

Cobblestone Homeowners Association, Inc.
Architectural Control Committee (ACC)
Design Modification Request (DMR)

A DMR submission is required for the following:

- 1) Paint home exterior or patio/retaining wall or roof.
- 2) Modify or add to an existing home structure or patio/retaining walls.
- 3) Modify or add to landscaping.
- 4) Modify or add exterior lighting.
- 5) Build a new home.
- 6) Make other related changes.

Initial Steps to obtain HOA approval:

- 1) Start your process early. The approval process will take at least 30 days and generally much longer especially for larger projects.
- 2) Review and complete the attached Design Modification Request (DMR).
- 3) Contact our HOA Community Association Manager to discuss your plans. The Community Association Manager will explain the DMR, the supplemental plans/information that will be needed with the DMR, and the estimated HOA fee payment that would need to be submitted with the DMR.

Community Association Manager Contact:

Ashley Varner, CMCA, AMS

Sienna Community Management Office Number: 520-771-9921

Email: ashleyvc@siennaaz.com

**Cobblestone Homeowners Association, Inc.
Architectural Control Committee (ACC)
Design Modification Request (DMR) Form**

General Information

Date: March 5, 2025

Lot Owner(s): Tim and Jane Garigan

Lot Number(s): C 41 or CR

Address: 7288 N Cathedral Rock Road

Email address: ben@a23studios.com (Architect / Applicant)

Phone number: 520-850-9012 (Ben Cole w/ a23 Studios - Architect / Applicant)

Anticipated start date: April 2025

Anticipated completion date: January 2026

Type of Modification. Check all the boxes that apply:

- ☐ New Build on vacant lot including walls, landscaping, etc.
- ☐ New swimming pool
- ☐ Modification/Addition to existing home structure, Modification/Addition to patio and/or retaining walls, or Modification/Addition to swimming pool
- ☐ Painting of the Home or patio/retaining walls (**LRV must be 60 or less**)
- ☐ Painting coating or tiling of the roof (**LRV must be 60 or less**)
- ☐ Modification/Addition to existing external lighting including landscape lighting
- ☐ Modification/Addition/Deletion to existing landscaping
- ☐ Other

Addendum. If this is an addendum to a prior DMR submittal, provide the date of prior submittal. Date: N/A

Written Description of the requested Modification. Additional information such as plans, sketches, illustrations, blueprints, specifications, elevations, etc. can be attached. Clearly show existing and the proposed changes. For painting home or roof include paint manufacturer, color name and number, and light reflective value (LRV). **See Attached Plan Set.**

(LRV must be 60 or less), color chips or location of color sample as painted on the house.

**All Materials and Colors to Match
Existing. See attached Material / Color
Palette for Additional Information.**

**Cobblestone Homeowners Association, Inc.
Architectural Control Committee (ACC)**

Contractor information, if applicable.

Firm name and address: _____

Primary contact person: Todd Iman

Telephone number: 520-349-4595

License number: 211265


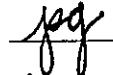
Process Overview for new home dwellings and for home additions, garage, guest house, ramada or any other improvement where one or more solid walls are erected above the height of a pre-existing patio wall and/or with square footage greater than one hundred (100) square feet, the basic stages include:


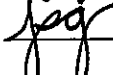
1. Pre-Design Orientation Phase
2. Preliminary Plan Review and Approval
3. Final Plan Review and Approval
4. Pre-Construction and Site Staking Review and Approval
5. Post-Construction Review and Approval



Minimum submittal deadlines, at least 21 calendar days prior to the ACC review meeting. ACC generally meets the second week of each month. For more detail regarding stages and submittal requirements for each stage see ACC RR&Rs in particular Sections G, H, I, J, K, and L.


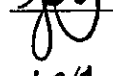
Projects with a limited scope are anticipated to have a more compressed review process but still must be submitted for review and approval.

Owner Acknowledgements. Please initial each. I/we (the Owner/Owners):

  Have read and agree to the Amended and Restated Cobblestone CC&Rs dated 2/21/23.

  Have read and agree to the ACC RR&Rs issued 5/10/2010 and as revised through January 2024.

  Have read the ACC Landscaping Design Guidelines and Plants List; January 2024.

  Will provide to the ACC, if requested, any documents provided to Pima County related to this Modification.

Cobblestone Homeowners Association, Inc.

**Architectural Control Committee (ACC)
Design Modification Request (DMR) Form**

jsj Will direct this DMR including related materials and subsequent correspondence to the Cobblestone Community Association Manager. The Community Association Manager is the primary contact and Owner agrees that the HOA/ACC or their agents can access the property with prior notification.

jsj Will provide promptly, a DMR Addendum if any plans submitted with this DMR are modified. And include a listing of new and/or modified variances.

jsj Agree that "approval" is only valid if this DMR and any DMR Addendum is signed and dated by at least two ACC members. Email correspondence or verbal discussions are not approval. The DMR and any DMR Addendum must be signed.

jsj Am/are fully responsible (including financially) to correct any construction that was not approved by this DMR or DMR Addendum.

Signature by Owner(s) and Date:

Jane Stewart Gargan Jim Gargan

Date this DMR received by the HOA Community Association Manager: _____

Name and Signature of Community Association Manager:

Final ACC Approval—requires the signature of at least 2 ACC members.

Approval date: _____

Name and Signature of ACC Member:

Name and Signature of Second ACC Member:



March 5, 2025

Ashley Varner
Association Manager - Cobblestone HOA
3499 North Campbell Avenue, Suite 902
Tucson, Arizona 85719

RE: Garigan Residence – Casita Addition
7288 North Cathedral Rock Road
Tucson, Arizona 85718

Ashley -

On behalf of Tim and Jane Garigan, enclosed please find a Design Modification Request for the addition of a new Casita to their existing home at 7288 North Cathedral Rock Road. The enclosures include a complete plan set as well as an Exterior Material and Color exhibit. Please also accept this narrative letter as additional background and detail to aid the design review process.

We were the architects for their current home – the home was approved in 2018 and completed in 2020. The Garigan's recently engaged us again to design and develop a new Casita addition for their home – primarily envisioned as a live-in caregiver space but also for long term family stay.

Studying multiple locations on site, it was determined the best location for the new Casita would be to the South and West with access via pathway from the garage to a new gate directly onto the back covered patio. A caregiver or guest would have a parking space in the garage and direct access along the west side of the house without going through the entry courtyard or the house itself. Day-to-day access between Casita and the main house would be via the back porch.

The Casita would be located outside the 15' structure setback as shown on the Enlarged Site Plan. Utilities for the Casita would be routed underground from the existing utility yard at the Northwest corner of the existing Garage to a new walled utility yard. The new utility yard wall would be 6' maximum and would be approximately 11' from the property line - meeting the 7.5' improvement setback.

Drainage from the drive currently comes down the west side of the house in this area as well – moving downhill to the south. That drainage would continue in the same manner requiring only slight adjustment to allow it to continue back to its current path once past the new addition.

Structure heights are set at 13' maximum for parapet (existing house maximum is 15' with the portion abutting the Casita itself is at 14'). The tile porch roof matches the existing slope and heights.

The material and color palette would match the existing palette for all new construction.

.....
a.23 studios
711 East 9th Street
Tucson, Arizona 85719
a23studios.com
.....

Outdoor Lighting improvements are minimal with some existing porch fixtures simply relocating and the addition of two new wall sconces under the new porch and 2 new beam lights on the inside of the porch matching the lighting concept and fixtures used on the existing porch. Details and updated Outdoor Lighting Calculations are shown on the Electrical pages in the complete plan set.

Improvements will likely require the removal of 2 small trees that are part of a larger cluster of trees (though there's a chance they could be pruned back depending on the fine details). The majority of the existing cluster would remain in place as an effective screen between the Garigan's house and the home to the West. Otherwise, there will be minimal disturbance to any existing landscape – as such a Landscape Plan is not anticipated. However, we do have a Landscape Architect in house and can provide a plan should one be required.

As a final note – the enclosed plan set has been submitted and approved by Pima County Development Services.

Please feel free to reach out to me directly at 520-850-9012 or ben@a23studios.com anytime with questions or to discuss in greater detail.

Thank you for your consideration.

Regards,



Benjamin W. Cole
Principal

Garigan Casita

7288 North Cathedral Rock Road
Tucson Arizona 85718



Casita South Elevation (Not to Scale)

** Note
All Materials and Colors to Match Existing



Concrete Brick Pavers
Dublin Cobble / "Sierra"

Integral Color Concrete
Davis / "San Diego Buff"



Custom Mix Based on
Dunn Edwards / DE6124
"Whole Wheat"

Custom Mix Based on
Dunn Edwards / DET620
"Barnwood Grey"



Sierra Pacific Windows
"Antique Bronze" (057)

CLAY ROOF TILE **



US Tile
"Carmel Blend"
Two-Piece Mission Clay Tile



Receipt

Pima County Development Services
Department
Public Works Building
201 N. Stone Ave, 1st Floor
Tucson, AZ 85701-1207
(520) 724-6490
BuildingPermit@pima.gov

Receipt Date: 03/12/2025
Receipt Time: 6:22 AM
Receipt #: 813672

		Invoice #	Amount
Record # / Type:	P25BP00845, Building Permit		
Location:	7288 N CATHEDRAL ROCK RD TUCSON 85718	754823	\$1,454.00
		Total Due:	\$1,454.00
		Payment by Credit Card:	\$1,454.00

Print Date: 3/12/2025
Cashier: Online Accela Citizen Access