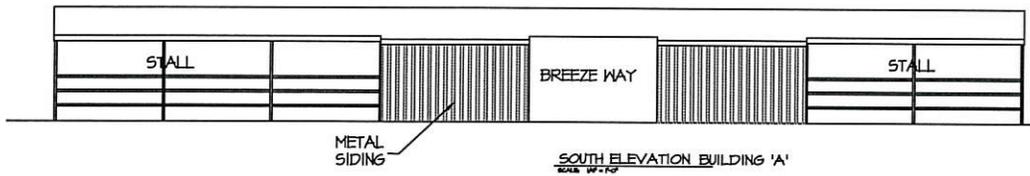
SHADE STRUCTURE ADDITIONS
 FOR KIVA RANCH TUCSON, LLC
 8525 E WOODLAND RD
 TUCSON, ARIZONA

DATE _____
 PROJECT NO. W1709
 SHEET TITLE:
 PROPOSED ELEVATIONS
 SHEET :

A-2



EXPIRES 3/31/2021





Pima County Geographic Information Systems

Parcel 114-50-0180

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address	Legal description
114-50-0180 KIVA RANCH TUCSON LLC 6241 E VISTA DEL CANON TUCSON AZ 85750-1038	TANQUE VERDE COUNTRY ESTATES LOT 16

Situs (property) address

([About situs addresses](#))

Street Address	Jurisdiction	Postal City	Zip Code	<input type="text" value="ZIP+4 Lookup"/>
8525 E WOODLAND RD	TUCSON	TUCSON	<u>85749</u>	

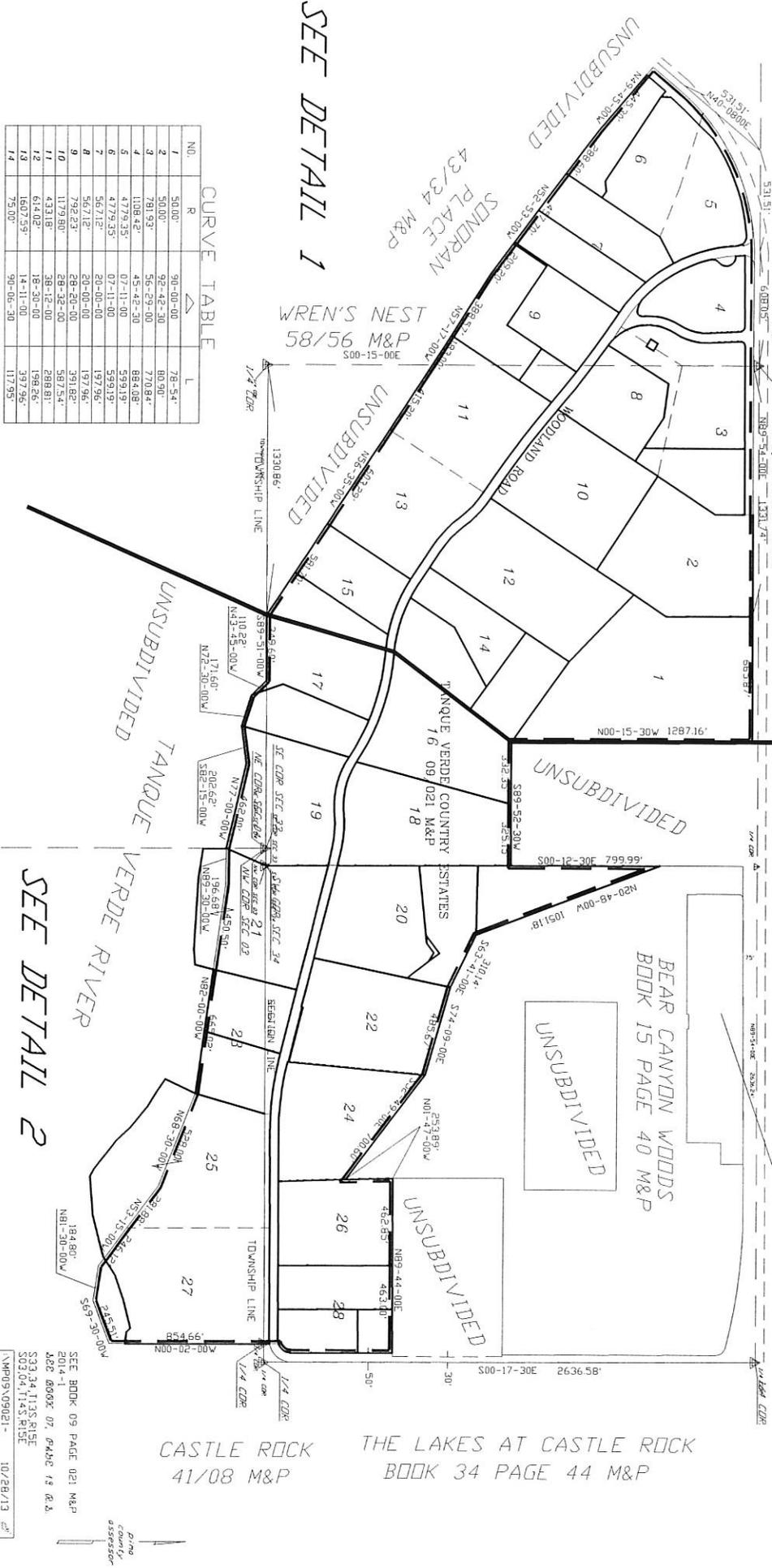
Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **114500180** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
 - [Recorded Document](#) for Sequence Number 20161670310.
 - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 9, Page 21.
- Pima County [Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
- **Permits** from [Pima County Development Services](#)
 - [Permit Database Search](#)
 - [Historical Permit Cards](#) - Prior to about 1998
- [Development Activity Records](#) (permit, plat, rezoning) from [City of Tucson Planning and Development Services](#) [Property Research Online](#).
- [Section Information and Maps](#) for Township 13S, Range 15E, Section 33.
This parcel's GIS [overlay details](#) [Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.
- **Floodplain Information** from the [Pima County Regional Flood Control District](#)

ASSESSOR'S RECORD MAP
114-50
TANQUE VERDE COUNTRY ESTATES

LAYOUT

UNSUBDIVIDED
BEAR CANYON COMMERCIAL CENTER
BOOK 53 PAGE 28 M&P

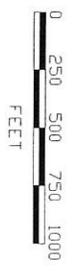


SEE DETAIL 1

CURVE TABLE

NO.	R	Δ	L
1	50.00'	90-00-00	78-54'
2	50.00'	92-42-30	80.90'
3	791.93'	56-29-00	770.84'
4	1108.42'	45-42-30	884.08'
5	4779.35'	07-11-00	5599.19'
6	4779.35'	20-00-00	197.96'
7	567.12'	20-00-00	197.96'
8	792.23'	28-32-00	391.82'
9	1179.80'	28-32-00	587.54'
10	433.18'	18-30-00	288.81'
11	614.02'	18-30-00	198.26'
12	1607.59'	14-11-00	397.96'
13	75.00'	90-06-30	117.95'
14			

SEE DETAIL 2



SEE BOOK 09 PAGE 021 M&P
2014-1
ACC. BOOK 07, PM&C 13 (2.1)
S03.34.1135.P15E
S03.04.1145.P15E
\MPO9\09021- 10/28/13 (2.1)

CCS