MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, October 21, 2014, at or after 7:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Carol McGorray, Council Member
Roxanne Ziegler, Council Member

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on October 21, 2014, at or after 7:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COUNCIL ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

As a courtesy to others, please turn off or put in silent mode all pagers and cell phones.

Meeting Times
Welcome to this Marana Town Council meeting. Regular Council meetings are usually held the first and third Tuesday of each month at 7:00 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places. Contact the Town Clerk or watch for posted agendas for other meetings. This agenda may be revised up to 24 hours prior to the meeting. In such a case a new agenda will be posted in place of this agenda.

Speaking at Meetings
If you are interested in speaking to the Council during the Call to the Public or Public Hearings, you must fill out a speaker card (located in the lobby outside the Council Chambers) and deliver it to the Town Clerk prior to the convening of the meeting.

All persons attending the Council meeting, whether speaking to the Council or not, are expected to observe the Council rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed from the meeting and will not be allowed to return.

Accessibility

To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

Agendas

Copies of the agenda are available the day of the meeting in the lobby outside the Council Chambers or online at www.marana.com, by linking to the Town Clerk page under Agendas, Minutes and Recent Actions. For questions about the Council meetings, special services or procedures, please contact the Town Clerk, at 382-1999, Monday through Friday from 8:00 AM to 5:00 PM.

This Notice and Agenda Posted no later than 24 hours prior to the meeting, at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.marana.com on the Town Clerk page under Agendas, Minutes and Recent Actions.

REGULAR COUNCIL MEETING

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

CALL TO THE PUBLIC

At this time any member of the public is allowed to address the Town Council on any issue within the jurisdiction of the Town Council, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three minutes to speak. Any persons wishing to address the Council must complete a speaker card located outside the Council Chambers and deliver it to the Town Clerk prior to the commencement of the meeting. Individuals addressing a meeting at the Call to the Public will not be provided with electronic technology capabilities beyond the existing voice amplification and recording capabilities in the facilities and the Town's overhead projector/document reader. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Council may respond to criticism made by those who have addressed the Council, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda.

PROCLAMATIONS

Proclamation: Declaring October 19-25, 2014 as Arizona Cities and Towns Week

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

PRESENTATIONS

P1 Presentation: Recognizing Norman Fogel for his contribution to the Town of Marana.

CONSENT AGENDA

The Consent Agenda contains items requiring action by the Council which are generally routine items not requiring Council discussion. A single motion and affirmative vote will approve all items on the Consent Agenda, including any resolutions or ordinances. Prior to a motion to approve the Consent Agenda, any Council member may remove any item from the Consent Agenda and that item will be discussed and voted upon separately.

C1 Resolution No. 2014-099: Relating to Development; approving a final plat for Tangerine Crossing Commercial Center II, Lots 11-16, being a re-subdivision of Tangerine Crossing Commercial Center Lots 6, 9, and 10, generally located along the north side of Tangerine Road, east of Thornydale Road (Robert Clements)

C2 Resolution 2014-100: Relating to development; approving a final plat for Boulder Bridge Pass III at Dove Mountain, Lots 1-99, Blocks "1" and "2", Common Areas "A" and "B" located approximately 0.4 miles north of the Dove Mountain Boulevard and Boulder Bridge Pass intersection (Steve Cheslak)

C3 Resolution 2014-101: Relating to Development; approving a development plan for Del Webb at Dove Mountain Community Center generally located .03 miles south of Dove Mountain Boulevard on Del Webb Trail (Steve Cheslak)

C4 Resolution No. 2014-102: Relating to Development; approving a final plat for Continental Ranch Retail Center - Westside Resubdivision #4, Lot 18 located approximately 0.1 miles southeast of the intersection of Cortaro Road and Arizona Pavilions Drive (Steven Vasquez)

C5 Resolution No. 2014-103: Relating to Development; approving and authorizing the Town Engineer to execute and record an amendment to the legend on the cover sheet of the Final Plat for Casa Sevilla Lots 1-48 and Common Areas "A" thru "D" to establish a public sidewalk easement immediately adjacent to public right-of-way (Frank Cassidy)

C6 Resolution No. 2014-104: Relating to Administration; approving and authorizing the Finance Director to execute Amendment Number Three to the contract between the Town of Marana, the Arizona Department of Corrections and the Management & Training Corporation for inmate labor services (Erik Montague)

C7 Resolution No. 2014-105: Relating to Municipal Court; approving the reappointment of Sandra Celaya as a civil traffic violation hearing officer for the Marana Municipal Court (Jane Fairall)

C8 Resolution No. 2014-106: Relating to Parks and Recreation; approving and authorizing the Mayor to execute an intergovernmental agreement between Pima County, Pinal County and the Town of Marana for the purpose of facilitating cooperation between the parties in the planning, design, and implementation of trail, park, planning and open space projects of mutual interest (Tom Ellis)

C9 Approval of Marana Special Council Minutes for October 7, 2014 (Jocelyn C. Bronson)

LIQUOR LICENSES

L1 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for Acquisition of Control of a Series 12 restaurant liquor license submitted by Fei Cheng on behalf of Sushi Cortaro located at 8225 N. Courtney Page Way #141, Marana, Arizona 85743 (Jocelyn C. Bronson)

L2 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for a person transfer and location transfer of a series 6 Bar liquor license submitted by Denise Marie Bora on behalf of Home Plate located at 8579 N. Silverbell Road, Marana, Arizona 85743 (Jocelyn C. Bronson)

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 PUBLIC HEARING: Ordinance No. 2014.025: Relating to Development; approving a rezoning of approximately 92 acres of land located on both the northeast and northwest corners of Ina and Silverbell Road one mile west of Interstate 10, west of the Santa Cruz River, from 'Zone A - Small Lot,' 'Zone E – Transportation Corridor,' 'LI – Light Industrial,' 'NC – Neighborhood Commercial,' 'VC - Village Commercial,' 'R-6 Residential,' 'R-10 Residential,' and 'R-36 Residential' to 'F' Specific Plan for the purpose of creating the Silverbell Gateway Specific Plan; and approving a minor amendment to the general plan (Cynthia Ross)

A2 PUBLIC HEARING: Ordinance No. 2014.026: Relating to Development; approving a rezoning of approximately 14.7 acres of land located at the southeast corner of Ina Road and Silverbell Road from "R-36 Residential" to "F" Specific Plan for the purpose of establishing the Riverside at Silverbell Specific Plan and approving a minor amendment to the General Plan to amend the land use category from Commercial (C) to Master Plan Area (MPA) (Steven Vasquez)

A3 Resolution No. 2014-107: Relating to Utilities; approving and authorizing the Mayor to execute the intergovernmental agreement with the City of Tucson relating to effluent (Frank Cassidy)

A4 Resolution No. 2014-108: Relating to Utilities; approving and authorizing the Mayor to execute the Sunset Ranch Water Service Transfer Agreement with the City of Tucson (Frank Cassidy)

A5 PUBLIC HEARING: Relating to Annexation; discussion and consideration of an application to annex an approximately 9.2 acre parcel of property generally located on the north side of Twin Peaks Road between Tiffany Loop and the Casa Grande Highway (Interstate 10) (Cynthia Ross)

ITEMS FOR DISCUSSION/POSSIBLE ACTION

Relating to Legislation and Government Actions; discussion and possible action regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of the other governmental bodies (Gilbert Davidson)

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

E1 Executive Session pursuant to A.R.S. §38-431.03 (A)(3), Council may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

FUTURE AGENDA ITEMS

Notwithstanding the mayor's discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

ADJOURNMENT

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item 0.

To: Mayor and Council

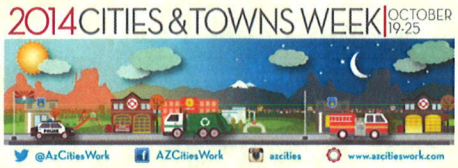
Submitted For: Jocelyn C. Bronson, Town Clerk

From: Suzanne Sutherland, Assistant to the Town Clerk

Date: October 21, 2014

Subject: Proclamation: Declaring October 19-25, 2014 as Arizona Cities and Towns Week

Attachments: 2014 Arizona Cities and Towns Week Proclamation



PROCLAMATION

WHEREAS the citizens of the Town of Marana rely on local government to experience a high quality of life in our community; and

WHEREAS local governments around the state of Arizona work 24 hours a day, seven days a week to deliver town services to create safe communities; and

WHEREAS the methods of funding these vital town services are not always clearly understood by citizens; and

WHEREAS it is one of the responsibilities of town officials to ensure that legislators, media and citizens understand their local government through open and frequent communication using various avenues and means; and

WHEREAS it is important to work to encourage this connection and inform citizens and state legislators of the importance of state-shared revenues in order to preserve the excellent delivery of services that our citizens have come to expect in our town;

WHEREAS through education and awareness, citizens, community leaders and town staff can work together to ensure that services provided by the Town of Marana can remain exceptional elements of the quality of life of our community.

NOW THEREFORE BE IT RESOLVED that the Town of Marana joins with the League of Arizona Cities and Towns and fellow municipalities across the state of Arizona in declaring

October 19-25, 2014 as Arizona Cities and Towns Week.

Dated this 21stth day of October, 2014.

Ed Honea

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson

Jocelyn C. Bronson, Town Clerk

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item P1

To: Mayor and Council

From: Jocelyn C. Bronson, Town Clerk

Date: October 21, 2014

Subject: Presentation: Recognizing Norman Fogel for his contribution to the Town of Marana.

Attachments:

No file(s) attached.

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item C1

To: Mayor and Council

From: Robert Clements, Planner I

Date: October 21, 2014

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2014-099: Relating to Development; approving a final plat for Tangerine Crossing Commercial Center II, Lots 11-16, being a re-subdivision of Tangerine Crossing Commercial Center Lots 6, 9, and 10, generally located along the north side of Tangerine Road, east of Thornydale Road (Robert Clements)

Discussion:

Request/History
The proposed plat is a re-subdivision of lots 6, 9 and 10 of the Tangerine Crossing Commercial Center Final Plat approved by the Town Council on July 5, 2006. The applicant requests final plat approval creating six (6) new commercial lots on approximately 7.8 acres. The proposed re-subdivision is in full compliance with the approved development plan. The purpose of this commercial re-subdivision is to allow for the sale of individual parcels with individual buildings.

Location
The proposed re-subdivision is located at the northeast corner of Tangerine Road and Thornydale Road.

Zoning
The property is part of the Forest City Specific Plan (Zone F) with a land use designation of Commercial (C). The minimum lot size is 24,730 square feet and the maximum lot size is 111,557 square feet with an average lot size of 56,770 square feet.

Transportation
This re-subdivision does not change access to the property. The entire commercial center is served by three driveways from Tangerine Road and three driveways from Thornydale Road.

Staff Recommendation:

Staff has reviewed the application for compliance with the Forest City Specific Plan adopted by Ordinance 2000.19 on October 24, 2000, the Tangerine Crossing Development Agreement adopted by Resolution 2004-98 on July 6, 2004, the Marana Land Development Code, the 2010 Marana General Plan and the approved development plan. This proposed final plat is in conformance with all required development regulations and conditions of zoning. Staff recommends approval of a Final Plat for Tangerine Crossing Commercial Center II, Lots 11-16.

Suggested Motion:

I move to adopt Resolution No. 2014-099, approving a Final Plat for Tangerine Crossing Commercial Center II, Lots 11-16.

Attachments: Resolution No. 2014-099
Tangerine Crossing Commercial Center II Final Plat
Application
Location Map

MARANA RESOLUTION NO. 2014-099

RELATING TO DEVELOPMENT; APPROVING A FINAL PLAT FOR TANGERINE CROSSING COMMERCIAL CENTER II, LOTS 11-16, BEING A RE-SUBDIVISION OF TANGERINE CROSSING COMMERCIAL CENTER LOTS 6, 9, AND 10, GENERALLY LOCATED ALONG THE NORTH SIDE OF TANGERINE ROAD, EAST OF THORNYDALE ROAD

WHEREAS Tangerine Crossing Commercial Center final plat was approved by the Town Council on July 5, 2006, by the adoption of Marana Resolution No. 2006-94, and was recorded in the office of the Recorder of Pima County, Arizona, at Book 61 of Maps and Plats at Page 46, for property generally located along the north side of Tangerine Road, east of Thornydale Road; and

WHEREAS the owner of Lots 6, 9 and 10 of Tangerine Crossing Commercial Center, Old Lobos T & T, L.L.C., has applied for a re-subdivision of the lots into new Lots 11-16; and

WHEREAS the Town Council has determined that the Final Plat for Tangerine Crossing Commercial Center II, Lots 11-16 should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, that the Final Plat for Tangerine Crossing Commercial Center II, Lots 11-16, is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of October, 2014.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 7.82 ACRES (340,619 SF)

2. THE TOTAL NUMBER OF LOTS IS 6

3. THE TOTAL MILES OF NEW PUBLIC STREET IS: 0
   THE TOTAL MILES OF NEW PRIVATE STREET IS : 0

4. MINIMUM ALLOWABLE LOT SIZE IS 0 PER ZONING DESIGNATION 05.11.01.I.2.b

5. MINIMUM LOT SIZE : 24,730 SF
   MAXIMUM LOT SIZE: 111,557 SF
   AVERAGE LOT SIZE: 56,770 SF

6. THE BASIS OF BEARING BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 13 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, MONUMENTED BY A PIMA COUNTY SURVEY MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION AND A PIMA COUNTY SURVEY MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION. BEARING BEING NORTH 89°34'34" EAST.

7. THIS DEVELOPMENT IS WITHIN THE PLANNED WATER SERVICE AREA OF THE TUCSON WATER DEPARTMENT WHICH IS DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.

8. MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF EACH AND EVERY PROPERTY OWNER WITHIN THIS DEVELOPMENT.

9. BUILDING HEIGHT: NOT TO EXCEED 30' WITHIN 100' OF TANGERINE ROAD AND THORNYDALE ROAD ROW, 60' MAX ON REMAINDER OF THE SITE

10. PERIMETER BUILDING SETBACKS:
    SOUTH: TANGERINE ROAD 80' MIN

11. BUILDING SETBACKS:
    FRONT: 15' MIN
    SIDE: NONE
    REAR: 10' MIN

12. EXISTING ZONING IS "F" SPECIFIC PLAN (FOREST CITY SPECIFIC PLAN)
    LAND USE: COMMERCIAL

13. NO FURTHER LOT SPLITTING OR SUBDIVIDING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.

14. THE FLOODPLAIN AS SHOWN ON THIS MAP WAS TAKEN FROM AND IS THE SAME AS THAT AS SHOWN ON THE PLAT OF TANGERINE CROSSING COMMERCIAL CENTER, BOOK 61 OF MAPS AND PLATS, PAGE 46.

15. PARCEL SUBJECT TO THE FOLLOWING:

    COVENANTS, CONDITIONS, RESTRICTIONS AS RECORDED IN DOCKET 8278, PAGE 132 AND DOCKET 8750, PAGE 953

    MARANA ORDINANCE NUMBER 97.24 RECORDED IN DOCKET 10604, PAGE 605 RE-RECORDED IN DOCKET 10633, PAGE 1424 AND AMENDED IN DOCKET 11411, PAGE 285

    TERMS AND CONDITIONS IN TANGERINE CROSSING DEVELOPMENT PER DOCKET 12340, PAGE 3077, DOCKET 12751, PAGE 7505 AND DOCKET 12889, PAGE 2441

    COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DOCKET 12751, PAGE 7577, RADIFICATION IN DOCKET 13048, PAGE 2137

    RECIPROCAL EASEMENT AGREEMENT RECORDED IN DOCKET 13254, PAGE 1409 AMENDED IN FIRST AMENDMENT AND SUPPLEMENT NO.1 SEQUENCE 20131120545

    COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DOCKET 13291, PAGE 3448

16. ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 69 KV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.

17. BEARINGS AND/OR DISTANCES SHOWN HEREON WITHOUT AN IDICATOR AS TO WHETHER THEY ARE RECORD, MEASURED OR CALCULATED ARE RECORD PER THE UNDERLYING PLATS AND IN AGREEMENT WITH MEASURED OR CALCULATED VALUES. ONLY THOSE VALUES NOT IN AGREEMENT ARE LABELLED.

ASSURANCES

THE TOWN OF MARANA DOES NOT REQUIRE THE SUBDIVIDER TO PROVIDE SUBDIVISION ASSURANCES FOR THIS SUBDIVISION. ANY SUBDIVISION IMPROVEMENTS REQUIRED BY ARIZONA REVISED STATUTES SECTION 9-463.01(C)(8) AND MARANA LAND DEVELOPMENT CODE SECTION 06.06 HAVE BEEN PROVIDED.

BY _____
TOWN OF MARANA DATE

DEDICATION

I, THE UNDERSIGNED, HEREBY WARRANT THAT I AM ALL AND THE ONLY PARTY HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND I CONSENT TO THE SUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT.

I, THE UNDERSIGNED, MY SUCCESSORS AND ASSIGNS, DO HEREBY HOLD THE TOWN OF MARANA, ITS EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THESE LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD, OR RAINFALL. NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA.

OLD LOBOS T & T, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
C/O THE AULT COMPANIES
4414 EAST BLANCHE DRIVE
PHOENIX, ARIZONA 85032

BY 10-2-14 DATE

STATE OF ARIZONA } SS.
COUNTY OF PIMA }

Cyndy Joseph Notary Public Maricopa County, Arizona My Comm. Expires 12-16-16

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF October, 2014, BY Ronnie Ault, OF OLD LOBOS T & T, LLC, AN ARIZONA LIMITED LIABILITY COMPANY C/O THE AULT COMPANIES.

NOTARY PUBLIC Dec 16, 2016 MY COMMISSION EXPIRES

TOWN OF MARANA APPROVALS

_____, P.E.
MARANA TOWN/DEVELOPMENT ENGINEER DATE

MARANA PLANNING DIRECTOR DATE

I, _____, CLERK OF THE TOWN OF MARANA, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ON THIS THE _____ DAY OF _____, 2014.

MARANA TOWN CLERK DATE

PIMA COUNTY APPROVAL

Francisco Galindo 9/26/2014
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT DATE

WATER ADEQUACY

THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

UTILITY DIRECTOR - TOWN OF MARANA DATE

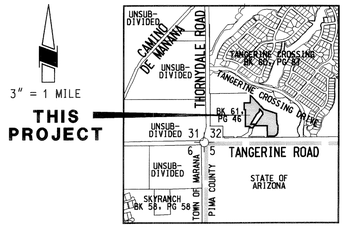
RECORDING

SEQ: _____

FEE: _____

STATE OF ARIZONA } SS.
COUNTY OF PIMA }

I HEREBY CERTIFY THAT THE INSTRUMENT
WAS FILED FOR RECORD AT THE REQUEST
OF RICK ENGINEERING COMPANY, INC.
DATE _____
TIME _____
WITNESS MY HAND AND OFFICIAL SEAL DAY
AND YEAR ABOVE WRITTEN
F. ANN RODRIGUEZ, COUNTY RECORDER
BY: _____
DEPUTY



LOCATION MAP

SECTION 32, T 11 S, R 13 E
G & SRM, TOWN OF MARANA
PIMA COUNTY, ARIZONA

LEGEND

SUBDIVISION BOUNDARY	———
LOT LINE	———
EASEMENT BOUNDARY	— — —
FOUND SURVEY MONUMENT AS NOTED	○
SET 1/2 " REBAR WITH BRASS IDENTIFICATION TAG; LS 17479, OR AS NOTED	●
SET CONCRETE NAIL WITH BRASS IDENTIFICATION TAG; LS 17479	⊕
ACCESS SIDE (FOR ADDRESSING PURPOSES ONLY)	★
RECORD PER TANGERINE CROSSING PER BOOK 60, PAGE 87 M&P AND/OR BOOK 61, PAGE 46 M&P	(R)
MEASURED	(M)
CALCULATED	(C)
REGULATORY FLOODPLAIN PER BOOK 49, PAGE 11 M&P	—·—·—
EROSION HAZARD SETBACK	— — —
JURISDICTIONAL LIMITS	———

I HEREBY CERTIFY THAT THE FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

Registered Professional Engineer (Civil) CERTIFICATE NO. 18602 PAUL J. JEFFRI Date Signed 9/24/14 ARIZONA U.S.A. Expires 3/31/15

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 17479 DOUGLAS E. SCHNEIDER Date Signed 9/24/14 ARIZONA U.S.A. Expires 6/30/16

FINAL PLAT FOR

TANGERINE CROSSING COMMERCIAL CENTER II

LOTS 11-16

PRV-06-052
P1298-062
Co12-96-06
Co23-87-02
Co13-76-02
P1298-120

RESUBDIVISION OF LOTS 6, 9, AND 10, TANGERINE CROSSING COMMERCIAL CENTER, BOOK 61 PAGE 46 PORTION OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 13 EAST GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

PRV1407-003

SCALE: 1" = 40' SHEET 1 OF 2

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
(FAX)520.322.6956
rickengineering.com
Phoenix - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield
J-3340-P

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SEQUENCE #2014

SEQUENCE #2014

THORNYDALE ROAD

FND P.C. BRASS DISC SW CORNER SEC 32

TANGERINE ROAD (PUBLIC STREET) LEASE NO 1507 BK 49, PG 11 M&P

TANGERINE CROSSING COMMERCIAL CENTER BK 61, PG 46 "F"

LOT 1

LOT 16 49723 SF 1.141 AC

LOT 15 44412 SF 1.020 AC

LOT 14 46970 SF 1.055 AC

LOT 13 24194 SF 0.555 AC

LOT 12 64763 SF 1.487 AC

LOT 11 111557 SF 2.561 AC

LOT 8

LOT 7

COMMON AREA "C-5" BK 60, PG 87

COMMON AREA "C-4" TANGERINE CROSSING BK 60, PG 87 (EXCLUDED)

COMMON AREA "C-2" TANGERINE CROSSING BK 60, PG 87

N89°34'34"E 2641.62'

1239.96'

547.44'

S89°34'34"W 1810.06'

N0°06'42"W 369.88'

N0°06'42"W 247.92'

N0°06'42"W 121.96'

N0°06'42"W 155.04'

16.40'

0.50'

USE EASEMENT GRANTED BY THIS PLAT TO SMITH'S FOOD AND DRUG CENTERS INC., AN OHIO CORPORATION, FOR UNINTENDED BUILDING ENCROACHMENT ONTO LOT 11

THIS CONCRETE NAIL SET AS WITNESS CORNER, 22' FROM LOT CORNER

N89°53'18"E 136.91'

N0°06'42"W 182.85'

2" ALUMINUM CAPPED PIN, "LS 17479"

SCALE: 1" = 40'

S89°53'18"W 98.70'

PUBLIC UTILITY EASEMENT GRANTED TO "THE PUBLIC" DOCKET 13085, PAGE 127

AFFIXED BRASS TAG, LS 17479, TO CONCRETE CURB

PUBLIC UTILITY EASEMENT, TO CITY OF TUCSON FOR WATER OR SEWER; DOCKET 13132, PAGE 16

S89°53'18"W 116.46'

L8

S89°53'31"W 81.55'

100-YEAR FLOODPLAIN PER BK 49, PG 11

1/2" REBAR WITH YELLOW PLASTIC CAP, RLS 23985

S36°18'41"W 50.96'

S36°18'41"W 101.91'

20' BUILDING EROSION HAZARD SETBACK PER BK 60, PG 87

N89°53'18"E 108.74'

S89°53'18"W 108.74'

N31°16'12"E 233.75'

L4

L3 S81°23'46"W 44.14'

100 YEAR FLOODPLAIN PER BK 60, PG 87 & BK 61, PG 46

N45°08'15"E 98.63'

N5°46'38"E 53.58'

10' SETBACK PER FOREST CITY SPECIFIC PLAN

S43°25'04"E 448.37'

N36°18'41"E 318.32'

S36°18'41"W 267.37'

20' BUILDING EROSION HAZARD SETBACK PER BK 60, PG 87

S89°53'18"W 287.90'

N43°25'04"W 82.47'

100-YEAR FLOODPLAIN PER BK 49, PG 11

40.44'

L2

N9°47'27"W 65.33'

S48°22'24"E 64.13'

L9

55.24'

S43°25'04"E

L12

L1

L7

L5

L6

PUBLIC UTILITY EASEMENT GRANTED TO "THE PUBLIC" DOCKET 13085, PAGE 127

N0°25'26"W 175.00'

150.00'

N0°25'26"W 229.71'

N0°25'26"W 144.00'

N0°25'26"W 85.71'

N0°25'26"W 87.20'

S0°25'26"E 211.44'

50.00'

N89°34'34"E

PUBLIC UTILITY EASEMENT, TO CITY OF TUCSON FOR WATER OR SEWER; DOCKET 13132, PAGE 16

PUBLIC UTILITY EASEMENT GRANTED TO "THE PUBLIC" DOCKET 13085, PAGE 127

50' R/W

50' R/W

100' R/W DEDICATION BK 49, PG 11

671.06'

BK 60, PG 87

CA "C-2"

S89°34'34"W 166.76'

80' BUILDING SETBACK

N89°34'34"E 110.00'

S0°25'26"E 101.83'

S0°25'26"E 63.55'

S0°25'26"E 75.44'

L11

44.00'

S89°34'34"W

L10

61.92'

N89°34'34"E

N89°34'34"E 80.00'

N89°34'34"E 128.17'

10' SETBACK PER FOREST CITY SPECIFIC PLAN

10' SETBACK PER FOREST CITY SPECIFIC PLAN

S71°40'02"E 288.86'

S71°40'02"E 288.48'

S60°12'05"W 53.81'

S21°47'03"W 60.03'

S3°53'29"W 146.19'

L13

47.26'

S27°18'09"E 67.55'

S1°09'06"E 69.85'

S1°09'06"E 142.78'

S1°09'06"E 212.64'

2" ALUMINUM CAPPED PIN, "LS 17479"

2" ALUMINUM CAPPED PIN, "LS 17479"

2" ALUMINUM CAPPED PIN, "LS 17479"

FND TOWN OF MARANA BRASS DISC

TANGERINE CROSSING DRIVE

FND P.C. BRASS DISC SOUTH 1/4 CORNER SEC 32

733.58'

LINE DATA

NAME	DIRECTION	LENGTH
L1	S 71°40'02" E	9.62
L2	S 9°47'27" E	24.89
L3	S 89°53'18" W	18.00
L4	N 80°00'07" W	24.38
L5	S 77°24'02" W	24.58
L6	S 89°53'18" W	26.18
L7	N 89°38'34" E	18.00
L8	N 20°11'23" E	27.72
L9	N 48°22'24" E	27.20
L10	N 0°25'26" W	10.86
L11	S 89°34'34" W	30.00
L12	N 48°22'24" E	37.55
L13	S 27°18'09" E	20.29

REGISTERED LAND SURVEYOR CERTIFICATE NO. 17479 DOUGLAS E. SCHNEIDER Date Signed 9/25/14 ARIZONA U.S.A. Expires 6/30/16

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 18602 PAUL J. IEZZI Date Signed 9/25/14 ARIZONA U.S.A. Expires 3/31/15

FINAL PLAT FOR

TANGERINE CROSSING COMMERCIAL CENTER II

LOTS 11-16

PRV-06-052
P1298-062
Co12-96-06
Co23-87-02
Co13-76-02
P1298-120

RESUBDIVISION OF LOTS 6, 9, AND 10, TANGERINE CROSSING COMMERCIAL CENTER, BOOK 61 PAGE 46 PORTION OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 13 EAST GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

PRV1407-003

SCALE: 1" = 40' SHEET 2 OF 2

RICK ENGINEERING COMPANY Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
(FAX)520.322.6956
rickengineering.com
Phoenix - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield

J-3340-P

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MARANA
PLANNING

1. TYPE OF APPLICATION (Check One)

☐ Preliminary Plat	☑ Final Plat	☐ General Plan Amendment	☐ Variance
☐ Development Plan	☐ SWPP	☐ Landscape Plan	☐ Native Plant Permit
☐ Specific Plan Amendment	☐ Conditional Use Permit	☐ Rezone/Specific Plan	☐ Native Plant Exception
☐ Significant Land Use Change	☐ Minor Land Division	☐ Water Plan	☐ Annexation

☐ Improvement Plan (specify type in Description of Project box*) ☐ Other _____

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	219-37-4200,4210, 4220, 4230, 4240			**General Plan Designation (To be confirmed by staff)**	
Gross Area (Acre/SF)	5.52 AC. or 240,619 S.F.			**Current Zoning (To be confirmed by staff)**	F (Forest City Specific Plan)
Development / Project Name	Tangerine Crossing Commercial Center II			**Proposed Zoning**	
Project Location	Northeast Corner of Thornydale Road and Tangerine Road				
Description of Project*	6 Lot Commercial Shopping Center				
Property Owner	Old Lobos T & T LLC				
Street Address	4414 E. Blanche Drive				
City Phoenix	**State** AZ	**Zip Code** 85032	**Phone #** (602) 682-8130	**Fax #**	**E-Mail Address** ron@aultcompanies.com
Contact Person	Ron Ault			**Phone Number / E-mail** (602) 682-8130	
Applicant	same as above				
Street Address					
City	**State**	**Zip Code**	**Phone #**	**Fax #**	**E-Mail Address**
Contact Person				**Phone Number / E-mail**	
Agent/Representative	Rick Engineering Company				
Street Address	3945 E. Fort Lowell Road, Suite 111				
City Tucson	**State** AZ	**Zip Code** 85712	**Phone #** (520) 795-1000	**Fax #** (520) 322-6956	**E-Mail Address** dcastro@rickengineering.com
Contact Person	Dan Castro			**Town of Marana Business License No.**	119013

3. AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and checklist. **(If not owner of record, attach written authorization from the owner.)**

DAN CASTRO — Print Name of Applicant/Agent

[signature] — Signature

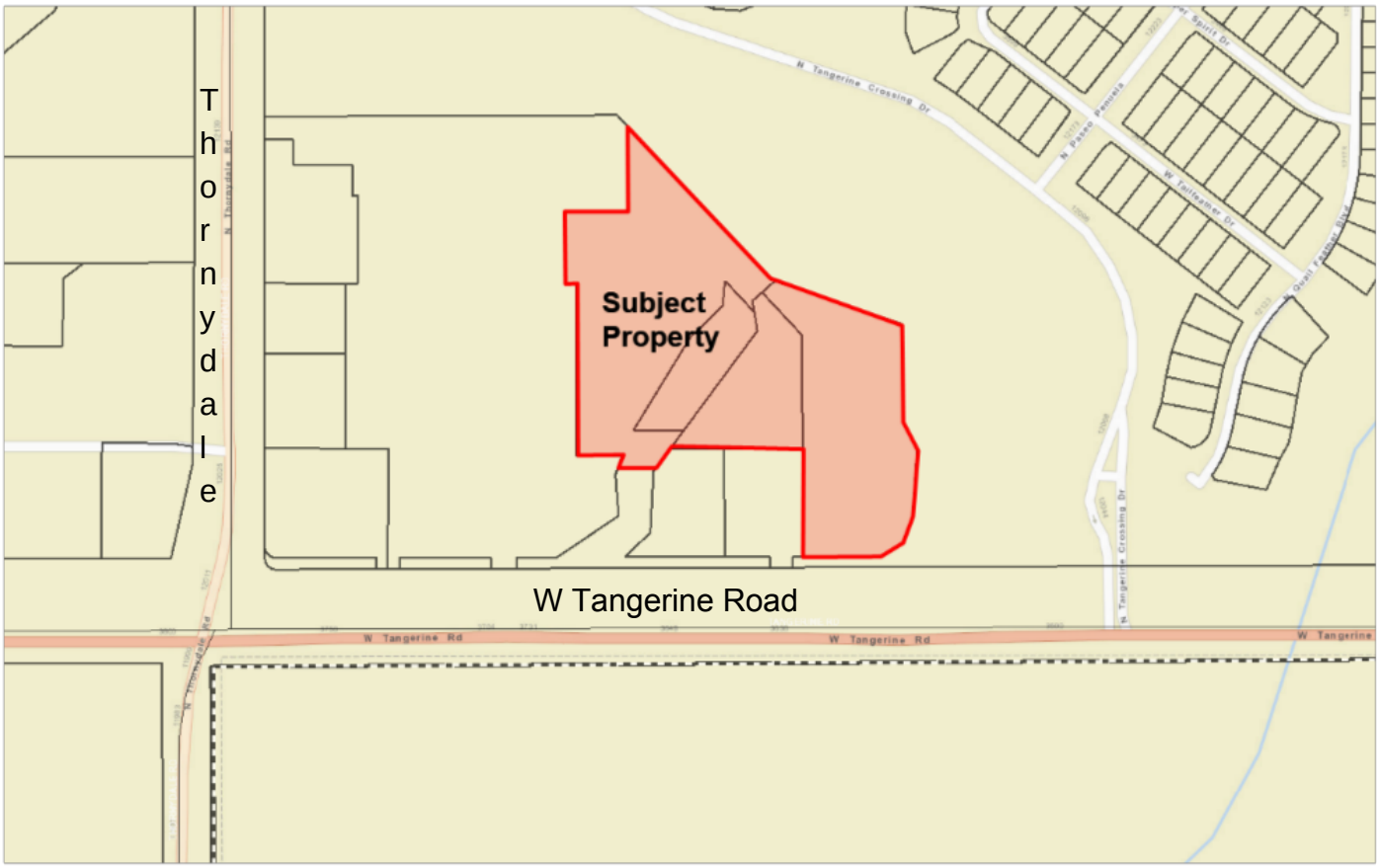
7/2/14 — Date

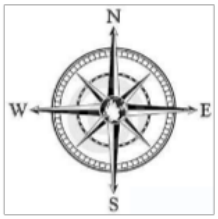
CaseLog# N/A Date Received 7/28/14 Signature [signature]

CRW# PRV1407-003

Tangerine Crossing Commercial Center II Final Plat

Case No. PRV1407-003





A request for final plat approval of a 6 lot commercial plat. This is a re-subdivision of Lots 6, 9 and 10 of Tangerine Crossing Commercial Center

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item C2

To: Mayor and Council

From: Steven Cheslak, Planner II

Date: October 21, 2014

Strategic Plan Focus Area:
Community

Strategic Plan Focus Area Additional Info:
The Boulder Bridge Pass III at Dove Mountain Final Plat promotes the Strategic Plan II's Community Focus Area Initiative 4 through the further development of additional housing opportunities for residents.

Subject: Resolution 2014-100: Relating to development; approving a final plat for Boulder Bridge Pass III at Dove Mountain, Lots 1-99, Blocks "1" and "2", Common Areas "A" and "B" located approximately 0.4 miles north of the Dove Mountain Boulevard and Boulder Bridge Pass intersection (Steve Cheslak)

Discussion:

History
The amended Dove Mountain Specific Plan was approved by the Town Council on July 16, 2002 by Ordinance 2002.13. A Final Plat for Dove Mountain Resort was approved by the Town Council on June 19, 2007 by Resolution 2007-112.

Request
Baker and Associates is requesting approval of a resubdivision of a portion of the Dove Mountain Resort Final Plat in order to create the Boulder Bridge Pass III at Dove Mountain Final Plat on 39.2 acres. The plat consists of 99 lots, Blocks 1 and "2" for future development and Common Areas "A" and "B" for private streets and open space/drainage.

Location
The site is located within the Dove Mountain Specific Plan area. The proposed subdivision is generally located 0.4 miles northwest of the Dove Mountain Boulevard and Boulder Bridge Pass intersection.

Zoning

The zoning is "F" - Dove Mountain Specific Plan with a land use designation of "LDR" - Low Density Residential. The LDR designation minimum lot size required is 6,000 square feet with a cluster option that allows 4,000 square foot lots. The minimum lot provided in the plat is 7,778 square feet and the maximum lot size is 18,668 square feet with an average lot size of 10,777 square feet.

Transportation

Access to the site will be off of Boulder Bridge Pass. All internal streets are dedicated as common area private streets with this plat.

Staff Recommendation:

Staff finds that the final plat is in compliance with the Dove Mountain Specific Plan, the Marana Land Development Code and the Marana General Plan. Staff recommends approval of this final plat.

Suggested Motion:

I move to adopt Resolution No. 2014-100, approving a final plat for Boulder Bridge Pass III at Dove Mountain, Lots 1-99, Blocks "1" and "2", Common Areas "A" and "B".

Attachments:
Resolution No. 2014-100
Boulder Bridge Pass III Final Plat
Application
Location Map

MARANA RESOLUTION NO. 2014-100

RELATING TO DEVELOPMENT; APPROVING A FINAL PLAT FOR BOULDER BRIDGE PASS III AT DOVE MOUNTAIN, LOTS 1-99, BLOCKS "1" AND "2", COMMON AREAS "A" AND "B" LOCATED APPROXIMATELY 0.4 MILES NORTH OF THE DOVE MOUNTAIN BOULEVARD AND BOULDER BRIDGE PASS INTERSECTION.

WHEREAS the amended Dove Mountain Specific Plan was approved by the Town Council on July 16, 2002, as Ordinance 2002.13; and

WHEREAS, the Dove Mountain Resort Final Plat was approved by the Town Council on June 19, 2007, as Resolution 2007-112 and

WHEREAS, the applicant, Baker & Associates Engineering, Inc. representing the property owners, has applied for approval of a plat for the resubdivision of the Dove Mountain Resort Final Plat, Block "C" and Block "G", to create the Boulder Bridge Pass III at Dove Mountain Final Plat, which consists of Lots 1 through 99, Blocks "1" and "2", Common Areas "A" and "B", on 39.2 acres, and generally located 0.4 miles north of the Dove Mountain Boulevard and Boulder Bridge Pass intersection, within Sections 15 and 16, Township 11 South and Range 12 East; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that Boulder Bridge Pass III at Dove Mountain Final Plat, Lots 1–99, Blocks "1" and "2", Common Areas "A" and "B", is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of October, 2014.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

DEDICATION

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE, AS OF THE DATE THIS PLAT IS RECORDED, ALL AND THE ONLY PARTIES HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON. UTILITY AND OTHER EASEMENTS AS SHOWN HEREON ARE GRANTED TO THE TOWN OF MARANA, PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE PURPOSE OF ACCESS, INSTALLATION, AND MAINTENANCE OF UTILITIES AND OTHER USES AS DEFINED BY THIS PLAT.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD HARMLESS THE TOWN OF MARANA, ITS SUCCESSORS, ASSIGNS, THEIR EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL. IT IS FURTHER UNDERSTOOD AND AGREED THAT NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE WRITTEN APPROVAL OF THE MARANA TOWN COUNCIL.

ALL COMMON AREAS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES, AND ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA, PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF SLOPE AND DRAINAGE IMPROVEMENTS, UTILITIES AND PRIVATE SEWERS. TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET 10660, PAGE 1083, IN THE OFFICE OF THE PIMA COUNTY RECORDER. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH WILL ACCEPT RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY FOR ALL COMMON AREAS WITHIN THIS SUBDIVISION, AS SHOWN HEREON.

WE HEREBY DEDICATE BLOCK "1", AS SHOWN HEREON, TO THE CITY OF TUCSON.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NOS. 18355 AND 18379, AND NOT IN ITS CORPORATE CAPACITY.

TRUST OFFICER

BENEFICIARY OF LANDMARK TITLE TRUST NOS. 18355 AND 18379

TRUST #18355 BENEFICIARY: DOVE MOUNTAIN INVESTORS, L.L.C.

TRUST #18379 BENEFICIARY: DM PHASE IV INVESTMENT, L.L.C.

ADDRESS: C/O COTTONWOOD PROPERTIES, INC.
3567 E. SUNRISE DRIVE, SUITE #219, TUCSON, ARIZONA 85718

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF PIMA

ON THIS, THE 1 DAY OF October, 2014 BEFORE ME PERSONALLY APPEARED Jaye M Rotta WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE TRUST OFFICIAL OF LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NOS. 18355, AND 18379, AND NOT IN ITS CORPORATE CAPACITY, AND ACKNOWLEDGED THAT HE/SHE, AS THE TRUST OFFICIAL, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE(S) THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREBY SET MY NAME AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/18

NOTARY PUBLIC
STATE OF ARIZONA
Pima County
DIANE L. SLOANE
My Commission Expires July 26, 2018

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT FROM LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, L.L.C., TRUST NOS. 18355 AND 18379, AS RECORDED IN SEQUENCE NO. _____, HAS BEEN PROVIDED TO GUARANTEE DRAINAGE AND STREET IMPROVEMENTS (INCLUDING MONUMENTS) AND UTILITY IMPROVEMENTS (ELECTRIC, TELEPHONE, GAS, SEWER AND WATER) IN THIS SUBDIVISION.

BY: _____ DATE: _____
TOWN OF MARANA

ASSURED WATER SUPPLY

THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

BY: _____ DATE: _____
UTILITY DIRECTOR–TOWN OF MARANA

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 39.2 ACRES (1,705,834 S.F.).
2. THE TOTAL NUMBER OF LOTS IS 99.
3. THE TOTAL AREA OF COMMON AREA "A" (PRIVATE STREETS) IS 5.6 ACRES (245,665 S.F.)
   THE TOTAL AREA OF COMMON AREA "B" (OPEN SPACE/DRAINAGE) IS 7.6 ACRES (333,319 S.F.)
   BLOCK "1" (PRV SITE) IS 0.3 ACRES (1411 S.F.)
   BLOCK "2" (FUTURE DEVELOPMENT) IS 1.4 ACRES (62,352 S.F.)
4. TOTAL MILES OF NEW PRIVATE STREETS IS 0.9.
5. MINIMUM ALLOWABLE LOT SIZE: 6,000 SF REQUIRED (PER THE DOVE MOUNTAIN SPECIFIC PLAN)
   AVERAGE LOT SIZE: 10,777 SF PROVIDED
   MINIMUM PROVIDED LOT SIZE 7,778 SF (LOT 89) – NOT A RESTRICTION)
   MAXIMUM PROVIDED LOT SIZE 18,668 SF (LOT 80) – NOT A RESTRICTION
   MAXIMUM ALLOWABLE BUILDING HEIGHT IS 35' FOR "LDR"
7. BUILDING SETBACKS PER THE DOVE MOUNTAIN SPECIFIC PLAN ARE AS FOLLOWS:
   FRONT: 20 FEET REAR: 15 FEET
   SIDE: 5 FEET CORNER: 20 FEET
8. THIS SUBDIVISION SHALL COMPLY WITH THE CONDITIONS SET FORTH IN THE DOVE MOUNTAIN SPECIFIC PLAN APPROVED MARCH 25, 2000 PER ORDINANCE 2000.04.
9. THE EXISTING LAND USE DESIGNATION IS "LDR," IN ACCORDANCE WITH THE DOVE MOUNTAIN SPECIFIC PLAN ZONING AND WILL REMAIN (AS GOVERNED BY THE SPECIFIC PLAN AS ADOPTED AND AMENDED).
10. THE GROSS DENSITY FOR THIS PROJECT IS 2.5 RAC.
11. NO FURTHER SUBDIVIDING OR LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA MAYOR AND COUNCIL.
12. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF, OR COMPLIANCE WITH, ANY DEED RESTRICTIONS OR EASEMENTS.
13. MATERIALS OR IMPROVEMENTS PLACED AND/OR MAINTAINED WITHIN THE SIGHT–VISIBILITY TRIANGLES SHALL BE LOCATED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY AN AREA MEASURED BETWEEN 30 INCHES AND 72 INCHES IN HEIGHT ABOVE THE FINISHED GRADE OF THE ADJACENT ROADWAY SURFACE.
14. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND PRIVATE DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
15. THE AREA BETWEEN 100–YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100–YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH THE FLOOD PLAIN MANAGEMENT AS APPROVED BY THE FLOOD PLAIN ADMINISTRATOR.
16. ALL NEW AND EXISTING UTILITIES EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 46 KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS, WITHIN OR CONTIGUOUS TO THE SITE, SHALL BE PLACED UNDERGROUND.
17. THERE WILL BE TWO PARKING SPACES PROVIDED FOR EACH LOT ON SITE, OFF–STREET.
18. THIS SUBDIVISION IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR DOVE MOUNTAIN AS RECORDED IN DOCKET 10660 AT PAGE 1083.
19. BASIS OF BEARING FOR THIS PROJECT IS THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 16, T–11–S, R–12–E, SAID BEARING BEING S00°10'26"W. SEE DETAIL, SHEET #3.
20. LOTS 1 THROUGH 99 WILL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS.

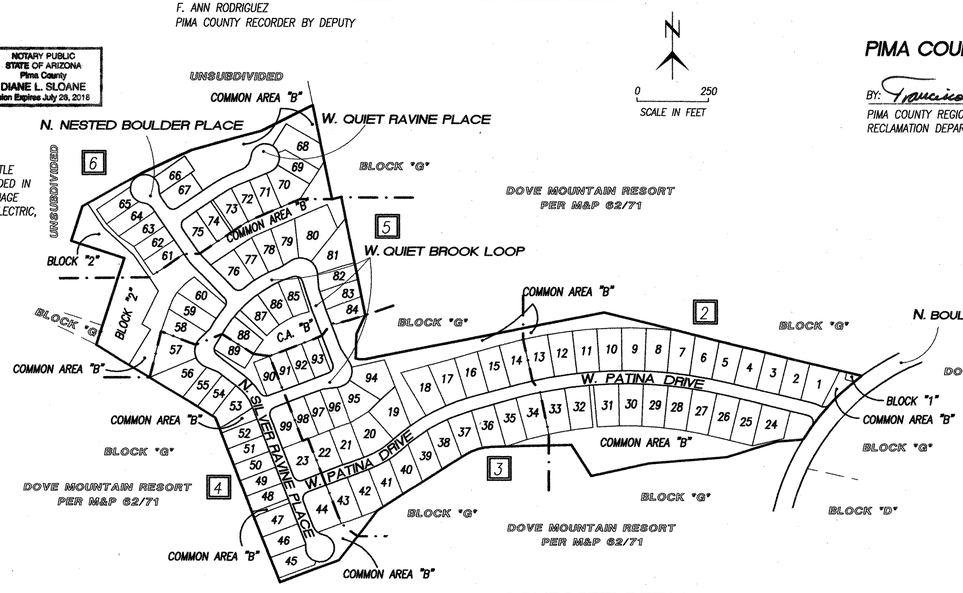
RECORDING DATA

STATE OF ARIZONA } S.S.
COUNTY OF PIMA

FEE _____
SEQUENCE NO. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BAKER AND ASSOCIATES ENGINEERING, INC., ON THIS _____ DAY OF _____, 20 _____, AT _____M. IN SEQUENCE NO. _____ THEREOF.

_____ DATE _____
F. ANN RODRIGUEZ
PIMA COUNTY RECORDER BY DEPUTY



N
0 250
SCALE IN FEET

COMPOSITE DETAIL

CERTIFICATIONS

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED.

CHRIS E. MORRISON
OPW SURVEYING, LLC
REGISTERED LAND SURVEYOR NO. 26928
STATE OF ARIZONA

REGISTERED LAND SURVEYOR CERTIFICATE NO. 26928 CHRIS E. MORRISON Date Signed 9/30/14 EXPIRES 03/31/2016

I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAT WAS REVIEWED AND SHOWN UNDER MY SUPERVISION.

WILLIAM H. BAKER, JR.
BAKER & ASSOCIATES ENGINEERING, INC.
REGISTERED LAND SURVEYOR NO. 16784
STATE OF ARIZONA

REGISTERED LAND SURVEYOR CERTIFICATE NO. 16784 WILLIAM H. BAKER, JR. Date Signed 9/30/14 ARIZONA, U.S.A. EXP 9/31/2017

I HEREBY CERTIFY THAT THE FLOODPRONE LIMITS AND EROSION HAZARD SETBACKS WERE REVIEWED AND SHOWN UNDER MY SUPERVISION.

LARRY K. ROBERTS
ARROYO ENGINEERING, L.L.C.
REGISTERED ENGINEER NO. 25331
STATE OF ARIZONA

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 25331 LARRY K. ROBERTS Date Signed 9/30/14 ARIZONA, U.S.A. EXPIRES 9/30/2015

TOWN OF MARANA APPROVALS

BY: _____ P.E. _____
MARANA TOWN/DEVELOPMENT ENGINEER DATE

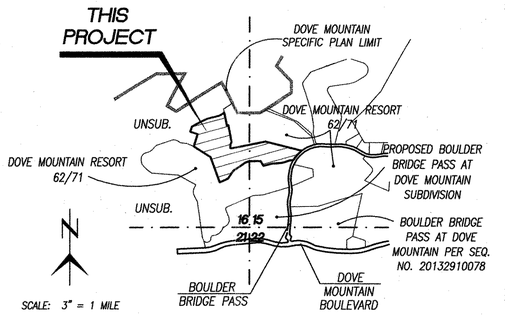
BY: _____ _____
MARANA PLANNING DIRECTOR DATE

I, _____, CLERK OF THE TOWN OF MARANA, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA ON THE _____ DAY OF _____, 20_____.

BY: _____ _____
CLERK OF THE TOWN OF MARANA DATE

PIMA COUNTY APPROVAL

BY: Francisco Valenzuela Oct. 01, 2014
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT DATE



LOCATION PLAN

PORTIONS OF SECTIONS 15 AND 16, T11S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

LEGEND

▲	SURVEY MONUMENT TO BE SET BY REGISTERED LAND SURVEYOR PER TOWN OF MARANA STANDARD DETAIL M–103B
△	SURVEY MONUMENT TO BE SET
•	PROPERTY CORNER (5/8" REBAR TAGGED "RLS 26928")
⊥ OR —○	SURVEY MONUMENT TO BE SET BY A REGISTERED LAND SURVEYOR
———	SUBDIVISION BOUNDARY
C23	CURVE DATA (SEE SHEET #4)
L10	LINE DATA (SEE SHEET #6)
☆	ADDRESSING/ACCESS LOCATION
———	NEW RIGHT–OF–WAY LINE
— — R/W — —	EXISTING RIGHT–OF–WAY LINE
——— – ———	STREET CENTERLINE
— — — —	EASEMENT LINE AS SHOWN (SEE ALSO "EASEMENT KEYNOTES," SHEETS #2 – #6)
——— ———	DEVELOPED 100 YEAR FLOODPRONE LINE ("F.P.L.")
——— – – ———	DEVELOPED EROSION SETBACK LINE ("E.S.L.")
(R)	RADIAL
	SIGHT VISIBILITY TRIANGLE LINE – SEE EASEMENT KEYNOTES AND DETAILS, SHEETS #4 AND #6

REGISTERED LAND SURVEYOR CERTIFICATE NO. 26928 CHRIS E. MORRISON EXPIRES 03/31/2016

REGISTERED LAND SURVEYOR 36655 MARTIN V. MAGELLI ARIZONA U.S. EXPIRES 9/30/2016

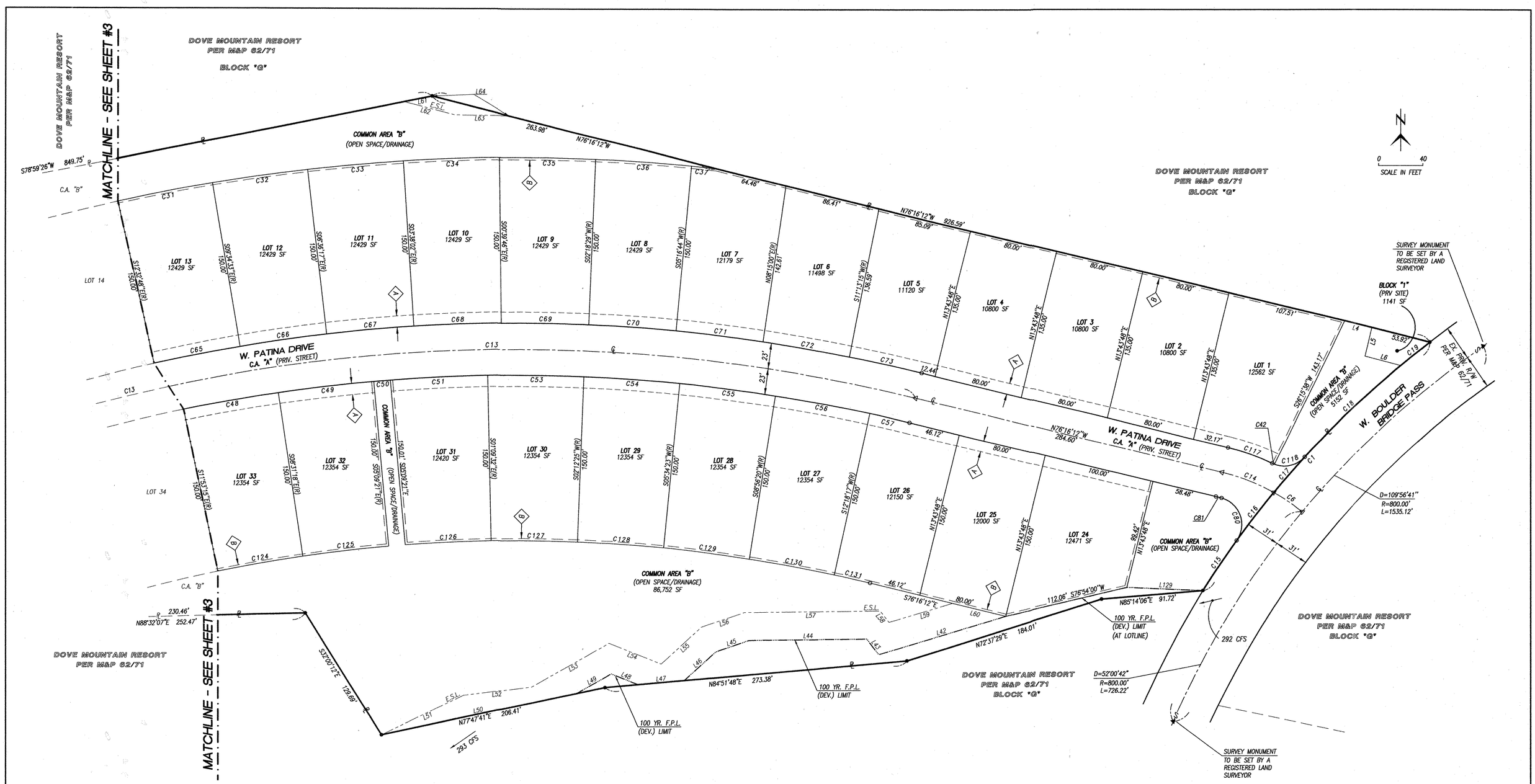
FINAL PLAT for
BOULDER BRIDGE PASS III AT DOVE MOUNTAIN, LOTS 1 – 99, BLOCKS "1" (PRV SITE) AND "2" (FUTURE DEVELOPMENT), COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE)

BEING A RESUBDIVISION OF A PORTION OF BLOCK "C" (FUTURE RESIDENTIAL) AND A PORTION OF BLOCK "G" (GOLF COURSE), AS RECORDED IN DOVE MOUNTAIN RESORT, M&P 62/71, AND A SUBDIVISION OF A PORTION OF SECTIONS 15 AND 16 OF T11S, R12E, G&SRBM, TOWN OF MARANA, PIMA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

#PRV-14009F REF.: #PRV-06012F JOB #2235.11 DATE: SEPTEMBER 23, 2014 SHEET 1 OF 6

SEQUENCE #



SEQUENCE #

EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY EASEMENT AND PRIVATE ROADWAY MAINTENANCE & SIGNAGE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- (B) NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT GRANTED BY THIS PLAT
- (C#) NEW SIGHT VISIBILITY TRIANGLE EASEMENT AREA GRANTED BY THIS PLAT
- (D) NEW VARYING WIDTH PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT GRANTED BY THIS PLAT

REGISTERED LAND SURVEYOR CERTIFICATE NO. 26928 CHRIS E. MORRISON EXPIRES 09/30

REGISTERED PROFESSIONAL ENGINEER 36655 MARTIN V. MAGELLI DATE SIGNED ARIZONA U.S.A. EXPIRES 9/30/2015

FINAL PLAT for

BOULDER BRIDGE PASS III AT DOVE MOUNTAIN, LOTS 1 - 99, BLOCKS "1" (PRV SITE) AND "2" (FUTURE DEVELOPMENT), COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE)

BEING A RESUBDIVISION OF A PORTION OF BLOCK "C" (FUTURE RESIDENTIAL) AND A PORTION OF BLOCK "G" (GOLF COURSE), AS RECORDED IN DOVE MOUNTAIN RESORT, M&P 62/71, AND A SUBDIVISION OF A PORTION OF SECTIONS 15 AND 16 OF T11S, R12E, G&SRBM, TOWN OF MARANA, PIMA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

#PRV-14009F

REF.: #PRV-06012F JOB #2235.11 DATE: SEPTEMBER 23, 2014 SHEET 2 OF 6

SEQUENCE #



EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY EASEMENT AND PRIVATE ROADWAY MAINTENANCE & SIGNAGE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- (B) NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT GRANTED BY THIS PLAT
- (C) NEW SIGHT VISIBILITY TRIANGLE EASEMENT AREA GRANTED BY THIS PLAT
- (D) NEW VARYING WIDTH PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT GRANTED BY THIS PLAT

REGISTERED LAND SURVEYOR CERTIFICATE NO. 26928 CHRIS E. MORRISON ARIZONA U.S.A. EXPIRES 03/31/2015

CERTIFICATE NO. 36655 MARTIN V. MAGELLI DATE SIGNED ARIZONA U.S.A. EXPIRES 9/30/2016

FINAL PLAT for

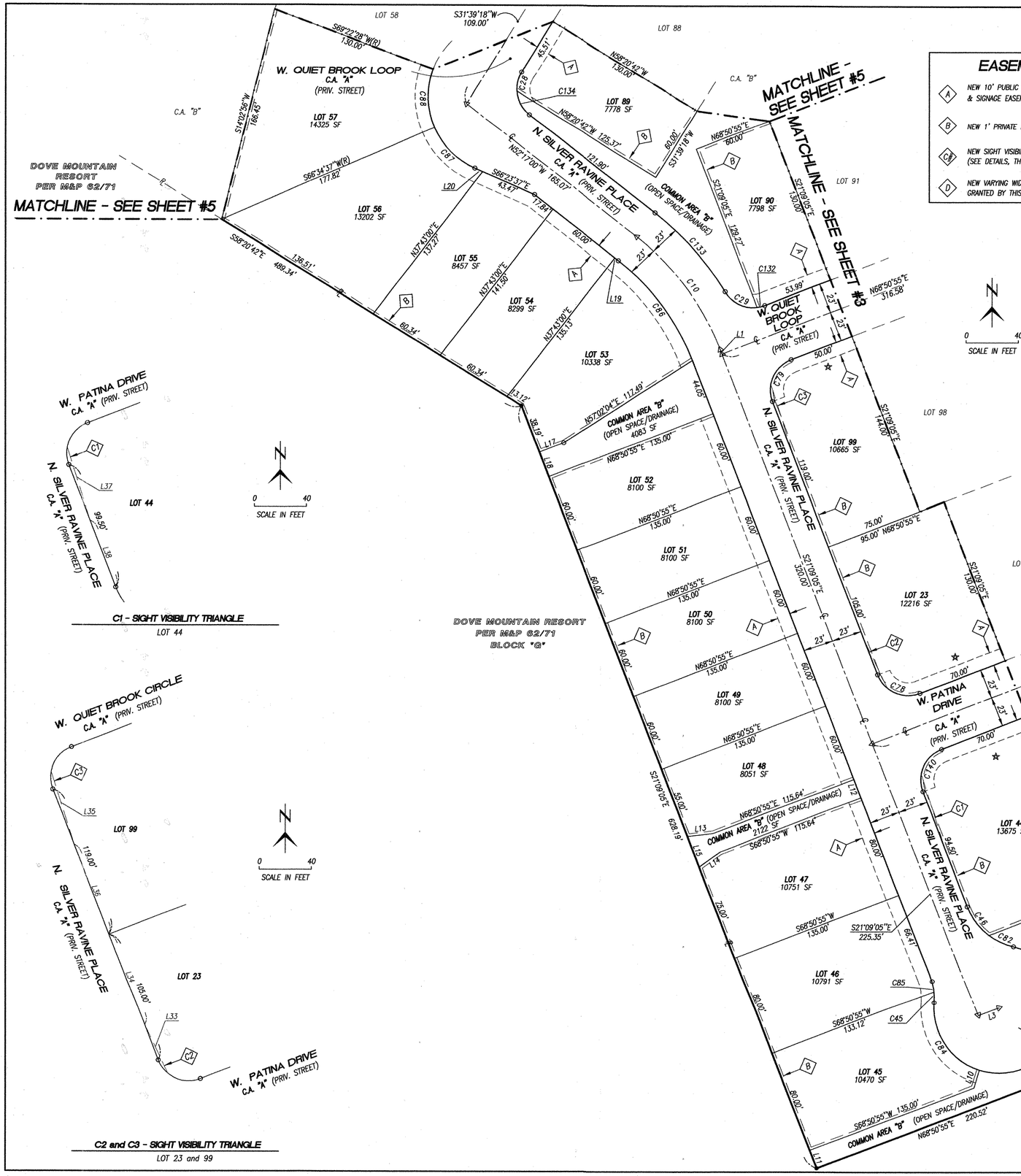
BOULDER BRIDGE PASS III AT DOVE MOUNTAIN, LOTS 1 - 99, BLOCKS "1" (PRV SITE) AND "2" (FUTURE DEVELOPMENT), COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE)

BEING A RESUBDIVISION OF A PORTION OF BLOCK "C" (FUTURE RESIDENTIAL) AND A PORTION OF BLOCK "G" (GOLF COURSE), AS RECORDED IN DOVE MOUNTAIN RESORT, M&P 62/71, AND A SUBDIVISION OF A PORTION OF SECTIONS 15 AND 16 OF T11S, R12E, G&SRBM, TOWN OF MARANA, PIMA COUNTY, ARIZONA

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#PRV-14009F REF.: #PRV-06012F JOB #2235.11 DATE: SEPTEMBER 23, 2014 SHEET 3 OF 6

SEQUENCE #_____



EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY EASEMENT AND PRIVATE ROADWAY MAINTENANCE & SIGNAGE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- (B) NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT GRANTED BY THIS PLAT
- (C#) NEW SIGHT VISIBILITY TRIANGLE EASEMENT AREA GRANTED BY THIS PLAT (SEE DETAILS, THIS SHEET)
- (D) NEW VARYING WIDTH PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT GRANTED BY THIS PLAT

NUMBER	DELTA	RADIUS	LENGTH
C1	21°04'37"	831.00	305.69
C2	31°16'18"	175.00	95.51
C3	26°58'55"	75.00	35.32
C4	34°39'04"	441.77	267.17
C5	21°27'08"	300.00	112.32
C6	09°51'37"	181.00	31.15
C7	13°32'19"	441.77	104.39
C8	10°26'47"	200.00	36.46
C9	11°15'44"	395.50	77.74
C10	31°07'56"	200.00	108.67
C11	26°50'39"	650.00	304.54
C12	02°43'01"	200.00	9.48
C13	29°29'22"	1500.00	772.03
C14	15°58'06"	181.00	50.44
C15	03°46'37"	831.00	54.78
C16	03°47'48"	831.00	55.06
C17	02°56'58"	831.00	42.78
C18	08°14'09"	831.00	119.45
C19	02°19'04"	831.00	33.62
C20	22°08'13"	25.00	9.66
C21	11°20'07"	288.77	57.13
C22	08°48'35"	187.50	28.83
C23	55°48'46"	25.00	24.35
C24	03°58'08"	418.77	29.01
C25	11°20'07"	418.77	82.85
C26	11°20'07"	418.77	82.85
C27	08°00'16"	418.77	58.50
C28	35°26'10"	25.00	15.46
C29	65°47'45"	25.00	28.71
C30	02°58'15"	1673.00	86.75
C31	02°58'15"	1673.00	86.75
C32	02°58'15"	1673.00	86.75
C33	02°58'15"	1673.00	86.75
C34	02°58'15"	1673.00	86.75
C35	02°58'15"	1673.00	86.75
C36	02°58'15"	1673.00	86.75
C37	00°46'22"	1673.00	22.56
C38	07°33'38"	627.00	82.74
C39	07°22'22"	627.00	80.68
C40	08°12'36"	627.00	89.84
C41	00°38'44"	627.00	7.07
C42	04°54'00"	25.00	2.14
C43	04°36'50"	177.00	14.25
C44	21°17'03"	25.00	9.29
C45	10°04'18"	50.00	8.79
C46	32°04'31"	50.00	27.99
C47	03°21'57"	1477.00	86.77
C48	03°21'57"	1477.00	86.77
C49	03°21'57"	1477.00	86.77
C50	00°34'55"	1477.00	15.00
C51	03°24'54"	1477.00	88.03
C52	11°20'07"	288.77	57.13
C53	03°21'57"	1477.00	86.77
C54	03°21'57"	1477.00	86.77
C55	03°21'57"	1477.00	86.77
C56	03°21'57"	1477.00	86.77
C57	01°25'31"	1477.00	36.74
C58	19°47'59"	50.00	17.28
C59	17°04'13"	50.00	14.90
C60	48°42'00"	50.00	42.50
C61	07°15'51"	242.50	30.74
C62	90°00'00"	25.00	39.27
C63	00°14'30"	1523.00	6.43
C64	02°58'15"	1523.00	78.97
C65	02°58'15"	1523.00	78.97
C66	02°58'15"	1523.00	78.97
C67	02°58'15"	1523.00	78.97
C68	02°58'15"	1523.00	78.97
C69	02°58'15"	1523.00	78.97
C70	02°58'15"	1523.00	78.97
C71	02°58'15"	1523.00	78.97
C72	02°58'15"	1523.00	78.97
C73	02°30'33"	1523.00	66.69
C74	00°30'22"	1477.00	13.05
C75	21°53'49"	60.00	22.93
C76	46°25'41"	60.00	48.62
C77	49°53'44"	60.00	52.25
C78	90°00'00"	25.00	39.27
C79	90°00'00"	25.00	39.27
C80	109°56'35"	25.00	47.97
C81	01°54'17"	158.00	5.25
C82	23°52'09"	50.00	20.83
C83	184°36'14"	50.00	161.10
C84	77°10'56"	50.00	67.35
C85	15°46'13"	50.00	13.76
C86	31°07'56"	177.00	96.17
C87	42°58'14"	60.00	45.00
C88	44°02'55"	60.00	46.13
C89	25°08'23"	60.00	26.33
C90	01°55'08"	464.77	15.57
C91	05°59'43"	464.77	48.63
C92	63°05'30"	25.00	27.53
C93	10°26'47"	223.00	40.66
C94	11°15'44"	418.50	82.26
C95	62°36'46"	50.00	54.64
C96	117°24'46"	50.00	102.46
C97	35°50'25"	50.00	31.28
C98	52°28'18"	50.00	45.79
C99	36°53'18"	50.00	32.19
C100	07°16'15"	371.50	47.14
C101	90°00'00"	25.00	39.27
C102	05°49'57"	177.00	18.02
C103	84°22'33"	25.00	36.82
C104	05°58'06"	464.77	48.41
C105	07°06'35"	464.77	57.67
C106	05°01'51"	464.77	40.81
C107	25°24'14"	60.00	26.60
C108	44°02'55"	60.00	46.13
C109	47°24'44"	60.00	49.65
C110	21°27'08"	277.00	103.71
C111	00°41'52"	673.00	8.20
C112	06°26'54"	673.00	75.74
C113	05°31'44"	673.00	64.94
C114	06°37'04"	673.00	77.73
C115	06°37'04"	673.00	77.73
C116	00°56'00"	673.00	10.96
C117	11°55'52"	204.00	42.48
C118	68°26'14"	25.00	29.86
C119	09°00'58"	323.00	50.83
C120	12°26'10"	323.00	70.11
C121	03°03'19"	627.00	33.43
C122	00°14'30"	1673.00	7.06
C123	03°21'57"	1327.00	77.96
C124	03°21'57"	1327.00	77.96
C125	03°21'57"	1327.00	77.96
C126	03°20'57"	1327.00	77.57
C127	03°21'57"	1327.00	77.96
C128	03°21'57"	1327.00	77.96
C129	03°21'57"	1327.00	77.96
C130	03°21'57"	1327.00	77.96
C131	01°25'31"	1327.00	33.01
C132	13°54'56"	25.00	6.07
C133	20°50'36"	223.00	81.12
C134	48°30'08"	25.00	21.16
C135	07°32'20"	288.77	38.00
C136	21°18'15"	175.00	65.07
C137	07°32'20"	418.77	55.10
C138	31°54'54"	25.00	13.93
C139	02°43'01"	223.00	10.57
C140	90°00'00"	25.00	39.27
C141	02°43'01"	177.00	8.39
C142	02°27'09"	187.50	8.03
C143	11°37'38"	288.77	58.60
C144	03°59'53"	242.50	16.92
C145	09°58'03"	175.00	30.44
C146	67°51'47"	25.00	29.61
C147	16°56'02"	50.00	14.78
C148	03°59'29"	371.50	25.88
C149	74°06'27"	50.00	64.67
C150	120°35'19"	50.00	105.23
C151	53°56'25"	50.00	47.07
C152	03°39'39"	223.00	14.25
C153	37°32'06"	195.00	127.75
C154	03°23'30"	177.00	10.48

CURVE TABLE

REGISTERED LAND SURVEYOR CERTIFICATE NO. 26928 CHRIS E. MORRISON STATE OF ARIZONA U.S.A. EXPIRES 03/31/15

REGISTERED LAND SURVEYOR CERTIFICATE NO. 36655 MARTIN V. MAGELLI STATE OF ARIZONA U.S.A. EXPIRES 9/30/2015

FINAL PLAT for


BOULDER BRIDGE PASS III AT DOVE MOUNTAIN, LOTS 1 - 99, BLOCKS "1" (PRV SITE) AND "2" (FUTURE DEVELOPMENT), COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE)

BEING A RESUBDIVISION OF A PORTION OF BLOCK "C" (FUTURE RESIDENTIAL) AND A PORTION OF BLOCK "G" (GOLF COURSE), AS RECORDED IN DOVE MOUNTAIN RESORT, M&P 62/71, AND A SUBDIVISION OF A PORTION OF SECTIONS 15 AND 16 OF T11S, R12E, G&SRBM, TOWN OF MARANA, PIMA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

#PRV-14009F REF.: #PRV-06012F JOB #2235.11 DATE: SEPTEMBER 23, 2014 SHEET 4 OF 6

SEQUENCE #



EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY EASEMENT AND PRIVATE ROADWAY MAINTENANCE & SIGNAGE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- (B) NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT GRANTED BY THIS PLAT
- (C#) NEW SIGHT VISIBILITY TRIANGLE EASEMENT AREA GRANTED BY THIS PLAT
- (D) NEW VARYING WIDTH PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT GRANTED BY THIS PLAT

FINAL PLAT for

BOULDER BRIDGE PASS III AT DOVE MOUNTAIN, LOTS 1 - 99, BLOCKS "1" (PRV SITE) AND "2" (FUTURE DEVELOPMENT), COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE)

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REGISTERED LAND SURVEYOR CERTIFICATE NO. 26928 CHRIS E. MORRISON ARIZONA EXPIRES 03/31/20

Registered Professional Engineer (Civil) CERTIFICATE NO. 36655 MARTIN V. MAGELLI ARIZONA U.S.A. EXPIRES 9/30/2016

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

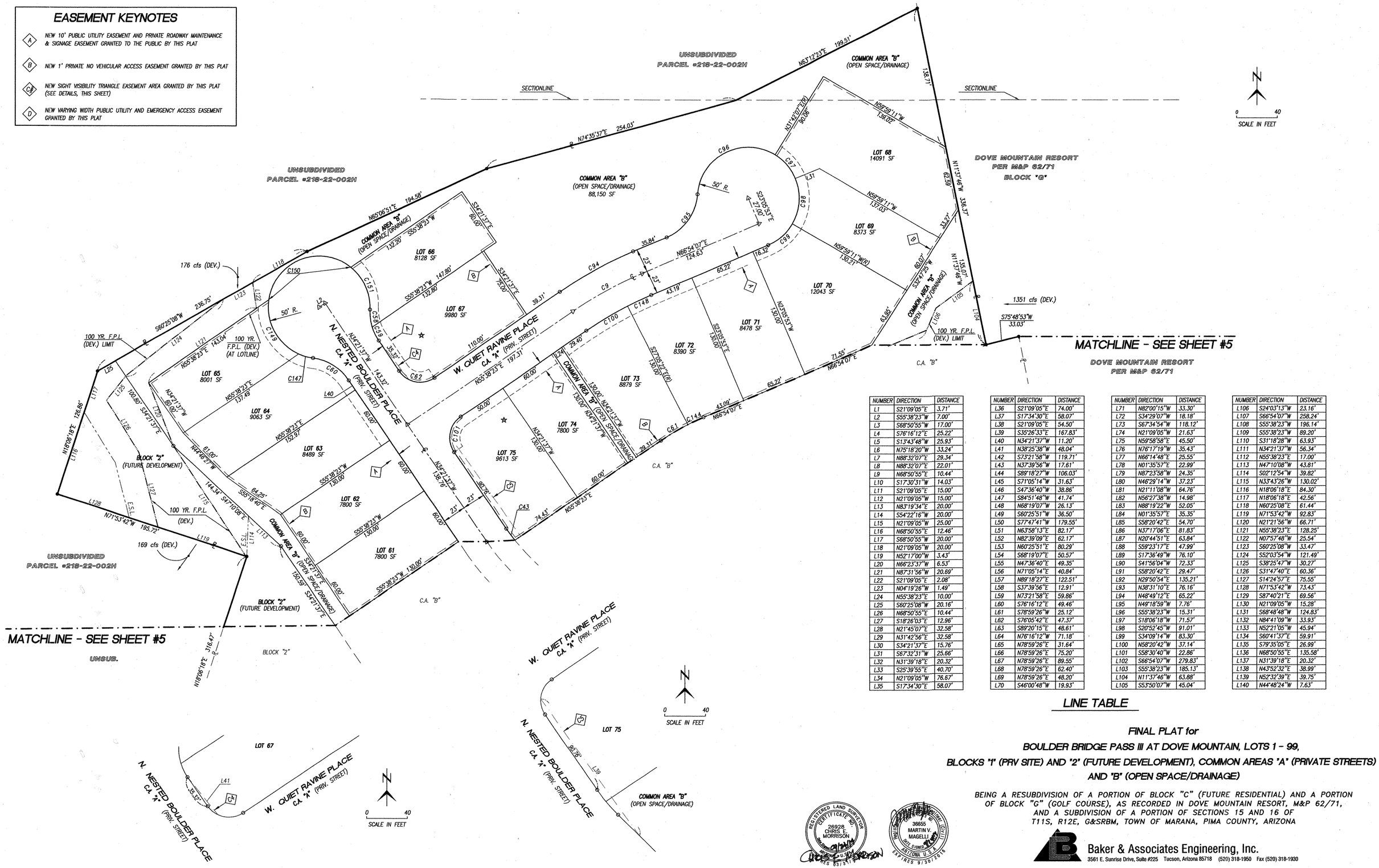
#PRV-14009F REF.: #PRV-06012F JOB #2235.11 DATE: SEPTEMBER 23, 2014 SHEET 5 OF 6

SEQUENCE #

SEQUENCE #

EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY EASEMENT AND PRIVATE ROADWAY MAINTENANCE & SIGNAGE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- (B) NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT GRANTED BY THIS PLAT
- (C#) NEW SIGHT VISIBILITY TRIANGLE EASEMENT AREA GRANTED BY THIS PLAT (SEE DETAILS, THIS SHEET)
- (D) NEW VARYING WIDTH PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT GRANTED BY THIS PLAT



NUMBER	DIRECTION	DISTANCE
L1	S21°09'05"E	3.71'
L2	S55°38'23"W	7.00'
L3	S68°50'55"W	17.00'
L4	S76°16'12"E	25.22'
L5	S13°43'48"W	25.93'
L6	N75°18'20"W	33.24'
L7	N88°32'07"E	29.34'
L8	N88°32'07"E	22.01'
L9	N68°50'55"E	10.44'
L10	S17°30'31"W	14.03'
L11	S21°09'05"E	15.00'
L12	N21°09'05"W	15.00'
L13	N83°19'34"E	20.00'
L14	S54°22'16"W	20.00'
L15	N21°09'05"W	25.00'
L16	N68°50'55"E	12.46'
L17	S68°50'55"W	20.00'
L18	N21°09'05"W	20.00'
L19	N52°17'00"W	3.43'
L20	N66°23'37"W	6.53'
L21	N87°31'56"W	20.69'
L22	S21°09'05"E	2.08'
L23	N04°19'26"W	1.49'
L24	N55°38'23"E	10.00'
L25	S60°25'08"W	20.16'
L26	N68°50'55"E	10.44'
L27	S18°26'03"E	12.96'
L28	N21°45'07"E	32.58'
L29	N31°42'56"E	32.58'
L30	S34°21'37"E	15.76'
L31	S67°32'31"W	25.66'
L32	N31°39'18"E	20.32'
L33	S25°39'55"E	40.70'
L34	N21°09'05"W	76.67'
L35	S17°34'30"E	58.07'

NUMBER	DIRECTION	DISTANCE
L36	S21°09'05"E	74.00'
L37	S17°34'30"E	58.07'
L38	S21°09'05"E	54.50'
L39	S35°26'33"E	167.83'
L40	N34°21'37"W	11.20'
L41	N38°25'38"W	48.04'
L42	S73°21'58"W	119.71'
L43	N37°39'56"W	17.61'
L44	S89°18'27"W	106.03'
L45	S71°05'14"W	31.63'
L46	S47°36'40"W	38.86'
L47	S84°51'48"W	41.74'
L48	N68°19'07"W	26.13'
L49	S60°25'51"W	36.50'
L50	S77°47'41"W	179.55'
L51	N63°58'13"E	82.17'
L52	N82°39'09"E	62.17'
L53	N60°25'51"E	80.29'
L54	S68°19'07"E	50.57'
L55	N47°36'40"E	49.35'
L56	N71°05'14"E	40.84'
L57	N89°18'27"E	122.51'
L58	S37°39'56"E	12.91'
L59	N73°21'58"E	59.86'
L60	S76°16'12"E	49.46'
L61	S78°59'26"W	25.12'
L62	S76°05'42"E	47.37'
L63	S89°20'15"E	48.61'
L64	N76°16'12"W	71.18'
L65	N78°59'26"E	31.64'
L66	N78°59'26"E	75.20'
L67	N78°59'26"E	89.55'
L68	N78°59'26"E	62.40'
L69	N78°59'26"E	48.20'
L70	S46°00'48"W	19.93'

NUMBER	DIRECTION	DISTANCE
L71	N82°00'15"W	33.30'
L72	S34°29'07"W	18.18'
L73	S67°34'54"W	118.12'
L74	N21°09'05"W	21.63'
L75	N59°58'58"E	45.50'
L76	N76°17'19"W	35.43'
L77	N66°14'48"E	25.55'
L78	N01°35'57"E	22.99'
L79	N87°23'58"W	24.35'
L80	N46°29'14"W	37.23'
L81	N21°11'08"W	64.76'
L82	N56°27'38"W	14.98'
L83	N88°19'22"W	52.05'
L84	N01°35'57"E	35.35'
L85	S58°20'42"E	54.70'
L86	N37°17'06"E	81.83'
L87	N20°44'51"E	63.84'
L88	S59°23'17"E	47.99'
L89	S17°36'49"W	76.10'
L90	S41°56'04"W	72.33'
L91	S58°20'42"E	29.47'
L92	N29°50'54"E	135.21'
L93	N38°31'10"E	76.16'
L94	N48°49'12"E	65.22'
L95	N49°18'59"W	7.76'
L96	S55°38'23"W	15.31'
L97	S18°06'18"W	71.57'
L98	S20°52'45"W	91.01'
L99	S34°09'14"W	83.30'
L100	N58°20'42"W	37.14'
L101	S58°30'40"W	22.86'
L102	S66°54'07"W	279.83'
L103	S55°38'23"W	185.13'
L104	N11°37'46"W	63.88'
L105	S53°50'07"W	45.04'

NUMBER	DIRECTION	DISTANCE
L106	S24°03'13"W	23.16'
L107	S66°54'07"W	258.24'
L108	S55°38'23"W	196.14'
L109	S55°38'23"W	89.20'
L110	S31°18'28"W	63.93'
L111	N34°21'37"W	56.34'
L112	N55°38'23"E	17.00'
L113	N47°10'08"W	43.81'
L114	S02°12'54"W	39.82'
L115	N33°43'26"W	130.02'
L116	N18°06'18"E	84.30'
L117	N18°06'18"E	42.56'
L118	N60°25'08"E	61.44'
L119	N71°53'42"W	92.83'
L120	N21°21'56"W	66.71'
L121	N55°38'23"E	128.25'
L122	N07°57'48"W	25.54'
L123	S60°25'08"W	33.47'
L124	S52°03'54"W	121.49'
L125	S38°25'47"W	30.27'
L126	S31°47'40"E	60.36'
L127	S14°24'57"E	75.55'
L128	N71°53'42"W	73.43'
L129	S87°40'21"E	69.56'
L130	N21°09'05"W	15.28'
L131	S68°48'48"W	124.83'
L132	N84°41'09"W	33.93'
L133	N52°21'05"W	45.94'
L134	S60°41'37"E	59.91'
L135	S79°35'05"E	26.99'
L136	N68°50'55"E	135.58'
L137	N31°39'18"E	20.32'
L138	N43°52'32"E	38.99'
L139	N52°32'39"E	39.75'
L140	N44°48'24"W	7.63'

LINE TABLE

C4 - SIGHT VISIBILITY TRIANGLE
LOT 67

C5 - SIGHT VISIBILITY TRIANGLE
LOT 75 AND C.A. "B"

FINAL PLAT for

BOULDER BRIDGE PASS III AT DOVE MOUNTAIN, LOTS 1 - 99,

BLOCKS "1" (PRV SITE) AND "2" (FUTURE DEVELOPMENT), COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE)

BEING A RESUBDIVISION OF A PORTION OF BLOCK "C" (FUTURE RESIDENTIAL) AND A PORTION OF BLOCK "G" (GOLF COURSE), AS RECORDED IN DOVE MOUNTAIN RESORT, M&P 62/71, AND A SUBDIVISION OF A PORTION OF SECTIONS 15 AND 16 OF T11S, R12E, G&SRBM, TOWN OF MARANA, PIMA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR CERTIFICATE NO. 26928 CHRIS E. MORRISON — EXPIRES 03/31/2015

REGISTERED LANDSCAPE ARCHITECT 38655 MARTIN V. MAGELLI — DATE SIGNED 9/30/14 — ARIZONA U.S.A. — EXPIRES 9/30/2016

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

#PRV-14009F REF.: #PRV-06012F JOB #2235.11 DATE: SEPTEMBER 23, 2014 SHEET 6 OF 6

SEQUENCE #

MARANA

PLANNING & ENGINEERING APPLICATION

1. TYPE OF APPLICATION (Check One)

O Preliminary Plat	☒ Final Plat	O General Plan Amendment	O Variance
O Development Plan	O SWPPP	O Landscape Plan	O Native Plant Permit
O Specific Plan Amendment	O Conditional Use Permit	O Rezone/Specific Plan	O Annexation
O Significant Land Use Change	O Minor Land Division	O Water Plan	
O Improvement Plan (specify type in Description of Project box*)		O Other _____	

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	*			General Plan Designation (To be confirmed by staff)	
Gross Area (Acre/Sq. Ft.)	39.1 acres			Current Zoning (To be confirmed by staff)	
Development/Project Name	Boulder Bridge Pass III			Proposed Zoning	
Project Location	Boulder Bridge Pass (North of Dove Mtn.)				
Description of Project*	Single Family Residential				
Property Owner	Landmark Title, Trust No. 18355 & 18379, c/o Cottonwood Prop				
Street Address	3567 E. Sunrise Dr., #219				
City Tucson	State AZ	Zip Code 85718	Phone Number 299-8424	Fax Number 577-2391	E-Mail Address
Contact Person	William Hallinan			Phone Number / E-mail bhallinan@cottonwoodproperties.com	
Applicant	Baker & Associates Engineering, Inc.				
Street Address	3561 E. Sunrise Dr., #225				
City Tucson	State AZ	Zip Code 85718	Phone Number 318-1950	Fax Number 318-1930	E-Mail Address
Contact Person	Marty Magelli, P.E.			Phone Number / E-mail marty@baetucson.com (Phone x104)	
Agent/Representative					
Street Address					
City	State	Zip Code	Phone Number	Fax Number	E-Mail Address
Contact Person				Town of Marana Business License No.	

3. AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and checklist. (If not owner of record, attach written authorization from the owner.)

CRW# PRV1407-001
Caselog# PRV-14009F

C. Jacobi

7-7-14
07-07-14 A09:04 RCV

William Hallinan
Print Name of Applicant/Agent

Signature

7.3.14
Date

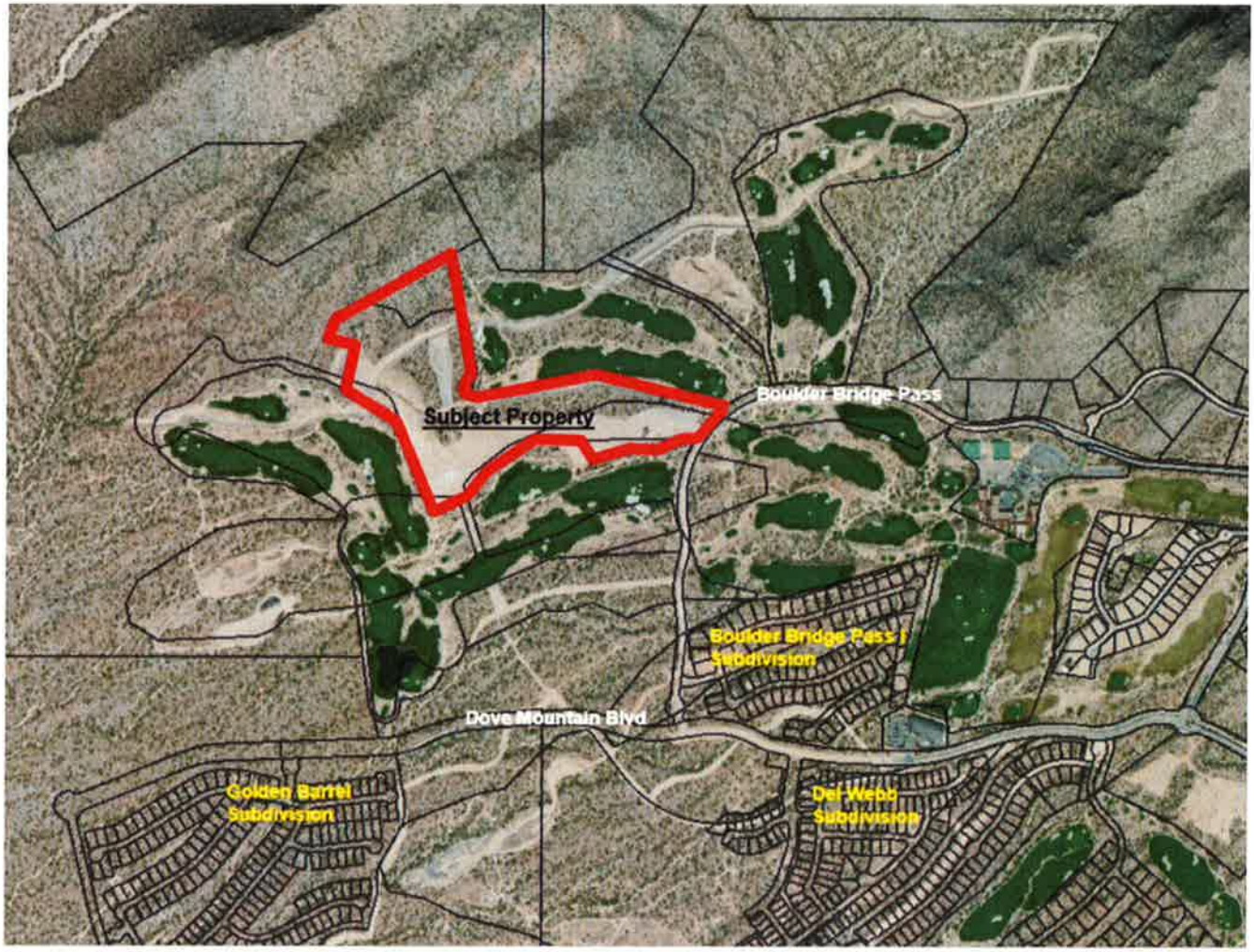
11555 W. Civic Center Drive, Bldg. A2•Marana, AZ 85653-7003•Telephone (520) 382-2600•Fax (520) 382-2641

* 218-19-183C, 218-19-182B, 218-19-1760, 218-19-1770 & Portion of 218-22-002H

PRV-14009P

Location Map

Case Number PRV-14009F
Boulder Bridge Pass III, Lots 1-99, Final Plat



This map was generated from the Town of Marana's GIS Web mapping system and is to be used for reference use only. GIS data is constantly changing so layers that appear on this map may or may not be accurate or current depending on the date and time this map was created.

MARANA

Request - Approval of a final plat for the resubdivision of Dove Mountain Resort Final Plat

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item C3

To: Mayor and Council

From: Steven Cheslak, Planner II

Date: October 21, 2014

Strategic Plan Focus Area:
Community

Strategic Plan Focus Area Additional Info:
The Del Webb at Dove Mountain Community Center Development Plan promotes the Strategic Plan II's Community Focus Area Initiative 4 through the development of the housing portfolio opportunities for Marana residents.

Subject: Resolution 2014-101: Relating to Development; approving a development plan for Del Webb at Dove Mountain Community Center generally located .03 miles south of Dove Mountain Boulevard on Del Webb Trail (Steve Cheslak)

Discussion:

Request
The applicant is requesting approval of a development plan for Del Webb at Dove Mountain Community Center located within the Dove Mountain Specific Plan area.

History
The Pulte Group Inc. is currently developing the Del Webb community with plans to construct up to 650 homes on approximately 200 acres of land within the Dove Mountain Specific Plan area. As of the date of this report, two phases have been completed and provide 167 lots for new homes. Phase three of the Del Webb community is currently in review and is planned to include 67 additional lots for homes and 6.16 acres of common area dedicated for the construction of a community center building and recreation area. The 10,374 square foot community center will be constructed with amenities that include a fitness room, community multi-use rooms, an outdoor pool complex and an extensive outdoor recreation area with tennis, pickle ball and bocce courts. The site will offer 52 parking spaces and will be extensively landscaped with native desert vegetation.

Location

The site is generally located .03 miles south of Dove Mountain Boulevard on Del Webb Trail within the Del Webb community.

Zoning

The site is located within the Dove Mountain Specific Plan. The Specific Plan land use designation is Low Density Residential (LDR) which allows for the development of community center\clubhouse recreation facilities.

Transportation

The primary access to this development will come from Del Webb Trail, south of Dove Mountain Boulevard, within the Del Webb planned community.

Staff Recommendation:

Staff finds that the development plan is in compliance with the Dove Mountain Specific Plan, the Marana Land Development Code, and the Marana General Plan. Staff recommends approval of this development plan.

Suggested Motion:

I move to adopt Resolution No. 2014-101, approving a development plan for the Del Webb at Dove Mountain Community Center.

Attachments:
Resolution No. 2014-101
Development Plan
Elevations
Application
Location Map

MARANA RESOLUTION NO. 2014-101

RELATING TO DEVELOPMENT; APPROVING A DEVELOPMENT PLAN FOR DEL WEBB AT DOVE MOUNTAIN COMMUNITY CENTER GENERALLY LOCATED .03 MILES SOUTH OF DOVE MOUNTAIN BOULEVARD ON DEL WEBB TRAIL

WHEREAS, the Dove Mountain Specific Plan was approved by the Town Council on March 28, 2000, as Ordinance 2000.04; and

WHEREAS the Pulte Group Inc. has applied for approval of a development plan for Del Webb at Dove Mountain Community Center, a community/recreation center development on 6.16 acres, and is generally located .03 miles south of Dove Mountain Boulevard on Del Webb Trail, within a portion of Section 22, Township 11 South, Range 12 East; and

WHEREAS the Mayor and Council of the Town of Marana find that this resolution is in the best interests of the Town of Marana and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that the Del Webb Community Center at Dove Mountain Development Plan is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of October, 2014.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

GENERAL NOTES

1. GROSS AREA OF DEVELOPMENT IS 6.16 AC (268,243 S.F.).
2. THIS DEVELOPMENT SHALL COMPLY WITH THE CONDITIONS SET FORTH IN THE DOVE MOUNTAIN SPECIFIC PLAN APPROVED MARCH 29, 2000 PER ORDINANCE NO. 2000.04.
3. THE EXISTING ZONING IS DOVE MOUNTAIN SPECIFIC PLAN, LAND DESIGNATION "LDR".
4. THE PROPOSED USE IS COMMUNITY CENTER/RECREATIONAL FACILITIES.
5. THE MAXIMUM ALLOWED BUILDING HEIGHT IS 35'. PROPOSED BUILDING HEIGHT IS 24'.
6. FOR PARKING PROVISIONS, SEE "PARKING DATA" CHART.
7. BASIS OF BEARING FOR THIS PROJECT IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, T-11-S, R-12-E. SAID BEARING BEING N00°06'55"E.
8. BASIS OF ELEVATION FOR THIS PROJECT IS THE AS-BUILT 3" TOWN OF MARANA BRASS CAP SURVEY MONUMENT STAMPED RLS "26928" AT THE CENTERLINE INTERSECTION OF DOVE MOUNTAIN BOULEVARD AND LOS SAGUAROS DRIVE. SAID ELEVATION BEING 2657.89 FEET (NGVD 29 DATUM).
9. THE DESIGN VEHICLE FOR DEL WEBB TRAIL IS 25 MPH/DESIGN VEHICLE WB-40.
10. ALL DRIVES MUST ACCOMMODATE EMERGENCY AND SERVICE VEHICLES.
11. THIS PROJECT WILL BE SERVED BY TUCSON WATER.
12. DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
13. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA COUNCIL.
14. THE AREA BETWEEN THE 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
15. ALL NEW UTILITIES AND ALL EXISTING UTILITIES (EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 46 Kv OR MORE) WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
16. THE INSTALLATION OF PRIVATE DEVELOPMENT ITEMS SUCH AS LANDSCAPE, IRRIGATION AND OTHER PRIVATE FEATURES IS NOT PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.
17. BUILDING SETBACKS PER THE DOVE MOUNTAIN SPECIFIC PLAN ARE:
    - FRONT 20'
    - SIDE 5'
    - REAR 15'
18. ALL WALLS SHALL BE CONSTRUCTED OF OR PAINTED WITH GRAFFITI RESISTANT MATERIALS.
19. ALL SIGNAGE TO BE APPROVED UNDER A SEPARATE PERMIT.
20. ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.
21. BUILDING CALCULATIONS:
    - BUILDING AREA 10,374 S.F.
    - PROJECT AREA 268,243 S.F.
    - % LOT COVERAGE 4%
22. TRASH ENCLOSURE MUST BE OF MASONRY CONSTRUCTION MATCHING THE BUILDING AND HAVE NON-TRANSPARENT GATES.
23. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION.
24. RETAINING WALLS REQUIRE A SEPARATE PERMIT.
25. THE DETENTION/RETENTION IN-LIEU FEES FOR THIS PROJECT HAVE BEEN CALCULATED TO BE $5,954.00. THESE FEES WILL BE REQUIRED TO BE PAID PRIOR TO PERMITTING FOR THE PROJECT.
26. MINIMUM ON-SITE LANDSCAPE PROVIDED = 121,614 S.F. (SEE LANDSCAPE PLAN)

NORTHWEST FIRE NOTES

1. FIRE HYDRANT(S) CAPABLE OF DELIVERING A MINIMUM FLOW OF 1,500 GALLONS PER MINUTE FOR 120 MINUTES AT A MINIMUM PRESSURE OF 20 psi SHALL BE APPROVED, INSTALLED, TESTED AND SERVICEABLE PRIOR TO THE INTRODUCTION OF COMBUSTIBLE MATERIALS TO THE SITE.
2. THE TOTAL COMBUSTIBLE BUILDING AREA (INCLUDING OVERHANGS) IS 14,347. THE BUILDING CONSTRUCTION IS TYPE V-B, FULLY SPRINKLERED.

SEWER NOTES:

1. ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
2. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE PIMA COUNTY ORDINANCE NO. 1981-154, AS AMENDED BY PIMA COUNTY ORDINANCE NO. 1983-5.
3. EXISTING WATER METER SIZES: 0
   NUMBER OF EXISTING WATER METERS AT THIS SIZE: 0
4. PROPOSED WATER METER SIZES: 2"
   NUMBER OF PROPOSED WATER METERS AT THIS SIZE: 1
5. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.

CERTIFICATE OF SURVEY

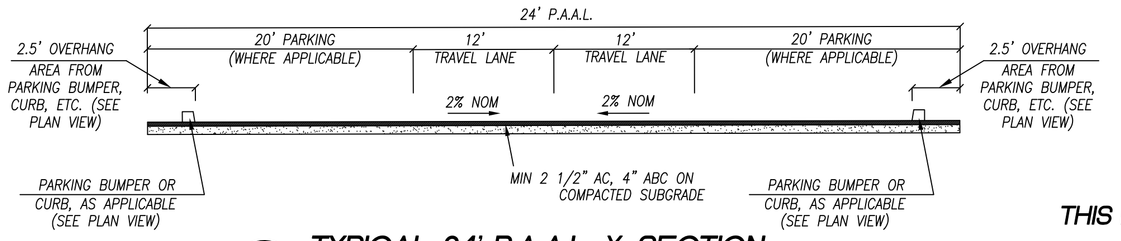
I HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN REPRESENTS A SURVEY MADE BY ME AND THAT ALL BOUNDARY MONUMENTS ARE CORRECTLY SHOWN.

CHRIS E. MORRISON
OPW SURVEYING, LLC
REGISTERED LAND SURVEYOR NO. 26928
STATE OF ARIZONA

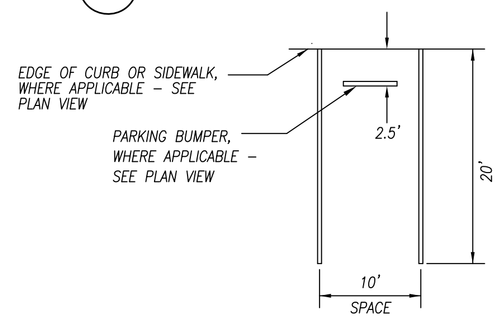
REGISTERED LAND SURVEYOR — CERTIFICATE NO. 26928 — CHRIS E. MORRISON — ARIZONA U.S.A. — EXPIRES 03/31/20__

PARKING DATA CHART

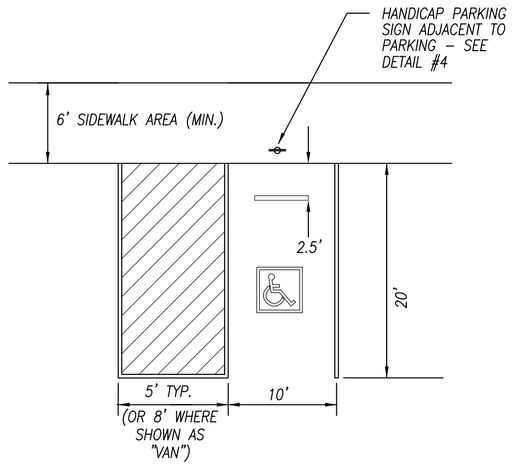
	USE	CALCULATION	TOTAL
BUILDING #1			
10,374 SF	COMMUNITY CENTER	1 SPACE PER 200 S.F.	52 SPACES
TOTAL REQUIRED			52 SPACES
TOTAL PROVIDED			52 SPACES
SURPLUS PARKING			0 SPACES
BREAKDOWN OF PARKING TYPES:			
STANDARD @ 10' X 208'		49	
HANDICAPPED @ 10' X 20' (INCLUDING 5' ACCESS AISLE/ RAMP OR 8' VAN ACCESS AISLE/RAMP, WHERE SHOWN)		3	
LOADING ZONES REQUIRED:			0
LOADING ZONES PROVIDED:			0



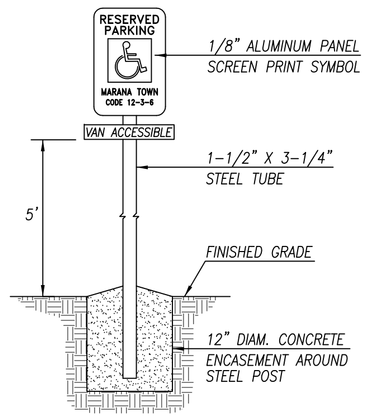
1 TYPICAL 24' P.A.A.L. X-SECTION

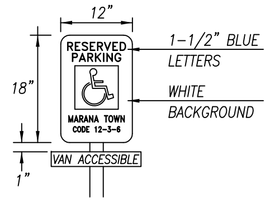


2 TYPICAL STANDARD PARKING STALL DETAIL



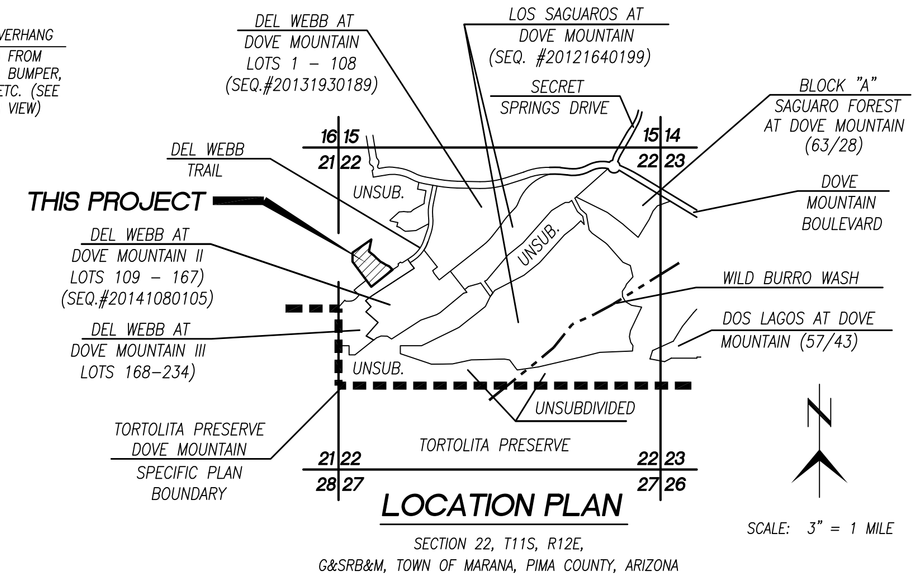
3 TYPICAL HANDICAP PARKING STALL DETAIL





THIS DEVELOPMENT COMPLIES WITH MARANA CODE 12-3-6 FOR ACCESSIBLE PARKING SIGNAGE REQUIREMENTS

4 HANDICAP SIGN DETAIL



LOCATION PLAN

SECTION 22, T11S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

SCALE: 3" = 1 MILE

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING ROAD CENTERLINE
- PROPERTY CORNER TO BE SET (TAGGED "RLS 26928")
- EASEMENT LINE
- 4"BCS — PROPOSED PRIVATE SEWER
- S — OFFSITE PUBLIC SEWER/MANHOLE (PROJECT #PRV-14035)
- W — PROPOSED PRIVATE WATER
- W — OFFSITE PROPOSED PUBLIC WATER
- SIGHT VISIBILITY TRIANGLE ("SVT") AREA DIMENSIONS – 240' (NEAR) OR 190' (FAR)
- HANDICAP PARKING
- 2650 — EXISTING CONTOURS
- 100 YEAR FLOODPRONE LINE ("FPL")
- EROSION SETBACK LINE ("ESL")
- 404 LINE ("404")
- NEW PAVEMENT
- OFFSITE PAVEMENT
- NEW PEDESTRIAN PATH (MATERIAL VARIES); MINIMUM 6'
- AREA=### ac, Q100=### cfs — DRAINAGE CONCENTRATION POINT
- WSEL # — 100 YEAR WATER SURFACE ELEVATION
- FFE 73 — PRELIMINARY FINISHED FLOOR ELEVATION
- x 63 — PRELIMINARY SPOT GRADES
- FLOW ARROW
- (#) — DETAIL #
- FENCING

SHEET INDEX

SHEET #1	NOTES/DETAILS
SHEET #2	SITE PLAN
SHEET #3	IMPROVEMENT PLAN

DEVELOPER

PULTE GROUP, INC.
ATTN: JUSTIN SMITH
2840 N. COUNTRY CLUB DR., #105
TUCSON, ARIZONA 85716
PHONE: 520-229-6000

OWNER

DM PHASE IV
C/O: COTTONWOOD PROPERTIES, INC.
ATTN: WILLIAM HALLINAN
3567 E. SUNRISE DRIVE, #219
TUCSON, ARIZONA 85718

ACCEPTANCE

BY: _____ P.E. DATE: _____
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER

BY: _____ DATE: _____
MARANA PLANNING DIRECTOR

BY: _____ DATE: _____
NORTHWEST FIRE DISTRICT

#DPR1407-001 REFERENCE: PRV-14035; PRV-06024F/A; PRV-12011F; PRV-13024P

REGISTERED PROFESSIONAL ENGINEER — CERTIFICATE NO. 36655 — MARTIN V. MAGELLI — ARIZONA U.S.A. — EXPIRES 9/30/2016

DEVELOPMENT PLAN FOR
DEL WEBB AT DOVE MOUNTAIN COMMUNITY CENTER

BEING A DEVELOPMENT OF COMMON AREA "B" OF DEL WEBB AT DOVE MOUNTAIN III, LOTS 168 - 234 AND BLOCKS "1" AND "2" AND COMMON AREAS "A" AND "B", LOCATED IN SECTION 22, T11S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SCALE:	DRAWN BY: JVA	DATE: 7/21/14	DRAWING #	SHEET
HORIZ: 1"=N/A	DESIGNED BY: MVM	REV. DATE: 8/29/14	2258.5-DP1.DWG	1 of 3
C.I.:=N/A	CHECKED BY: MVM	REV. DATE: 10/8/14	PLAN # 2258.5	

BASIS OF BEARING
TIE - SEE RIGHT

UNSUBDIVIDED
(PORTION OF PARCEL 218-34-226D)
DM PHASE IV INVESTMENT, L.L.C.)
ZONING: DOVE MOUNTAIN SPEC. PLAN "F"
FUTURE DEL WEBB PLATTING

47.09'
N47°34'06"E
S42°25'54"E
74.13'
422.30'
N55°01'18"E
15' REAR SETBACK
S17°31'49"W 236.51'
S51°15'44"E 94.23'
64.06'
S45°38'44"E
14.92'
S50°29'31"E
S46°16'39"E
49.78'
5' SIDE SETBACK
52.20'
S60°31'54"E
30.87'
S57°14'19"E
64.14'
S64°40'27"E
17.28'
S47°22'47"E
S45°28'39"E
45.08'
8.20'
S45°28'39"E
24.00'
N17°20'21"W
N00°58'17"E 172.76'
48.73'
N24°58'54"W
5' SIDE SETBACK
N36°42'08"W 267.01'
N36°42'08"W 120.04'
R=899.00'
L=79.90'
R=899.00'
L=52.76'
233.98'
N69°46'34"E
20' FRONT SETBACK
NEW 30' PUBLIC ACCESS ESMT. BY FINAL PLAT
(46' PUBLIC STREET)
N. DEL WEBB TRAIL
S37°05'28"W
241.42'
C.A. "A"
BLOCK "1"
816.16' N00°06'55"E
524.22' N89°53'05"W
PROJECT BOUNDARY

N
0 40
SCALE IN FEET

N
0 100
SCALE IN FEET

ALL DISTURBED AREAS NOT DEVELOPED WILL BE LANDSCAPED

UNSUBDIVIDED
(PORTION OF PARCEL 218-34-226D)
DM PHASE IV INVESTMENT, L.L.C.)
ZONING: DOVE MOUNTAIN SPEC. PLAN "F"
FUTURE DEL WEBB PLATTING

UNSUBDIVIDED
(PORTION OF PARCEL 218-34-226D)
DM PHASE IV INVESTMENT, L.L.C.)
ZONING: DOVE MOUNTAIN SPEC. PLAN "F"
FUTURE DEL WEBB PLATTING

SHADE STRUCTURE
SEATWALL
RAISED PLANTER AREA
POOL DECK
POOL
SHADE STRUCTURE
SPA
TURF AREA
200' (NOM.)
PATIO AREA
BUILDING #1
10374 S.F.
BUILDING HEIGHT: 24'
35' (NOM.)
65' (NOM.)
TURF AREA
TURF AREA
TURF AREA
NEW P.A.A.L.
10' (TYP.)
8'
5'
24'
20'
PARKING OVERHANG
NEW P.A.A.L.
10' (TYP.)
TRASH
PARKING OVERHANG
NEW P.A.A.L.
PARKING OVERHANG
NEW P.A.A.L.
24'
TENNIS COURT
PICKLE BALL COURT
GOLF CART PARKING
BOCCE COURT
PICKLE BALL COURT
MONUMENT SIGN
C.A. "A"
NEW 30' PUBLIC ACCESS ESMT. BY FINAL PLAT
LOT 234
LOT 233
LOT 178
LOT 179
LOT 180
LOT 177
LOT 176
LOT 175
LOT 174
LOT 173
C.A. "A"
LOT 172
LOT 171
DEL WEBB AT DOVE MOUNTAIN III, LOTS 168 - 234, BLOCKS "1" AND "2" AND COMMON AREAS "A" (OPEN SPACE/DRAINAGE) AND "B" (RECREATION AREA)
PRV-14035

E 1/4 COR.
SECTION 21
FOUND 18" STONE
W/ "1/4" CHISELED

BASIS OF BEARING

SITE PLAN SHEET

#DPR1407-001

REFERENCE: PRV-14035; PRV-06024F/A; PRV-12011F; PRV-13024P

Registered Professional Engineer
CERTIFICATE NO.
36655
MARTIN V. MAGELLI
DATE SIGNED
ARIZONA, U.S.A.
EXPIRES 9/30/2016

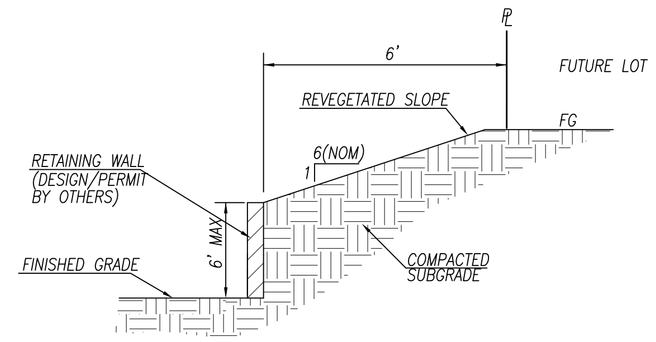
DEVELOPMENT PLAN FOR
DEL WEBB AT DOVE MOUNTAIN COMMUNITY CENTER

BEING A DEVELOPMENT OF COMMON AREA "B" OF DEL WEBB AT DOVE MOUNTAIN III, LOTS 168 - 234 AND BLOCKS "1" AND "2" AND COMMON AREAS "A" AND "B", LOCATED IN SECTION 22, T11S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

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SCALE:	DRAWN BY: JVA	DATE: 7/21/14	DRAWING #	SHEET
HORIZ: 1"=VARIES	DESIGNED BY: MVM	REV. DATE: 8/29/14	2258.5-DP1.DWG	2 of 3
C.I.:=N/A	CHECKED BY: MVM	REV. DATE: 10/8/14	PLAN # 2258.5	

ALL DISTURBED AREAS NOT DEVELOPED WILL BE LANDSCAPED



5 EAST LOT GRADING DETAIL

NTS

0 40
SCALE IN FEET

UNSUBDIVIDED (PORTION OF PARCEL 218-34-226D) DM PHASE IV INVESTMENT, L.L.C.) ZONING: DOVE MOUNTAIN SPEC. PLAN "F" FUTURE DEL WEBB PLATTING

N.DEL WEBB TRAIL

IMPROVEMENT PLAN SHEET

#DPR1407-001

REFERENCE: PRV-14035; PRV-06024F/A; PRV-12011F; PRV-13024P

DEVELOPMENT PLAN FOR
DEL WEBB AT DOVE MOUNTAIN COMMUNITY CENTER

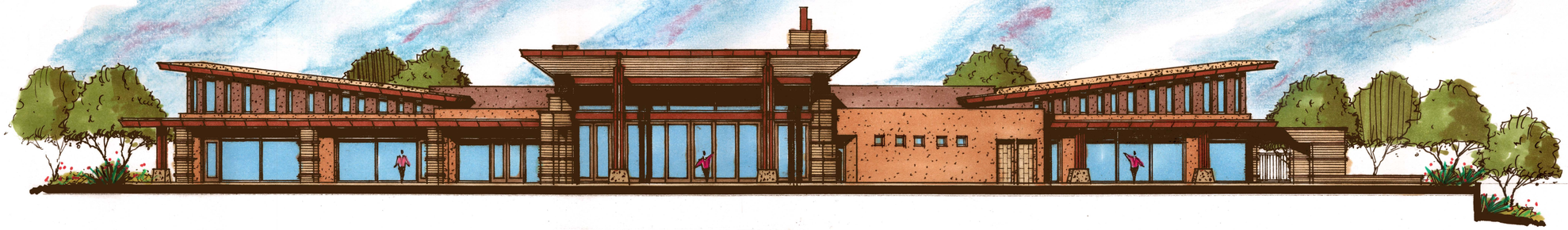
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Registered Professional Engineer CERTIFICATE NO. 36655 MARTIN V. MAGELLI DATE SIGNED ARIZONA U.S.A. EXPIRES 9/30/2016

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SCALE:	DRAWN BY: JVA	DATE: 7/21/14	DRAWING #	SHEET
HORIZ: 1"=40'	DESIGNED BY: MVM	REV. DATE: 8/29/14	2258.5-DP1.DWG	3 of 3
C.I.:=1'	CHECKED BY: MVM	REV. DATE: 10/8/14	PLAN # 2258.5	

Marana Council Meeting 10/21/14



REAR ELEVATION



FRONT ELEVATION

0 4 8 16 32

ILLUSTRATIONS ARE CONCEPTUAL & SUBJECT TO CHANGE.

SHJ STUDIO

COMMUNITY CENTER

DEL WEBB AT DOVE MOUNTAIN

JUNE 4, 2014

#12013

MARANA
PLANNING

1. TYPE OF APPLICATION (Check One)

☐ Preliminary Plat	☐ Final Plat	☐ General Plan Amendment	☐ Variance
☒ Development Plan	☐ SWPP	☐ Landscape Plan	☐ Native Plant Permit
☐ Specific Plan Amendment	☐ Conditional Use Permit	☐ Rezone/Specific Plan	☐ Native Plant Exception
☐ Significant Land Use Change	☐ Minor Land Division	☐ Water Plan	☐ Annexation

☐ Improvement Plan (specify type in Description of Project box*) ☐ Other _____

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	Portion of 218-34-226D			General Plan Designation (To be confirmed by staff)	
Gross Area (Acre/SF)	6.16 AC/268.243 S.F.			Current Zoning (To be confirmed by staff)	
Development / Project Name	Del Webb at Dove Mountain Community Center			Proposed Zoning	
Project Location	Del Webb Trail/Clear Creek Trail				
Description of Project*	Recreation Center				
Property Owner	DM Phase IV Investment - c/o Cottonwood Properties				
Street Address	3567 E. Sunrise Dr., Ste. #219				
City Tucson	State AZ	Zip Code 85718	Phone # 299-8424	Fax #	E-Mail Address bhallinan@cottonwood properties.com
Contact Person	Bill Hallinan			Phone Number / E-mail See above	
Applicant	Pulte Group, Inc.				
Street Address	2840 N. Country Club Dr., #105				
City Tucson	State AZ	Zip Code 85716	Phone # 360-5509	Fax #	E-Mail Address
Contact Person	Justin Smith			Phone Number / E-mail justin.smith@pultegroup.com	
Agent/Representative					
Street Address					
City	State	Zip Code	Phone #	Fax #	E-Mail Address
Contact Person				Town of Marana Business License No.	

3. AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and checklist. **(If not owner of record, attach written authorization from the owner.)**

Justin Smith — Print Name of Applicant/Agent

Signature

7/21/14 — Date

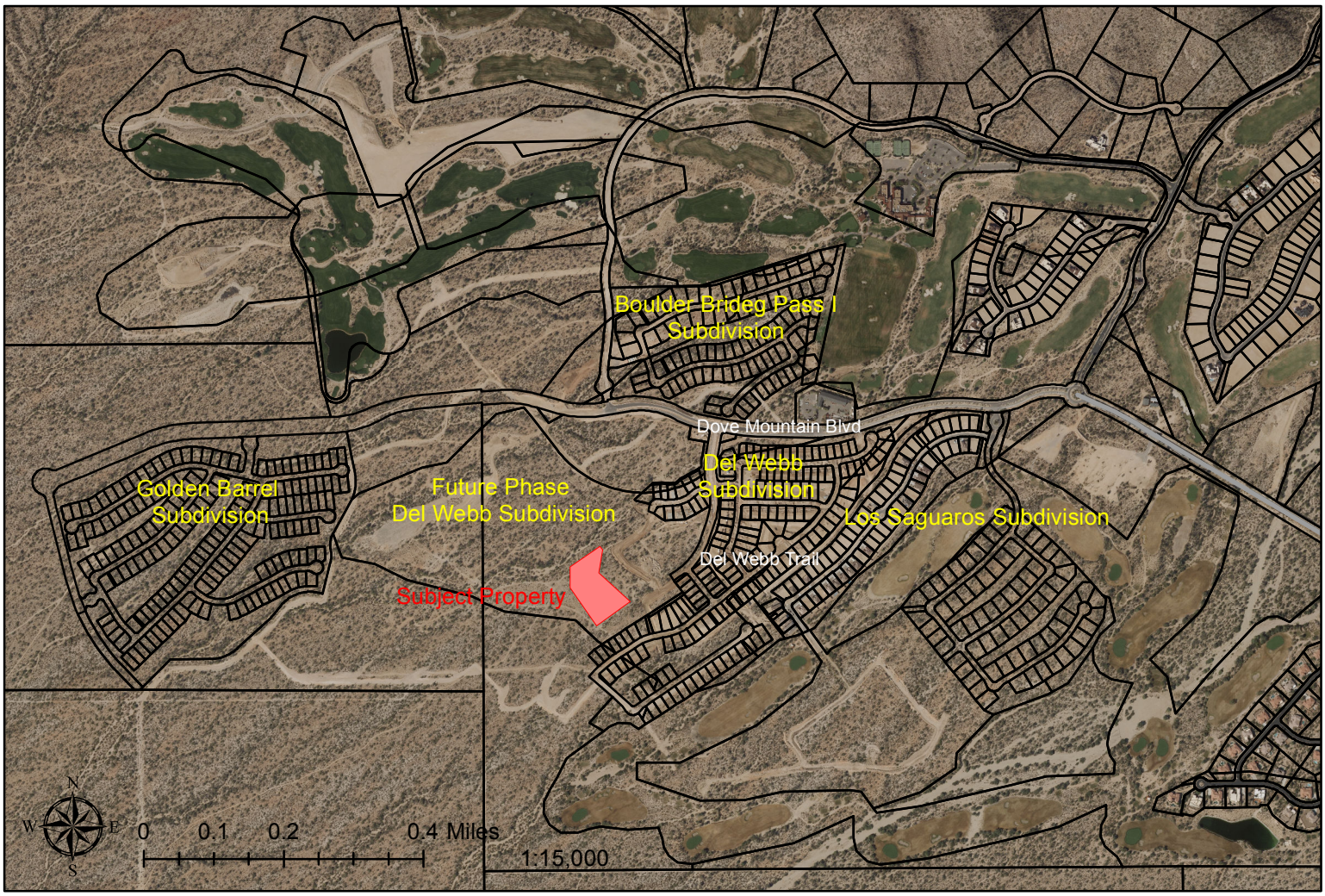
Date Received 7/23/14 Signature C. Jacobs

CRW# DPRA07-001

07-23-14 A09:28 RCVD

Location Map

Case Number DPR1407-001
Del Webb at Dove Mountain Community
Center Development Plan



Request - Approval of a development plan for the Del Webb Community Center at Dove Mountain

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item C4

To: Mayor and Council

From: Steven Vasquez, Planner I

Date: October 21, 2014

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2014-102: Relating to Development; approving a final plat for Continental Ranch Retail Center - Westside Resubdivision #4, Lot 18 located approximately 0.1 miles southeast of the intersection of Cortaro Road and Arizona Pavilions Drive (Steven Vasquez)

Discussion:

History

The Continental Ranch Specific Plan was approved by the Town Council on April 3, 1988 by Ordinance 88.09. A final plat for Continental Ranch Retail Center was approved by Town Council on October 1, 2002 by Resolution 2002-108. The plat was then resubdivided to create the Continental Ranch Retail Center - Westside final plat which was approved by Town Council on December 20, 2005 by Resolution 2005-152. Since the approval of the Continental Ranch Retail - Westside final plat, various lots have been subdivided within it to create additional lots which has resulted in three resubdivisions of the plat.

Request

Cypress Civil Development, on behalf of Continental Ranch Development LLC, is requesting a resubdivision of Lot 4 of the Continental Ranch Retail Center - Westside Resubdivision #3, Lots 13 & 4 final plat. This resubdivision would reduce Lot 4 from 6.27 acres to 5.57 acres and create Lot 18 using the resulting 0.70 acres. A Taco Bell restaurant is proposed to be developed on the newly created Lot 18.

Location

The proposed lot created from the resubdivision of Lot 4 is generally located approximately 0.1 miles southeast of the intersection of Cortaro Road and Arizona Pavilions Drive.

Zoning
The subject lot is zoned Specific Plan (F) and is located within the Continental Ranch Specific Plan area. It has a land use designation of Freeway Commercial (C*).

Transportation
Because the lot is within a developed commercial area, it can be accessed off of various openings along Cortaro Road and Arizona Pavilions Drive.

Development Plan
A development plan has been submitted for a Taco Bell restaurant on the proposed Lot 18 created by this resubdivision and is currently under review.

Staff Recommendation:

Staff recommends approved of the final plat for Continental Ranch Retail Center - Westside Resubdivision #4, Lot 18. The plat has been reviewed for compliance with the Continental Ranch Specific Plan, the Town of Marana Land Development Code and the currently adopted Marana General Plan. It is in conformance with all required development regulations and conditions of zoning.

Suggested Motion:

I move to adopt Resolution No. 2014-102 approving a final plat for Continental Ranch Retail Center - Westside Resubdivision #4, Lot 18.

Attachments: Resolution No. 2014-102
PRV1409-001 Final Plat
PRV1409-001 Application
PRV1409-001 Location Map

MARANA RESOLUTION NO. 2014-102

RELATING TO DEVELOPMENT; APPROVING A FINAL PLAT FOR CONTINENTAL RANCH RETAIL CENTER – WESTSIDE RESUBDIVISION #4, LOT 18 LOCATED APPROXIMATELY 0.1 MILES SOUTHEAST OF THE INTERSECTION OF CORTARO ROAD AND ARIZONA PAVILIONS DRIVE

WHEREAS the Continental Ranch Specific Plan was approved by the Town Council on April 3, 1988 by Ordinance 88.09; and

WHEREAS the Continental Ranch Retail Center Final Plat was approved by the Town Council on October 1, 2002 by Resolution 2002-108; and

WHEREAS the Continental Ranch Retail Center – Westside Final Plat was approved by Town Council on December 20, 2005 by Resolution 2005-152; and

WHEREAS the Continental Ranch Retail Center – Westside Resubdivision #3, Lots 13 & 4 Final Plat was approved by Town Council on December 3, 2013 by Resolution 2013-112; and

WHEREAS the Mayor and Council of the Town of Marana find that this resolution is in the best interests of the Town of Marana and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that the final plat for Continental Ranch Retail Center – Westside Resubdivision #4, Lot 18 is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of October, 2014.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

GENERAL NOTES

1. GROSS AREA OF THIS RESUBDIVISION IS 6.27 ACRES (273,169 SF).
2. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE TOWN OF MARANA LAND DEVELOPMENT CODE AND THE CONTINENTAL RANCH SPECIFIC PLAN ADOPTED 05 APRIL 1988 BY THE TOWN OF MARANA AND ALL SUBSEQUENT REVISIONS AS OF THE DATE OF THIS PLAN.
3. THE TOTAL NUMBER OF LOTS IS 1.
4. THE TOTAL NUMBER OF NEW PUBLIC STREETS IS 0.0 MILES.
5. BASIS OF BEARINGS FOR THIS PROJECT IS THE SOUTHEASTERLY LINE OF LOT 4 OF "CONTINENTAL RANCH RETAIL-WESTSIDE" AS SHOWN ON THIS PLAN AND AS RECORDED IN BOOK 60 AT PAGE 75 OF MAPS AND PLATS, RECORDS OF PIMA COUNTY, ARIZONA. THE BEARING OF SAID LINE IS N 33°30'07" E.
6. THE EXISTING ZONING IS "F" SPECIFIC PLAN - CONTINENTAL RANCH. THE LAND USE DESIGNATION (LUD) IS "C*", FREEWAY COMMERCIAL.
7. NO FURTHER SUBDIVISION OF ANY LOT OR PARCEL SHOWN WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA MAYOR AND COUNCIL.
8. AREA LOCATED WITHIN 100-YR FLOODPLAIN LIMITS AND THEREFORE SUBJECT TO FLOODING DURING A 100-YR STORM CONDITION WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLAIN MANAGEMENT AS APPROVED BY THE FLOOD PLAIN ADMINISTRATOR.
9. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY, IN WRITING, THAT ALL IMPROVEMENTS, WHETHER PRIVATE OR PUBLIC, HAVE BEEN CONSTRUCTED, PLACED, INSTALLED, ETC., IN SUBSTANTIAL CONFORMANCE WITH THE ACCEPTED PLANS FOR THIS DEVELOPMENT. CERTIFICATIONS, IN WRITING, ARE TO BE RECEIVED BY THE TOWN ENGINEER OF THE TOWN OF MARANA PRIOR TO THE REQUEST FOR FINAL INSPECTION AND RELEASE OF ASSURANCES.
10. THE MAXIMUM ALLOWABLE BUILDING HEIGHT IS 39 FEET.
11. PER CONTINENTAL RANCH SPECIFIC PLAN THERE IS NO MINIMUM LOT WIDTH OR AREA.
12. MINIMUM BUILDING SETBACKS ARE TO BE A DISTANCE EQUAL TO SIXTY PERCENT (60%) OF THE BUILDING HEIGHT, BUT NOT LESS THAN 15 FEET.
13. REQUIRED PARKING IS EQUAL TO ONE SPACE PER 200 SQUARE FEET OF FLOOR SPACE AREA.
14. A DEVELOPMENT PLAN FOR EACH LOT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWN OF MARANA PLANNING COMMISSION BEFORE ISSUANCE OF BUILDING PERMITS. ALL ACCESS POINTS SHALL BE SUBJECT TO CURRENT TOWN OF MARANA ACCESS CRITERIA AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
15. INSTALLATION OF ITEMS SUCH AS LANDSCAPE, IRRIGATION, HARDSCAPE, SIGNAGE, DRAINAGE IMPROVEMENTS AND WALLS, ETC. WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE LICENSEE PER THE LICENSE AGREEMENT RECORDED IN DKT. 12370, PG 2832 AND AS AMENDED IN DKT. 12784, PG. 2330.
16. A BLANKET EASEMENT FOR ACCESS ACROSS LOT 18 IS GRANTED TO LOTS ASSOCIATED WITH THE CONTINENTAL RANCH RETAIL CENTER WESTSIDE AS A PART OF THIS PLAT.
17. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF, OR COMPLIANCE WITH ANY DEED RESTRICTION OR EASEMENTS.

DEDICATION

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE, THE UNDERSIGNED, OUR SUCCESSORS, AND ASSIGNS, DO HEREBY HOLD THE TOWN OF MARANA, THEIR SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL. IT IS FURTHER UNDERSTOOD AND AGREED THAT NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA MAYOR AND COUNCIL.

WE HEREBY GRANT TO THE TOWN OF MARANA, PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT, AND ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE, THE PUBLIC SEWER AND/OR UTILITY EASEMENTS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE SEWERS, UTILITIES, PUBLIC DRAINAGEWAYS OR OTHER USES AS DESIGNATED HEREON.

AN ASSOCIATION OF INDIVIDUAL LOT OWNERS HAS BEEN ESTABLISHED BY THE RECORDING OF EASEMENTS, COVENANTS, AND RESTRICTIONS IN DKT. 12747, PG. 545 AND AS AMENDED IN SEQUENCE NO. _____, IN THE OFFICE OF THE PIMA COUNTY RECORDER, PIMA COUNTY, ARIZONA, TO PROVIDE FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF ALL PRIVATE UTILITIES, DRAINAGE FACILITIES, AND AREAS OF COMMON USAGE.

BY: _____ DATE: _____
NAME: GREG WEXLER

CONTINENTAL RANCH DEVELOPMENT LLC
12790 EL CAMINO REAL, SUITE 150
SAN DIEGO, CA 92130

STATE OF ARIZONA)
) SS
COUNTY OF PIMA)

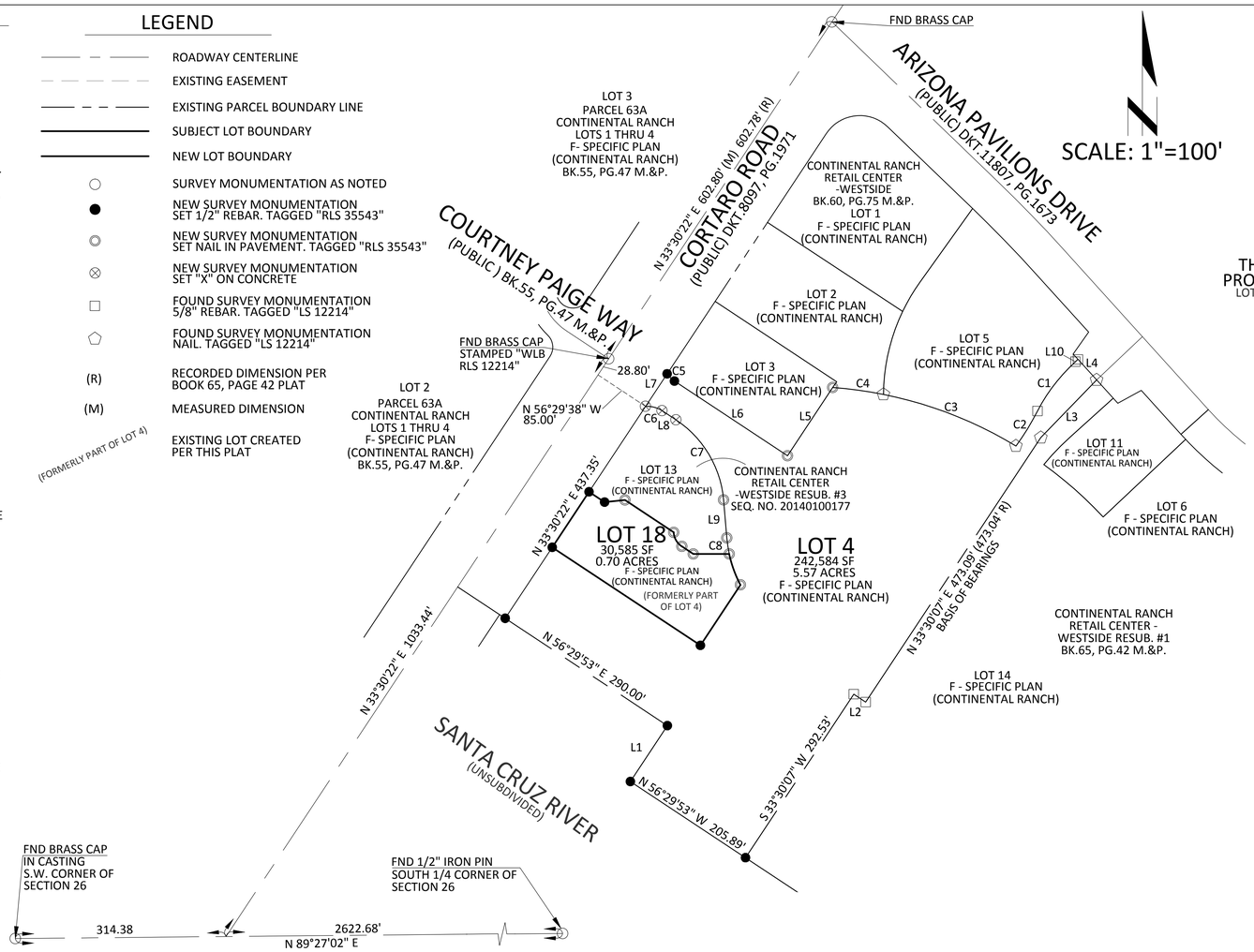
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ BY _____ OF _____ A _____ LLC ON BEHALF OF THE COMPANY.

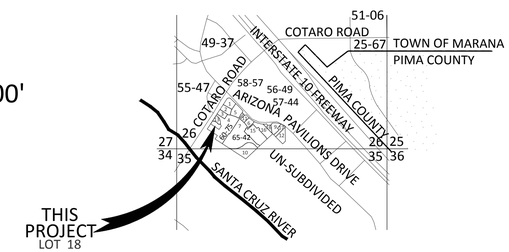
_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

Two working days before you dig, CALL FOR THE BLUE STAKES
1-800-782-5348
" 1-800-STAKE-IT "
Blue Stake Center

LEGEND

- ROADWAY CENTERLINE
- EXISTING EASEMENT
- EXISTING PARCEL BOUNDARY LINE
- SUBJECT LOT BOUNDARY
- NEW LOT BOUNDARY
- SURVEY MONUMENTATION AS NOTED
- NEW SURVEY MONUMENTATION SET 1/2" REBAR. TAGGED "RLS 35543"
- NEW SURVEY MONUMENTATION SET NAIL IN PAVEMENT. TAGGED "RLS 35543"
- NEW SURVEY MONUMENTATION SET "X" ON CONCRETE
- FOUND SURVEY MONUMENTATION 5/8" REBAR. TAGGED "LS 12214"
- FOUND SURVEY MONUMENTATION NAIL. TAGGED "LS 12214"
- (R) RECORDED DIMENSION PER BOOK 65, PAGE 42 PLAT
- (M) MEASURED DIMENSION
- (FORMERLY PART OF LOT 4) EXISTING LOT CREATED PER THIS PLAT





A PORTION OF THE WEST 1/2 OF
SECTION 26, T. 12 S., R. 12 E., G.&S.R.M.,
MARANA, PIMA COUNTY, ARIZONA

LOCATION MAP NORTH
3" = 1 MILE

LINE TABLE			
LINE	LENGTH		BEARING
L1	100.00' (M)		N 33°30'07" E (M)
L2	21.26' (M)		N 56°29'52" W (M)
L3	119.68' (M)	119.78' (R)	S 44°03'00" W (M)
L4	41.39' (M)	41.21' (R) BK. 60, PG. 75	S 42°13'56" E (M)
L5	122.04' (M)		N 33°30'07" E (M)
L6	202.12(M)		S 56°33'08" E (M)
L7	58.21' (M)		N 33°30'22" E (M)
L8	24.82' (M)		S 56°29'52" E (M)
L9	56.86' (M)		S 04°53'08" E (M)
L10	4.99' (M)		S 47°53'08" E (M)

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC LENGTH	
C1	258.50' (M)	20°41'43"	93.37' (M)	
C2	392.00' (M)	08°58'41"	61.43' (M)	61.46' (R)
C3	612.50' (M)	19°56'06"	213.11' (M)	
C4	612.50' (M)	07°08'29"	76.34' (M)	76.46' (R)
C5	39.50' (M)	22°22'22"	15.42' (M)	
C6	39.50' (M)	37°47'49"	26.06' (M)	
C7	159.50' (M)	51°36'44"	143.68' (M)	
C8	185.50' (M)	07°29'37"	24.26' (M)	

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREIN ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

_____
TODD A. HOUT - RLS NO. 35543

REGISTERED LAND SURVEYOR CERTIFICATE NO. 35543 TODD A. HOUT DATE SIGNED ARIZONA, U.S.A. Expires 12/31/2016

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE 100-YEAR FLOOD PRONE LIMITS OR HAZARD SETBACKS NOTED, IF ANY, WERE REVIEWED AND SHOWN UNDER MY DIRECTION.

_____
KEVIN M. HALL - PE NO. 37624

Registered Professional Engineer (Civil) CERTIFICATE NO. 37624 KEVIN M. HALL Date Signed ARIZONA, U.S.A. Expires 06/30/2017

OWNER'S INFO

CONTINENTAL RANCH DEVELOPMENT LLC
11975 EL CAMINO REAL, SUITE 205
SAN DIEGO, CALIFORNIA 92130
CONTACT: MR. GREG WEXLER
P: (520) 744-8500

TOWN OF MARANA APPROVALS

BY:

_____ _____
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER DATE

_____ _____
MARANA PLANNING DIRECTOR DATE

I _____, CLERK OF THE TOWN OF MARANA, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA ON THE _____ DAY OF _____, 20___.

_____ _____
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT DATE

WATER ADEQUACY

THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

BY:

_____ _____
UTILITY DIRECTOR DATE
TOWN OF MARANA

RECORDING DATA

STATE OF ARIZONA) FEE: _____
) SS
COUNTY OF PIMA) NO. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF CYPRESS CIVIL DEVELOPMENT, LLC ON THIS _____ DAY OF _____, 20__, AT SEQUENCE NO. _____ OF MAPS AND PLATS.

F. ANN RODRIGUEZ
PIMA COUNTY RECORDER

BY: _____
DEPUTY FOR PIMA COUNTY RECORDER

2102 north country club road
suite #9
tucson, arizona 85716
p: 520.991.5213
e: kmhall@cypresscivil.com
CYPRESS PROJECT NO: 14.052

CYPRESS CIVIL DEVELOPMENT strength + sustainability

PRV-1409-001
RELATED CASE NUMBERS: PRV-11029F
PRV-04003F
PRV-10038
PRV-13020F

FINAL PLAT FOR CONTINENTAL RANCH RETAIL CENTER - WESTSIDE RESUBDIVISION #4, LOT 18

A RESUBDIVISION OF LOT 4 OF CONTINENTAL RANCH RETAIL CENTER WESTSIDE, LOTS 1-13, RECORDED IN BOOK 60 M&P, PAGE 75
WITHIN THE WEST 1/2 SECTIONS 26 AND 35, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G.&S.R.M. TOWN OF MARANA, PIMA COUNTY, ARIZONA

DATE: 10/10/2014

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35543
TODD A. HOUT
DATE SIGNED
ARIZONA, U.S.A.
Expires 12/31/2015

Registered Professional Engineer (Civil)
CERTIFICATE NO.
37624
KEVIN M. HALL
DATE SIGNED
ARIZONA, U.S.A.
Expires 06/30/2017

SCALE: 1"=20'

SEQUENCE NO.

FND BRASS CAP STAMPED "WLB RLS 12214"

28.80'

N 56°29'38" W 85.00'

CORTARO ROAD (PUBLIC) DKT.8097, PG.1971

75' HALF RIGHT-OF-WAY

160' RIGHT-OF-WAY

95' HALF RIGHT-OF-WAY

N 33°30'22" E 1033.44'

SET 1/2" REBAR TAGGED "RLS 35543"

SET 1/2" REBAR TAGGED "RLS 35543"

29.99'

FND "X" ON CONCRETE RLS 35543

28.22'

R=39.50' Δ=37°47'49" L=26.06'

S 56°33'08" E 60.15'

S 56°29'52" E 24.82'

SET NAIL IN CONCRETE "RLS 35543"

SET NAIL IN CONCRETE "RLS 35543"

N 33°30'22" E 105.81'

N 33°30'22" E 152.78'

EXISTING DRAINAGE EASEMENT (WIDTH VARIES) PER DKT. 11608, PG. 2647

LOT 2
CONTINENTAL RANCH RETAIL CENTER WEST
ZONED "C"
BK. 60, PG. 75 M.&P.

SET NAIL IN PAVEMENT TAGGED "RLS 35543"

LOT 3
CONTINENTAL RANCH RETAIL CENTER WEST
ZONED "C"
BK. 60, PG. 75 M.&P.

EXISTING 10' WIDE PUBLIC UTILITY EASEMENT PER DKT. 12866, PG. 10

EXISTING 10' PUBLIC ELECTRIC & OTHER UTILITY EASEMENT PER DKT. 12866, PG. 10

R=153.36' Δ=55°35'40" L=148.81'

SET NAIL IN PAVEMENT TAGGED "RLS 35543"

EXISTING 25' PUBLIC SEWER EASEMENT PER BK. 60, PG. 75

R=159.50' Δ=51°36'44" L=143.68'

EXISTING 10'X100' QUEST EASEMENT PER BK. 56, PG. 49 PLAT

EXISTING 31' PUBLIC INGRESS, EGRESS, AND PUBLIC UTILITY EASEMENT PER BK. 60, PG. 75 PLAT

EXISTING 10'X15' UTILITY EASEMENT PER DKT. 12866, PG. 10

LOT 13
25,819 SF
0.59 ACRES

EXISTING 15' PUBLIC WATER LINE EASEMENT PER DKT. 12797, PG. 49

NEW 10'X20' SIGN EASEMENT PER SEQ. 20140100177

SET 1/2" REBAR TAGGED "RLS 35543"

S 56°29'53" E 27.85'

N 84°08'57" E 30.57'

SET NAIL IN PAVEMENT TAGGED "RLS 35543"

CONTINENTAL RANCH RETAIL CENTER -WESTSIDE RESUB. #3 SEQ. NO. 20140100177

SET NAIL IN PAVEMENT TAGGED "RLS 35543"

EXISTING 20' PUBLIC SEWER EASEMENT PER DKT. 7787, PG. 1270

EXISTING 15' PUBLIC WATER LINE EASEMENT PER DKT. 12737, PG. 49

N 33°30'22" E 437.35'

N 33°30'22" E 99.36'

SET 1/2" REBAR TAGGED "RLS 35543"

S 56°25'47" E 87.38'

S 00°57'28" E 50.45'

S 04°53'08" E 59.86'

EXISTING 10' PUBLIC ELECTRIC & OTHER UTILITY EASEMENT PER DKT. 12866, PG. 10

EXISTING WATER LINE EASEMENT PER DKT. 12737, PG. 49

EXISTING 20' PUBLIC WATER LINE EASEMENT PER DKT. 12895, PG. 853

EASEMENT CONTROL LINE

SET NAIL IN PAVEMENT TAGGED "RLS 35543"

EXISTING PUBLIC SLOPE, DRAINAGE, ACCESS, UTILITIES, & CLEAR ZONE EASEMENT (WIDTH VARIES) PER DKT. 8097, PG. 1950

SET NAIL IN PAVEMENT TAGGED "RLS 35543"

CONTINENTAL RANCH RETAIL CENTER WEST
ZONED "C"
BK. 60, PG. 75 M.&P.
LOT 4

R=27.00' Δ=53°05'04" L=25.01'

R=185.50' Δ=07°29'37" L=24.26'

SET NAIL IN PAVEMENT TAGGED "RLS 35543"

S 56°25'47" E 20.45'

N 90°00'00" E 53.66'

SET NAIL IN PAVEMENT TAGGED "RLS 35543"

EXISTING 31' PUBLIC INGRESS, EGRESS, AND PUBLIC UTILITY EASEMENT PER BK. 60, PG. 75 PLAT

FND BRASS CAP IN CASTING S.W. CORNER OF SECTION 26

314.38

N 89°27'02" E 2622.68'

2308.30'

FND 1/2" IRON PIN SOUTH 1/4 CORNER OF SECTION 26

EXISTING 1' PUBLIC NO-ACCESS EASEMENT PER BK. 56, PG. 49 PLAT

EXISTING 10' LANDSCAPE BUFFERYARD PER BK. 60, PG. 75 PLAT

EXISTING 20' PUBLIC WATER LINE EASEMENT PER DKT. 12895, PG. 853

SET NAIL IN PAVEMENT TAGGED "RLS 35543"

EXISTING 10' PUBLIC SEWER EASEMENT PER BK. 60, PG. 75 PLAT

LOT 18
30,585 SF
0.70 ACRES
(FORMERLY PART OF LOT 4)

EXISTING DRAINAGE EASEMENT (WIDTH VARIES) PER DKT. 11608, PG. 2647

R=185.50' Δ=15°10'21" L=49.12'

R=165.00' Δ=55°32'24" L=159.94'

127.00'

N 56°29'53" W 264.99'

SET NAIL IN PAVEMENT TAGGED "RLS 35543"

S 33°30'07" W 108.27'

FND 1/2" REBAR TAGGED "RLS 35543"

EXISTING WATER LINE EASEMENT PER DKT. 12737, PG. 49

LOT 4
242,584 SF
5.57 ACRES

SET 1/2" REBAR TAGGED "RLS 35543"

Two working days before you dig, CALL FOR THE BLUE STAKES
1-800-782-5348
1-800-STAKE-IT
Blue Stake Center

2102 north country club road
suite #9
tucson, arizona 85716
p: 520.991.5213
e: kmhall@cypresscivil.com
CYPRESS PROJECT NO: 14.052

CYPRESS CIVIL DEVELOPMENT
strength + sustainability

PRV-1409-001
RELATED CASE NUMBERS: PRV-11029F
PRV-04003F
PRV-10038
PRV-13020F

FINAL PLAT FOR CONTINENTAL RANCH RETAIL CENTER - WESTSIDE RESUBDIVISION #4, LOT 18

A RESUBDIVISION OF LOT 4 OF CONTINENTAL RANCH RETAIL CENTER WESTSIDE, LOTS 1-13, RECORDED IN BOOK 60 M&P, PAGE 75
WITHIN THE WEST 1/2 SECTIONS 26 AND 35, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G.&S.R.M. TOWN OF MARANA, PIMA COUNTY, ARIZONA

DATE: 10/10/2014

SEQUENCE NO.

MARANA
PLANNING

1. TYPE OF APPLICATION (Check One)

☐ Preliminary Plat	☑ Final Plat	☐ General Plan Amendment	☐ Variance
☐ Development Plan	☐ SWPP	☐ Landscape Plan	☐ Native Plant Permit
☐ Specific Plan Amendment	☐ Conditional Use Permit	☐ Rezone/Specific Plan	☐ Native Plant Exception
☐ Significant Land Use Change	☐ Minor Land Division	☐ Water Plan	☐ Annexation

☐ Improvement Plan (specify type in Description of Project box*) ☐ Other _____

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	221-05-2720			**General Plan Designation (To be confirmed by staff)**	
Gross Area (Acre/SF)	0.7 acres			**Current Zoning (To be confirmed by staff)**	F
Development / Project Name	Arizona Pavilions Taco Bell			**Proposed Zoning**	F
Project Location	8002 North Cortaro Road				
Description of Project*	Development of a new restaurant building with a drive thru & associated parking, landscaping, utility & drainage infrastructur				
Property Owner	Continental Ranch Development LLC				
Street Address	12790 El Camino Real, Ste. 150				
City San Diego	**State** CA	**Zip Code** 92130	**Phone #**	**Fax #**	**E-Mail Address**
Contact Person				**Phone Number / E-mail**	
Applicant	Cypress Civil Development				
Street Address	2102 N. Country Club Rd #9				
City Tucson	**State** AZ	**Zip Code** 85716	**Phone #** 520-261-7440	**Fax #** 520-798-3341	**E-Mail Address** jphunt@cypresscivil.com
Contact Person	Jeff P. Hunt			**Phone Number / E-mail** 520-261-7440 / jphunt@cypresscivil.com	
Agent/Representative	Cypress Civil Development				
Street Address	2102 N. Country Club Rd #9				
City Tucson	**State** AZ	**Zip Code** 85716	**Phone #** 520-261-7440	**Fax #** 520-798-3341	**E-Mail Address** jphunt@cypresscivil.com
Contact Person	Jeff P. Hunt			**Town of Marana Business License No.**	

3. AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and checklist. **(If not owner of record, attach written authorization from the owner.)**

Jeff P. Hunt — JPH — 9/5/14

Print Name of Applicant/Agent — Signature — Date

CaseLog# N/A Date Received 9-5-14 Signature CH

CRW# PRV1409-001

Final Plat for Continental Ranch Retail Center - Westside Resubdivision #4, Lot 18 PRV1409-001



This map was generated from the Town of Marana's GIS Web mapping system and is to be used for reference use only. GIS data is constantly changing so layers that appear on this map may or may not be accurate or current depending on the date and time this map was created.



11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item C5

To: Mayor and Council

From: Frank Cassidy, Town Attorney

Date: October 21, 2014

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2014-103: Relating to Development; approving and authorizing the Town Engineer to execute and record an amendment to the legend on the cover sheet of the Final Plat for Casa Sevilla Lots 1-48 and Common Areas "A" thru "D" to establish a public sidewalk easement immediately adjacent to public right-of-way (Frank Cassidy)

Discussion:

The final plat for Casa Sevilla was approved on May 6, 2014, by the adoption of Marana Resolution No. 2014-041, and subdivision improvements and model homes are currently under construction. Roadway curbs have been installed slightly wider than originally planned. As a result, the standard-width public sidewalks will encroach a few inches outside the public right-of-way. To avoid the waste, cost, and delay associated with moving the completed curb or preparing, submitting, and reviewing a revised final subdivision plat, Town staff and the builder, Pulte Group, have created an amendment to the existing final plat for Casa Sevilla to accommodate the public sidewalk encroachment onto the one-foot frontage of the individual lots, where a ten-foot public utility easement is already located. This amendment will also make a correction to the description of the public utility easement.

If approved, this item will authorize the Town Engineer to record a simple amendment to the final plat, making the necessary amendment to the description of the public utility easement to accommodate the public sidewalk encroachment.

Staff Recommendation:

Staff recommends adoption of Resolution 2014-103, approving and authorizing the Town Engineer to execute and record an amendment to the legend on the cover sheet of the Final Plat for Casa Sevilla Lots 1-48 and Common Areas “A” thru “D” in substantially the form attached as Exhibit A to the resolution.

Suggested Motion:

I move to adopt Resolution 2014-103, approving and authorizing the Town Engineer to execute and record an amendment to the legend on the cover sheet of the Final Plat for Casa Sevilla Lots 1-48 and Common Areas “A” thru “D” in substantially the form attached as Exhibit A to the resolution.

Attachments: Resolution No. 2014-103
Exh A to Reso_Casa Sevilla plat notation amendment
Casa Sevilla final plat

MARANA RESOLUTION NO. 2014-103

RELATING TO DEVELOPMENT; APPROVING AND AUTHORIZING THE TOWN ENGINEER TO EXECUTE AND RECORD AN AMENDMENT TO THE LEGEND ON THE COVER SHEET OF THE FINAL PLAT FOR CASA SEVILLA LOTS 1-48 AND COMMON AREAS "A" THRU "D" TO ESTABLISH A PUBLIC SIDEWALK EASEMENT IMMEDIATELY ADJACENT TO PUBLIC RIGHT-OF-WAY

WHEREAS the Final Plat for Casa Sevilla Lots 1-48 and Common Areas "A" thru "D" was approved by the Town Council on May 6, 2014, by the adoption of Marana Resolution No. 2014-041, and was recorded in the office of the Recorder of Pima County, Arizona, at Sequence 20141640175, for property generally located at the southwest corner of Tangerine Road and Camino de Oeste; and

WHEREAS the description of a ten-foot public utility easement in the legend on the cover sheet of the Final Plat for Casa Sevilla Lots 1-48 and Common Areas "A" thru "D" needs to be amended to correct an error in wording and to create a one-foot public sidewalk easement in the portion of the public utility easement immediately adjacent to public right-of-way; and

WHEREAS the Town Council has determined that the proposed amendment and this process for making the amendment are the most efficient way to address the issue in a manner that gives full disclosure of the revision to the general public and to purchasers of lots in the subdivision, and should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, that the amendment to the legend on the cover sheet of the Final Plat for Casa Sevilla Lots 1-48 and Common Areas "A" thru "D" is hereby approved in substantially the form attached as Exhibit A to this resolution, and the Town Engineer is hereby authorized to execute and record it on behalf of the Town.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of October, 2014.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

NOTICE OF AMENDMENT TO FINAL PLAT FOR CASA SEVILLA LOTS 1-48 AND COMMON AREAS "A" THRU "D"

(Sequence 20141640175, Pima County Recorder's Office)

The undersigned, who is the only party having any fee title interest in the property depicted on the final subdivision plat entitled 'Final Plat for Casa Sevilla Lots 1-48 and Common Areas "A" thru "D" ' (the "Casa Sevilla Plat") recorded in the Pima County Recorder's Office at Sequence 20141640175, with the consent and approval of the Town of Marana, hereby modifies the cover sheet of the Casa Sevilla Plat as follows:

The "LEGEND" is hereby amended by deleting and replacing the "10' PUBLIC UTILITY; PRIVATE ROADWAY, MAINTENANCE & SIGNAGE EASEMENT" to read as follows:

"10' PUBLIC UTILITY, MAINTENANCE & SIGNAGE EASEMENT (P.U.E.), INCLUDING A PUBLIC SIDEWALK EASEMENT ACROSS THE ONE-FOOT AREA OF THE P.U.E. IMMEDIATELY ADJACENT TO PUBLIC RIGHT-OF-WAY"

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, an Arizona limited liability company, as Trustee under Trust No. 18300-T, and not otherwise

By: _____

Its: _____

CONSENT AND APPROVAL:

TOWN OF MARANA

By_____
Keith Brann, Town Engineer

STATE OF ARIZONA)
County of Pima) SS

The foregoing instrument was acknowledged before me on October ____, 2014, by _____, the _____ of LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, an Arizona limited liability company, as Trustee under Trust No. 18300-T, and not otherwise.

(Seal)

_____
Notary Public

ATTEST:

_____
Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

SEQUENCE NO._____

FINAL PLAT FOR CASA SEVILLA

LOTS 1-48 AND COMMON AREAS "A" THRU "D" (PUBLIC STEETS)

DEDICATION

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE, AS OF THE DATE THIS PLAT IS RECORDED, ALL AND THE ONLY PARTIES HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON. WE HEREBY DEDICATE TO THE PUBLIC ALL RIGHTS-OF-WAY SHOWN HEREON, INCLUDING ALL PUBLIC STREETS, UTILITY AND OTHER EASEMENTS AS SHOWN HEREON ARE GRANTED TO THE TOWN OF MARANA, PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF UTILITIES AND PUBLIC SEWERS AND OTHER USES AS DEFINED BY THIS PLAT.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD HARMLESS THE TOWN OF MARANA, ITS SUCCESSORS, ASSIGNS, THEIR EMPLOYEES, OFFICERS AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL. IT IS FURTHER UNDERSTOOD AND AGREED THAT NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE WRITTEN APPROVAL OF THE MARANA TOWN COUNCIL.

ALL COMMON AREAS AND PRIVATE EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES, AND ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA, PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF SLOPE AND DRAINAGE IMPROVEMENTS, UTILITIES AND PUBLIC SEWERS. TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE No. 20141640137 IN THE OFFICE OF THE PIMA COUNTY RECORDER. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH WILL ACCEPT RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY FOR ALL COMMON AREAS AND PRIVATE EASEMENTS WITHIN THIS SUBDIVISION, AS SHOWN HEREON.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST No. 18300-T AND NOT IN ITS CORPORATE CAPACITY.

TRUST OFFICER _____ DATE 5/20/14

BENEFICIARY OF LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC., TRUST No. 18300-T

PULTE HOME CORPORATION
16767 N. PERIMETER DRIVE, SCOTTSDALE, ARIZONA 85620

ACKNOWLEDGEMENT - TRUST No. 18300-T

STATE OF ARIZONA)
) SS.
COUNTY OF PIMA)

ON THIS 20 DAY OF May 2014 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Jackie M Bobby, WHO ACKNOWLEDGED HIMSELF TO BE THE TRUST OFFICER OF LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC., AN ARIZONA LIMITED LIABILITY COMPANY AS TRUSTEE UNDER TRUST No. 18300-T AND NOT IN ITS CORPORATE CAPACITY, AND ACKNOWLEDGED THAT HE/SHE, AS THE TRUST OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE(S) THEREIN CONTAINED. AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SELF AS TRUST OFFICER.

{SEAL} NOTARY PUBLIC STATE OF ARIZONA County of Pima DIANE L. SLOANE My Commission Expires July 29, 2014

NOTARY PUBLIC

ASSURANCES

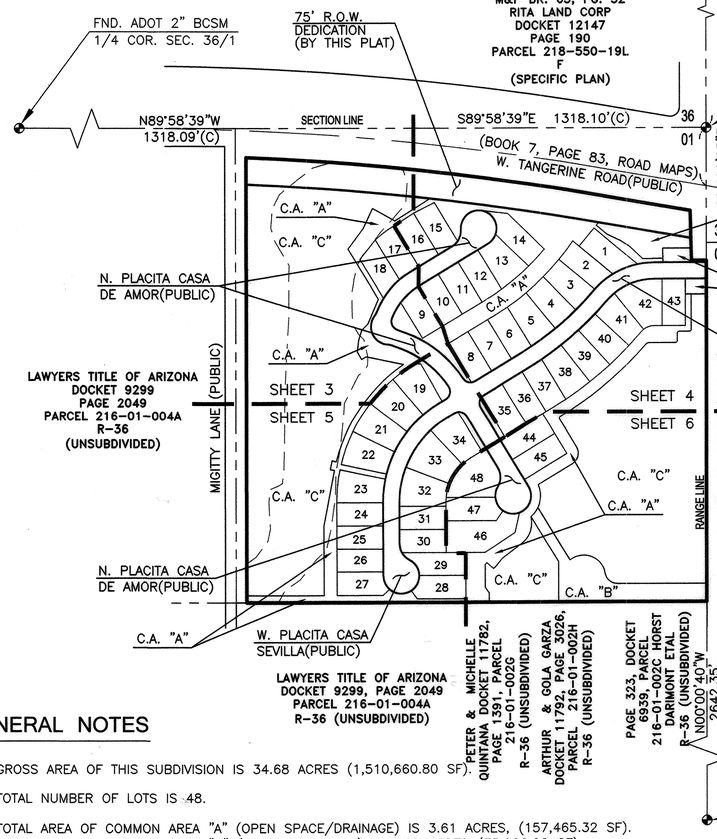
ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT FROM LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC., TRUST NO. 18300-T IN SEQUENCE No. 20141640176 HAS BEEN PROVIDED TO GUARANTEE DRAINAGE AND STREET IMPROVEMENTS (INCLUDING MONUMENTS) AND UTILITY IMPROVEMENTS (ELECTRIC, TELEPHONE, GAS, SEWER, AND WATER) IN THIS SUBDIVISION.

TOWN OF MARANA _____ DATE 6-5-14

ASSURED WATER SUPPLY

THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

UTILITY DIRECTOR, TOWN OF MARANA _____ DATE 6-4-14

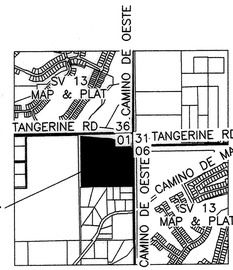


Sequence 20141640175
Fee $75.00
State of Arizona
County of Pima
I hereby certify that the instrument was filed for record at the request
Of Town of Marana
Date June 13 2014
Time 12:04 P.M.
Witness my hand and Official Seal day and year above written.
F. ANN RODRIGUEZ, County Recorder
BY Christina Ramirez
Deputy

Maps not picked up in 45 days CR will be recycled. 6-13-2014

GRAPHIC SCALE
200 0 100 200 400
1 inch = 200 ft.

(a) County of Recordation: PIMA
(b) Date of Recording: 06/13/2014
(c) Fee/Recording Number: 20141640175



LOCATION MAP
SECTION 1 T12S R12E G&SRM
TOWN OF MARANA, PIMA COUNTY, ARIZONA
SCALE: 3"=1 MILE

LEGEND

- SET 1/2" PIN TAGGED LS 16294
- FND 2" BCSM AS NOTED
- FND MONUMENT AS NOTED
- A SURVEY MONUMENT IN CONCRETE, STAMPED BY A REGISTERED LAND SURVEYOR, TO BE SET
- A 5/8" REBAR, TAGGED BY A REGISTERED LAND SURVEYOR, TO BE SET AT ALL LOT CORNERS
- PROPERTY BOUNDARY
- RIGHT-OF-WAY CENTERLINE
- PROPERTY LINE
- 100 YR. FLOOD PLAIN LIMITS (F.P.L.)
- EROSION HAZARD SETBACK LINE (E.H.S.L.)
- FEMA FLOOD PLAIN AS NOTED
- G.&S.R.M. GILA AND SALT RIVER MERIDIAN
- INDICATED LOT ACCESS
- L1 LINE NUMBER
- C1 CURVE NUMBER
- 1 10' PUBLIC UTILITY; PRIVATE ROADWAY, MAINTENANCE & SIGNAGE EASEMENT
- 2 1' PUBLIC NO ACCESS EASEMENT
- (R) RADIAL LINE
- (C) CALCULATED
- SIGHT VISIBILITY TRIANGLE

TOWN OF MARANA APPROVALS

BY: _____ P.E. DATE 5/28/2014
MARANA SUBDIVISION ENGINEER

BY: _____ DATE 6-5-2014
MARANA PLANNING DIRECTOR

I, Jocelyn C. Bronson, CLERK OF THE TOWN OF MARANA, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA ON THE 6th DAY OF May, 2014.

BY: Jocelyn C. Bronson DATE 6/9/2014
CLERK OF THE TOWN OF MARANA

PIMA COUNTY APPROVAL

BY: Francisco Valindo DATE 5/29/14
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 34.68 ACRES (1,510,660.80 SF).
2. THE TOTAL NUMBER OF LOTS IS 48.
3. THE TOTAL AREA OF COMMON AREA "A" (OPEN SPACE/DRAINAGE) IS 3.61 ACRES, (157,465.32 SF).
   THE TOTAL AREA OF COMMON AREA "B" (SEWER EASEMENT) IS 0.80 ACRES (35,002.22 SF).
   THE TOTAL AREA OF COMMON AREA "C" (NATURAL UNDISTURBED OPEN SPACE) IS 14.55 ACRES, (633,870.80 SF).
   THE TOTAL AREA OF COMMON AREA "D" (SIGNS) IS 0.14 ACRES, (5,902.28 SF).
4. TOTAL MILES OF NEW PUBLIC STREETS IS 0.51.
5. MINIMUM REQUIRED ALLOWABLE LOT SIZE: 6,000 SF.
   AVERAGE PROVIDED LOT SIZE: 9,503 SF.
   MINIMUM PROVIDED LOT SIZE: 8,186 SF. (LOT-9).
   MAXIMUM PROVIDED LOT SIZE: 16,123.63 SF. (LOT-46).
   MAXIMUM ALLOWABLE BUILDING HEIGHT IS 30'.
6. BUILDING SETBACKS PER CASA SEVILLA SPECIFIC PLAN ARE:
   FRONT=20', SIDE=5',
   REAR=15', STREET SIDE=10'
   SIDE GARAGE/LIVABLE AREA=10'.
7. THIS SUBDIVISION SHALL COMPLY WITH THE CONDITIONS SET FORTH IN THE CASA SEVILLA SPECIFIC PLAN APPROVED PER ORDINANCE 2013,021.
8. THE EXISTING ZONING FOR THIS PROJECT IS "F". THE LAND USE DESIGNATION IS RA.
9. THE GROSS DENSITY FOR THIS PROJECT IS 1.38 RAC.
10. NO FURTHER SUBDIVISION OR LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE MARANA TOWN COUNCIL.
11. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF, OR COMPLIANCE WITH, ANY DEED RESTRICTIONS OR EASEMENTS.
12. MATERIALS OR IMPROVEMENTS PLACED AND/OR MAINTAINED WITHIN THE SIGHT-VISIBILITY TRIANGLES SHALL BE LOCATED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY AN AREA MEASURED BETWEEN 30 INCHES AND 72 INCHES IN HEIGHT ABOVE THE FINISHED GRADE OF THE ADJACENT ROADWAY SURFACE.
13. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC ROADWAYS AND PRIVATE DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
14. THE AREA BETWEEN 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH THE FLOOD PLAIN MANAGEMENT AS APPROVED BY THE FLOOD PLAIN ADMINISTRATOR.
15. THERE WILL BE TWO PARKING SPACES PER UNIT IN GARAGE/CARPORT PLUS TWO SPACES IN THE DRIVEWAY.

BASIS OF BEARINGS:

BASIS OF BEARINGS: N 89° 58' 39" W FOR THE SOUTH LINE OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 12 EAST, OF THE GILA AND SALT RIVER MERIDIAN AS SHOWN ON THE MAP OF THE PRESERVE IV AT DOVE MOUNTAIN RECORDED AS BOOK 65 OF MAPS AND PLATS AT PAGE 32, RECORDS OF PIMA COUNTY, ARIZONA.

CERTIFICATION OF PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THE 100 YEAR FLOOD PRONE LIMITS AND EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE REVIEWED BY ME AND SHOWN UNDER MY DIRECTION

DEREK M. ROBERTS
ARIZONA REGISTRATION NO. 41010

Registered Professional Engineer CERTIFICATE NO. 041010 DEREK M. ROBERTS Date Signed 2-21-14 ARIZONA U.S.A.

EXPIRES JUNE 30, 2016

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

Registered Land Surveyor CERTIFICATE NO. 16294 MARK MACHEN Date Signed 2-21-14 ARIZONA U.S.A.

EXPIRES 09/30/15

LPR-14001
NPP-14002
PRV-13022F

OWNER/DEVELOPER
PULTE HOME CORPORATION
C/O MIKE BRILZ
2840 N. COUNTRY CLUB RD.
TUCSON, ARIZONA 85716

APEX
DEVELOPMENT CONSULTANTS, PC
2141 N. ALVERNON WAY STE C
Tucson AZ 85712
PH: 520-975-6638 FX: 520-742-4623
www.apexdevcon.com
CIVIL ENGINEERING • LAND SURVEYING

FINAL PLAT
FOR
CASA SEVILLA
LOTS 1-48
AND
COMMON AREA "A" OPEN SPACE/DRAINAGE
COMMON AREA "B" SEWER EASEMENT
COMMON AREA "C" NATURAL UNDISTURBED OPEN SPACE
COMMON AREA "D" SIGNS
A SUBDIVISION OF A PORTION OF GOVERNMENT LOT-1, SECTION 1, T12S, R12E
G.&S.R.M.
TOWN OF MARANA, PIMA COUNTY ARIZONA

DATE: MAR. 2014 | SCALE: 1"=200' | JOB # 13-100 | SHEET 1 OF 7

SEQUENCE NO. 20141640175-1

LINE TABLE		
LINE	LENGTH	BEARING
L1	73.74	S58°45'23"W
L2	27.00	N31°14'37"W
L3	228.60	N58°45'23"E
L4	46.80	N20°22'54"E
L5	75.92	N69°37'06"W
L6	36.35	N31°14'37"W
L7	305.31	N31°14'37"W
L8	27.00	N58°45'23"E
L9	27.00	N89°49'50"E
L10	205.72	S00°10'10"E
L11	199.73	S58°45'23"W
L12	184.66	S89°59'20"W
L13	80.58	N00°00'40"W
L14	10.00	N00°00'40"W
L15	41.00	N00°00'40"W
L16	11.91	S58°45'23"W
L17	24.92	N69°37'06"W
L18	27.91	N69°37'06"W
L19	147.16	N89°59'20"E
L20	46.00	N00°00'40"W
L21	59.53	N89°59'20"E
L22	105.00	N31°14'37"W
L23	22.31	N31°14'37"W
L24	105.00	N31°14'37"W
L25	56.74	S88°43'26"W
L26	52.85	S46°35'04"E
L27	28.90	S58°00'57"E
L28	40.55	S65°01'16"E
L29	38.98	S50°07'16"E
L30	10.80	S39°46'27"W
L31	36.69	S80°16'17"E
L32	116.28	N57°46'01"E
L33	71.95	S61°31'40"E
L34	62.36	N25°15'04"E
L35	70.06	N36°36'18"E
L36	163.09	N31°16'00"W
L37	74.51	N23°05'24"E
L38	25.54	N43°27'57"E
L39	28.12	N17°16'24"E
L40	33.80	N06°59'41"E
L41	23.74	N31°08'03"W
L42	14.61	S60°15'55"W
L43	106.56	N78°22'01"W
L44	11.85	N75°57'53"W
L45	25.09	N11°39'25"E
L46	11.47	S79°49'45"E
L47	194.26	N00°10'10"W
L48	216.12	N89°57'50"E
L49	20.00	N00°03'25"W
L50	627.54	S89°57'50"W
L51	50.57	N89°55'47"E
L52	19.40	N34°30'29"W
L53	63.31	N00°04'13"W
L54	6.99	N41°15'46"E
L55	24.40	S48°44'14"E
L56	5.82	N56°27'09"E
L57	29.04	N38°24'31"E
L58	66.18	N52°08'43"E
L59	3.14	N08°18'45"E
L60	148.33	S31°14'37"E
L61	112.59	S00°04'13"E
L62	194.37	S89°55'47"W
L63	25.75	N00°04'13"W
L64	414.55	N89°55'47"E
L65	50.55	N00°00'40"W
L66	807.17	S00°00'40"E
L67	250.83	S89°59'20"W
L68	172.73	N31°14'37"W
L69	109.76	N58°45'23"E
L70	91.00	N31°14'37"W
L71	74.12	N89°59'02"E
L72	21.41	N00°00'00"W
L73	29.21	N90°00'00"E
L74	99.01	N00°00'40"W
L75	42.01	S00°00'40"E
L76	59.53	N89°59'20"E
L77	42.00	N00°00'40"W
L79	40.00	S01°16'34"E
L80	121.74	N89°59'26"E
L81	4.83	N00°00'40"W
L82	41.83	S89°59'02"W
L83	35.18	N01°16'34"W
L84	80.02	S89°59'02"W
L85	28.05	N01°16'34"W
L86	261.91	N80°16'17"W
L87	1146.50	N00°03'25"W
L88	82.53	N49°32'04"E

LINE TABLE		
LINE	LENGTH	BEARING
L89	71.57	N33°00'01"E
L90	18.94	N44°52'58"E
L91	201.46	N33°08'11"E
L92	80.77	N12°45'09"E
L93	114.70	N27°37'55"W
L94	93.18	N40°03'37"E
L95	40.46	S48°19'53"W
L96	26.39	S65°26'50"W
L97	24.45	S81°34'26"W
L98	29.16	S58°20'48"W
L99	10.49	N65°35'55"W
L100	49.89	N85°55'29"W
L101	5.37	N73°28'41"W
L102	5.17	N69°42'17"W
L103	20.17	N68°59'34"W
L104	8.89	N66°11'12"W
L105	4.77	N69°02'38"W
L106	7.07	S55°55'07"W
L107	14.24	N85°43'03"E
L108	7.36	N63°00'19"E
L109	5.53	N63°00'19"E
L110	3.58	N63°00'19"E
L111	6.24	N63°04'35"E
L112	4.43	N59°09'08"E
L113	14.60	N58°49'06"E
L114	101.60	N59°30'00"E
L115	16.81	N58°24'01"E
L116	12.16	N57°56'25"E
L117	9.94	N57°06'20"E
L118	9.94	N56°21'15"E
L119	9.94	N55°36'10"E
L120	9.94	N54°51'04"E
L121	9.94	N54°05'59"E
L122	9.94	N53°20'54"E
L123	19.88	N52°13'16"E
L124	9.94	N51°05'38"E
L125	9.94	N50°20'33"E
L126	9.94	N49°35'28"E
L127	9.94	N48°50'22"E
L128	19.88	N47°42'45"E
L129	9.94	N46°35'07"E
L130	9.94	N45°50'02"E
L131	9.94	N45°04'56"E
L132	9.94	N44°19'51"E
L133	9.94	N43°34'46"E
L134	9.94	N42°49'41"E
L135	9.94	N42°04'35"E
L136	9.95	N41°19'30"E
L137	4.39	N40°44'31"E
L138	11.49	N14°36'43"E
L139	1.89	N13°27'53"E
L140	10.00	N13°27'53"E
L141	10.00	N13°27'53"E
L142	10.00	N13°27'53"E
L143	10.00	N13°27'53"E
L144	10.00	N13°27'53"E
L145	1.64	N13°27'53"E
L146	31.55	N09°47'40"W
L147	27.47	S40°32'49"W
L148	28.33	S13°27'53"W
L149	10.00	S13°27'53"W
L150	10.00	S13°27'53"W
L151	15.59	S12°37'09"W
L152	16.70	S41°05'35"W
L153	10.06	S42°04'35"W
L154	20.12	S43°12'13"W
L155	20.12	S44°42'24"W
L156	10.06	S45°50'02"W
L157	10.06	S46°35'07"W
L158	10.06	S47°20'12"W
L159	10.06	S48°05'17"W
L160	10.06	S48°50'22"W
L161	10.06	S49°35'28"W
L162	10.06	S50°20'33"W
L163	10.06	S51°05'38"W
L164	10.06	S51°50'43"W
L165	10.06	S52°35'49"W
L166	10.06	S53°20'54"W
L167	10.06	S54°05'59"W
L168	10.06	S54°51'04"W
L169	10.06	S55°36'10"W
L170	10.06	S56°21'15"W
L171	10.06	S57°06'20"W
L172	12.30	S57°56'28"W
L173	7.78	S58°24'01"W
L174	8.94	S58°24'01"W
L175	101.71	S57°18'06"W

LINE TABLE		
LINE	LENGTH	BEARING
L176	9.43	S58°24'01"W
L177	10.26	S59°25'34"W
L178	20.20	S63°00'19"W
L179	3.53	S63°00'19"W
L180	13.66	S39°15'39"W
L181	7.07	S55°55'07"W
L182	4.77	N69°02'38"W
L183	8.89	N66°11'12"W
L184	20.17	N68°59'34"W
L185	5.17	N69°42'17"W
L186	5.37	N73°28'41"W
L187	49.89	N85°55'29"W
L188	10.49	N65°35'55"W
L189	29.16	S58°20'48"W
L190	24.45	S81°34'26"W
L191	26.39	S65°26'50"W
L192	40.46	S48°19'53"W
L193	93.18	N40°03'37"E
L194	114.70	N27°37'55"W
L195	80.77	N12°45'09"E
L196	201.46	N33°08'11"E
L197	18.94	N44°52'58"E
L198	71.57	N33°00'01"E
L199	82.53	N49°32'04"E
L200	19.08	N42°08'08"E
L201	122.68	N44°36'24"E
L202	128.95	N02°14'30"E
L203	100.98	N08°12'42"E
L204	106.53	N20°04'08"E
L205	100.60	N09°47'06"E
L206	52.87	N13°46'17"W
L207	35.03	N74°38'01"E
L208	15.72	N55°58'19"E
L209	16.70	N34°42'47"E
L210	16.41	N18°21'39"E
L211	69.57	N35°26'23"E
L212	28.40	N55°49'43"E
L213	7.02	N58°31'23"E
L214	33.90	S68°02'29"E
L215	10.27	S72°26'58"E
L216	9.07	S78°11'23"E
L217	50.82	S86°06'56"E
L218	2.94	S80°27'32"E
L219	3.24	S66°43'23"E
L220	6.24	S71°02'47"E
L221	27.21	N58°45'29"E
L222	2.32	N81°34'26"E
L223	33.65	S04°52'54"W
L224	11.80	S27°37'40"W
L225	6.60	S05°16'07"W
L226	9.87	S43°58'40"W
L227	7.24	S76°16'22"W
L228	88.16	S27°37'55"E
L229	53.34	S12°45'09"W
L230	48.45	S33°14'14"W
L231	31.99	S31°14'37"E
L232	70.15	S38°17'57"W
L233	19.93	S57°34'42"W
L234	81.66	S35°28'44"W
L235	94.38	S49°32'04"W
L236	51.80	S85°49'31"E
L237	4.90	S79°03'02"E
L238	4.61	S73°28'41"E
L239	14.14	S69°38'54"E
L240	5.59	S68°59'52"E
L241	8.44	S67°22'16"E
L242	6.63	S65°52'33"E
L243	4.57	S69°45'37"E
L244	11.05	S40°16'38"E
L245	9.66	S68°24'39"E
L246	112.55	N44°36'24"E
L247	145.72	N02°14'30"E
L248	93.18	N08°12'42"E
L249	105.83	N20°04'08"E
L250	115.52	N09°47'06"E
L251	43.15	N13°46'17"W
L252	13.67	N55°58'19"E
L253	24.98	N34°42'47"E
L254	14.42	N18°21'39"E
L255	56.14	N43°30'41"E
L256	49.31	N27°43'41"E
L257	94.38	S49°32'04"W
L258	81.66	S35°28'44"W
L259	19.93	S57°34'42"W
L260	70.15	S38°17'57"W
L261	31.99	S31°14'37"E
L262	48.45	S33°14'14"W

LINE TABLE		
LINE	LENGTH	BEARING
L263	53.34	S12°45'09"W
L264	88.16	S27°37'55"E
L265	7.24	S76°16'22"W
L266	9.87	S43°58'40"W
L267	6.60	S05°16'07"W
L268	11.80	S27°37'40"W
L269	34.68	S04°52'54"W
L270	100.65	S38°09'02"W
L271	111.20	S46°15'00"W
L272	112.21	S17°54'43"W
L273	118.90	S25°06'33"W
L274	108.62	S10°28'44"W
L275	106.99	S08°09'09"W
L276	102.71	S04°01'21"E
L277	82.72	S00°34'56"E
L278	85.68	S34°59'04"W
L279	115.23	S15°47'28"W
L280	79.19	S00°21'14"W
L281	16.40	S28°57'40"W
L282	42.88	S63°54'59"W
L283	120.02	S38°48'58"W
L284	39.51	S17°30'50"W
L285	22.00	S83°08'33"W
L286	14.57	N39°50'34"W
L287	20.32	N11°47'00"W
L288	26.08	N65°05'41"W
L289	17.55	N51°16'17"W
L290	11.23	S02°13'08"W
L291	9.85	S32°51'47"E
L292	12.82	S12°01'37"E
L293	27.37	S61°27'57"W
L294	9.87	S18°56'53"E
L295	25.95	S73°15'54"E
L296	15.76	S24°36'06"E
L297	102.73	S17°54'43"W
L298	115.63	S25°06'33"W
L299	101.19	S10°28'44"W
L300	100.64	S08°09'09"W
L301	98.88	S04°01'21"E
L302	100.26	S00°34'56"E
L303	93.27	S34°59'04"W
L304	100.00	S15°47'28"W
L305	85.16	S00°21'14"W
L306	91.78	S28°57'40"W
L307	19.41	S43°22'13"W
L308	25.36	N24°10'17"W
L309	5.51	N63°34'09"E
L310	104.56	N60°24'06"E
L311	10.11	N55°29'44"E
L312	39.52	S76°32'07"E
L313	67.43	N64°13'25"E
L314	83.16	N41°02'28"E
L315	39.97	N55°49'41"E
L316	106.58	N43°50'22"E
L317	107.25	N40°45'38"E
L318	91.65	N28°09'02"E
L319	101.15	N64°23'31"E
L320	143.69	N47°11'31"E
L321	97.67	N06°05'14"E
L322	85.96	N40°26'48"E
L323	61.09	N36°00'12"E
L324	64.70	S37°55'27"W
L325	87.08	S21°41'49"W
L326	96.76	S63°44'06"W
L327	122.98	S43°22'36"W
L328	113.12	S14°34'02"W
L329	77.34	S48°39'48"W
L330	107.24	S52°22'10"W
L331	116.29	S34°36'40"W
L332	101.41	S16°40'41"W
L333	83.34	S50°22'43"W
L334	88.38	S55°29'31"W
L335	4.66	S53°42'56"W
L336	46.77	S34°30'29"E
L337	1.02	S65°36'18"W
L338	10.90	S64°17'45"W
L339	7.76	S70°08'47"W
L340	2.69	S62°52'03"W
L341	8.41	S39°23'53"W
L342	3.87	S30°00'00"W
L343	22.02	S73°31'57"W
L344	74.10	S83°00'22"W
L345	0.04	S46°38'41"W
L346	88.23	S21°41'49"W
L347	106.99	S63°44'06"W
L348	101.16	S43°22'36"W
L349	115.61	S14°34'02"W

LINE TABLE		
LINE	LENGTH	BEARING
L350	94.29	S48°39'48"W
L351	101.04	S52°22'10"W
L352	100.59	S34°36'40"W
L353	108.67	S16°40'41"W
L354	100.71	S50°22'43"W
L355	89.84	S55°29'31"W
L356	58.52	S53°42'56"W
L357	5.98	N52°31'57"E
L358	102.09	N55°49'41"E
L359	99.99	N43°50'22"E
L360	100.38	N40°45'38"E
L361	102.49	N28°09'02"E
L362	109.95	N64°23'31"E
L363	117.39	N47°11'31"E
L364	94.38	N06°05'14"E
L365	99.48	N40°26'48"E
L366	100.73	N36°00'12"E
L367	16.97	N70°31'04"E
L368	31.11	N53°59'41"E
L369	57.12	N36°02'58"E
L370	34.38	N12°20'55"E
L371	49.43	N03°39'19"W
L372	26.26	N02°17'33"W
L373	34.78	N05°11'55"E
L374	24.97	N67°46'02"E
L375	13.69	N57°32'59"E
L376	39.06	N06°10'30"E
L377	76.19	N01°25'46"E
L378	137.19	N00°23'15"E
L379	95.46	N02°44'48"E
L380	114.79	N03°16'23"E
L381	101.69	N00°01'21"W
L382	42.81	N01°32'58"E
L383	38.89	N30°23'57"W
L384	38.89	N30°23'57"W
L385	38.78	N17°22'02"W
L386	52.16	N03°49'02"E
L387	46.56	N26°35'01"E
L388	64.83	N50°30'31"E
L389	52.69	N52°43'50"E
L390	58.56	N74°15'39"E
L391	22.74	S70°28'40"E
L392	32.79	S19°52'12"E
L393	62.68	S03°55'17"W
L394	54.65	S41°12'32"W
L395	53.96	S43°05'33"W
L396	38.75	S35°07'03"W
L397	38.29	S40°29'06"W
L398	30.29	S28°45'33"W
L399	41.55	S14°20'02"W
L400	39.01	S08°50'56"W
L401	36.83	S00°00'00"E
L402	49.33	S01°43'52"E
L403	33.07	S29°13'02"E
L404	21.62	S45°01'23"E
L405	22.65	S13°00'17"E
L406	27.81	S12°20'55"E
L407	22.93	S02°07'22"W
L408	20.53	S29°45'53"W
L409	16.75	S59°33'17"W
L410	87.86	S27°03'17"W
L411	37.26	S03°41'40"W
L412	84.38	S05°42'55"W
L413	73.16	S10°23'49"W
L414	67.18	S01°01'26"W
L415	88.37	S07°48'23"W
L416	62.58	S12°10'52"W
L417	39.03	S45°01'23"W
L418	74.13	S38°55'12"W
L419	49.67	S56°19'52"W
L420	41.10	S28°56'46"W
L421	36.86	S55°29'44"W
L422	113.54	S60°25'47"W
L423	43.44	S57°41'23"W
L424	26.37	S30°57'33"W
L425	92.91	S64°13'25"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	133.95	200.00
C2	200.93	300.00
C3	305.45	297.00
C4	271.74	840.00
C5	173.72	200.00
C6	75.80	150.00
C7	75.80	150.00
C8	64.81	50.00
C9	14.89	320.00
C10	40.43	25.00
C11	172.72	277.00
C12	14.19	50.00
C13	106.98	50.00
C14	13.46	50.00
C15	41.72	223.00
C16	34.26	50.00
C17	90.74	50.00
C18	50.60	177.00
C19	39.47	25.00
C20	205.52	323.00
C21	27.05	25.00
C22	46.49	223.00
C23	28.98	25.00
C24	88.26	50.00
C25	28.98	25.00
C26	439.65	7489.44
C27	337.25	465.00
C28	158.99	7891.54
C29	7.67	32.00
C30	52.02	68.00
C31	25.89	68.00
C32	0.80	1.50
C33	49.39	35.00
C34	125.68	60.00
C35	63.78	76.50
C36	2.83	2.00
C37	53.41	34.00
C38	7.86	5.00
C39	313.85	1025.50
C40	10.21	12.00
C41	7.85	5.00
C42	7.85	5.00
C43	7.85	5.00
C44	516.83	7489.44
C45	12.01	89.75
C46	44.88	354.00
C47	31.65	76.50
C48	0.84	1.50

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
16294
MARK MACHEN
Date Signed 5-31-14
ARIZONA U.S.A.
EXPIRES 09/30/15

Professional Engineer (Civil)
CERTIFICATE NO.
041010
DEREK M. ROBERTS
Date Signed 5-31-14
ARIZONA U.S.A.
EXPIRES JUNE 30, 2016

OWNER/DEVELOPER
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LPR-14001
NPP-14002
PRV-13022F

FINAL PLAT FOR CASA SEVILLA

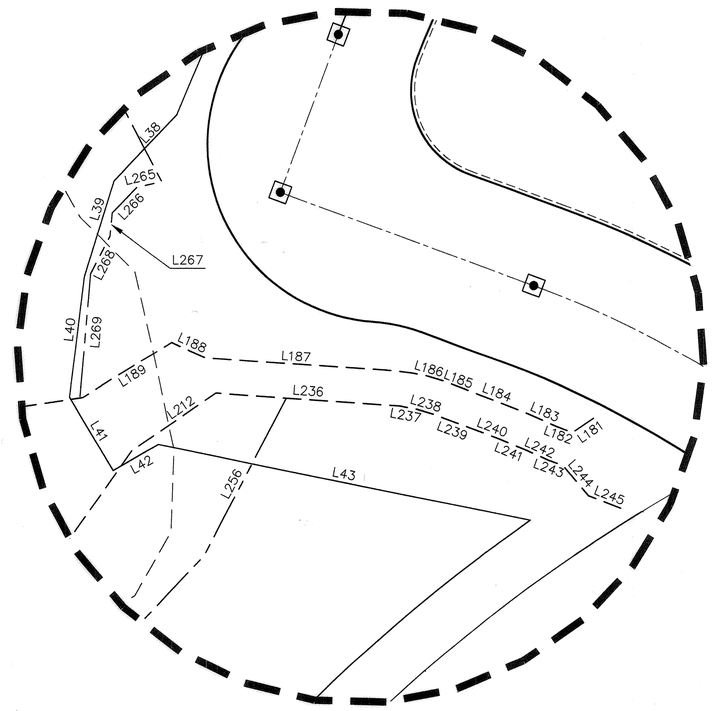
LOTS 1-48
AND
COMMON AREA "A" OPEN SPACE/DRAINAGE
COMMON AREA "B" SEWER EASEMENT
COMMON AREA "C" NATURAL UNDISTURBED OPEN SPACE
COMMON AREA "D" SIGNS
A SUBDIVISION OF A PORTION OF GOVERNMENT LOT-1,
SECTION 1, T12S, R12E
G.&S.R.M.
TOWN OF MARANA, PIMA COUNTY ARIZONA

DATE: MAR. 2014	SCALE: N.T.S.	JOB # 13-100	SHEET 2 OF 7

SEQUENCE NO.

SEQ 20141640175-3

1318.09'(C)
FND ADOT 2" BCSM
1/4 COR. SECTION 36/1
NOTHING FND
S89°58'39"E 2636.19'(M) SECTION LINE
1318.10'(C)
W. TANGERINE ROAD(PUBLIC)
(BOOK 7, PAGE 83, ROAD MAPS)
DKT. 7458, PG. 610
PRESERVE AT DOVE MOUNTAIN
M&P BK. 65, PG. 32
RITA LAND CORP DOCKET 12147
PAGE 190
PARCEL 218-550-19L
F
(SPECIFIC PLAN)
FND 2" BCSM
RLS 26928
SECTION 31/36/1
FND 2" BCSM
LS 13189
.06' N .13'E
L=969.29'
R=7564.44'
Δ=7°20"30"
Q100=573 CFS
75' R.O.W.
DEDICATION
(BY THIS PLAT)
L=956.48'
R=7489.44'
Δ=7°19"02"
C44
MATCH LINE SEE SHEET 4
GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.
MIGITTY LANE
BK. 548, PG. 43 (PUBLIC)
BK. 548, PG. 41
S00°03'25"E
1241.57'
60' R.O.W.
30'
1/2 R.O.W.
S00°03'25"E 2644.72'
1323.04'
ARIZONA LAWYERS TITLE
OF PARCEL 216-01-004A
DOCKET 9299, PAGE 2049
R-36(UNSUBDIVIDED)
COMMON AREA "C"
(N.U.O.S.)
341,706.94 S.F.
COMMON AREA "A"
153,819.90 S.F.
17
8,576 SF
18
8,241 SF
9
8,186 SF
S57°34'42"W
MATCH LINE
N31°14'37"W 133.35'
N31°14'37"W 130.23'
N38°17'57"E 69.38'
N31°14'37"W 127.02'
N31°14'37"W 130.00'
N31°14'37"W 117.63'
R=223.00
R=177.00
R=553.00
65.00'
E.H.S.B.
FEMA FLOOD ZONE
MAP NUMBER
04019C1065L
JUNE 16, 2011
FLOOD DEPTHS
1-3 FEET
50'
100 YEAR
FLOOD PLAIN
N. PLACITA CASA DE AMOR (PUBLIC)
C.C.A. "A"
R.O.W.
SEE SHEET 4
SEE SHEET-7
FOR LABELS
SEE RIGHT
MATCH LINE SEE SHEET 5



SCALE: 1"=20'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
16294
MARK A. MACHEN
Date Signed 3-31-14
ARIZONA U.S.A.
EXPIRES 09/30/15

Individual Professional Engineer (Civil)
CERTIFICATE NO.
041010
ROBERT M. ROBERTS
Date Signed 3-31-14
ARIZONA U.S.A.
EXPIRES JUNE 30, 2016

LPR-14001
NPP-14002
PRV-13022F

FINAL PLAT FOR CASA SEVILLA

LOTS 1-48
AND
COMMON AREA "A" OPEN SPACE/DRAINAGE
COMMON AREA "B" SEWER EASEMENT
COMMON AREA "C" NATURAL UNDISTURBED OPEN SPACE
COMMON AREA "D" SIGNS
A SUBDIVISION OF A PORTION OF GOVERNMENT LOT-1,
SECTION 1, T12S, R12E
G.&S.R.M.
TOWN OF MARANA, PIMA COUNTY ARIZONA

DATE: MAR. 2014	SCALE: 1"=40	JOB # 13-100	SHEET 3 OF 7

OWNER/DEVELOPER
PULTE HOME CORPORATION
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2840 N. COUNTRY CLUB RD.
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SEQUENCE NO. 20141640175-3

SEQUENCE NO._____

SEQ 20141640175-4

S89°58'39"E 2636.19(M)'

SECTION LINE

HSL DOVE MOUNTAIN PROP. LLC.
SEQ.# 20112770148
SEQ.# 20112770149
SEQ.# 20112770151
DKT. 13940, PG. 4594
DKT. 13776, PG. 2902
PARCEL 218-55-724A

FND ADOT 2" BCSM
1/4 COR. SECTION 31/1

FND 2" BCSM
RLS 26928

(BOOK 7, PAGE 83, ROAD MAPS)
TANGERINE ROAD(PUBLIC)

NOTHING FND

EMERGENCY ACCESS ROAD

RANGE LINE

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

S80°16'17"E 316.71'

N00°00'40"W 370.74'

S01°16'34"E
320.81'(M)

100 YEAR FLOOD PLAIN

L=969.29' R=7564.44' Δ=7°20'30"

75' R.O.W. DEDICATION (BY THIS PLAT)

FND 2" BCSM
LS 13189
@ 74.90' LT

Q100=110 CFS

SET 1/2" PIN
LS 16294

E.H.S.B.

L=956.48' R=7489.44' C26 Δ=7°19'02"

S80°16'17"E 284.02'

S80°16'17"E 298.60' L86

N01°16'34"W 139.63'

ORIGINAL CENTER LINE BY WALTER BURG PER RM BK. 7, PG. 83 PROCEEDING #921

FND ADOT 3" BCSM
1/4 COR. SECTION 31
LS 18211

FND 4R ACP
"TRIMBLE RLS 15343"
CC 6-31

SECTION LINE N89°54'02"E 2519.27'(M)

S89°59'02"W 41.83'

C.A. "A"
153,819.90 S.F.

C.A. "D"
3,401.70 S.F.

C.A. "D"
2,500.58 S.F.

COMMON AREA "C"
(N.U.O.S.)
12,510.10 S.F.

COMMON AREA "A"
153,819.90 S.F.

COMMON AREA "C"
(N.U.O.S.)
248,938.73 S.F.

1	8,961 SF	
2	8,800 SF	
3	9,228 SF	L=6.38' R=223.00
4	9,204 SF	
5	9,606 SF	
6	8,348 SF	
7	8,344 SF	
8	8,335 SF	L=11.38' R=25.00
10	8,450 SF	
11	8,450 SF	
12	8,421 SF	SEE SHEET-7 FOR LABELS
13	10,378 SF	
14	10,134 SF	
15	8,572 SF	
16	8,711 SF	
35	9,093 SF	
36	8,450 SF	L=10.29' R=25.00
37	8,451 SF	
38	9,689 SF	
39	8,900 SF	
40	9,095 SF	
41	9,141 SF	L=8.96' R=47.00
42	12,813 SF	
43	8,450 SF	

N. PLACITA CASA DE AMOR (PUBLIC)

W. PLACITA CASA SEVILLA (PUBLIC)

N. CAMINO DE OESTE
BK. 58, PG. 58 M.&P.
(PUBLIC)
N00°00'40"W 2642.35'(M)
950.56'

SEE SHEET 3

SEE SHEET 5

SEE SHEET 6

MATCH LINE

MATCH LINE SEE SHEET 5

Q100=583 CFS

SKY RANCH HOME OWNERS ASSOCIATION INC.
PARCEL 224-13-3720
SEQ.# 20032160578

2'X1.5' CONCRETE

PERPETUATED MONUMENT TO BE REMOVED AND REPLACED
FND 2" BCSM
SEC. COR. 1/6/31
LS 13189

1. 20'X15' QWEST ESMT. DKT. 12863, PG. 2014
2. ELECTRIC LIGHT AND POWER CO. ESMT. BK. 2083, PG. 598

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
16294
MARK A. MACHEN
Date Signed 3-31-14
ARIZONA U.S.A.
EXPIRES 09/30/15

Professional Engineer
CERTIFICATE NO.
041910
CHRIS M. ROBERTS
Date Signed 3-31-14
ARIZONA U.S.A.
EXPIRES JUNE 30, 2016

LPR-14001
NPP-14002
PRV-13022F

SCALE: 1"=20'

FINAL PLAT FOR CASA SEVILLA

LOTS 1-48
AND
COMMON AREA "A" OPEN SPACE/DRAINAGE
COMMON AREA "B" SEWER EASEMENT
COMMON AREA "C" NATURAL UNDISTURBED OPEN SPACE
COMMON AREA "D" SIGNS
A SUBDIVISION OF A PORTION OF GOVERNMENT LOT-1, SECTION 1, T12S, R12E
G.&S.R.M.
TOWN OF MARANA, PIMA COUNTY ARIZONA

DATE: MAR. 2014	SCALE: 1"=40'	JOB # 13-100	SHEET 4 OF 7

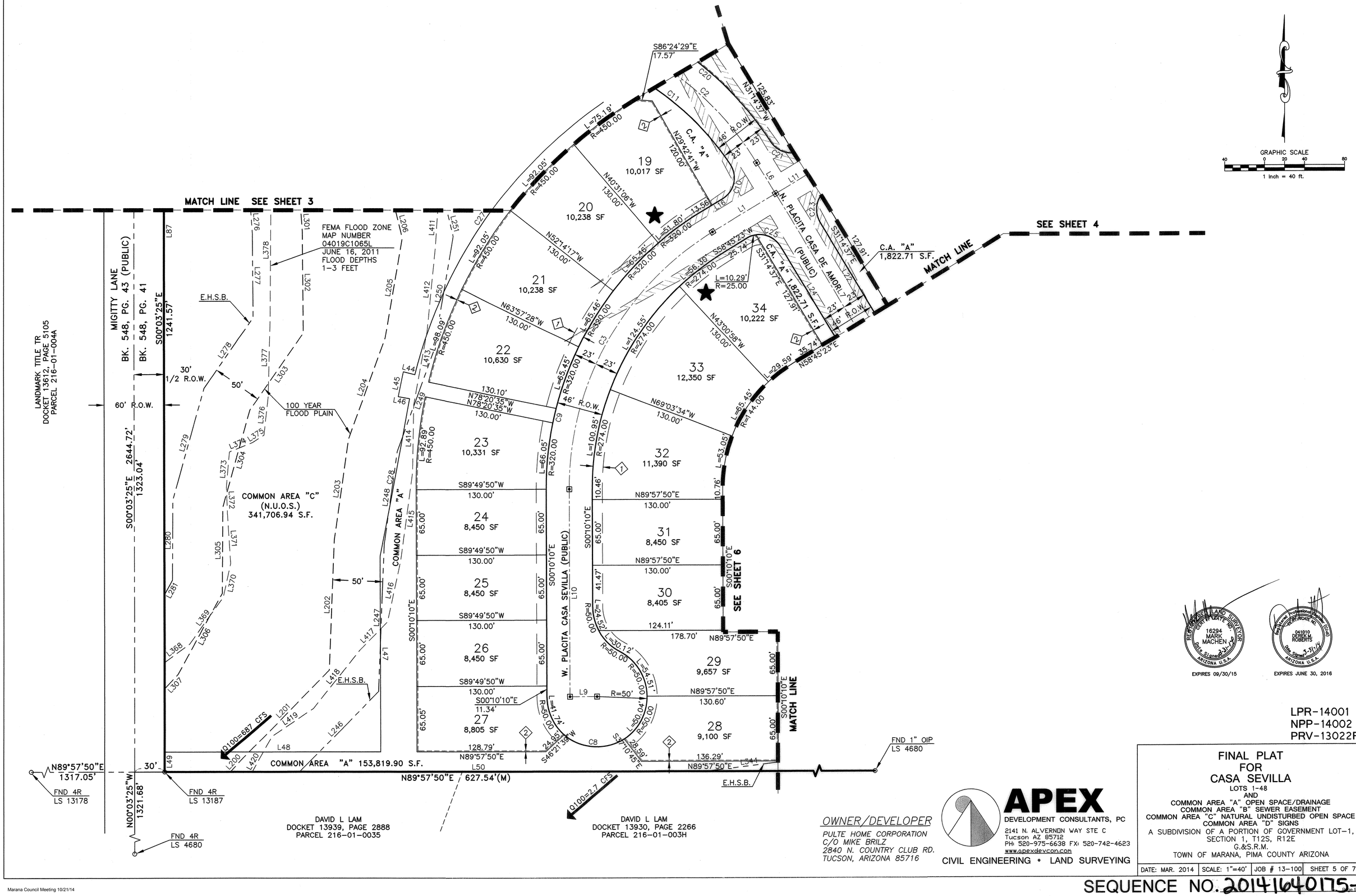
OWNER/DEVELOPER
PULTE HOME CORPORATION
C/O MIKE BRILZ
2840 N. COUNTRY CLUB RD.
TUCSON, ARIZONA 85716

APEX
DEVELOPMENT CONSULTANTS, PC
2141 N. ALVERNON WAY STE C
Tucson AZ 85712
PH: 520-975-6638 FX: 520-742-4623
www.apexdevcon.com
CIVIL ENGINEERING • LAND SURVEYING

SEQUENCE NO. 20141640175-4

SEQUENCE NO.

SEQ 20141640175-5



REGISTERED LAND SURVEYOR
CURTIS DEAN ROE
16294
MARK MACHEN
Date Signed 3-31-14
ARIZONA U.S.A.
EXPIRES 09/30/15

Professional Engineer
CERTIFICATE NO.
041010
DEREK M. ROBERTS
Date Signed 3-31-14
ARIZONA U.S.A.
EXPIRES JUNE 30, 2016

LPR-14001
NPP-14002
PRV-13022F

FINAL PLAT FOR CASA SEVILLA

LOTS 1-48
AND
COMMON AREA "A" OPEN SPACE/DRAINAGE
COMMON AREA "B" SEWER EASEMENT
COMMON AREA "C" NATURAL UNDISTURBED OPEN SPACE
COMMON AREA "D" SIGNS
A SUBDIVISION OF A PORTION OF GOVERNMENT LOT-1,
SECTION 1, T12S, R12E
G.&S.R.M.
TOWN OF MARANA, PIMA COUNTY ARIZONA

OWNER/DEVELOPER
PULTE HOME CORPORATION
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TUCSON, ARIZONA 85716

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DATE: MAR. 2014	SCALE: 1"=40'	JOB # 13-100	SHEET 5 OF 7

SEQUENCE NO. 20141640175-5

SEQUENCE NO._____

SEQ 20141640175-6

MATCH LINE SEE SHEET 4

FND 2" BCSM
RLS 26928
SECTION 31/36/1

SKY RANCH HOME OWNERS
ASSOCIATION INC.
PARCEL 224-13-3720
SEQ.# 20032160578

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

44
9,023 SF

45
9,023 SF

48
14,182 SF

47
9,579 SF

46
16,124 SF

COMMON AREA "A"
153,819.90 S.F.

PLACITA CASA DE AMOR (PUBLIC)
R.O.W.

COMMON AREA "C"
(N.U.O.S.)
248,938.73 S.F.

COMMON AREA "C"
(N.U.O.S.)
30,715.03 S.F.

COMMON AREA "B"
35,002.22 S.F.

100 YEAR
FLOOD PLAIN

E.H.S.B.

N. CAMINO DE OESTE
BK. 58, PG. 58 M.&P.
(PUBLIC)

950.56'(M) N00°00'40"W 2642.35'(M)

37.50'
1/2 R.O.W.

75' R.O.W.

PUBLIC SEWER
EASEMENT
(BY THIS PLAT)

COMMON AREA "B"
SEWER EASEMENT
(BY THIS PLAT)

MATCH LINE SEE SHEET 5

S89°55'47"W 659.49'

Q100=603 CFS

Q100=17 CFS

N00°00'40"W 1321.06'

FND 1" OIP
LS 4680

FND BENT 4R
RLS 23379
REMOVED AND SET
ALSO FND 4R
RLS 4680
.21' SX .13' W
NOT ACCEPTED

FND 4R ACP
LS 1052 11/70
EAST 1/4 COR.
SECTION 1

LUCA & MONCINI PAOLA SARTORI
SEQ.# 20020760423
PARCEL 216-01-002G

LUCA & MONCINI PAOLA SARTORI
SEQ.# 20020860698
PARCEL 216-01-002H

JUSTIN S. & NICHOLAS R.
IRREVOC DARIMONT
SEQ.#
PARCEL 216-01-002Q

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
16294
MARK
MACHEN
Date Signed 5-31-14
ARIZONA U.S.A.
EXPIRES 09/30/15

Professional Engineer (Civil)
CERTIFICATE NO.
041010
DEREK M.
ROBERTS
Date Signed 5-31-14
ARIZONA U.S.A.
EXPIRES JUNE 30, 2016

LPR-14001
NPP-14002
PRV-13022F

FINAL PLAT
FOR
CASA SEVILLA

LOTS 1-48
AND
COMMON AREA "A" OPEN SPACE/DRAINAGE
COMMON AREA "B" SEWER EASEMENT
COMMON AREA "C" NATURAL UNDISTURBED OPEN SPACE
COMMON AREA "D" SIGNS
A SUBDIVISION OF A PORTION OF GOVERNMENT LOT-1,
SECTION 1, T12S, R12E
G.&S.R.M.
TOWN OF MARANA, PIMA COUNTY ARIZONA

DATE: MAR. 2014 | SCALE: 1"=40' | JOB # 13-100 | SHEET 6 OF 7

OWNER/DEVELOPER
PULTE HOME CORPORATION
C/O MIKE BRILZ
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TUCSON, ARIZONA 85716

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SEQUENCE NO.20141640175-6

SEQUENCE NO._____

SEQ 20141640175-7

NOTHING FND
FND 2" BCSM LS 13189 @ 75.06' RT
FND 2" BCSM LS 13189 @ 50.03' RT
100'
25'
50'
50'
FND ADOT 2" BCSM 1/4 COR. SECTION 36/1
FND 4R @ 50.24' RT
NOTHING FND
FND 2" BCSM LS 13189 .60' N .13'E
RADIAL N02°23'12"E RAD=7564.44
SECTION LINE
W. TANGERINE ROAD(PUBLIC) (BOOK 7, PAGE 83, ROAD MAPS) DKT. 7458, PG. 610
75' DEDICATED PER THIS PLAT
FND 4R RLS 22245 @ 174.91' RT
FND 2" BCSM LS 13189 @ 75.03' RT
S80°16'17"E 198.22'(C)
75'
75'
FND 2" BCSM LS 13189 @ 74.90' LT
FND 2" BCSM LS 13189
N00°02'25"W 182.66'(M)
FND 2" BCSM RLS 26928
FND 2" BCSM RLS 26928 SECTION 31/36/1
100'
RANGE LINE
320.81'(M)
S01°16'34"E
FND 4R ACP "TRIMBLE RLS 15343" CC 6-31 SEE DETAIL(LEFT)
N89°59'02"E 2519.27'(M)
56.07'
50.76'
FND ADOT 3" BCSM LS 18211
FND ADOT 3" BCSM 1/4 SEC. 6 LS 18211
FND ADOT 3" BCSM 1/4 COR. SECTION 31 LS 18211
N. CAMINO DE OESTE BK. 58, PG. 58 M.&P. (PUBLIC)
75'

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

SEE SHEET 4

KEYNOTES:

③ WEST 30' OF GOV'T LOT 1 PER BOOK 548, PAGE 41 PUBLIC RIGHT OF WAY (NOT MAINTAINED)

④ EAST 30' OF W 1/2 OF NE 1/4 PER BOOK 548, PAGE 43 PUBLIC RIGHT OF WAY (NOT MAINTAINED)

⑤ VACATED PUBLIC RIGHT OF WAY PER DKT. 7482, PG. 207 MARCH – 1985

⑥ PUBLIC RIGHT OF WAY PER ROAD PROCEEDING No. 1429 & ROAD MAP BK. 11, PG. 69 150' WIDE

⑦ PUBLIC RIGHT OF WAY PER BOOK 4781 PAGE 259 & ROAD PROCEEDING No. 921 BEING THE E 50' OF NE 1/4, NE 1/4 LYING N OF A LINE 50' S OF SEC. COR. COMMON TO SEC. 31, T11S, R13E & SEC. 1, T12S, R13E (SEE SURVEY NOTE #1)

⑧ PUBLIC RIGHT OF WAY PER ROAD PROCEEDING No. 921 S 50' OF SEC. 36

⑨ PUBLIC RIGHT OF WAY PER BOOK 4781 PAGE 259 & ROAD PROCEEDING No. 921 N 50' OF NE 1/4, NE 1/4 SEC. 1

⑩ PUBLIC RIGHT OF WAY 100 FT. WIDE M&P BK. 65, PG. 32

⑪ PUBLIC RIGHT OF WAY RE-ACQUIRED BY M&P BK. 65, PG. 32 SEPTEMBER – 2010

⑫ PUBLIC RIGHT OF WAY PER DKT. 7482 PG. 204

⑬ PUBLIC RIGHT OF WAY PER DKT. 7458 PG. 610

TANGERINE ROAD (PUBLIC)
FND 2" BCSM RLS 26928 SECTION 31/36/1
RANGE LINE SECTION 1
N00°00'40"W 320.74'(C)
ORIGINAL SURVEY LINE BY WALTER BURG PER RM BK 7 PG 83 PROCEEDING #921
320.81'(M)
FND 4R ACP "TRIMBLE RLS 15343" CC 6-31
S01°16'34"E
0.91'(C)
6.18'(C)
TANGERINE ROAD (PUBLIC)
2519.27'(M)
FND. A.D.O.T. 3" BCSM 1/4 COR SECTION 31 LS 18211
NOTHING FND
0.45'(C)
FND 2" BCSM LS 13189
TOWNSHIP LINE PER SKY RANCH M&P BK. 58, PG 58
41.83'
50.00'(C)
N00°00'40"W 950.56'(M)
2321.16'(R)
2321.17'(M)
RANGE LINE PER SKY RANCH M&P BK. 58, PG. 58
N00°00'41"E
N00°00'40"W 1321.06'(M)
N. CAMINO DE OESTE (PUBLIC)
FND 4R ACP EAST 1/4 COR. SECTION 1 LS 1052

L114 L115 L116 L117 L118 L119 L120 L121 L122 L123 L124 L125 L126 L127 L128 L129 L130 L131 L132 L133 L134 L135 L136 L137 L138 L139 L140 L141 L142 L143 L144 L145 L146 L147 L148 L149 L150 L151 L152 L153 L154 L155 L156 L157 L158 L159 L160 L161 L162 L163 L164 L165 L166 L167 L168 L169 L170 L171 L172 L173 L174 L175 L176 L177 L178 L179 L180

2 3 4 5 6 7 8

100 YEAR FLOOD PLAIN & E.H.S.B.

REGISTERED LAND SURVEYOR 16294 MARK MACHEN Date Signed 5-5-14 ARIZONA U.S.A.
EXPIRES 09/30/15

Registered Professional Engineer CERTIFICATE NO. 24101O DEREK M. ROBERTS Date Signed 3-31-14 ARIZONA U.S.A.
EXPIRES JUNE 30, 2016

LPR-14001
NPP-14002
PRV-13022F

FINAL PLAT FOR CASA SEVILLA

LOTS 1-48
AND
COMMON AREA "A" OPEN SPACE/DRAINAGE
COMMON AREA "B" SEWER EASEMENT
COMMON AREA "C" NATURAL UNDISTURBED OPEN SPACE
COMMON AREA "D" SIGNS
A SUBDIVISION OF A PORTION OF GOVERNMENT LOT-1, SECTION 1, T12S, R12E
G.&S.R.M.
TOWN OF MARANA, PIMA COUNTY ARIZONA

DATE: MAR. 2014	SCALE: 1"=20'	JOB # 13-100	SHEET 7 OF 7

OWNER/DEVELOPER
PULTE HOME CORPORATION
C/O MIKE BRILZ
2840 N. COUNTRY CLUB RD.
TUCSON, ARIZONA 85716

APEX
DEVELOPMENT CONSULTANTS, PC
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CIVIL ENGINEERING • LAND SURVEYING

SEQUENCE NO. 20141640175-7

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item C6

To: Mayor and Council

From: Erik Montague, Finance Director

Date: October 21, 2014

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2014-104: Relating to Administration; approving and authorizing the Finance Director to execute Amendment Number Three to the contract between the Town of Marana, the Arizona Department of Corrections and the Management & Training Corporation for inmate labor services (Erik Montague)

Discussion:

The Town of Marana has maintained an agreement with the Arizona Department of Corrections and the Management Training Corporation for a number of years to obtain use of inmate labor crews from the Marana Community Correctional Treatment Facility (MCCTF). On October 1, 2014, Town staff met with Tara Diaz, Deputy Bureau Administrator from the Department of Corrections (DOC) and with Jeremy Casey, Warden with the Management Training Corporation to discuss required changes to inmate labor service rates included within the existing agreement. The labor rate change from $0.75 per hour to $0.50 per hour is required for the DOC to comply with State statute which currently limits inmate labor rates to not more than $0.50 per hour.

The proposed amendment to the Town's agreement with the DOC and the MCCTF will reduce the inmate labor services rate from $0.75 per hour to $0.50 per hour. All other agreement terms and conditions remain unchanged.

Financial Impact:

Fiscal Year:	2015
Budgeted Y/N:	Y
Amount:	$40,000

The hourly cost of inmate labor services is being reduced from $0.75 per hour to $0.50 per hour as currently limited by State statute. Depending on the use of inmate labor services, departments may see a reduction in cost of services.

Staff Recommendation:

Staff recommends approval of the amendment to the inmate labor contract.

Suggested Motion:

I move to adopt Resolution No. 2014-104, approving and authorizing the Finance Director to execute Amendment Number Three to the contract between the Town of Marana, the Arizona Department of Corrections and the Management Training Corporation for inmate labor services.

Attachments: Resolution No. 2014-104
Amendment Number Three

MARANA RESOLUTION NO. 2014-104

RELATING TO ADMINISTRATION; APPROVING AND AUTHORIZING THE FINANCE DIRECTOR TO EXECUTE AMENDMENT NUMBER THREE TO THE CONTRACT BETWEEN THE TOWN OF MARANA, THE ARIZONA DEPARTMENT OF CORRECTIONS AND THE MANAGEMENT & TRAINING CORPORATION FOR INMATE LABOR SERVICES

WHEREAS the Town of Marana has maintained an agreement with the Arizona Department of Corrections and the Management & Training Corporation for a number of years to obtain use of inmate labor crews from the Marana Community Correctional Treatment Facility; and

WHEREAS the parties to the agreement desire to amend it to change the rate of pay for inmate labor services; and

WHEREAS the Mayor and Council of the Town of Marana find it is in the best interests of its citizens to approve the amendment to the agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, as follows:

SECTION 1. Amendment Number Three to the contract between the Town of Marana, the Arizona Department of Corrections and the Management & Training Corporation for inmate labor services, attached to and incorporated by this reference in this resolution as Exhibit A, is hereby approved and the Finance Director is hereby authorized and directed to execute it for and on behalf of the Town of Marana.

SECTION 2. The Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to implement and carry out the terms, obligations, and objectives of the amendment.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of October, 2014.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

STATE OF ARIZONA
DEPARTMENT OF CORRECTIONS
1601 West Jefferson, MC 55302
Phoenix, Arizona 85007-3002

AMENDMENT NUMBER THREE

The **Contract** entered into between the **Town of Marana**, hereinafter referred to as the **Contractor**, and the Director of the **Arizona Department of Corrections**, hereinafter known as the **Department**, and Management & Training Corporation, for and on behalf of its **Marana Community Correctional Treatment Facility** hereinafter referred to as **MCCTF**, is hereby amended as follows:

This Contract is hereby amended effective October 27, 2014 as follows:

To change the pay rate for inmate labor services from $0.75 per hour to $0.50 per hour.

All other terms and conditions of this Contract shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto agree to carry out the terms of this Amendment.

TOWN OF MARANA	**ARIZONA DEPARTMENT OF CORRECTIONS**
Signature of Authorized Individual — Date	Signature of Authorized Individual — Date
Erik Montague	**Michael P. Kearns**
Typed Name	Typed Name
Finance Director	Division Director, Administrative Services
Typed Title	Typed Title
5100 West Ina Road	1601 West Jefferson, MC 328
Tucson, Arizona 85743	Phoenix, Arizona 85007-3002
Typed Address	Typed Address

OTHER SIGNATURES AS APPLICABLE

Signature — Date	Signature — Date
Typed Name	Typed Name
Typed Title	Typed Title

Prepared by: Stephen Castillo, Senior Procurement Specialist
Date: October 2, 2014

This amendment shall be effective when all signatures are affixed.

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item C7

To: Mayor and Council

From: Jane Fairall, Deputy Town Attorney

Date: October 21, 2014

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2014-105: Relating to Municipal Court; approving the reappointment of Sandra Celaya as a civil traffic violation hearing officer for the Marana Municipal Court (Jane Fairall)

Discussion:

A.R.S. Section 28-1553 and Section 5-2-3 of the Town Code provide that the Town Magistrate, with the approval of the Town Council, may appoint one or more hearing officers to preside over civil traffic violation cases. For a number of years, Court Supervisor Sandra Celaya has served in the capacity of a civil traffic violation hearing officer on an as-needed basis. Ms. Celaya's service in this capacity includes signing orders amending civil traffic citations when needed and signing minute entries related to civil traffic violation cases, when the judge is unavailable to do so. Town Magistrate Charles Davies recommends reappointing Ms. Celaya in the interest of good public service.

Staff Recommendation:

Staff recommends reappointing Sandra Celaya as a civil traffic violation hearing officer.

Suggested Motion:

I move to adopt Resolution No. 2014-105, approving the reappointment of Sandra Celaya as a civil traffic violation hearing officer for the Marana Municipal Court.

Attachments: Resolution No. 2014-105

MARANA RESOLUTION NO. 2014-105

RELATING TO MUNICIPAL COURT; APPROVING THE REAPPOINTMENT OF SANDRA CELAYA AS A CIVIL TRAFFIC VIOLATION HEARING OFFICER FOR THE MARANA MUNICIPAL COURT

WHEREAS Section 5-2-3 of the Town Code provides that the Town Magistrate, with the approval of the Town Council, may appoint one or more hearing officers to preside over civil traffic violation cases; and

WHEREAS on August 21, 2012, via Resolution No. 2012-68, the Town Council appointed Sandra Celaya as a civil traffic violation hearing officer; and

WHEREAS the Town Magistrate wishes to reappoint Sandra Celaya to continue her service as a civil traffic violation hearing officer on as-needed basis; and

WHEREAS the Town Council finds that Sandra Celaya possesses the requisite skill and character to perform as a civil traffic violation hearing officer.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, AS FOLLOWS:

SECTION 1. The Town Council hereby reappoints Sandra Celaya to continue her service as a civil traffic violation hearing officer on an as-needed basis, with a term effective immediately and expiring on August 31, 2016.

SECTION 2. The Town Council further directs that the hearing officer, Sandra Celaya, who is a regular employee of the Town, shall receive no additional compensation as hearing officer other than her regular pay and benefits as an employee of the Town.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of October, 2014.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item C8

To: Mayor and Council

From: Tom Ellis, Parks & Recreation Director

Date: October 21, 2014

Strategic Plan Focus Area:
Recreation

Strategic Plan Focus Area Additional Info:
The Town of Marana Strategic Plan II adopted by Town Council March 2012 includes Recreation as one of five focus areas. Goals associated with the focus area include "develop quality park and recreation amenities", "pursue recreation and tourism development opportunities and projects for visitors", and "partner with public and private entities to promote Marana as a recreation destination."

Subject: Resolution No. 2014-106: Relating to Parks and Recreation; approving and authorizing the Mayor to execute an intergovernmental agreement between Pima County, Pinal County and the Town of Marana for the purpose of facilitating cooperation between the parties in the planning, design, and implementation of trail, park, planning and open space projects of mutual interest (Tom Ellis)

Discussion:
Pima County, Pinal County and Marana have a mutual interest in the establishment of trails, trails-related facilities and parks in their respective jurisdictions that will provide a wide range of benefits to their residents, including recreation, economic development, health and fitness, historical and environmental education, and alternate modes transportation opportunities. The proposed agreement between the Town and the two counties will facilitate cooperation in the planning, design, and implementation of the Anza National Historic Trail, the CAP Trail, Tortolita Mountain Park, and other trail, park, planning and open space projects of mutual interest. The agreement has an initial term of 10 years, with up to 3 additional 10-year extensions possible.

The three main projects to be addressed by this IGA are described as follows:

1. The Tortolita mountain range is contained in both Pima and Pinal Counties, and a large portion of the range is in and borders Marana. Pima is currently developing a portion of the range as a

regional mountain park. Pinal and Marana participated in the preparation of the master plan for the park in 1996-97. Pinal and Marana have been supportive of Pima's effort to acquire land to expand the park in both Pima and Pinal Counties. Pima has an interest in working with Pinal and Marana to define and establish a conceptual planning boundary for the Tortolita Mountain Park as the park progresses. Pima is prepared to assist Pinal and Marana with the preparation of a conceptual planning boundary or master plan for their portions of the park.

2. The Juan Bautista de Anza National Historic Trail is the only National Historic Trail in the State of Arizona and one of just a small number of such trails in the United States. The trail passes through Pima and Pinal Counties and Marana on its way to the San Francisco Bay Area, and is the focus of local, state and national preservation and development efforts.

3. Pima, Pinal and Marana are home to segments of the Central Arizona Project ("CAP") canal, which, in addition to its principal purpose as a conduit of Colorado River water for all three jurisdictions, offers outstanding potential for the development of a long-distance recreational trail within its right-of-way. The CAP Trail is presently under development in Pima, and a master planning project for a 55-mile segment of the trail stretching from the Pascua Yaqui Tribal Nation southwest of Tucson to the Picacho Mountains in Pinal was initiated in December of 2002 and completed in 2008. In addition, the CAP Trail was designated as a National Recreation Trail in 2003.

In general, pursuant to the agreement, the parties will share information and resources with one another and participate in each other's planning activities. The agreement does not include any financial obligations, other than staff time and resources, as workloads allow, and at the sole discretion of the parties to the agreement.

Staff Recommendation:

Staff recommends approval of the IGA.

Suggested Motion:

I move to adopt Resolution No. 2014-106, approving and authorizing the Mayor to execute an intergovernmental agreement between Pima County, Pinal County and the Town of Marana for the purpose of facilitating cooperation between the parties in the planning, design, and implementation of trail, park, planning and open space projects of mutual interest.

Attachments: Resolution No. 2014-106
IGA

MARANA RESOLUTION NO. 2014-106

RELATING TO PARKS AND RECREATION; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BETWEEN PIMA COUNTY, PINAL COUNTY AND THE TOWN OF MARANA FOR THE PURPOSE OF FACILITATING COOPERATION BETWEEN THE PARTIES IN THE PLANNING, DESIGN, AND IMPLEMENTATION OF TRAIL, PARK, PLANNING AND OPEN SPACE PROJECTS OF MUTUAL INTEREST

WHEREAS Pima County, Pinal County and the Town of Marana have a mutual interest in the establishment of trails, trails-related facilities and parks in their respective jurisdictions that will provide a wide range of benefits to their residents, including recreation, economic development, health and fitness, historical and environmental education, and alternate modes transportation opportunities; and

WHEREAS the parties may contract for services and enter into agreements with one another for joint or cooperative action pursuant to A.R.S. § 11-952, *et seq.*; and

WHEREAS the Mayor and Council of the Town of Marana find it is in the best interests of its citizens to enter into this intergovernmental agreement (IGA).

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, approving the intergovernmental agreement between Pima County, Pinal County and the Town of Marana for the purpose of facilitating cooperation between the parties in the planning, design, and implementation of trail, park, planning and open space projects of mutual interest, attached to this resolution as Exhibit A, and authorizing the Mayor to execute it for and on behalf of the Town of Marana.

IT IS FURTHER RESOLVED that the Town Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, conditions and objectives of the IGA.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of October, 2014.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

INTERGOVERNMENTAL AGREEMENT
between
PIMA COUNTY, PINAL COUNTY and the TOWN OF MARANA

This INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered into by and between Pima County, Arizona ("Pima"), a body politic and corporate, Pinal County, Arizona ("Pinal"), a body politic and corporate, and the Town of Marana ("Marana"), an Arizona municipal corporation, pursuant to ARS §11-952 for the purpose of facilitating cooperation between the parties in the planning, design, and implementation of the Anza National Historic Trail, the Central Arizona Project Trail, Tortolita Mountain Park, and other trail, park, planning and open space projects of mutual interest.

RECITALS

1. Pima, Pinal and Marana have a mutual interest in the establishment of trails, trails-related facilities and parks in their respective jurisdictions that will provide a wide range of benefits to their residents, including recreation, economic development, health and fitness, historical and environmental education, and alternate modes transportation opportunities.

2. The Tortolita mountain range is contained in both Pima and Pinal Counties, and a large portion of the range is in and borders Marana. Pima is currently developing a portion of the range as a regional mountain park. Pinal and Marana participated in the preparation of the master plan for the park in 1996-97. Pinal and Marana have been supportive of Pima's effort to acquire land to expand the park in both Pima and Pinal Counties. Pima has an interest in working with Pinal and Marana to define and establish a conceptual planning boundary for the Tortolita Mountain Park as the park progresses. Pima is prepared to assist Pinal and Marana with the preparation of a conceptual planning boundary or master plan for their portions of the park.

3. The Juan Bautista de Anza National Historic Trail is the only National Historic Trail in the State of Arizona and one of just a small number of such trails in the United States. The trail passes through Pima and Pinal Counties and Marana on its way to the San Francisco Bay Area, and is the focus of local, state and national preservation and development efforts.

4. Pima, Pinal and Marana are home to segments of the Central Arizona Project ("CAP") canal, which, in addition to its principal purpose as a conduit of Colorado River water for all three jurisdictions, offers outstanding potential for the development of a long-distance recreational trail within its right-of-way. The CAP Trail is presently under development in Pima,

and a master planning project for a 55-mile segment of the trail stretching from the Pascua Yaqui Tribal Nation southwest of Tucson to the Picacho Mountains in Pinal was initiated in December of 2002 and completed in 2008. In addition, the CAP Trail was designated as a National Recreation Trail in 2003.

5. Pinal has undertaken a county-wide trails master planning process to identify a regional trail system with linkages to trails listed on the Pima Regional Trail System Master Plan and to Tortolita Mountain Park. Pima has developed considerable expertise in regional trails planning through the development and implementation of the Pima Regional Trail System Master Plan, and is willing to share that expertise with Pinal and Marana.

6. Pima has established productive partnerships with other agencies capable of assisting with the development of the Anza National Historic Trail, the CAP Trail, Tortolita Mountain Park, and other trails and park projects such as the U.S. Bureau of Reclamation and the National Park Service, which have funding and staff expertise to contribute to the planning and implementation of these projects, and wishes to assist Pinal and Marana with the establishment of similar relationships.

7. Pima, Pinal and Marana, under A.R.S §11-952, have the authority to enter into an agreement to facilitate cooperation in the planning, design, and implementation of the Anza National Historic Trail, the CAP Trail, Tortolita Mountain Park, and other trail, park, planning and open space projects of mutual interest.

NOW, THEREFORE, in consideration of the above recitals, Pima, Pinal and Marana agree as follows:

A. <u>Obligations of Pima County:</u>

Pima County will:

1. Share information with Pinal and Marana regarding land use plans, zoning, regional planning documents, and other subjects that may affect the planning, design and/or development of the Anza National Historic Trail, the CAP Trail, Tortolita Mountain Park and other trail, park, planning and open space projects of mutual interest.

2. Keep Pinal and Marana informed regarding the progress of the development of Tortolita Mountain Park, and work cooperatively to develop and implement plans for the segment of Tortolita Mountain Park located in southern Pinal County.

3. Manage any BLM lands located in southern Pinal County brought into Tortolita Mountain Park through the Cooperative Management Agreement (CMA) or Recreation and Public Purposes Act process (R&PP) on behalf of Pinal as a part of Tortolita Mountain Park, consistent with the Tortolita Mountain Park-BLM CMA (pending), pertinent R&PP applications, and other applicable agreements.

4. Provide technical assistance and support for Pinal's and Marana's efforts to preserve and develop their respective segments of the Juan Bautista de Anza National Historic Trail.

5. Include Pinal and Marana as future members of the core planning team in the preparation of CAP Trail documents.

6. Allow the staff of the Pima County Natural Resources, Parks and Recreation Department to participate, as time and workloads allow, as an advisor in the development and implementation of trails master plans, comprehensive plans, and any other plans of mutual interest.

7. Share the resources of Pima's GIS system relative to the trail and park projects encompassed by this Agreement.

8. Share information regarding grant and other funding opportunities, and support Pinal and Marana's efforts to secure funding for trails and trails-related projects of mutual interest by providing information, letters of support, and grant preparation advice and assistance.

9. Encourage Pinal's and Marana's participation in applicable future regional planning projects of mutual interest undertaken by Pima.

10. Assist with the coordination of staff and volunteer participation in the planning, design, construction and maintenance of trail, park, planning and open space projects of mutual interest.

B. <u>Obligations of Pinal County</u>:

Pinal County will:

1. Share information with Pima and Marana regarding land use plans (particularly comprehensive plans), zoning, regional planning documents, and other subjects that may affect the planning, design and/or development of the Anza National Historic Trail, the CAP Trail, Tortolita Mountain Park and other trail, park, planning and open space projects of mutual interest.

2. Share information contained within Pinal's GIS data bases and Assessor's records and make it available to Pima, Marana, their consultants, and the U.S. Bureau of Reclamation, as resources allow, for use in the planning and implementation of the Anza National Historic Trail, the CAP Trail, Tortolita Mountain Park, and other trail, park, planning and open space projects of mutual interest.

3. Work cooperatively with Pima, Marana and other local, state and national groups in the preservation and development of the Anza National Historic Trail.

4. Support the effort to plan and implement the CAP Trail, and allow Pima and Marana to participate as members of the core planning team when any CAP Trail documents are prepared.

5. Participate in the planning and implementation of Tortolita Mountain Park, including the development and implementation of a conceptual planning boundary for the park in Pima and Marana.

6. Serve as the applicant of record to facilitate the acquisition and addition of BLM property designated for disposal through the Recreation and Public Purposes Act (R&PP) to Tortolita Mountain Park, including a 720-acre tract of BLM property located in Sections 21 and 22 of T10S, R12E.

7. Provide its permission for Pima to include BLM Cooperative Recreation Management Area (CRMA) lands identified in the 1988 Phoenix District Resource Management Plan (RMP) and located within the planning boundary of Tortolita Mountain Park in its Cooperative Management Agreement (CMA) with the BLM.

8. Support Pima's management of the BLM lands added to Tortolita Mountain Park through the Cooperative Management Agreement (CMA) and Recreation and Public Purposes Act (R&PP) processes located in southern Pinal County.

9. Share information regarding grant and other funding opportunities, and support Pima and Marana's efforts to secure funding for the development of Tortolita Mountain Park (particularly Growing Smarter grant funds), trails and other projects of mutual interest by providing information, letters of support, and related assistance.

10. Make staff from applicable Pinal County departments available to assist with the planning, design and implementation of the Anza National Historic Trail, the CAP Trail, Tortolita Mountain Park, and other trail, park, planning and open space projects of mutual interest as funding, resources and workloads allow.

11. Encourage Pima's and Marana's participation in applicable future regional planning projects of mutual interest undertaken by Pinal.

12. Share the resources of Pinal's GIS system relative to the trail and park projects encompassed by this IGA.

C. <u>Obligations of Marana:</u>

The Town of Marana will:

1. Share information with Pima and Pinal regarding land use plans, zoning, regional planning documents, and other subjects that may affect the planning, design and/or development of the Anza National Historic Trail, the CAP Trail, Tortolita Mountain Park and other trail, park, planning and open space projects of mutual interest.

2. Keep Pima and Pinal informed regarding the progress of the development of Tortolita Mountain Park in its jurisdiction.

3. Provide technical assistance and support for Pima's and Pinal's efforts to preserve and develop their respective segments of the Juan Bautista de Anza National Historic Trail.

4. Include Pima and Pinal as future members of the core planning team in the preparation of any CAP Trail documents in Marana's jurisdiction.

5. Allow the staff of Marana's Parks and Recreation Department to participate, as time and workloads allow, as an advisor in the development and implementation of trails master plans, comprehensive plans, and any other plans or matters of mutual interest.

6. Share the resources of Marana's GIS system relative to the trail and park projects and matters of mutual interest encompassed by this Agreement.

7. Share information regarding grant and other funding opportunities, and support Pima's and Pinal's efforts to secure funding for trails and trails-related projects of mutual interest by providing information, letters of support, and grant preparation advice and assistance.

8. Encourage Pima's and Pinal's participation in applicable future regional planning projects of mutual interest undertaken by Marana.

9. Assist with the coordination of staff and volunteer participation in the planning, design, construction and maintenance of trail, park, planning and open space projects and projects of mutual interest.

D. General Provisions:

1. MODIFICATION. Modifications to the scope of this agreement shall be made in writing, and be signed and dated by all three parties, prior to any changes being performed. None of the parties is obligated to support any changes not properly approved.

2. ACCESS TO RECORDS. The Parties shall provide each other with full and complete access to the records of any project undertaken in whole or part pursuant to this Agreement.

3. TERM AND TERMINATION. The term of this Agreement is ten years. This Agreement may be renewed up for up to three additional ten-year terms upon written approval of the parties. Any party may terminate this Agreement without cause upon thirty (30) days written notice to the other parties.

4. NONDISCRIMINATION. The parties shall comply with all federal, state and local laws which prohibit discrimination. Included under this prohibition is discrimination based on race, age, gender, national origin, color, religion, and disability. Projects undertaken in partnership by the parties shall comply, to the maximum extent feasible, with the Americans with Disabilities Act.

5. PARTICIPATION IN SIMILAR ACTIVITIES. This Agreement in no way restricts any of the parties from participating in similar activities with other public or private agencies, organizations, and individuals.

6. AVAILABILITY OF FUNDS. Any duty, responsibility, function, or activity set forth by this Agreement is subject to the availability of appropriated funds or any other available resources.

7. COMPLIANCE WITH LAWS. The Parties shall comply with all applicable federal, state and local laws, statutes, ordinances, rules and regulations and standards. This Agreement is governed by the laws of the State of Arizona.

8. CONFLICT OF INTEREST. This Agreement is subject to cancellation for conflict of interest pursuant to A.R.S. §38-511, the material provisions of which are incorporated herein by this reference.

9. NON-WARRANTY. The Parties do not warrant their right or power to enter into this Agreement, and if the same is invalidated by court action initiated by third persons, this Agreement shall terminate and there shall be no liability to any Party by reason of such action or by reason of this Agreement.

10. PRINCIPAL CONTACTS. The principal contacts for this Agreement are:

Pima County:

Director
Pima County Natural Resources, Parks and Recreation
3500 W. River Road
Tucson, Arizona 85741

Pinal County:

County Manager
Pinal County
31 N. Pinal Street
Florence, Arizona 85232

Marana:

Town Manager
Town of Marana
11555 W. Civic Center Drive
Marana, Arizona 85653

11. ENTIRE AGREEMENT. This Agreement constitutes the entire Agreement between the Parties, and no modification or amendment hereto shall be binding unless in writing and signed by all parties.

12. MUTUAL INDEMNIFICATION. To the fullest extent permitted by law, each party (as "Indemnitor") agrees to indemnify, defend and hold harmless the other parties, its officers, officials, employees, agents, volunteers, successors, and assigns (as "Indemnitees") from and against any and all claims, losses, liability, costs or expenses (including reasonable attorney fees), hereinafter collectively referred to as "claims," arising out of bodily injury to any person (including death) or property damage, but only to the extent that such claims which result in vicarious/derivative liability to the Indemnitees, are caused by the act, omission, negligence, misconduct, or other fault of the Indemnitor, its officers, officials, agents, employees, or

volunteers, successor, or assigns, provided, however, that the Indemnitor shall have no obligation to indemnify the Indemnitee for the Indemnitee's passive negligence..

13. WORKERS' COMPENSATION. For purposes of Workers' Compensation, an employee of a party to this Agreement who works under the jurisdiction or control of, or who works within the jurisdictional boundaries of, another party pursuant to this specific Agreement, is deemed to be an employee of both parties, as provided in A.R.S. § 23-1022(D). The primary employer of such employee shall be solely liable for payment of Workers' Compensation benefits for the purposes of this paragraph. Each party shall comply with the notice provisions of A.R.S. § 23-1022(E).

14. COUNTERPARTS. This Agreement may be executed in counterparts, each of which shall be an original, but all of which together shall constitute one and the same Agreement.

15. E-VERIFY RECORDS AND AUDITS. To the extent applicable under A.R.S. §41-4401, the parties warrant their compliance with all federal and immigration laws and regulations that relate to their employees and compliance with the E-Verify requirements under A.R.S. § 23-214(A). A party's breach of the above-mentioned warranty shall be deemed a material breach of the Agreement and may result in the termination of the Agreement by either party under the terms of the Agreement. The parties each retain the legal right to randomly inspect the papers and records of the other party to ensure that the other party is complying with the above-mentioned warranty. The parties warrant to keep their respective papers and records open for random inspection during normal business hours by the other party. The parties shall cooperate with any other party's random inspections, including granting the inspecting party entry rights onto their respective properties to perform the random inspection and waiving their respective rights to keep such papers and records confidential.

[**SIGNATURE PAGE FOLLOWS**]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the last date written below:

ATTEST:

_____
Clerk of the Board

PINAL COUNTY

_____
Chair, Board of Supervisors

_____
Date

ATTEST:

_____
Clerk of the Board

PIMA COUNTY

_____
Chair, Board of Supervisors

_____
Date

ATTEST:

_____
Town Clerk

TOWN OF MARANA:

_____
Mayor

_____
Date

APPROVED AS TO CONTENT:

_____
Director, Pima County Natural Resources, Parks and Recreation Department

APPROVED AS TO CONTENT:

_____
Director of Pinal County Parks and Recreation Department

APPROVED AS TO CONTENT:

_____
Director, Marana Parks and Recreation Department

INTERGOVERNMENTAL AGREEMENT DETERMINATION

The foregoing Intergovernmental Agreement between Pima County, Pinal County and the Town of Marana has been reviewed pursuant to A.R.S. §11-952 by the undersigned, who have determined that it is in proper form and is within the powers and authority granted under the laws of the State of Arizona to those Parties to the Intergovernmental Agreement represented by the undersigned.

PIMA COUNTY:

_____
Deputy County Attorney

PINAL COUNTY:

_____
County Attorney

MARANA:

_____
Town Attorney

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item C9

To: Mayor and Council

Submitted For: Jocelyn C. Bronson, Town Clerk

From: Suzanne Sutherland, Assistant to the Town Clerk

Date: October 21, 2014

Subject: Approval of Marana Special Council Minutes for October 7, 2014 (Jocelyn C. Bronson)

Attachments: Special Council Meeting Minutes

SPECIAL COUNCIL MEETING
MINUTES
11555 W. Civic Center Drive, Marana, Arizona 85653
Board Room, Marana Municipal Complex
Tuesday, October 7, 2014, at or after 6:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
David Bowen, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Carol McGorray, Council Member
Roxanne Ziegler, Council Member

SPECIAL COUNCIL MEETING

CALL TO ORDER AND ROLL CALL. Mayor Honea called the meeting to order at 6:01 p.m. **Records Administrator, Hilary Hiser** called roll. **Vice Mayor Post** and **Council Member McGorray** were excused. All other Council Members were present, constituting a quorum.

DISCUSSION/POSSIBLE ACTION

D1: Relating to Open Meeting Law; presentation and discussion regarding the Arizona Open Meeting Law, A.R.S. § 38-431 *et seq.* **Mayor Honea** introduced guest speaker **Susan Goodwin** of Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C. Ms. Goodwin started her presentation by briefly explaining how she determined the Council violated the opening meeting law via email. Ms. Goodwin's involvement in this matter was at the request of the **Town Attorney, Frank Cassidy** and her recommendation for training is to help the Council avoid accidental violations of the law in the future. Ms. Goodwin said she did not find evidence of Council Members crafting agreements, but rather proposing legal action in a quorum setting with four or more Council Members emailed.

Ms. Goodwin stated her training focuses specifically on serial meetings and emails, which are common types of violations. She did emphasize that most violations of the law are unintentional. Ms. Goodwin reminded the Council Members that when a quorum is present outside of a scheduled meeting, with an agenda, and the members discuss Town business that constitutes a violation of the open meeting law because the members are in an informal meeting. A serial meeting occurs when Council Members discuss or propose items related to Town

business with less than a quorum present and then continue to have smaller meetings with less than a quorum present to discuss or propose the same Town business.

Ms. Goodwin explained that when emailing council members regarding Town business, Council Members should remember what constitutes a quorum and also determine if the content is fact based or opinion based. Ms. Goodwin warned that Council Members can provide facts to other members, but expressing opinions regarding those facts is a slippery slop towards proposing legal action and might be considered a violation of the open meeting law. Ms. Goodwin suggested that during conversations with colleagues, Council Members not to express an opinion regarding Town business because that opinion might lead to a proposal in the future.

Ms. Goodwin briefly touched on the use of social media by elected officials. If the Council Member has more than a quorum of Council Members as friends, Ms. Goodwin suggested that Council Members with private Facebook pages avoid making comments regarding Town business. Although this might not be a direct violation of the open meeting law, she cautioned this might become a violation of the law in the future. Ms. Goodwin insisted that social media participation by Council Members should only be for personal use and not a platform for Town business.

Finally, **Ms. Goodwin** concluded her presentation by reviewing the protocol for Council Members attending other open public meetings as a quorum. If Council Members attend a meeting where a quorum is present, that attendance needs a courtesy quorum notice and members should not discuss or propose information related to Town business while at that meeting.

Mayor Honea indicated that these restrictions appear to prevent any meaningful conversation regarding Town business. **Ms. Goodwin** responded that Council Members can participate in events and other meetings, but cannot discuss Town business that might result in a future proposal during these events. Ms. Goodwin emphasized that Council Members need to remember what constitutes a quorum during informal engagements. Ms. Goodwin also cautioned that the Town Manager must be careful not to reveal to other Council Members what the opinions or possible leanings are of their colleagues. Ms. Goodwin acknowledged that the open meeting law does present some limitations, but does not prevent discussion by Council Members.

Council Member Ziegler stated that her accidental violation of the open meeting law with her email was a mistake and she is deeply regretful for any harm it has caused. However, she did express frustration and hurt regarding the manner in which Town management handled the situation. Council Member Ziegler did indicate that she would be more diligent in reviewing how many Council Members she emails at a time and will be sure not respond with opinions that might be misinterpreted.

Mr. Cassidy addressed **Council Member Ziegler's** comments and reminded the Council that when an open meeting law violation occurs, the Town must correct the violation quickly to ensure the future integrity of all Council decisions post violation. The Town is able to minimize

any possible damage from the mistake by openly addressing the actual violation and presenting it in a public forum.

Council Member Kai indicated his personal opinion of Council Member Ziegler did not diminish and he still has respect for her, but believes the Council can only become stronger with this type of training.

Council Member Bowen expressed concern that some settings, like a study session, do not help to fully illustrate an issue. He understands the constraints the Council faces regarding the open meeting law, but is unclear about the proper methods to obtain the more detailed and nuanced information required for making an informed decision. **Ms. Goodwin** acknowledged the open meeting law is not crystal clear and there is grey area to its interpretation and application. She advised that it is safer to err on the side of caution and assume an issue will come before council. Ms. Goodwin again emphasized that Council Members can have one-on-one conversations with the Town Manager for background and history related to a project, but must limit their conversations with other Council Members to avoid an accidental violation of the law.

ADJOURNMENT. ***Motion to adjourn at 6:47 p.m. by Council Member Kai, second provided by Council Member Bowen. Passed unanimously 5-0.***

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on October 7, 2014. I further certify that a quorum was present.

_____

Hilary H. Hiser, Records Administrator for Jocelyn C. Bronson, Town Clerk

DRAFT

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item L1

Submitted For: Jocelyn C. Bronson, Town Clerk

From: Suzanne Sutherland, Assistant to the Town Clerk

Date: October 21, 2014

Strategic Plan Focus Area: Not Applicable

Subject: Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for Acquisition of Control of a Series 12 restaurant liquor license submitted by Fei Cheng on behalf of Sushi Cortaro located at 8225 N. Courtney Page Way #141, Marana, Arizona 85743 (Jocelyn C. Bronson)

Discussion:

This application is for an acquisition of control of an existing series 12 restaurant liquor license for Sushi Cortaro located at 8225 N. Courtney Page Way #141, Marana, Arizona 85743.

Pursuant to state law, if a person other than the person originally licensed acquires control over a license or licensee, the person shall file notice of the acquisition with the director of the Department of Liquor License and Control (DLLC) within 30 business days after such acquisition of control. On receipt of notice of an acquisition of control, the DLLC director shall forward the notice within 15 days to the local governing body of the city or town. The local governing body of the city, town or county may protest the acquisition of control within 60 days based on the capability, reliability and qualification of the person acquiring control; however, there is no requirement that the town submit a recommendation for approval of the application. If the director does not receive any protests, the director may protest the acquisition of control or approve the acquisition. Any protest shall be set for a hearing before the state liquor board. Any transfer shall be approved or disapproved within 105 days of the filing of the notice of acquisition of control.

The application was posted at the business premises and provided that residents within a one mile radius from the premises may file written arguments in favor of or opposed to the agent change/acquisition of control with the Town Clerk's Office within 20 days of the posting. Any written arguments received by the Clerk's Office for or against the proposed acquisition of control/agent change are attached to this item and will be submitted to the Department of Liquor

Licenses and Control (DLLC).

Town staff has reviewed this application to determine whether the applicant is in compliance with legal requirements. Additionally, the Police Department has conducted a local background check.

Staff Recommendation:

Staff recommends that an order recommending approval be submitted to the DLLC for this liquor license application.

Suggested Motion:

OPTION 1: I move to adopt and submit to the DLLC an order recommending approval of an application for Acquisition of Control of an existing series 12 Restaurant liquor license submitted by Fei Cheng on behalf of Sushi Cortaro, located at 8225 N. Courtney Page Way #141, Marana, Arizona 85743.

OPTION 2: I move to adopt and submit to the DLLC an order recommending disapproval of an application for Acquisition of Control of an existing series 12 Restaurant liquor license submitted by Fei Cheng on behalf of Sushi Cortaro, located at 8225 N. Courtney Page Way #141, Marana, Arizona 85743.

Attachments:
Redacted Application
Affidavit of Posting
Liquor Governing Body Recommendation
Description of Liquor Licenses

RECEIVED
SEP 22 2014
Town of Marana
Clerk's Office

ARIZONA DEPARTMENT OF LIQUOR LICENSES & CONTROL

800 W Washington 5th Floor
Phoenix AZ 85007-2934
www.azliquor.gov
(602) 542-5141

'14 SEP 18 Liq. Lic. PM 1 22

APPLICATION FOR AGENT CHANGE - ACQUISITION OF CONTROL - RESTRUCTURE

Check Appropriate Box

- ☐ **Agent Change** — Complete Sections 1,2,3,4,6 (See Note 1 on back)
- ☒ **Acquisition of Control** — Complete Sections 1,2, (3,4 if changing Agent), 6
- ☐ **Restructure** — Complete Sections 1,2,(3,4 if changing Agent) ,5,6 (See Note 2 on back)

SECTION 1 (COMPLETE THIS SECTION FOR AGENT CHANGE, ACQUISITION OF CONTROL OR RESTRUCTURE)

1. Name (INDIVIDUAL OR EXISTING AGENT (if no agent change) OR NEW AGENT OR CORPORATE OFFICER OR L.L.C. CONTROLLING MEMBER)

Last	First	Middle		Liquor License #
CHENG	FEI	N/A	P1063019	12104050

2. ☐ Corporation ☒ L.L.C. ☐ N/A: SUSHI CONTARO, LLC B1044324 Corp. File #: L-1605183-8
(Exactly as it appears on Articles of Inc. or Articles of Org.)

3. Business Name: SUSHI CONTARO B1044325
(Exactly as it appears on license)

4. Business Address: 8225 N. COURTNEY PAGE WAY #141 MARANA PIMA 85743
(Do not use P.O. Box Number) City COUNTY Zip

5. Is the business located within the incorporated limits of the above city or town? ☒ Yes ☐ No

6. Mailing Address: 8225 N. COURTNEY PAGE WAY #141 MARANA AZ 85743
City State Zip

7. Business Phone: (520) 572-8668 Residence Phone: (917) 355-6196

8. Does this transaction involve the sale of any portion of the corporate stock? ☒ YES ☐ NO ☐ N/A If yes, submit a certified copy of minutes.

9. Has there been any change of officers? ☒ YES ☐ NO ☐ N/A If yes, submit a certified copy of minutes.

SECTION 2 (COMPLETE THIS SECTION FOR AGENT CHANGE, ACQUISITION OF CONTROL OR RESTRUCTURE)

Each person listed in Section II must submit a personal questionnaire (Form LIC0101) and a Department approved fingerprint card which may be obtained at the Dept. A person appearing in both lists need only submit one questionnaire and fingerprint card.

1. List individual owner or partners or all directors, officers in corp., members in LLC:

Last	First	Middle	Title	Residence Address	City State Zip
CHENG	FEI	N/A	MGR/MEM.	1649 W. BLUE HORIZON ST.	TUCSON, AZ 85704
CHAN	KAM	FUNG	MEM.	114 FOREST AVE.	WEST BABYLON, NY 11704
LIN	ZENGRONG	N/A	MEM.	1649 W. BLUE HORIZON ST.	TUCSON, AZ 85704

(ATTACH ADDITIONAL SHEET(S) IF NECESSARY)

2. List stockholders or controlling members owning 10% or more of Corp/LLC:

Last	First	Middle	% Owned	Residence Address	City State Zip
CHENG	FEI	N/A	40%	1649 W. BLUE HORIZON ST.	TUCSON, AZ 85704
CHAN	KAM	FUNG	50%	114 FOREST AVE.	WEST BABYLON, NY 11704
LIN	ZENGRONG	N/A	10%	1649 W. BLUE HORIZON ST.	TUCSON, AZ 85704

(ATTACH ADDITIONAL SHEET(S) IF NECESSARY)
Disabled individuals requiring special accommodations please call the Department

1/7/2013

Date Received 9/18
CSR SG

SECTION 3 (COMPLETE THIS SECTION FOR AGENT CHANGE)

1. **If the corporation/L.L.C. is owned by another entity, ATTACH AN OWNERSHIP AND DIRECTOR / OFFICER / MEMBER DISCLOSURE for the parent entity. Attach additional sheets as necessary in order to disclose real people.**

As an Agent, will you be physically present and operating the licensed premises? ☐ YES ☐ NO

If you answered YES, you must provide proof of attendance of a Department approved Liquor Law Training Course within the last five years before your application for Agent can be submitted. If "no" a manager with approved training must be submitted.

SECTION 4 (COMPLETE THIS SECTION FOR AGENT CHANGE)

To be completed by the INDIVIDUAL OR EXISTING AGENT OR CORPORATE OFFICER OR L.L.C. CONTROLLING MEMBER:

1. License Number: _____ Date of last renewal: _____

2. Current Licensee or Agent: _____
(Exactly as it appears on license) Last First Middle

I, _____, hereby consent to the agent appointment named herein and
(Print full name)
agree to immediately assign a new agent in the event of the death, resignation, or discharge of this agent. I also understand that if the background report shows that I, the corporation, or any officer, director, member, or stockholder have been convicted of a felony in the past five (5) years, I will immediately surrender the license to the Arizona Department of Liquor Licenses and Control and hereby waive all rights to appeal such action.

X _____ State of _____ County of _____
(Signature of INDIVIDUAL/ CORPORATE/CLUB OFFICER/MEMBER) The foregoing instrument was acknowledged before me this

_____ day of _____, _____
Day Month Year

My commission expires on: _____ _____
(Signature of NOTARY PUBLIC)

SECTION 5 (COMPLETE THIS SECTION FOR RESTRUCTURE)

Is there more than one licensed premises involved? ☐ YES ☐ NO If yes, **SEPARATE APPLICATIONS** must be filed and fees paid for each license/location.

Type of current ownership:

- ☐ J.T.W.R.O.S.
- ☐ INDIVIDU AL
- ☐ PARTNERSHIP
- ☐ CORPORATION
- ☐ LIMITED LIABILITY CO.
- ☐ TRUST
- ☐ OTHER Explain _____

Type of new ownership:

- ☐ J.T.W.R.O.S.
- ☐ INDIVIDUAL
- ☐ PARTNERSHIP
- ☐ CORPORATION
- ☐ LIMITED LIABILITY CO.
- ☐ TRUST
- ☐ OTHER Explain _____

SEP 18 4:10 PM '14 Liq. Lic.

SECTION 6 (COMPLETE THIS SECTION FOR AGENT CHANGE, ACQUISITION OF CONTROL OR RESTRUCTURE)

To be completed by INDIVIDUAL OR EXISTING AGENT (if no agent change) OR NEW AGENT OR CORPORATE OFFICER OR L.L.C. CONTROLLING MEMBER as listed in Question 1 Section 1:

I, Fei Chang _____, hereby declare that I am the APPLICANT filing this application.
(Print full name)
have read the application and the contents and all statements are true, correct and complete.

X Chang Fei _____ State of Arizona County of Pima
(Signature of INDIVIDUAL OR AGENT) The foregoing instrument was acknowledged before me this

4TH day of Sept. 2014
Day Month Year

My commission expires on: June 5, 2017 _____
(Signature of NOTARY PUBLIC)

NOTE 1: The fee for an agent change MUST be submitted with this application: $100.00 for the first application and $50.00 for each additional application, not to exceed $1,000.00. (A.R.S. 4-209.H)

NOTE 2: The $100.00 fee for restructure/acquisition of control MUST be submitted with this application. (A.R.S. 4-209.A)

Notary Public State of Arizona
Pima County
Kevin A Kramber
My Commission Expires 06/05/2017

Print Form

ARIZONA DEPARTMENT OF LIQUOR LICENSES AND CONTROL

800 W Washington 5th Floor
Phoenix AZ 85007-2934
www.azliquor.gov
(602) 542-5141

AFFIDAVIT OF POSTING

Date of Posting: September 23, 2014 Date of Posting Removal: October 13, 2014

Applicant Name: Cheng (Last) Fei (First) N/A (Middle)

Business Address: 8225 N. Courtney Page Way #141 (Street) Tucson (Marana) (City) 85743 (Zip)

License #: 12104050

I hereby certify that pursuant to A.R.S. § 4-201, I posted notice in a conspicuous place on the premises proposed to be licensed by the above applicant and said notice was posted for at least twenty (20) days.

(ESR)
ELTON E BURNS — Print Name of City/County Official
Heavy Spec. — Title
520 990 2496 — Telephone #

Elton E Burns ESR — Signature
9-23-2014 — Date Signed

Return this affidavit with your recommendation (i.e., Minutes of Meeting, Verbatim, etc.) or any other related documents.

If you have any questions please call (602) 542-5141 and ask for the Licensing Division.

Individuals requiring special accommodations please call (602) 542-9027

Lic0119 4/2009

Print Form

Arizona Department of Liquor Licenses and Control

800 West Washington, 5th Floor
Phoenix, Arizona 85007
www.azliquor.gov
602-542-5141

LOCAL GOVERNING BODY RECOMMENDATION

CITY/TOWN OF Marana STATE APPLICATION # 12104050

COUNTY OF Pima, ARIZONA. CITY/TOWN/COUNTY # _____

ORDER # LL2014-08.

At a Regular (Regular or Special) meeting of the Marana Town Council (Governing Body) of the City/Town/County of Marana held on the 21st (Day) day of October (Month), 2014 (Year) the application of Fei Cheng for a license to sell spirituous liquors at the premises described in Application # 12104050, License Class Series 12 was considered as provided by Title 4, A.R.S. as amended.

IT IS THEREFORE ORDERED that the APPLICATION of Fei Cheng

is hereby recommended for _____
(approval/disapproval)

a license to sell spirituous liquors of the class, and in the manner designated in the Application.

IT IS FURTHER ORDERED that a Certified Copy of this Order be immediately transmitted to the Department of Liquor Licenses and Control, Licensing Division, Phoenix, Arizona.

_____ CITY/TOWN/COUNTY CLERK

DATED AT Marana, Arizona

This 21st (Day) day of October (Month). 2014 (Year)

* Disabled individuals requiring special accommodations please call the Department

lic 1007 05/2009

Series 6 Bar

The bar (series 6) liquor license is a "quota" license available only through the Liquor License Lottery or for purchase on the open market. Once issued, this liquor license is transferable from person to person and/or location to location within the same county and allows the holder both on- & off-sale retail privileges. This license allows a bar retailer to sell and serve all types of spirituous liquors, primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises. A retailer with off-sale ("To Go") privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. A.R.S. § 4-206.01.F. states that after January 1, 2011, the off-sale privileges associated with a bar license shall be limited to no more than 30% of the total annual sales receipts of liquor by the licensee at that location. Payment must be made no later than the time of delivery. Off-sale ("To Go") package sales of spirituous liquor can be made on the bar premises as long as the area of off-sale operation does not utilize a separate entrance and exit from the ones provided for the bar. A hotel or motel with a Series 6 license may sell spirituous liquor in sealed containers in individual portions to its registered guests at any time by means of a minibar located in the guest rooms of registered guests. The registered guest must be at least twenty-one (21) years of age. Access to the minibar is by a key or magnetic card device and not furnished to a guest between the hours of 2:00 a.m. and 6:00 a.m.

Series 7 Beer and Wine Bar

The beer and wine bar (series 7) liquor license is a "quota" license available only through the Liquor License Lottery or for purchase on the open market. Once issued, this liquor license is transferable from person to person and/or location to location within the same county and allows the holder both on- & off-sale retail privileges. This license allows a beer and wine bar retailer to sell and serve beer and wine (no other spirituous liquors), primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises. A retailer with off-sale ("To Go") privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. A.R.S. § 4-206.01.F. states that after January 1, 2011, the off-sale privileges associated with a bar license shall be limited to no more than 30% of the total annual sales receipts of liquor by the licensee at that location. Off-sale ("To Go") package sales can be made on the bar premises as long as the area of off-sale operation does not utilize a separate entrance and exit from the one provided for the bar. Payment must be made no later than the time of delivery.

Series 9 Liquor Store

The liquor store (series 9) license is a "quota" license available only through the Liquor License Lottery or for purchase on the open market. Once issued, this liquor license is transferable from person to person and/or location to location within the same county and allows a spirituous liquor store retailer to sell all types of spirituous liquors, only in the original unbroken package, to be taken away from the premises of the retailer and consumed off the premises. A retailer with off-sale privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. Payment must be made no later than the time of delivery. Series 9 (liquor store) licensees and applicants may apply for unlimited sampling privileges by completing the Sampling Privileges form.

Series 10 Beer and Wine Store

This non-transferable, off-sale retail privileges liquor license allows a retail store to sell beer and wine (no other spirituous liquors), only in the original unbroken package, to be taken away from the premises of the retailer and consumed off the premises. A retailer with off-sale privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. Payment must be made no later than the time of delivery. Series 10 (beer and wine store) licensees and applicants may apply for unlimited sampling privileges by completing the Sampling Privileges form.

Series 11 Hotel/Motel

This non-transferable, on-sale retail privileges liquor license allows the holder of a hotel/motel license to sell and serve all types of spirituous liquor solely for consumption on the premises of a hotel or motel that has a restaurant where food is served on the premises. The restaurant on the licensed premises must derive at least forty percent (40%) of its gross revenue from the sale of food. The holder of this license may sell spirituous liquor in sealed containers in individual portions to its registered guests at any time by means of a minibar located in the guest rooms of registered guests. The registered guest must be at least twenty-one (21) years of age. Access to the minibar is provided by a key or magnetic card device and may not be furnished to a guest between the hours of 2:00 a.m. and 6:00 a.m.

Series 12 Restaurant

This non-transferable, on-sale retail privileges liquor license allows the holder of a restaurant license to sell and serve all types of spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its gross revenue from the sale of food. Failure to meet the 40% food requirement may result in revocation of the license.

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item L2

Submitted For: Jocelyn C. Bronson, Town Clerk

From: Suzanne Sutherland, Assistant to the Town Clerk

Date: October 21, 2014

Strategic Plan Focus Area: Not Applicable

Subject: Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for a person transfer and location transfer of a series 6 Bar liquor license submitted by Denise Marie Bora on behalf of Home Plate located at 8579 N. Silverbell Road, Marana, Arizona 85743 (Jocelyn C. Bronson)

Discussion:

This application is for a person and location transfer of a series #6 Bar liquor license at Home Plate located at 8579 N. Silverbell Road, Marana, Arizona 85743.

Pursuant to state law, the application was posted at the premises where the business is to be conducted. The posted notice provided that residents within a one mile radius from the premises may file written arguments in favor of or opposed to the issuance of the license with the Town Clerk's Office within 20 days of the posting. Any written arguments received by the Clerk's Office for or against the proposed liquor license are attached to this item and will be submitted to the Department of Liquor Licenses and Control (DLLC).

Town staff has reviewed this application to determine whether the applicant is in compliance with zoning, building and other legal requirements for the business. Additionally, the Marana Police Department has conducted a local background check.

The Town Council must enter an order recommending approval or disapproval of the application within 60 days after filing of the application. Pursuant to state statute, a license will only be issued after a satisfactory showing of the capability, qualifications and reliability of the applicant and "in all proceedings before the town council, the applicant bears the burden of showing that the public convenience requires and that the best interests of the community will be substantially served by the issuance of a license."

If the Council's recommendation is for disapproval, the order must include an attachment stating the specific reasons for the recommendation of disapproval and including a summary of the testimony or other evidence supporting the recommendation.

If the Council enters an order recommending approval of the application, or makes no recommendation, then no hearing before the Arizona state liquor board will take place, unless the director of the DLLC, the liquor board or a resident within a one mile radius from the premises requests a hearing. If the Council enters an order recommending disapproval of the application, or if the director, board or a resident within a one mile radius from the premises requests a hearing, then the state board will hold a hearing regarding the application.

At the hearing, the state board will consider all evidence and testimony in favor of or opposed to the granting of the license. The decision of the board to either grant or deny an application will normally take place within 105 days after the application has been filed, unless the director of the DLLC deems it necessary to extend the time period.

Staff Recommendation:

Staff recommends that an order recommending approval be submitted to the DLLC for this liquor license application.

Suggested Motion:

OPTION 1: I move to adopt and submit to the DLLC an order recommending approval of the application for a person and location transfer of a #6 series Bar liquor license submitted by Denise Marie Bora on behalf of Home Plate located at 8579 N. Silverbell Road, Marana, Arizona 85743.

OPTION 2: I move to adopt and submit to the DLLC an order recommending disapproval of the application for a person and location transfer of a #6 series Bar liquor license submitted by Denise Marie Bora on behalf of Home Plate located at 8579 N. Silverbell Road, Marana, Arizona 85743.

Attachments: Redacted LL Application
Local Governing Body Recommendation
Liquor License Descriptions

COPY

'14 SEP 23 Liq. Dept AM11:18

RECEIVED
SEP 26 2014
Town of Marana
Clerk's Office

Arizona Department of Liquor Licenses and Control
800 West Washington, 5th Floor
Phoenix, Arizona 85007
www.azliquor.gov
602-542-5141

APPLICATION FOR LIQUOR LICENSE

TYPE OR PRINT WITH BLACK INK

Notice: Effective Nov. 1, 1997, All Owners, Agents, Partners, Stockholders, Officers, or Managers actively involved in the day to day operations of the business must attend a Department approved liquor law training course or provide proof of attendance within the last five years. See page 5 of the Liquor Licensing requirements.

SECTION 1 This application is for a:

- ☐ MORE THAN ONE LICENSE
- ☐ INTERIM PERMIT ***Complete Section 5***
- ☐ NEW LICENSE ***Complete Sections 2, 3, 4, 13, 14, 15, 16***
- ☒ PERSON TRANSFER (Bars & Liquor Stores ONLY) ***Complete Sections 2, 3, 4, 11, 13, 15, 16***
- ☒ LOCATION TRANSFER (Bars and Liquor Stores ONLY) ***Complete Sections 2, 3, 4, 12, 13, 15, 16***
- ☐ PROBATE/WILL ASSIGNMENT/DIVORCE DECREE ***Complete Sections 2, 3, 4, 9, 13, 16*** (fee not required)
- ☐ GOVERNMENT ***Complete Sections 2, 3, 4, 10, 13, 15, 16***

SECTION 2 Type of ownership:

- ☐ J.T.W.R.O.S. ***Complete Section 6***
- ☐ INDIVIDUAL ***Complete Section 6***
- ☐ PARTNERSHIP ***Complete Section 6***
- ☐ CORPORATION ***Complete Section 7***
- ☒ LIMITED LIABILITY CO. ***Complete Section 7***
- ☐ CLUB ***Complete Section 8***
- ☐ GOVERNMENT ***Complete Section 10***
- ☐ TRUST ***Complete Section 6***
- ☐ OTHER (Explain) _____

SECTION 3 Type of license and fees LICENSE #(s): 06100084 N/A

1. Type of License(s): #6 - Bar N/A
2. Total fees attached: $ 244 (Department Use Only)

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE.

The fees allowed under A.R.S. 44-6852 will be charged for all dishonored checks.

SECTION 4 Applicant

P1072400

1. Owner/Agent's Name: (Mr. / Ms.) Bora (Last) Denise (First) Marie (Middle)
   (Insert one name ONLY to appear on license)
2. Corp./Partnership/L.L.C.: B and J Sports, LLC B1053156
   (Exactly as it appears on Articles of Inc. or Articles of Org.)
3. Business Name: Homeplate B1053157
   (Exactly as it appears on the exterior of premises)
4. Principal Street Location: 8579 N. Silverbell Rd. (Do not use PO Box Number) Marana (City) Pima (County) 85743 (Zip)
5. Business Phone: Pending Daytime Phone: (520) 603-0177 Email: gifts@azgiftbaskets.com
6. Is the business located within the incorporated limits of the above city or town? ☒YES ☐NO
7. Mailing Address: 4732 W. Placita De Suerte (City) Tucson (State) AZ (Zip) 85745
8. Price paid for license only bar, beer and wine, or liquor store: Type #6 $ 30,000 - Type N/A $ N/A

DEPARTMENT USE ONLY

Fees: 200 Application | _____ Interim Permit | _____ Site Inspection | 44 Finger Prints | $ 244 TOTAL OF ALL FEES

Is Arizona Statement of Citizenship & Alien Status For State Benefits complete? ☐ YES ☐ NO

Accepted by: SG Date: 9/24/14 Lic. # 06100084

1/7/2013

***Disabled individuals requiring special accommodation, please call (602) 542-9027.**

SECTION 7 Corporation/Limited Liability Co.:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND $22 PROCESSING FEE FOR EACH CARD.

☐ CORPORATION ***Complete questions 1, 2, 3, 5, 6, 7, and 8.***

☒ L.L.C. ***Complete 1, 2, 4, 5, 6, 7, and 8.***

1. Name of Corporation/L.L.C.: B AND J SPORTS, LLC
(Exactly as it appears on Articles of Incorporation or Articles of Organization)
2. Date Incorporated/Organized: 04/21/2014 State where Incorporated/Organized: Arizona
3. AZ Corporation Commission File No.: _____ Date authorized to do business in AZ: _____
4. AZ L.L.C. File No: L-1920328-4 Date authorized to do business in AZ: 06/23/14
5. Is Corp./L.L.C. Non-profit? ☐ YES ☒ NO
6. List all directors, officers and members in Corporation/L.L.C.:

Last	First	Middle	Title	Mailing Address	City State Zip
James	Richard	Lee	mem.	4732 w. Placita De Suerte	Tucson, AZ 85745
Bono	Denise	Marie	mem.	4732 w. Placita De Suerte	Tucson, AZ 85745

(ATTACH ADDITIONAL SHEET IF NECESSARY)

7. List stockholders who are controlling persons or who own 10% or more:

Last	First	Middle	% Owned	Mailing Address	City State Zip
James	Richard	Lee	50%	4732 w. Placita De Suerte	Tucson, AZ 85745
Bono	Denise	Marie	50%	4732 w. Placita De Suerte	Tucson, AZ 85745

(ATTACH ADDITIONAL SHEET IF NECESSARY)

8. If the corporation/L.L.C. is owned by another entity, attach a percentage of ownership chart, and a director/officer/member disclosure for the parent entity. Attach additional sheets as needed in order to disclose personal identities of all owners.

SECTION 8 Club Applicants:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND $22 PROCESSING FEE FOR EACH CARD.

1. Name of Club: _____ Date Chartered: _____
(Exactly as it appears on Club Charter or Bylaws) (Attach a copy of Club Charter or Bylaws)
2. Is club non-profit? ☐ YES ☐ NO
3. List officer and directors:

Last	First	Middle	Title	Mailing Address	City State Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

SECTION 9 **Probate, Will Assignment or Divorce Decree of an existing Bar or Liquor Store License:**

1. Current Licensee's Name: _____ (Exactly as it appears on license) Last First Middle

2. Assignee's Name: _____ Last First Middle

3. License Type: _____ License Number: _____ Date of Last Renewal: _____

4. ATTACH TO THIS APPLICATION A CERTIFIED COPY OF THE WILL, PROBATE DISTRIBUTION INSTRUMENT, OR DIVORCE DECREE THAT SPECIFICALLY DISTRIBUTES THE LIQUOR LICENSE TO THE ASSIGNEE TO THIS APPLICATION.

SECTION 10 **Government: (for cities, towns, or counties only)**

1. Governmental Entity: _____

2. Person/designee: _____ Last First Middle _____ Contact Phone Number

A SEPARATE LICENSE MUST BE OBTAINED FOR EACH PREMISES FROM WHICH SPIRITUOUS LIQUOR IS SERVED.

SECTION 11 **Person to Person Transfer:**

Questions to be completed by CURRENT LICENSEE (Bars and Liquor Stores ONLY-Series 06,07, and 09).

1. Current Licensee's Name: GARCIA (Last) RUDOLPH (First) MUNOZ (Middle) Entity: AGENT (Indiv., Agent, etc.)
(Exactly as it appears on license)

2. Corporation/L.L.C. Name: STAGE 2, LLC
(Exactly as it appears on license)

3. Current Business Name: EMPIRE MOUNTAIN CATERING
(Exactly as it appears on license)

4. Physical Street Location of Business: Street 277 W. DUVAL Rd

City, State, Zip GREEN VALLEY, AZ 85614

5. License Type: #6-BAR License Number: 06100084

6. If more than one license to be transfered: License Type: N/A License Number: N/A

7. Current Mailing Address: (Other than business) Street 1313 W. CAMINO DE LA OCA

City, State, Zip GREEN VALLEY, AZ 85622

8. Have all creditors, lien holders, interest holders, etc. been notified of this transfer? ☒ YES ☐ NO

9. Does the applicant intend to operate the business while this application is pending? ☐ YES ☒ NO If yes, complete Section 5 of this application, attach fee, and current license to this application.

10. I, RUDOLPH MUNOZ GARCIA (print full name), hereby authorize the department to process this application to transfer the privilege of the license to the applicant, provided that all terms and conditions of sale are met. Based on the fulfillment of these conditions, I certify that the applicant now owns or will own the property rights of the license by the date of issue.

I, RUDOLPH MUNOZ GARCIA (print full name), declare that I am the CURRENT OWNER, AGENT, MEMBER, PARTNER STOCKHOLDER, or LICENSEE of the stated license. I have read the above Section 11 and confirm that all statements are true, correct, and complete.

Rudolph Munoz Garcia
(Signature of CURRENT LICENSEE)

State of Arizona County of Navajo

The foregoing instrument was acknowledged before me this 15th Day September Month 2014 Year

(Signature of NOTARY PUBLIC)

My commission expires on: 2/18/2015

VALERIE L TAYLOR 4
Notary Public - Arizona
Navajo County
My Comm. Expires Feb 18, 2015

14 SEP 23 Liq. Dept MAIL

SECTION 12 Location to Location Transfer: (Bars and Liquor Stores ONLY)

APPLICANTS CANNOT OPERATE UNDER A LOCATION TRANSFER UNTIL IT IS APPROVED BY THE STATE

1. Current Business: (Exactly as it appears on license) Name EMPIRE MOUNTAIN CATERING
   Address 277 W. DUVAL RD. GREEN VALLEY, AZ 85614
2. New Business: (Physical Street Location) Name HOMEPLATE
   Address 8579 N. SILVERBELL RD. MARANA, AZ 85743
3. License Type: #6-Bar License Number: 06100084
4. If more than one license to be transferred: License Type: N/A License Number: N/A
5. What date do you plan to move? 03/01/2015 What date do you plan to open? 3/01/2015

SECTION 13 Questions for all in-state applicants excluding those applying for government, hotel/motel, and restaurant licenses (series 5, 11, and 12):

A.R.S. § 4-207 (A) and (B) state that no retailer's license shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12) or within three hundred (300) horizonal feet of a fenced recreational area adjacent to such school building. The above paragraph DOES NOT apply to:

a) Restaurant license (§ 4-205.02)
b) Hotel/motel license (§ 4-205.01)
c) Government license (§ 4-205.03)
d) Fenced playing area of a golf course (§ 4-207 (B)(5))

1. Distance to nearest school: 0.3 mi. ft. Name of school RATTLESNAKE RIDGE ELEMENTARY
   Address 8500 N. CONTINENTAL RESERVE LOOP
   City, State, Zip MARANA, AZ 85743
2. Distance to nearest church: 472 ft. Name of church LIGHT THE WAY LUTHERAN CHURCH
   Address 8611 N. SILVERBELL RD. MARANA, AZ 85743
   City, State, Zip
3. I am the: ☒ Lessee ☐ Sublessee ☐ Owner ☒ Purchaser (of premises)
4. If the premises is leased give lessors: Name N/A
   Address N/A
   City, State, Zip
4a. Monthly rental/lease rate $ N/A What is the remaining length of the lease N/A yrs. N/A mos.
4b. What is the penalty if the lease is not fulfilled? $ N/A or other N/A
(give details - attach additional sheet if necessary)
5. What is the total **business** indebtedness for this license/location excluding the lease? $ 24,000.00
Please list lenders you owe money to.

Last	First	Middle	Amount Owed	Mailing Address	City State	Zip
JAMES	RICHARD	LEE	$12,000.00	4732 W. PLACITA DE SUERTE	TUCSON, AZ	85745
BORA	DENISE	MARIE	$12,000.00	4732 W. PLACITA DE SUERTE	TUCSON, AZ	85745

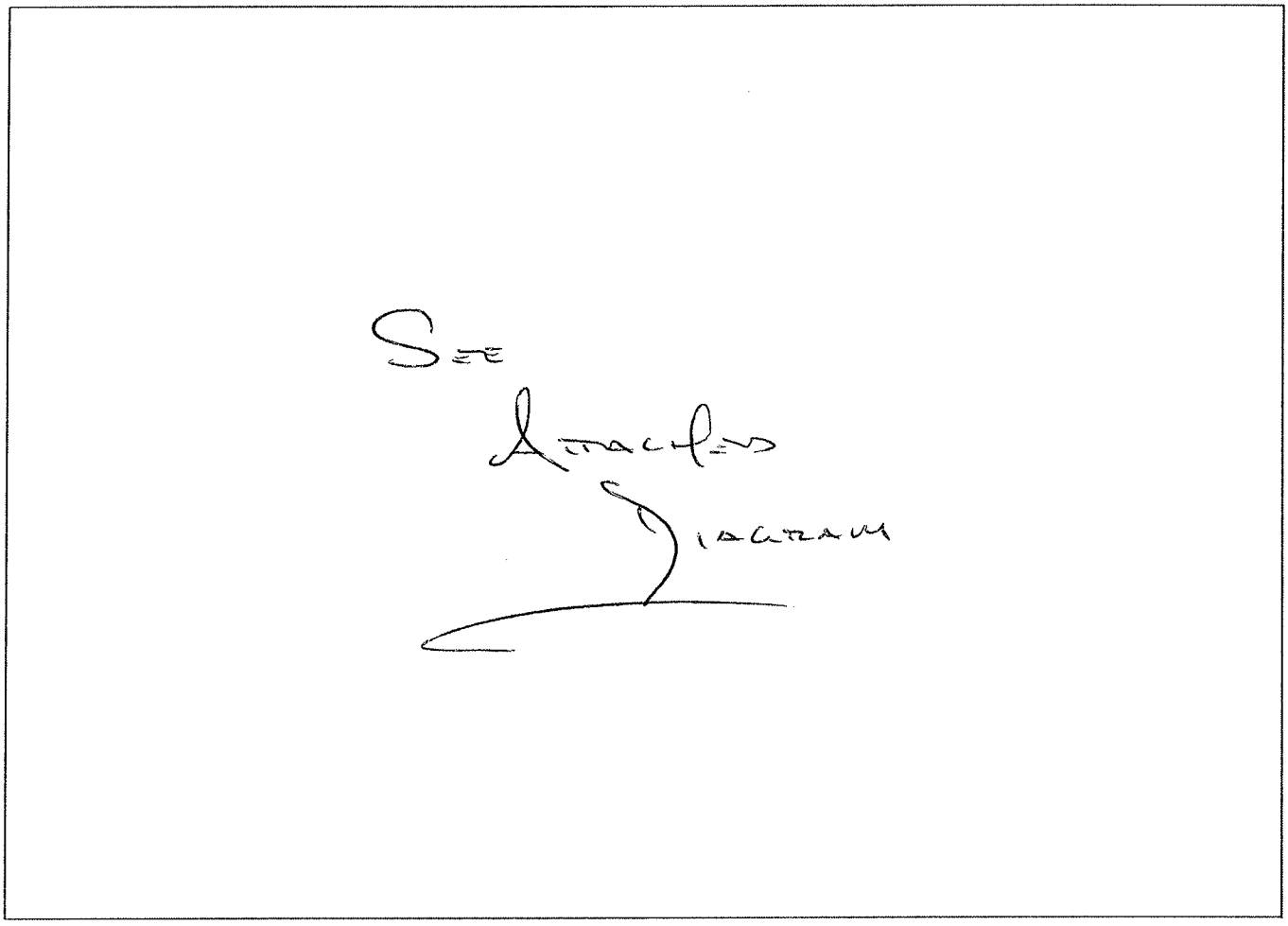
(ATTACH ADDITIONAL SHEET IF NECESSARY)

6. What type of business will this license be used for (be specific)? BAR & RESTAURANT

SECTION 15 Diagram of Premises

4. In this diagram please show only the area where spirituous liquor is to be sold, served, consumed, dispensed, possessed or stored. It must show all entrances, exits, interior walls, bars, bar stools, hi-top tables, dining tables, dining chairs, the kitchen, dance floor, stage, and game room. Do not include parking lots, living quarters, etc. When completing diagram, North is up ↑.

If a legible copy of a rendering or drawing of your diagram of premises is attached to this application, please write the words "diagram attached" in box provided below.



RECEIVED SEP 29 Liq. Dept Mail

SECTION 16 Signature Block

I, Denise Marie Bourn, hereby declare that I am the OWNER/AGENT filing this
(print full name of applicant)
application as stated in Section 4, Question 1. I have read this application and verify all statements to be true, correct and complete.

X _____
(signature of applicant listed in Section 4, Question 1)

Notary Public State of Arizona
Pima County
Kevin A Kramber
My Commission Expires 06/05/2017

My commission expires on: June 5, 2017
Day Month Year

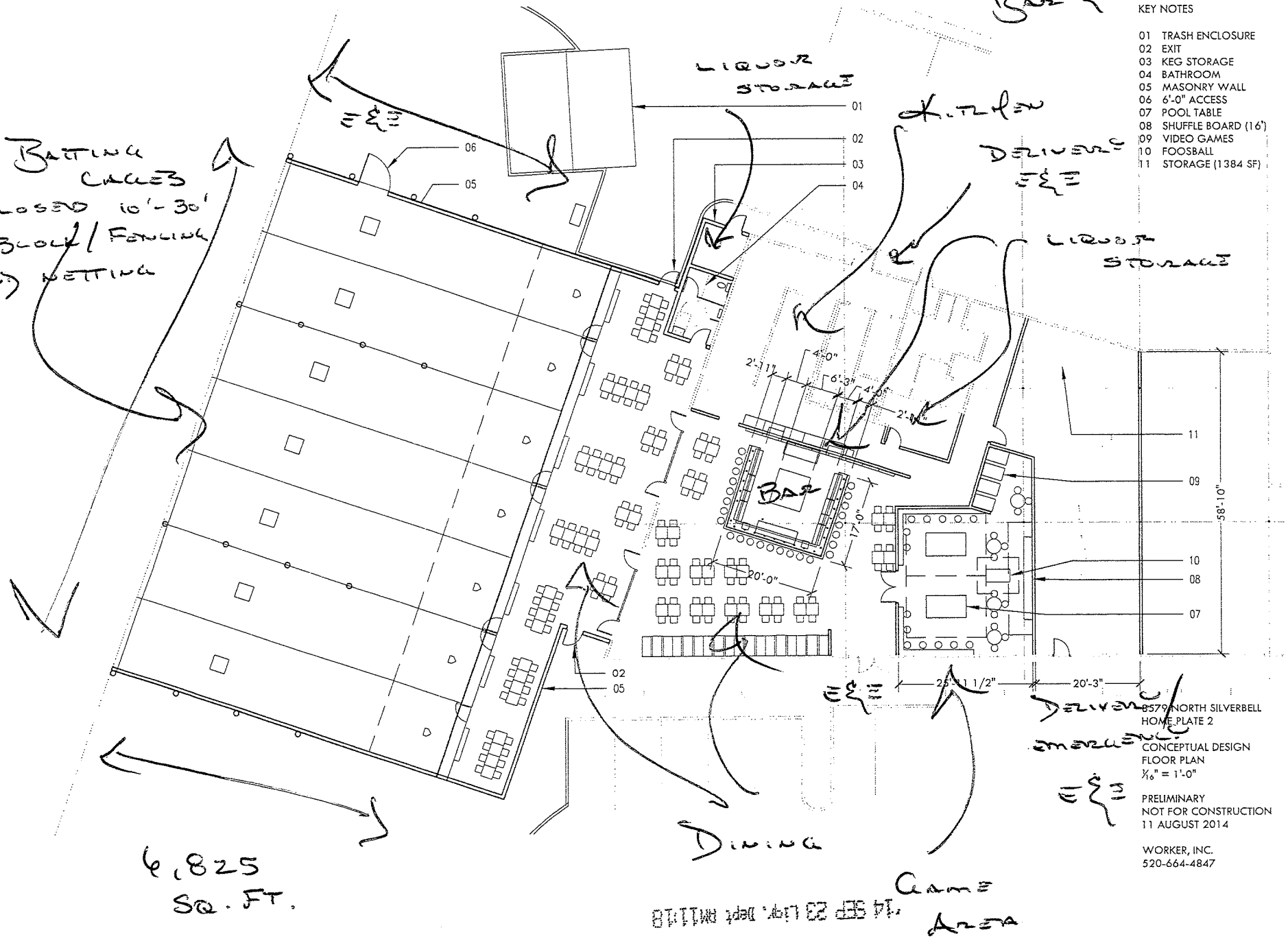
State of Arizona County of Pima

The foregoing instrument was acknowledged before me this
19th of Sept. 2014
Day Month Year

_____
signature of NOTARY PUBLIC

SECTION 15 CONT.
"HOME PLATE"

5,500 SQ. FT
BAR & RESTAURANT



14 SEP 23 Liqr. Dept PM1:18

Print Form

Arizona Department of Liquor Licenses and Control

800 West Washington, 5th Floor
Phoenix, Arizona 85007
www.azliquor.gov
602-542-5141

LOCAL GOVERNING BODY RECOMMENDATION

CITY/TOWN OF Marana STATE APPLICATION # 06100084

COUNTY OF Pima, ARIZONA. CITY/TOWN/COUNTY # _____

ORDER # LL2014-09.

At a Regular (Regular or Special) meeting of the Marana Town Council (Governing Body) of the City/Town/County of Marana held on the 21st (Day) day of October (Month), 2014 (Year) the application of Denise Marie Bora for a license to sell spirituous liquors at the premises described in Application # 06100084, License Class Series 06 was considered as provided by Title 4, A.R.S. as amended.

IT IS THEREFORE ORDERED that the APPLICATION of Denise Marie Bora

is hereby recommended for _____
(approval/disapproval)

a license to sell spirituous liquors of the class, and in the manner designated in the Application.

IT IS FURTHER ORDERED that a Certified Copy of this Order be immediately transmitted to the Department of Liquor Licenses and Control, Licensing Division, Phoenix, Arizona.

_____ CITY/TOWN/COUNTY CLERK

DATED AT Marana, Arizona

This 21st (Day) day of October (Month). 2014 (Year)

* Disabled individuals requiring special accommodations please call the Department

lic 1007 05/2009

Series 6 Bar

The bar (series 6) liquor license is a "quota" license available only through the Liquor License Lottery or for purchase on the open market. Once issued, this liquor license is transferable from person to person and/or location to location within the same county and allows the holder both on- & off-sale retail privileges. This license allows a bar retailer to sell and serve all types of spirituous liquors, primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises. A retailer with off-sale ("To Go") privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. A.R.S. § 4-206.01.F. states that after January 1, 2011, the off-sale privileges associated with a bar license shall be limited to no more than 30% of the total annual sales receipts of liquor by the licensee at that location. Payment must be made no later than the time of delivery. Off-sale ("To Go") package sales of spirituous liquor can be made on the bar premises as long as the area of off-sale operation does not utilize a separate entrance and exit from the ones provided for the bar. A hotel or motel with a Series 6 license may sell spirituous liquor in sealed containers in individual portions to its registered guests at any time by means of a minibar located in the guest rooms of registered guests. The registered guest must be at least twenty-one (21) years of age. Access to the minibar is by a key or magnetic card device and not furnished to a guest between the hours of 2:00 a.m. and 6:00 a.m.

Series 7 Beer and Wine Bar

The beer and wine bar (series 7) liquor license is a "quota" license available only through the Liquor License Lottery or for purchase on the open market. Once issued, this liquor license is transferable from person to person and/or location to location within the same county and allows the holder both on- & off-sale retail privileges. This license allows a beer and wine bar retailer to sell and serve beer and wine (no other spirituous liquors), primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises. A retailer with off-sale ("To Go") privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. A.R.S. § 4-206.01.F. states that after January 1, 2011, the off-sale privileges associated with a bar license shall be limited to no more than 30% of the total annual sales receipts of liquor by the licensee at that location. Off-sale ("To Go") package sales can be made on the bar premises as long as the area of off-sale operation does not utilize a separate entrance and exit from the one provided for the bar. Payment must be made no later than the time of delivery.

Series 9 Liquor Store

The liquor store (series 9) license is a "quota" license available only through the Liquor License Lottery or for purchase on the open market. Once issued, this liquor license is transferable from person to person and/or location to location within the same county and allows a spirituous liquor store retailer to sell all types of spirituous liquors, only in the original unbroken package, to be taken away from the premises of the retailer and consumed off the premises. A retailer with off-sale privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. Payment must be made no later than the time of delivery. Series 9 (liquor store) licensees and applicants may apply for unlimited sampling privileges by completing the Sampling Privileges form.

Series 10 Beer and Wine Store

This non-transferable, off-sale retail privileges liquor license allows a retail store to sell beer and wine (no other spirituous liquors), only in the original unbroken package, to be taken away from the premises of the retailer and consumed off the premises. A retailer with off-sale privileges may deliver spirituous liquor off of the licensed premises in connection with a retail sale. Payment must be made no later than the time of delivery. Series 10 (beer and wine store) licensees and applicants may apply for unlimited sampling privileges by completing the Sampling Privileges form.

Series 11 Hotel/Motel

This non-transferable, on-sale retail privileges liquor license allows the holder of a hotel/motel license to sell and serve all types of spirituous liquor solely for consumption on the premises of a hotel or motel that has a restaurant where food is served on the premises. The restaurant on the licensed premises must derive at least forty percent (40%) of its gross revenue from the sale of food. The holder of this license may sell spirituous liquor in sealed containers in individual portions to its registered guests at any time by means of a minibar located in the guest rooms of registered guests. The registered guest must be at least twenty-one (21) years of age. Access to the minibar is provided by a key or magnetic card device and may not be furnished to a guest between the hours of 2:00 a.m. and 6:00 a.m.

Series 12 Restaurant

This non-transferable, on-sale retail privileges liquor license allows the holder of a restaurant license to sell and serve all types of spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its gross revenue from the sale of food. Failure to meet the 40% food requirement may result in revocation of the license.

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item A1

To: Mayor and Council

From: Cynthia Ross, Planner II

Date: October 21, 2014

Strategic Plan Focus Area:
Commerce, Community

Strategic Plan Focus Area Additional Info:

Subject: PUBLIC HEARING: Ordinance No. 2014.025: Relating to Development; approving a rezoning of approximately 92 acres of land located on both the northeast and northwest corners of Ina and Silverbell Road one mile west of Interstate 10, west of the Santa Cruz River, from 'Zone A - Small Lot,' 'Zone E – Transportation Corridor,' 'LI – Light Industrial,' 'NC – Neighborhood Commercial,' 'VC - Village Commercial,' 'R-6 Residential,' 'R-10 Residential,' and 'R-36 Residential' to 'F' Specific Plan for the purpose of creating the Silverbell Gateway Specific Plan; and approving a minor amendment to the general plan (Cynthia Ross)

Discussion:

Summary Application

A request by the Planning Center representing Shetland Properties Company, LLC, Prestwick Properties, LLC and Doornach Properties, LLC, to rezone approximately 92 acres located of land from 'Zone A - Small Lot', 'Zone E – Transportation Corridor', 'LI – Light Industrial', 'NC – Neighborhood Commercial', 'VC - Village Commercial', 'R-6 Residential', 'R-10 Residential', and 'R-36 Residential' to 'F' Specific Plan for the purpose of creating the Silverbell Gateway Specific Plan, a mixed-use master planned development.

The request will be accompanied by a minor General Plan amendment to change the current land use designation from Low Density Residential, Commercial, and Industrial, to Master Plan Area (MPA) to accommodate the proposed specific plan.

Location

Silverbell Gateway Specific Plan is a mixed-use development consisting of 92-acres located on the east and west sides of Silverbell Road north of Ina Road. The largest portion of Silverbell Gateway is bounded by the Santa Cruz River and Santa Cruz River Park shared-use path on the east, Silverbell Road on the west and Ina Road on the south. The northern boundary of the parcel east of Silverbell Road is adjacent to a large concrete drainage structure and open space. The 8-acre parcel on the northwest corner of Ina and Silverbell Roads is bound to the west and north by the Silverbell West subdivision which is currently under construction.

Rezoning Request

There are currently eight different zoning designations on the property: 'Zone A - Small Lot', 'Zone E – Transportation Corridor', 'LI – Light Industrial', 'NC – Neighborhood Commercial', 'VC - Village Commercial', 'R-6 Residential', 'R-10 Residential', and 'R-36 Residential'. This specific plan provides an opportunity to combine the zoning designations on the property to allow for integration of uses already permitted under each of the current zoning designations. This is best accomplished by including property on both the east and west sides of Silverbell Road as one cohesive project that can respond to changes in market conditions without limiting the potential viability of developing a certain segment of the property. The Silverbell Gateway Specific Plan will be regulated by development standards and design guidelines to ensure that this gateway into the Town develops as a vibrant mixed-use activity center.

General Plan

This Specific Plan will meet the goals of the Marana General Plan by providing the opportunity for diverse developments that maximize the benefits to the community. Silverbell Gateway will provide a mixed-use development that caters to the need for single-family homes, affordable yet upscale apartments, commercial, light industrial, office space, and options for senior living.

Land Use

The Silverbell Gateway Specific Plan proposes a mixture of land uses such as office, commercial, retail, and single and multi-family residential that are currently permitted under the existing zoning classifications. The specific plan will allow the entire 92 acres to be designed as a complete community activity center rather separate land uses assembled in a piecemeal fashion. This is accomplished by creating development areas with specific development standards and design criteria.

The Silverbell Gateway Development Areas

Silverbell Gateway has four separate land use development areas: A, B, C, and D. Areas A, B, and C, located on the northeast corner of Ina and Silverbell Roads total 84 acres. Area D on the northwest corner of Ina and Silverbell Roads contains approximately eight acres. The vision for each development area and the standards to accomplish the vision are described below.

Development Areas A, B and C are designed to accommodate the development of a vibrant business center with a wide variety of employment opportunities ranging from commercial to light industrial. Commercial/retail, live/work units and retail/office with upper floor residential lofts will be necessary to compliment the business park and enhance the vitality of the development; vertical mixed-use (residential over retail) areas are strongly encouraged as well as horizontal mixed-use.

100 Foot Building Height Zone

While not a development area, the "100 Foot Building Height Zone" is an important feature of this

development. Higher building heights accommodate higher densities, desirable design in an area built to serve as an iconic gateway in the Town. This zone occupies the east half of development Areas B and C and allows for increased building heights to 100 feet with approval of a conditional use permit.

Development Area A

Vision

A vibrant mixed-use gateway to the Town that showcases the views of the surrounding mountains while maximizing use of established trails, parks and other recreational amenities in the immediate area. Development in this area is meant to promote use and enjoyment of the Santa Cruz River Park shared-use path and the Crossroads Park.

Standards

Development Area A contains 36 acres and is located on the northernmost section of the plan. Allowable uses in this area include residential (detached, attached, and multi-family), light industrial, commercial, retail and office.

Development Area B

Vision

This area will act as a buffer between Development B and C, and represents the transition of low to high density.

Standards

Development Area B contains 8 acres and is located at the mid-section of Development Area A and C. Roughly half of this area, in the eastern portion, is included in the 100' Building Height Zone. Allowable uses in Area B include residential (detached, attached, and multi-family), light industrial, commercial, retail and office.

Development Area C

Vision

Interconnected employment, lifestyle and entertainment uses such as restaurants, galleries, theaters, cafes, and shops will be concentrated in this area and in locations along the frontage of Ina and Silverbell Roads.

Standards

Development Area C contains 40 acres of land and is located on the southern-most part of the plan, fronting Ina Road. Roughly half of Development Area C is located in the 100 foot Building Height Zone. Allowable uses in Area C include residential (attached, and multi-family), light industrial, commercial, retail and office.

Development Area D

Vision

The intent of Development Area D is to accommodate either assisted living units, single-family attached/detached homes or multi-family residential to support the diverse mix of uses in Development Areas A, B and C. In the event a portion of Development Area A, B or C develops as a continuing care retirement community, this area provides an opportunity to include medical offices, assisted living and independent living units supportive of the growing need for retirement living options in Marana.

Principal uses include but are not limited to: single- and multi-family residential, retail and commercial service uses, mixed-use business and support services such as professional, financial and business offices. Given the limited acreage and developable area available within Development Area D, vertical mixed-use (residential over retail) is strongly encouraged.

Standards
Development Area D contains 8 acres and is located on the northwest corner of Ina and Silverbell Roads and adjacent to single-family residences to the west. Allowable uses in Area D include detached, attached and multifamily residential, commercial, retail, and office. Light industrial is not allowed due to its proximity to residential. Convenience stores are not allowed in Area D per Ordinance 2005.16, adopting the Ina/Silverbell rezone.

Community Monumentation
The Silverbell Gateway Specific Plan will be Marana's southwest gateway into Marana. Gateway and community monumentation signage announcing this vibrant activity center and entry into the Town will be on the northwest and northeast corners of Ina and Silverbell Road. Another prominent sign will be on Ina Road on the southeast corner of the site.

Timeframe
The timing of development within Silverbell Gateway will depend on the progress of the Ina Road/I-10 interchange construction and the Ina Road improvements. Specific issues related to site constraints will be addressed during the Platting/Development Plan process.

Traffic Circulation
There are two proposed ingress/egress access points onto Silverbell Road for Areas A, B, and C; and one proposed access point onto Ina Road. Development D will have one access point onto Silverbell Road and one onto Ina Road.

Factors that will influence the eventual location and characteristics of the proposed access points include the exact location of uses as they are distributed throughout the site and the timing of the construction of the new Ina Road/I-10 interchange, Ina Road widening and reconstruction of the Santa Cruz River bridge adjacent to the southeast corner of Silverbell Gateway. Construction is set to commence in 2016 and last two years.

Road Improvements
Ina Road serves as the southernmost boundary of the Plan area, and is scheduled to become a four-lane divided roadway with a median opening located one-quarter of a mile east of Silverbell along Ina Road. The current “Major Streets and Routes Plan” shows Ina Road as a four lane arterial with a future right-of-way of 150 feet with sidewalks and bike lanes in either direction. The Ina/I-10 interchange is also expected to impact the project and is on a similar construction schedule to the Ina Road improvements.

Recreation – Parks and Trails
Silverbell Gateway will offer outdoor recreational amenities with the option to provide indoor recreation as well. Placement and design of outdoor park areas will create visual focal points that encourage active recreational engagement and community gathering.

Larger and more prominent parks within Silverbell Gateway will feature many of the following amenities: ball fields and courts, children's play structures, community gathering spaces and rooms, picnic areas and bathrooms. Smaller, more informal, park areas will include at least 3 of the following open space amenities: informal turf area, seating and shade, exercise equipment, desert landscaping, walks and paths. At least one park within Silverbell Gateway must feature enhanced recreational amenities such as a public swimming pool or splash pad.

Connectivity with the Santa Cruz River Park shared-use path will be required as well as on-site construction of the Wild Horse Wash Trail (Pima Co. Trail #028). Connections to other pathways and trails in the area will also be provided. The Santa Cruz River Park shared-use path (part of "The Loop") borders the east boundary of the site and connects to a multitude of bike paths.

Citizen Participation

The applicants conducted a neighborhood meeting on September 15, 2014 at the Wheeler Taft Library. No Community members attended the meeting.

Public Notification

The required notice for this public hearing was properly noticed in The Daily Territorial newspaper and all property owners within 300 feet of the proposed specific plan area were noticed by the United States Mail of the date, time, and topic of the public hearing.

Recommended Findings of Fact

1. The property is currently designated 'Zone A - Small Lot', 'Zone E – Transportation Corridor', 'LI – Light Industrial', 'NC – Neighborhood Commercial', 'VC - Village Commercial', 'R-6 Residential','R-10 Residential', 'R-36 Residential' to 'F' Specific Plan for the purpose of establishing the Silverbell Gateway Specific Plan, a mixed use master planned development.
2. The proposed rezoning is consistent with the purpose of Specific Plan zoning. The project is in compliance with all other development standards of the Marana Land Development Code related to this classification.
3. The proposed change in zoning from 'Zone A - Small Lot', 'Zone E – Transportation Corridor', 'LI – Light Industrial', 'NC – Neighborhood Commercial', 'VC - Village Commercial', 'R-6 Residential','R-10 Residential', 'R-36 Residential' to "F" Specific Plan will require a minor amendment to the Marana General Plan from the existing designation of Low Density Residential, Commercial, and Industrial, to Master Plan Area (MPA).
4. With the acceptance of the recommended conditions, the proposed rezoning is in compliance with all other development standards of the Land Development Code related to this zoning classification.
5. This proposal, with acceptance of the recommended conditions, does not appear to be detrimental to the immediate area or to the health, safety and welfare of the inhabitants of the area and the Town.

CASE ANALYSIS AND REVIEW CRITERIA

1. Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc .:With the acceptance of the recommended conditions the development complies with the requirements of all agencies.
2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks,

etc.: With the acceptance of the recommended conditions this proposal complies with the requirements of "F" Specific Plan zoning and the purpose and intent of the Land Development Code.

3. Consistent with the purpose of the regulations and with the intent of the General Plan: This proposal is consistent with the purpose and intent of the Land Development Code and the Town of Marana General Plan Master Plan Area (MPA) land use designation.
4. Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area or the development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the Town : Based upon the requirements and conditions, this proposal does not appear to be detrimental to the immediate area or to the general health, safety, and welfare of the inhabitants of the area and the Town of Marana.

RECOMMENDED CONDITIONS OF APPROVAL

1. Compliance with all applicable provisions of the Town's Codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements.
2. Any preliminary plat or development plan shall be in general conformance with the Land Use Concept of the Silverbell Gateway Specific Plan.
3. Based on the Town-accepted Traffic Impact Study's traffic data and findings, the developer of this project shall be responsible for the design and construction of the following off-site roadway improvements:

   a. Construction of the raised concrete median on Silverbell Road from the point where it currently terminates just north of Ina Road northward to the intersection with Driveway #1
   b. On Silverbell Road at Driveway #1: the installation of a traffic signal, construction of a northbound left-turn lane and right-turn lane, and the striping of a southbound left-turn lane.
   c. On Silverbell Road at Driveway #2: the construction of a northbound and a southbound directional left-turn lane, and the construction of a northbound right-turn lane.
   d. On Silverbell Road at Driveway #3: the construction of a northbound and a southbound directional left-turn lane, and the construction of a northbound right-turn lane.
   e. On Silverbell Road at the signalized intersection with Ina Road: the construction of an additional southbound left-turn lane and the installation of all associated signage, striping, signal equipment and timings.
   f. On Ina Road at Driveway #4: the construction of a westbound right-turn lane.
   g. On Ina Road at Driveway #5: the installation of a traffic signal and the construction of a westbound right-turn lane.
   h. On Ina Road at Driveway #6: the construction of an eastbound left-turn lane and a westbound right-turn lane.
   i. The timing for the design and construction of the roadway improvements described above shall be determined by the Town based on the construction phasing for the project and the findings of additional traffic studies that will be required at the development plan stages of the project. Any further roadway improvements required based on the findings of the additional traffic studies shall be the responsibility of the developer.
4. The developer will be responsible for the design and construction of any other roadway improvements that the Town requires based on the data and findings of the accepted traffic impact analysis and other traffic studies that will be required at the platting or development plan stages of this project.

5. This project is located within the South Marana Transportation, and Marana Park Benefit Areas, and will be subject to those fees at time of permitting (subject to any credits to be determined in accordance with a development agreement currently under negotiation between the Developer and the Town).
6. Developer shall dedicate to the Town at no cost all necessary rights of way and easements as depicted on the Town's Ina Road, Silverbell Road to Star Commerce Way road improvement plans, including any reasonable adjustments to said rights of way and easements as a result of the road improvement plans being incorporated into the Arizona Department of Transportation's Ina interchange project. In any event, the Town shall determine and request such reasonable adjustments from the Developer no later than December 31, 2016, and the reasonable adjustments shall require the Developer to dedicate at no cost not more than 20 feet of additional right-of-way in fee along the rights of way depicted on the current plans and 50 feet of additional easements along the rights of way. Dedications that exceed these limitations shall require either just compensation or waiver of just compensation.
7. The property owner shall not cause any further lot split or lot line modification of any kind without the written consent of the Town of Marana.
8. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the applicant or the land owner from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. Appropriate experts should be retained and appropriate federal and state agencies should be consulted to determine any action necessary to assure compliance with applicable laws and regulations.
9. The property owner shall transfer to Marana, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for the Town providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the Town and developer/Property Owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
10. A sewer service agreement and master sewer plan shall be submitted by the developer and accepted by the wastewater provider prior to the approval of any final plat or development plan.
11. Before the Town issues grading permits for this project, the developer shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office.
12. The developer shall submit an annual report within 30 days of the anniversary of the Town Council's approval of the Silverbell Gateway Specific Plan in accordance with the requirements defined in the Land Development Code.
13. The Developer shall dedicate, or cause to have dedicated, the necessary rights-of-way for the Silverbell Gateway Specific Plan.
14. A drainage report must be submitted by the developer and accepted by the Town Engineer prior to Town approval of the preliminary plat.
15. A detailed traffic analysis shall be submitted and accepted by staff prior to approval of any preliminary plat or development plan.
16. Developer shall relinquish, either pursuant to a development agreement with the Town or by other documentation satisfactory to the Town Attorney, all of the Developer's rights under the development agreement dated April 17, 1991, and recorded in the office of the Recorder of Pima County, Arizona, on April 24, 1991, at Docket 9024, Page 1026, to the extent the said development agreement affects land included within the Silverbell Gateway Specific

Plan.

17. Upon adoption of the Rezoning Ordinance by Mayor and Council approving the Silverbell Gateway Specific Plan, the applicant shall provide the Planning Department with the following: One non-bound original; 8 bound copies, and 8 electronic copies on CD in PDF format.

Staff Recommendation:

The Marana Planning Commission held a public hearing on this request on September 14, 2014, at which the Commission voted unanimously to recommend approval to the Town Council.

Staff recommends approval subject to the recommended conditions.

Suggested Motion:

I move to adopt Ordinance No. 2014.025, approving a rezoning creating the Silverbell Gateway Specific Plan and approving a minor amendment to the General Plan subject to the recommended conditions.

Attachments: Ordinance No. 2014.025
Legal Description
Application
Location Map
Silverbell Gateway Specific Plan

MARANA ORDINANCE NO. 2014.025

RELATING TO DEVELOPMENT; APPROVING A REZONING OF APPROXIMATELY 92 ACRES OF LAND LOCATED ON BOTH THE NORTHEAST AND NORTHWEST CORNERS OF INA AND SILVERBELL ROAD ONE MILE WEST OF INTERSTATE 10, WEST OF THE SANTA CRUZ RIVER, FROM 'ZONE A - SMALL LOT,' 'ZONE E – TRANSPORTATION CORRIDOR,' 'LI – LIGHT INDUSTRIAL,' 'NC – NEIGHBORHOOD COMMERCIAL,' 'VC - VILLAGE COMMERCIAL,' 'R-6 RESIDENTIAL,' 'R-10 RESIDENTIAL,' AND 'R-36 RESIDENTIAL' TO 'F' SPECIFIC PLAN FOR THE PURPOSE OF CREATING THE SILVERBELL GATEWAY SPECIFIC PLAN; AND APPROVING A MINOR AMENDMENT TO THE GENERAL PLAN

WHEREAS Shetland Properties Company, LLC, Prestwick Properties, LLC and Doornoch Properties, LLC, (the "Property Owners") collectively own approximately 92 acres of property located on both the northeast and northwest corners of Ina and Silverbell Road one mile west of Interstate 10, west of the Santa Cruz River, within a portion of the South half of Section 35, Township 12 South, Range 12 East, as described in Exhibit "A" attached to and incorporated in this ordinance by this reference (the "Rezoning Area"); and

WHEREAS the Property Owners have authorized The Planning Center (the "Applicants") to submit an application to rezone the 92 acres from 'Zone A - Small Lot', 'Zone E – Transportation Corridor', 'LI – Light Industrial', 'NC – Neighborhood Commercial', 'VC - Village Commercial', 'R-6 Residential', 'R-10 Residential', and 'R-36 Residential' to 'F' (Specific Plan) ("this Rezoning"); and

WHEREAS, the Marana Planning Commission held a public hearing on September 24, 2014 to consider an application to rezone the Rezoning Area to 'F' and voted unanimously (6-0 with one vacant commission seat) to recommend that the Town Council approve this Rezoning; and,

WHEREAS, the Marana Mayor and Town Council held a public hearing on October 21, 2014 and determined that the application for rezoning should be approved.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

Section 1. The zoning of the Rezoning Area is hereby changed from 'Zone A - Small Lot,' 'Zone E – Transportation Corridor,' 'LI – Light Industrial,' 'NC – Neighborhood Commercial,' 'VC - Village Commercial,' 'R-6 Residential,' 'R-10 Residential,' and 'R-36 Residential' to 'F' Specific Plan, creating the Silverbell Gateway Specific Plan.

Section 2. A minor amendment to the General Plan is hereby approved, changing the General Plan designation of the Rezoning Area from Low Density Residential (LDR), Commercial (C), and Industrial (I) to Master Planning Area (MPA).

Section 3. This Rezoning is subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Town of Marana Land Development Code (but which shall not cause a reversion of this Rezoning):

1. Compliance with all applicable provisions of the Town's Codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements.
2. Any preliminary plat or development plan shall be in general conformance with the Land Use Concept of the Silverbell Gateway Specific Plan.
3. Based on the Town-accepted Traffic Impact Study's traffic data and findings, the developer of this project shall be responsible for the design and construction of the following off-site roadway improvements:
    a. Construction of the raised concrete median on Silverbell Road from the point where it currently terminates just north of Ina Road northward to the intersection with Driveway #1.
    b. On Silverbell Road at Driveway #1: the installation of a traffic signal, construction of a northbound left-turn lane and right-turn lane, and the striping of a southbound left-turn lane.
    c. On Silverbell Road at Driveway #2: the construction of a northbound and a southbound directional left-turn lane, and the construction of a northbound right-turn lane.
    d. On Silverbell Road at Driveway #3: the construction of a northbound and a southbound directional left-turn lane, and the construction of a northbound right-turn lane.
    e. On Silverbell Road at the signalized intersection with Ina Road: the construction of an additional southbound left-turn lane and the installation of all associated signage, striping, signal equipment and timings.
    f. On Ina Road at Driveway #4: the construction of a westbound right-turn lane.
    g. On Ina Road at Driveway #5: the installation of a traffic signal and the construction of a westbound right-turn lane.
    h. On Ina Road at Driveway #6: the construction of an eastbound left-turn lane and a westbound right-turn lane.
    i. The timing for the design and construction of the roadway improvements described above shall be determined by the Town based on the construction phasing for the project and the findings of additional traffic studies that will be required at the development plan stages of the project. Any further roadway improvements required based on the findings of the additional traffic studies shall be the responsibility of the developer.
4. The developer will be responsible for the design and construction of any other roadway improvements that the Town requires based on the data and findings of the accepted traffic impact analysis and other traffic studies that will be required at the platting or development plan stages of this project.
5. This project is located within the South Marana Transportation, and Marana Park Benefit Areas, and will be subject to those fees at time of permitting (subject to any credits to be

determined in accordance with a development agreement currently under negotiation between the Developer and the Town).

6. Developer shall dedicate to the Town at no cost all necessary rights of way and easements as depicted on the Town's Ina Road, Silverbell Road to Star Commerce Way road improvement plans, including any reasonable adjustments to said rights of way and easements as a result of the road improvement plans being incorporated into the Arizona Department of Transportation's Ina interchange project. In any event, the Town shall determine and request such reasonable adjustments from the Developer no later than December 31, 2016, and the reasonable adjustments shall require the Developer to dedicate at no cost not more than 20 feet of additional right-of-way in fee along the rights of way depicted on the current plans and 50 feet of additional easements along the rights of way. Dedications that exceed these limitations shall require either just compensation or waiver of just compensation.
7. The property owner shall not cause any further lot split or lot line modification of any kind without the written consent of the Town of Marana.
8. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the applicant or the land owner from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. Appropriate experts should be retained and appropriate federal and state agencies should be consulted to determine any action necessary to assure compliance with applicable laws and regulations.
9. The property owner shall transfer to Marana, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for the Town providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the Town and developer/Property Owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
10. A sewer service agreement and master sewer plan shall be submitted by the developer and accepted by the wastewater provider prior to the approval of any final plat or development plan.
11. Before the Town issues grading permits for this project, the developer shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office.
12. The developer shall submit an annual report within 30 days of the anniversary of the Town Council's approval of the Silverbell Gateway Specific Plan in accordance with the requirements defined in the Land Development Code.
13. The Developer shall dedicate, or cause to have dedicated, the necessary rights-of-way for the Silverbell Gateway Specific Plan.
14. A drainage report must be submitted by the developer and accepted by the Town Engineer prior to Town approval of the preliminary plat.
15. A detailed traffic analysis shall be submitted and accepted by staff prior to approval of any preliminary plat or development plan.

16. Developer shall relinquish, either pursuant to a development agreement with the Town or by other documentation satisfactory to the Town Attorney, all of the Developer's rights under the development agreement dated April 17, 1991, and recorded in the office of the Recorder of Pima County, Arizona, on April 24, 1991, at Docket 9024, Page 1026, to the extent the said development agreement affects land included within the Silverbell Gateway Specific Plan.

17. Upon adoption of the Rezoning Ordinance by Mayor and Council approving the Silverbell Gateway Specific Plan, the applicant shall provide the Planning Department with the following: One non-bound original; 8 bound copies, and 8 electronic copies on CD in PDF format.

Section 4. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this Ordinance are hereby repealed, effective as of the effective date of this Ordinance.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Marana, Arizona, this 21st day of October, 2014.

_____
Mayor Ed Honea

ATTEST:

_____
Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

THAT PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS ADOT DISC SURVEY MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 35;

THENCE NORTH 00°20'16" WEST 75.00 FEET UPON THE EAST LINE THE SOUTHEAST QUARTER OF SAID SECTION 35 TO THE NORTH RIGHT OF WAY LINE OF INA ROAD;

THENCE SOUTH 89°52'31" WEST 742.86 FEET UPON SAID NORTH RIGHT OF WAY LINE BEING A LINE 75.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, TO THE **POINT OF BEGINNING**;

THENCE CONTINUE SOUTH 89°52'31" WEST 1673.85 FEET UPON SAID NORTH RIGHT OF WAY LINE TO A TANGENT CURVE CONCAVE NORTHEASTERLY, BEING THE SOUTHEAST CORNER OF THE REALIGNED SILVERBELL ROAD AS CONVEYED AND DESCRIBED IN THE DEED OF GIFT NO. 1 RECORDED IN DOCKET 12451 AT PAGE 3844, RECORDS OF THE PIMA COUNTY RECORDER;

THENCE NORTHWESTERLY UPON THE NORTHEASTERLY RIGHT OF WAY LINE OF REALIGNED SILVERBELL ROAD (BEING THE NORTHEASTERLY LINE OF SAID DEED OF GIFT NO. 1) AND UPON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 70°00'30", FOR AN ARC DISTANCE OF 30.55 FEET TO A TANGENT LINE;

THENCE NORTH 20°06'58" WEST 339.04 FEET UPON SAID NORTHEASTERLY RIGHT OF WAY LINE TO A TANGENT CURVE CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY UPON SAID NORTHEASTERLY RIGHT OF WAY LINE AND UPON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2225.00 FEET AND A CENTRAL ANGLE OF 13°26'35", FOR AN ARC DISTANCE OF 522.04 FEET TO A TANGENT LINE AT THE SOUTHEAST CORNER OF THE REALIGNED SILVERBELL ROAD AS CONVEYED AND DESCRIBED IN THE DEED OF GIFT NO. 2 RECORDED IN DOCKET 12645 AT PAGE 494;

THENCE NORTH 33°33'34" WEST 1271.38 FEET UPON SAID NORTHEASTERLY RIGHT OF WAY LINE (BEING THE NORTHEASTERLY LINE OF SAID DEED OF GIFT NO. 2) TO A TANGENT CURVE CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY UPON SAID NORTHEASTERLY RIGHT OF WAY LINE AND UPON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET AND A CENTRAL ANGLE OF 02°48'06", FOR AN ARC DISTANCE OF 50.36 FEET TO A NON-TANGENT LINE;

THENCE, DEPARTING SAID RIGHT OF WAY LINE, NORTH 56°02'17" EAST 1.01 FEET TO THE MOST SOUTHERLY CORNER OF THAT PARCEL CONVEYED AND DESCRIBED IN THE DEED OF GIFT RECORDED IN DOCKET 11398 AT PAGE 1383;

THENCE NORTH 22°05'21" EAST 549.54 FEET UPON THE SOUTHEAST LINE OF SAID PARCEL TO THE SOUTH LINE OF THAT PARCEL CONVEYED AND DESCRIBED IN

THE SPECIAL WARRANTY DEED RECORDED IN DOCKET 13561 AT PAGE 3632, BEING A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEARS NORTH 43°47'41" EAST;

THENCE SOUTHEASTERLY UPON SAID SOUTH LINE AND UPON THE SOUTH LINE OF THAT PARCEL CONVEYED AND DESCRIBED AS PARCEL 2 IN THE WARRANTY DEED RECORDED IN DOCKET 13012 AT PAGE 629 AND UPON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2610.00 FEET AND A CENTRAL ANGLE OF 21°18'34", FOR AN ARC DISTANCE OF 970.71 FEET TO A TANGENT LINE;

THENCE, CONTINUING UPON THE SOUTH LINE OF SAID PARCEL 2, SOUTH 67°30'53" EAST 528.50 FEET TO A TANGENT CURVE CONCAVE NORTHERLY;

THENCE EASTERLY UPON SAID SOUTH LINE AND UPON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1335.00 FEET AND A CENTRAL ANGLE OF 11°49'34", FOR AN ARC DISTANCE OF 275.55 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2 CONVEYED IN DOCKET 13012 AT PAGE 629;

THENCE NORTH 00°07'29" WEST 71.46 FEET UPON THE EAST LINE OF SAID PARCEL 2 TO A NON-TANGENT CURVE CONCAVE NORTHERLY, THE RADIUS POINT OF SAID CURVE BEARS NORTH 11°15'52" EAST, SAID CURVE BEING THE SOUTHWEST LINE OF THAT PARCEL CONVEYED AND DESCRIBED AS PARCEL 1 IN SAID WARRANTY DEED RECORDED IN DOCKET 13012 AT PAGE 629;

THENCE EASTERLY UPON SAID SOUTHWEST LINE AND UPON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1265.00 FEET AND A CENTRAL ANGLE OF 00°22'49", FOR AN ARC DISTANCE OF 8.40 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE SOUTHERLY;

THENCE EASTERLY UPON SAID SOUTHWEST LINE AND UPON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 19°48'58", FOR AN ARC DISTANCE OF 190.22 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY UPON SAID SOUTHWEST LINE AND UPON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1861.00 FEET AND A CENTRAL ANGLE OF 43°44'15", FOR AN ARC DISTANCE OF 1420.62 FEET TO A NON-TANGENT LINE BEING THE WESTERLY PROLONGATION OF THE NORTH LINE OF THAT PARCEL DESCRIBED IN THE QUIT-CLAIM DEED RECORDED IN DOCKET 11565 AT PAGE 4351;

THENCE NORTH 89°52'31" EAST 2.22 FEET UPON SAID WESTERLY PROLONGATION TO THE WEST LINE OF SAID PARCEL, BEING A NON-TANGENT CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 74°58'14" WEST;

THENCE SOUTHERLY UPON SAID WEST LINE AND UPON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1846.00 FEET AND A CENTRAL ANGLE OF 08°13'19", FOR AN ARC DISTANCE OF 264.90 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING ON THE NORTH LINE OF THAT PARCEL DESCRIBED IN DOCKET 7523 AT PAGE 1368;

THENCE SOUTH 89°52'31" WEST 67.35 FEET UPON SAID NORTH LINE TO THE WEST LINE OF SAID PARCEL;

THENCE SOUTH 00°07'29" EAST 239.90 FEET UPON SAID WEST LINE TO THE **POINT OF BEGINNING.**

PARCEL 2

BLOCK 1, OF SILVERBELL WEST, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE PLAT RECORDED AT SEQUENCE NO. 20130740060, RECORDS OF THE PIMA COUNTY RECORDER.

PARCELS 1 AND 2 TOGETHER CONTAINING 91.27 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, AS MONUMENTED BY A 3 INCH ADOT BRASS DISC AT THE SOUTHEAST CORNER OF SAID SECTION 35 AND BY ANOTHER 3 INCH BRASS DISC IN A STREET WELL STAMPED "RLS 35235" AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 35; THE DISTANCE BETWEEN SAID MONUMENTS BEING 2626.98 FEET AND SAID BEARING BEING: SOUTH 89°52'31" WEST.

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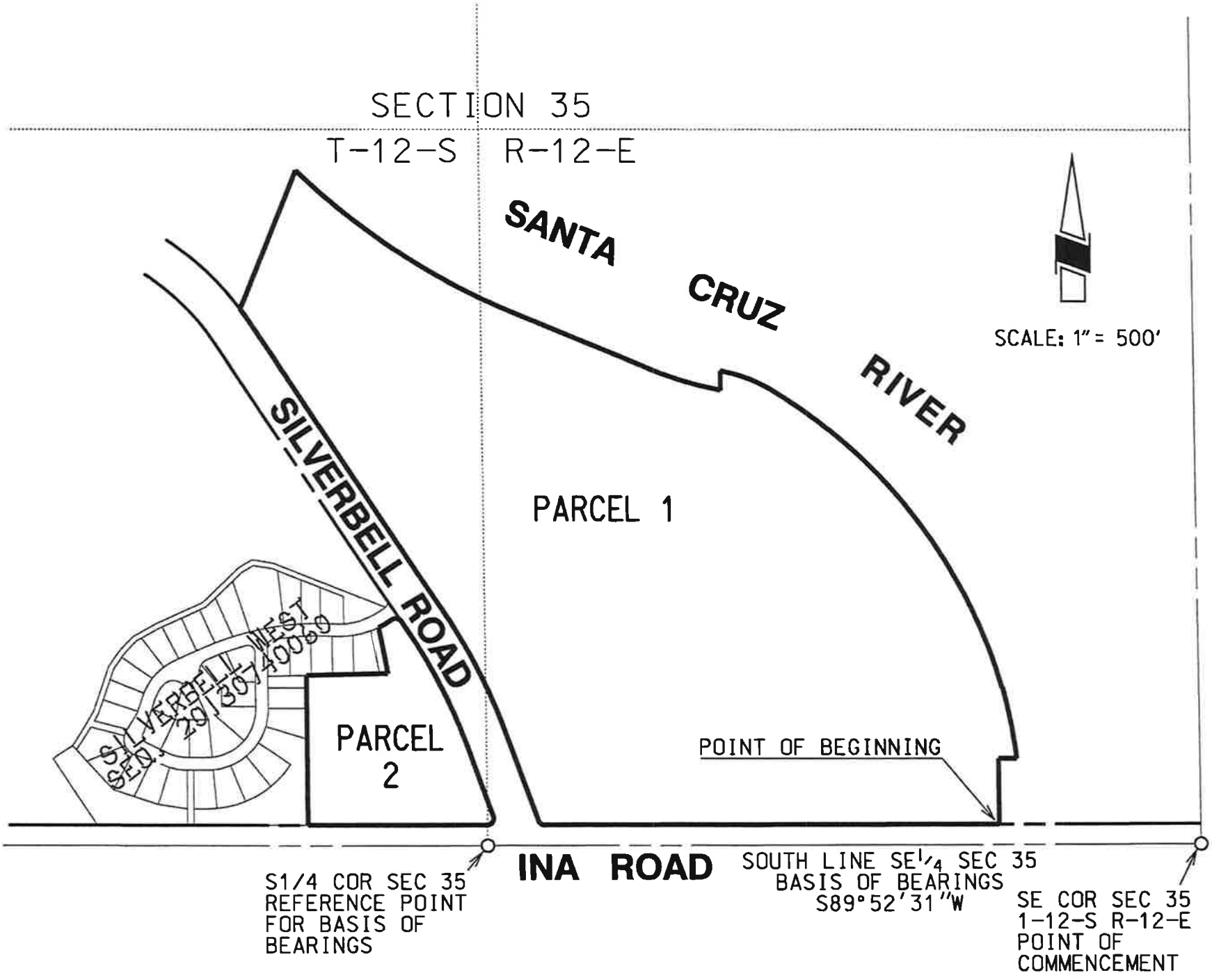


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520.795.1000
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Marana Council Meeting 10/21/14

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MARANA
PLANNING

1. TYPE OF APPLICATION (Check One)

☐ Preliminary Plat	☐ Final Plat	☐ General Plan Amendment	☐ Variance
☐ Development Plan	☐ SWPP	☐ Landscape Plan	☐ Native Plant Permit
☐ Specific Plan Amendment	☐ Conditional Use Permit	☑ Rezone/Specific Plan	☐ Native Plant Exception
☐ Significant Land Use Change	☐ Minor Land Division	☐ Water Plan	☐ Annexation

☐ Improvement Plan (specify type in Description of Project box*) ☐ Other _____

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	226-27-026A, 226-32-010G, 226-32-013C, 226-32-016A, 226-32-016B, 226-32-010F, 226-27-027A, 226-33-2180			General Plan Designation (To be confirmed by staff)	Commercial, Industrial and Low Density Residential
Gross Area (Acre/SF)	92 acres			Current Zoning (To be confirmed by staff)	A, E, LI, NC, R-6, R-10, R-36 and VC
Development / Project Name	Silverbell Gateway			Proposed Zoning	F (Specific Plan)
Project Location	Marana Township 12 South, Range 12 East, Section 35				
Description of Project*	Mixed-use community activity center				
Property Owner	Shetland Properties Company LLC, Doornoch Properties LLC and Prestwick Properties LLC				
Street Address	2841 N Orlando Ave/1360 N Kolb Rd				
City Tucson	State AZ	Zip Code 85712/85715	Phone # 520-954-9300 520-977-8118	Fax # 520-290-9314	E-Mail Address Tank@ffxsite.net dkennedy45@gmail.com
Contact Person	Jason Tankersly and Doug Kennedy			Phone Number / E-mail 520-954-9300 / Tank@ffxsite.net 520-977-8118 / dkennedy45@gmail.com	
Applicant	Shetland Properties Company LLC, Doornoch Properties LLC and Prestwick Properties LLC				
Street Address	2841 N Orlando Ave/1360 N Kolb Rd				
City Scottsdale	State AZ	Zip Code 85712/85715	Phone # 520-954-9300 520-977-8118	Fax # 520-290-9314	E-Mail Address Tank@ffxsite.net dkennedy45@gmail.com
Contact Person	Jason Tankersly and Doug Kennedy			Phone Number / E-mail 520-954-9300 / Tank@ffxsite.net 520-977-8118 / dkennedy45@gmail.com	
Agent/Representative	The Planning Center				
Street Address	110 South Church Ave, Suite 6320				
City Tucson	State AZ	Zip Code 85701	Phone # 520-623-6146	Fax # 520-622-1950	E-Mail Address mgrassinger@azplanningcenter.com
Contact Person	Michael Grassinger			Town of Marana Business License No.	125638

3. AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and checklist. **(If not owner of record, attach written authorization from the owner.)**

MICHAEL GRASSINGER — Print Name of Applicant/Agent

Signature

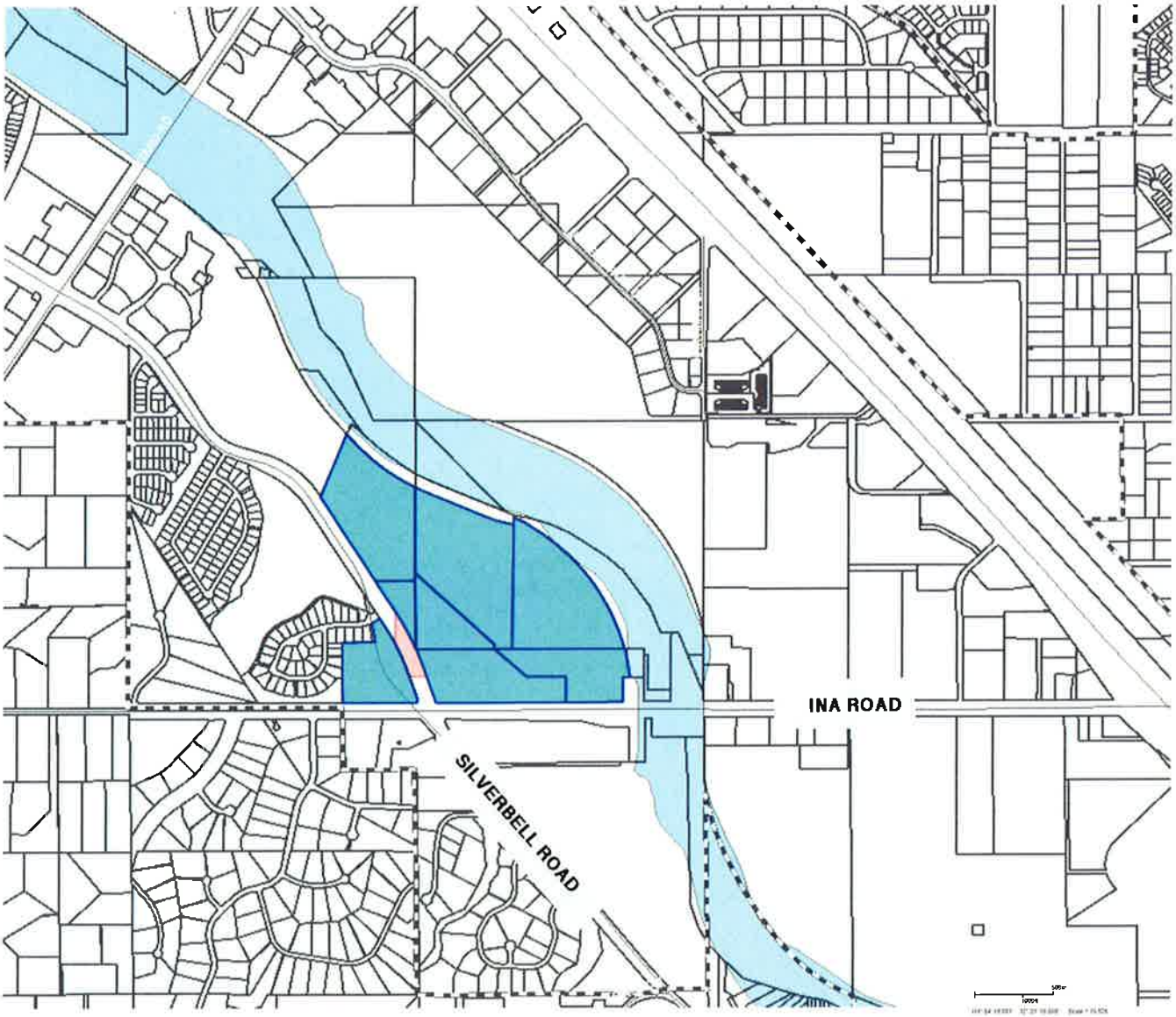
3/5/14 — Date

CaseLog# PCZ-14012 Date Received 3/7/14 Signature CBilow

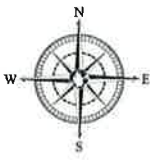
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Silverbell Gateway Specific Plan and Minor General Plan Amendment

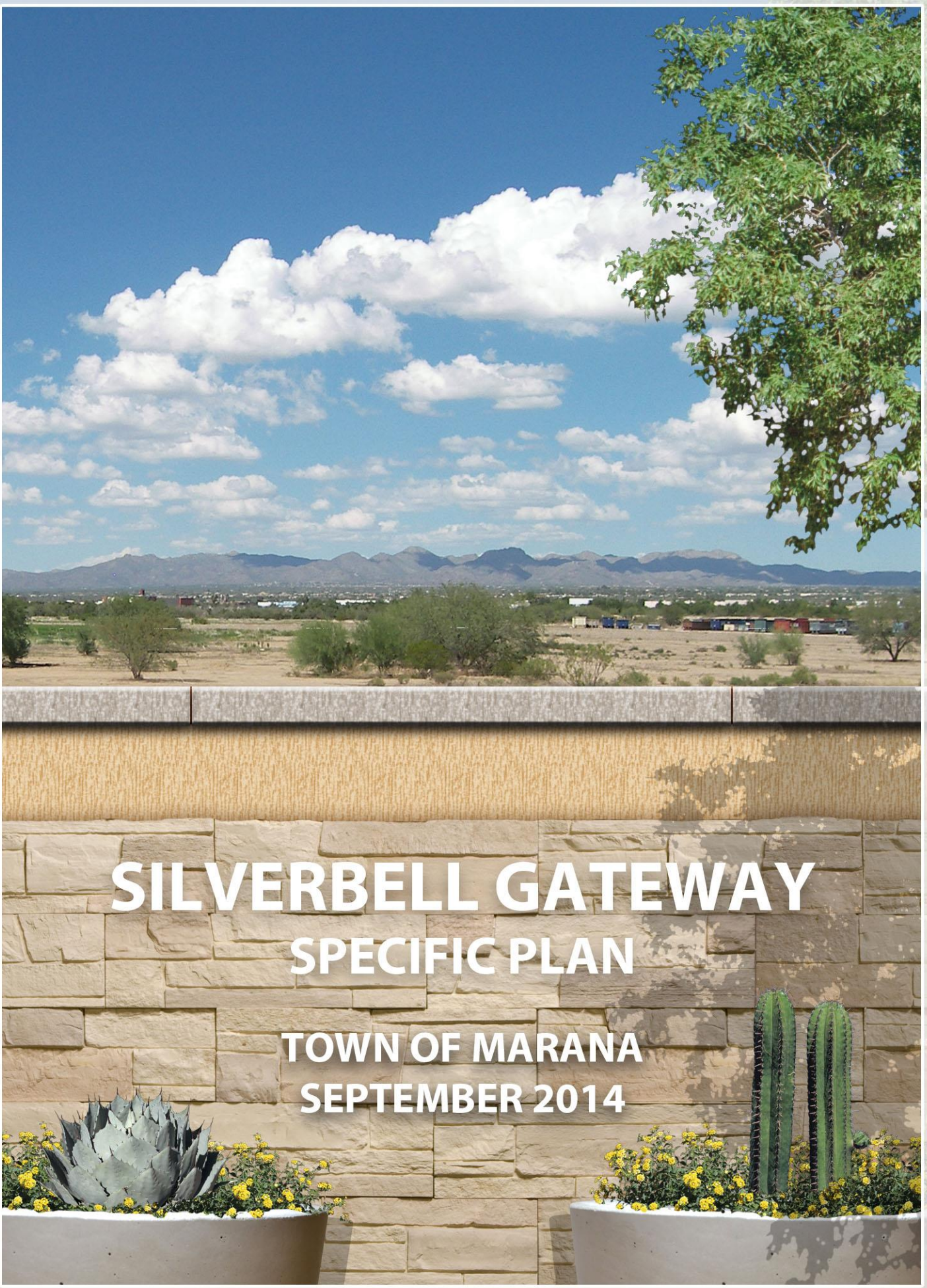
PCZ-14012 / GPA-14024



A request to rezone approximately 92 acres of land, located on both the northeast and northwest corners of Ina and Silverbell Road one mile west of Interstate 10, west of the Santa Cruz River to 'F' Specific Plan for the purpose of establishing the Silverbell Gateway Specific Plan, a planned mixed-use development. The request will be accompanied by a minor General Plan amendment.



This map was generated from the Town of Marana's GIS Web mapping system and is to be used for reference use only. GIS data is constantly changing so layers that appear on this map may or may not be accurate or current depending on the date and time this map was created.



SILVERBELL GATEWAY
SPECIFIC PLAN

TOWN OF MARANA
SEPTEMBER 2014

Silverbell Gateway Specific Plan

Marana, Arizona

Submitted to:

Town of Marana
Planning Department
11555 West Civic Center Drive
Marana, Arizona 85653

Prepared for:

Prestwick Properties, LLC
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Tucson, Arizona 85712
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With assistance from:

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Tucson, Arizona 85712
Telephone: (520) 795-1000

PCZ-14012
September 2014

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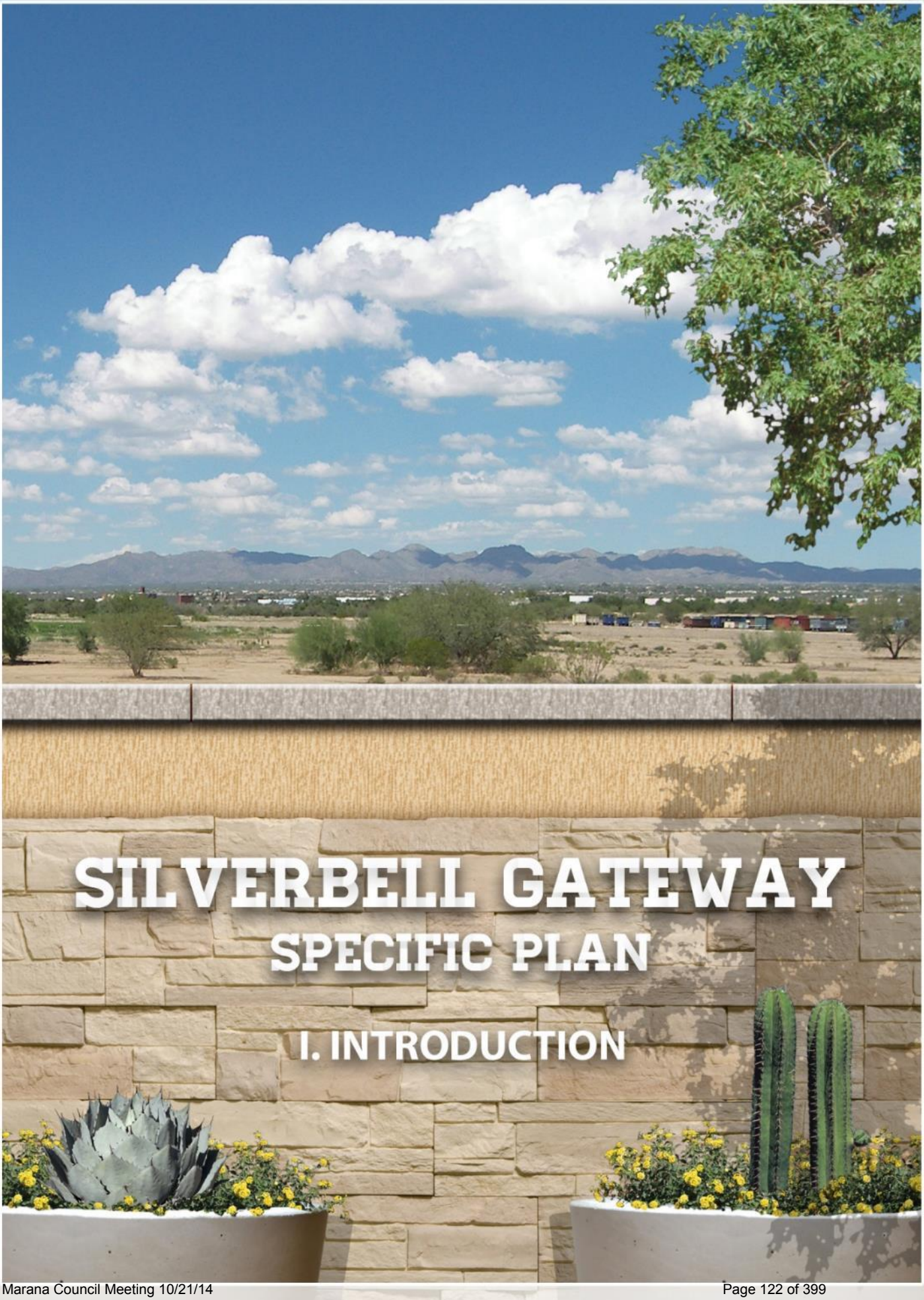
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SILVERBELL GATEWAY
SPECIFIC PLAN
I. INTRODUCTION

A. Background

Silverbell Gateway Specific Plan is a planned mixed-use development consisting of 92-acres located within the Town of Marana limits on both the northeast and northwest corners of Ina and Silverbell Roads. The major portion (approximately 84-acres) of Silverbell Gateway is bounded by both the Santa Cruz River and Santa Cruz River Park shared-use path (The Loop) on the east, Silverbell Road on the west and Ina Road on the south. The north boundary is bounded by vacant land with a large concrete drainage structure adjacent. The 8-acre parcel on the northwest corner of Ina and Silverbell Roads is bound to the west and north by the Silverbell West subdivision, which is currently under construction and used to be under the same ownership as this parcel.

Ina Road is adjacent to the southernmost boundary of the Plan area, and is scheduled to become a four-lane divided roadway with a median opening located one-quarter of a mile east of Silverbell along Ina Road. Construction is set to commence in 2016 and last two years. The current Major Streets and Routes plan shows Ina Road as a four lane arterial with a future right-of-way of 150 feet with sidewalks and bike lanes in either direction. Reconstruction of the Interstate 10 traffic interchange at Ina Road is also expected to impact the project and is on the same construction horizon as the Ina Road improvements. The Arizona Department of Transportation (ADOT) project is expected to build a grade-separated interchange at Ina Road with new traffic loops on the interchanges east and west sides.

The subject property has been extensively graded and lies vacant except for several large 40-yard roll-off dumpsters associated with the reclamation of the open pit quarry on-site. The inert landfilling operation is a vehicle in which the previous sand and gravel quarry pit located on the site is being reclaimed. The pit is 60 feet deep and covers approximately 18 acres. It is being reclaimed using inert materials such as dirt, rock, concrete, asphalt, brick, and block. The material is checked throughout the day to make sure that no load has more than 10% non-inert material contamination such as: wood, plastic, paper, etc. The non-inert materials are removed by company personnel. The material used to fill the pit is dumped at the site by paying customers. The material is then incrementally pushed over the side of the slope to build up the area below, producing level ground that will eventually be at grade with the remainder of the site. As the area is filled, the fill is compacted by a combination of day-to-day traffic and the application of generous amounts of water. The entire fill area will be capped with 4-feet of dirt once filling of the pit is complete. The rate of fill is entirely dependent on the economic activity in the area. Since all the material comes from the construction and contracting industry, predicting a closure date is not possible. We have an anticipated final cap date of December 2018.

The site is generally flat with little topographical variation except for the open pit quarry area and significant erosion along the on-site washes resulting in slopes greater than 15%. No mapped wildlife corridors exist on the site.

As part of both the past mining operations and the current land reclamation process, much of the site has been cleared and little vegetation exists throughout the property. Additionally,

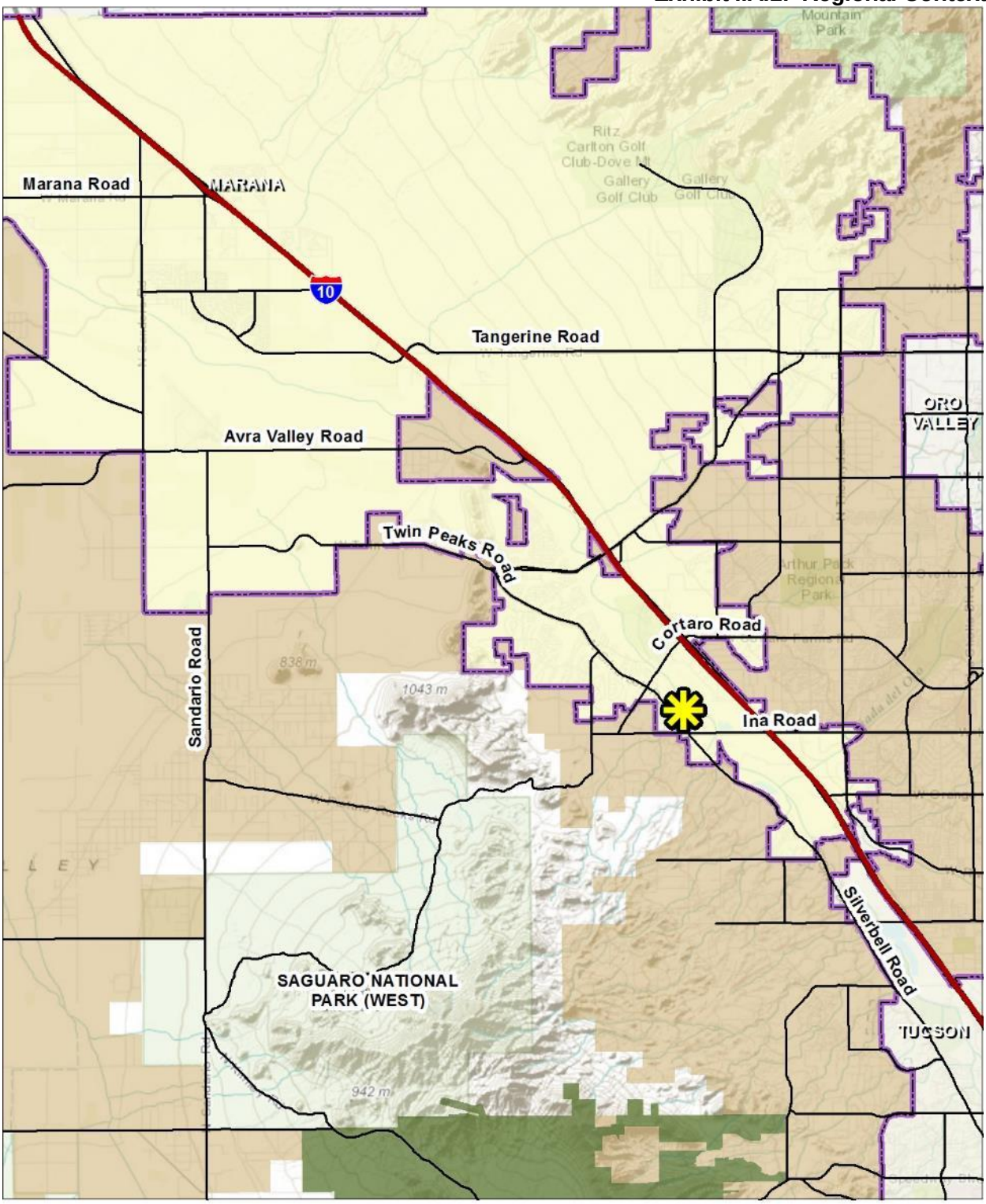
the site contains several dirt-roads and paths that are regularly traversed by large trucks picking up or dropping off materials. The property inspection done as part of the Site Resource Inventory (SRI) revealed that the mapped Important Riparian Area (IRA) did not accurately reflect the riparian areas on-site. Therefore, the SRI proposes the modification of the IRA map to reflect the absence of IRA on the site.

There are currently eight different zoning designations on the property ranging from low- and high-density residential to high-intensity commercial and employment. The specific plan provides an opportunity to combine the zoning designations on the property to allow for integration of uses already permitted under each of the current zoning designations. This is best accomplished by including property on both the east and west sides of Silverbell Road as one cohesive project that can respond to changes in market conditions without limiting the potential viability of developing a certain segment of the property. The Silverbell Gateway Specific Plan will be regulated by development standards and design guidelines to ensure that this gateway into the Town of Marana develops as a vibrant mixed-use community activity center.

The Santa Cruz River and River Park shared-use path (The Loop) are excellent amenities to the project. The Loop trail system currently offers over 100 miles of shared-use paths and upon completion will total 131 miles. The Loop provides abundant opportunity for recreation, leisure and commuting as well as a cool, shaded, respite from the Arizona sun. Adjacent to the eastern boundary of the site, the Santa Cruz River offers views of birds and other desert wildlife. Future connections to The Loop through this project will allow residents access to this vital amenity and will help to attract the interest of trail users and cyclists utilizing other area bike paths.

See *Exhibit I.A.1: Regional Context*.

Exhibit I.A.1: Regional Context

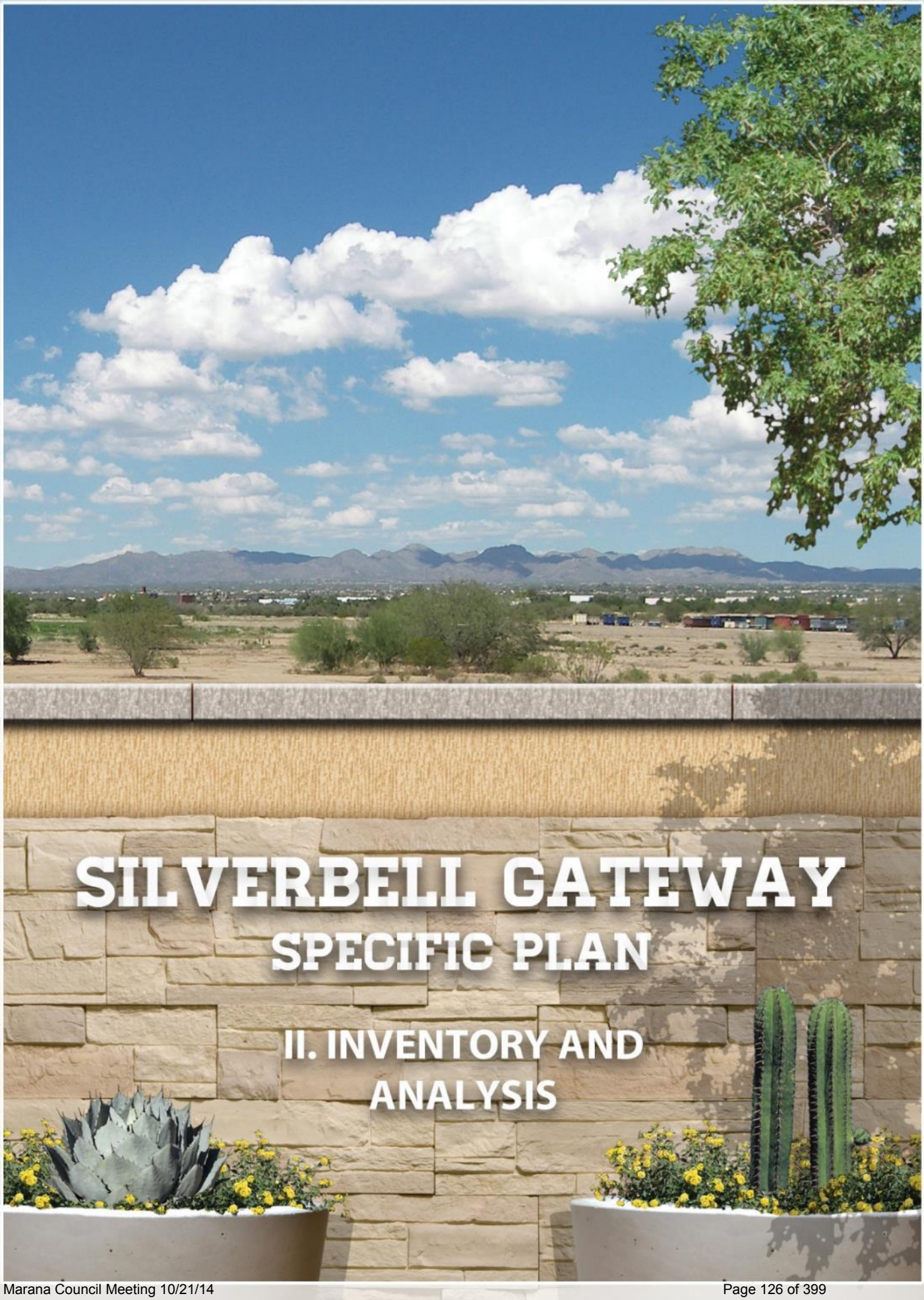


LEGEND

- Site Location
- Town of Marana
- Pima County
- Tucson Mountain Park
- Municipal Jurisdictions

NORTH 0' 7250' 12500'

FILE NAME: regional_6x8_RRT-13.mxd
SOURCE: Pima County GIS, 2013



SILVERBELL GATEWAY
SPECIFIC PLAN
II. INVENTORY AND ANALYSIS

A. Purpose and Intent

The primary purpose of the Development Capability Report section of the Silverbell Gateway Specific Plan is to identify the site's opportunities, constraints and various physical characteristics, the analysis of which will provide a means whereby development is designed in a sensitive and responsive manner to the physical conditions of the site. Information for this section was compiled from a variety of sources, including site visits, referencing topographic, hydrological, archaeological and traffic analyses, and correspondence with staff from the local jurisdictions. The Development Capability Report follows the Town of Marana requirements provided in the Town of Marana Land Development Code.

Pursuant to such requirements, information on the following physical components of the site was compiled to assess the suitability of the property for development:

- Existing structures, roads and other development
- Topography and slope analyses
- Hydrology and water resources
- Vegetation and wildlife habitat
- Geology and soils
- Viewsheds
- Cultural resources
- Existing infrastructure and public services

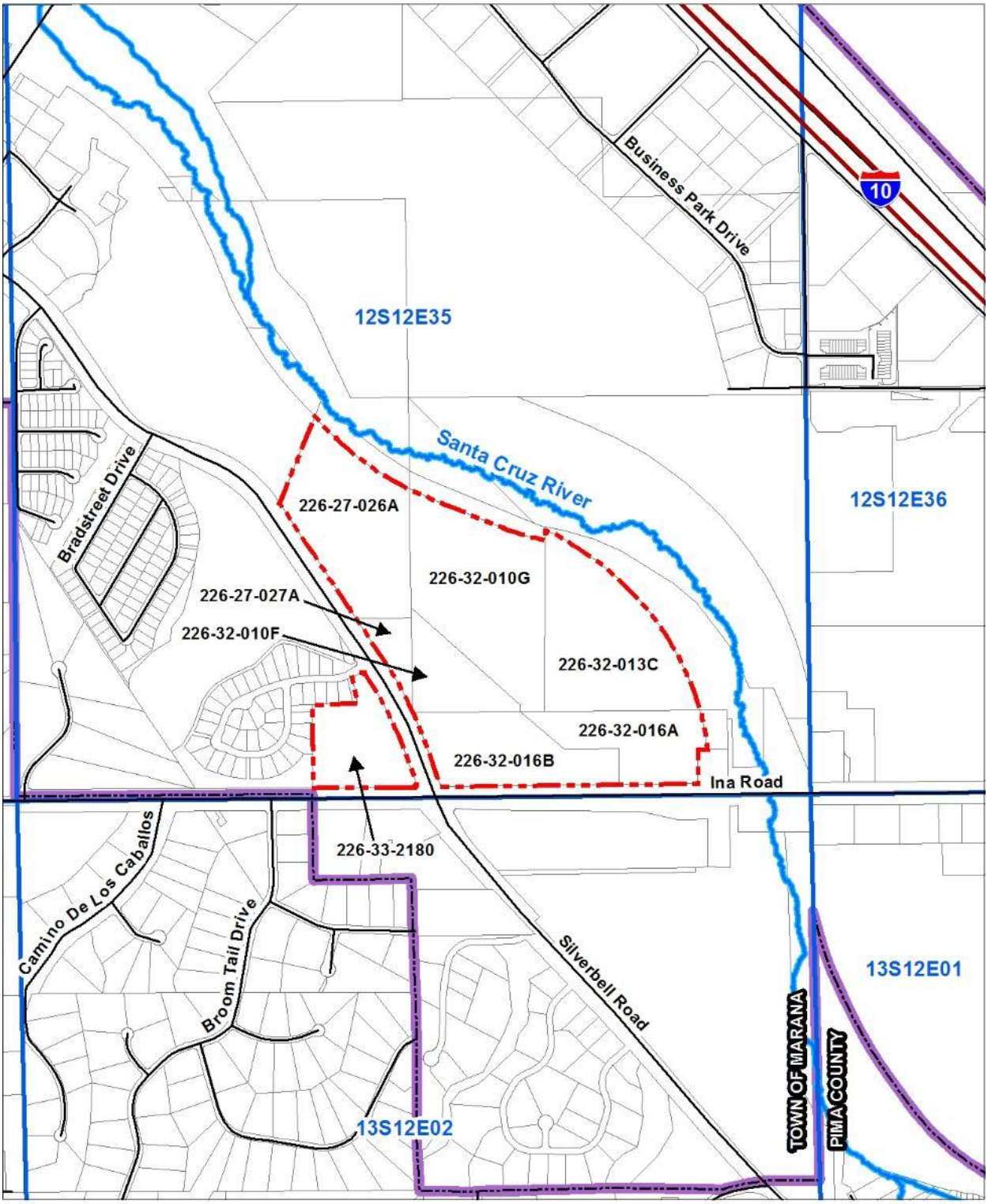
B. Existing Land Uses

This section of the Development Capability Report identifies existing zoning, land use and structures on-site and on surrounding properties, as well as other proposed development in the project vicinity.

1. Site Location

The project is situated within the southern limits of the Town of Marana in the southeast portion of Section 35, Township 12, Range 12 East. The property lies approximately one-mile west of Interstate 10 just west of the Santa Cruz River, at the intersection of Ina Road and Silverbell Road. The site is comprised of eight assessor's parcels. In total, the site area is approximately 92-acres. *See Exhibit II.B.1: Site Location*.

Exhibit II.B.1: Site Location



LEGEND

- Specific Plan Boundary
- Township, Range & Section
- Jurisdictions

Notes:

Project Site is located at:
Township 12S, Range 12E, and Section 35
Acreage: Approx. 92 AC
Parcel ID #'s: 226-27-026A, 226-32-010G, 226-32-013C, 226-32-016A, 226-32-016B, 226-32-010F, 226-27-027A, 226-33-2180

NORTH 0' 500' 1000'

FILE NAME: RRT-13_location.mxd
SOURCE: Pima County GIS, 2013

2. Existing On-Site Land Use and Zoning

The subject property has been extensively graded and lies vacant except for several large 40-yard roll-off dumpsters. As shown on *Exhibit II.B.3.a: Existing Zoning*, there is an abandoned quarry located on-site within the Light Industrial zone on approximately 18 acres that currently serves as an active land reclamation facility for the disposal of clean inert materials such as dirt, rock, block, concrete, asphalt, etc. Four culverts exist under Silverbell Road along the west boundary of the site and two other culverts cross Ina Road on either side of the Silverbell Road intersection. There is no existing access from Silverbell Road. There is no curb or sidewalk along the north side of the Ina Road frontage, adjacent to the south boundary, but there is however an existing dirt driveway onto the property. The existing zoning designations on the property include:

- 15-acres of "A", Small Lot Zone along the eastern portion of the site. The majority of the approximately 18-acre quarry is included within this zone;
- 0.2-acres of "E", Transportation Corridor Zone near the middle of the north/east property boundary;
- 48-acres of "LI", Light Industrial throughout the majority of the site;
- 5.3-acres of "NC", Neighborhood Commercial on a major portion of the parcel located on the northwest corner of Ina Road and Silverbell Road;
- a less than 0.1-acre strip of "R-6", Single Family Residential at the northwest corner of the site;
- less than 0.1-acres of "R-10", Single Family Residential abutting the Silverbell West subdivision;
- 0.4-acres of "R-36", Single Family Residential along the Ina Road frontage;
- 22.8-acres of "VC", Village Commercial on both the northwest and northeast corners of the Ina-Silverbell intersection.

(See *Exhibit II.B.3.a: Existing Zoning*.)

It is worth noting that the proposed uses are already permitted on-site, but only on those portions of each parcel that are covered by a particular zoning designation. There is little to no overlap, even for similar or compatible uses. The specific plan zoning designation will allow the property to develop as one cohesive project rather than a piecemeal approach which creates problems with access and fails to respond to changes in market conditions. The specific plan also eliminates individual zoning designations that cover only small portions of the property and are virtually unusable due to their minimal size.

3. Existing Conditions on Properties within a One-Quarter Mile Radius

a. Zoning

The zoning designations of surrounding properties, as depicted in *Exhibit II.B.3.a* are as follows:

North: Town of Marana A (Small Lot Zone), F (Continental Ranch Specific Plan), E (Transportation Corridor Zone) and R-6 (Single Family Residential)

South: Town of Marana NC (Neighborhood Commercial), VC (Village Commercial), R-16 (Single Family Residential), R-36 (Single Family Residential), R-144 (Single Family Residential), Pima County CR-1 (Single Residence Zone) and SH (Suburban Homestead Zone)

East: Town of Marana A (Small Lot Zone) and E (Transportation Corridor Zone)

West: Town of Marana R-7 (Single Family Residential), R-10 (Single Family Residential), R-36 (Single Family Residential) and R-144 (Single Family Residential)

b. General Plan Land Use

The 2010 Town of Marana General Plan indicates the site is designated Commercial and Industrial. The surrounding general plan designations within one-quarter mile of the site, as depicted in Exhibit II.B.3.b are as follows:

North: Industrial & Santa Cruz Buffer

South: Commercial & Low Density Residential

East: Industrial & Santa Cruz Buffer

West: Park & Low Density Residential

c. Existing Land Uses

The land uses of surrounding properties within one-quarter mile, as depicted in *Exhibit II.B.3.c: Existing Land Uses* are as follows:

North: Vacant Land, Crossroads District Park and Santa Cruz River

South: Vacant Land, Proposed Silverbell Crossroads Shopping Center, Bridlewood West and Ina & Silverbell (Single-Family Residential Subdivisions)

East: Vacant Land, Santa Cruz River and The Loop Shared-Use Path

West: Vacant Land, Silverbell Place and Silver Shadows (Single-Family Residential Subdivisions) and Vacant (Silverbell West – Pending Single Family Residential Subdivision)

d. Number of Stories of Existing Structures

There are no existing structures currently on the site except for several large 40-yard roll-off dumpsters. There are one-story single-family residential homes and some two-story single-family residential homes located west of the site in the Silverbell Place and Silver Shadows subdivisions. Additional two-story homes are expected in the Silverbell West subdivision adjacent to the west boundary and currently under construction. All other homes within one-quarter mile of the site are one-story.

e. Pending and Conditional Rezonings

According to the most recent Town of Marana Planning and Zoning Activity map dated July 2013, there are no pending or conditional rezonings within a one-quarter mile radius of the project site. Although it is not shown on that map, there is a proposal for a specific plan rezoning located directly south of the site across Ina Road on approximately 15 acres.

f. Subdivision/Development Plans Approved

There are five approved subdivision plats within a one-quarter mile radius of the project site. Silverbell Place, Silver Shadows and Silverbell West (currently under construction) are all one- and two-story single-family residential subdivisions located west of the site. Bridlewood West (1-41) and Ina & Silverbell (1-41) are one-story single-family residential subdivisions located south of the site.

Silverbell Crossroads Shopping Center is located on the southwest corner of Ina and Silverbell roads, south of the site, and is currently in development plan review, DPR-08044.

g. Architectural Styles of Adjacent Development

Existing homes in the area are rural custom-home type single-family residences with southwest and ranch architectural style. Homes in the Silverbell West subdivision west of the site will likely be more typical of the conventional production built single-family detached housing, similar to what is nearby in Silverbell Place.

4. Well Sites within 100 Feet of the property

According to Pima County Geographic Information Systems and the Arizona Department of Water Resources, well #620939 is located on-site near the southeast corner of the property. There are no other wells located on-site, or within 100 feet of the property. *See Exhibit II.B.3.c: Existing Land Uses*.

Exhibit II.B.3.a: Existing Zoning

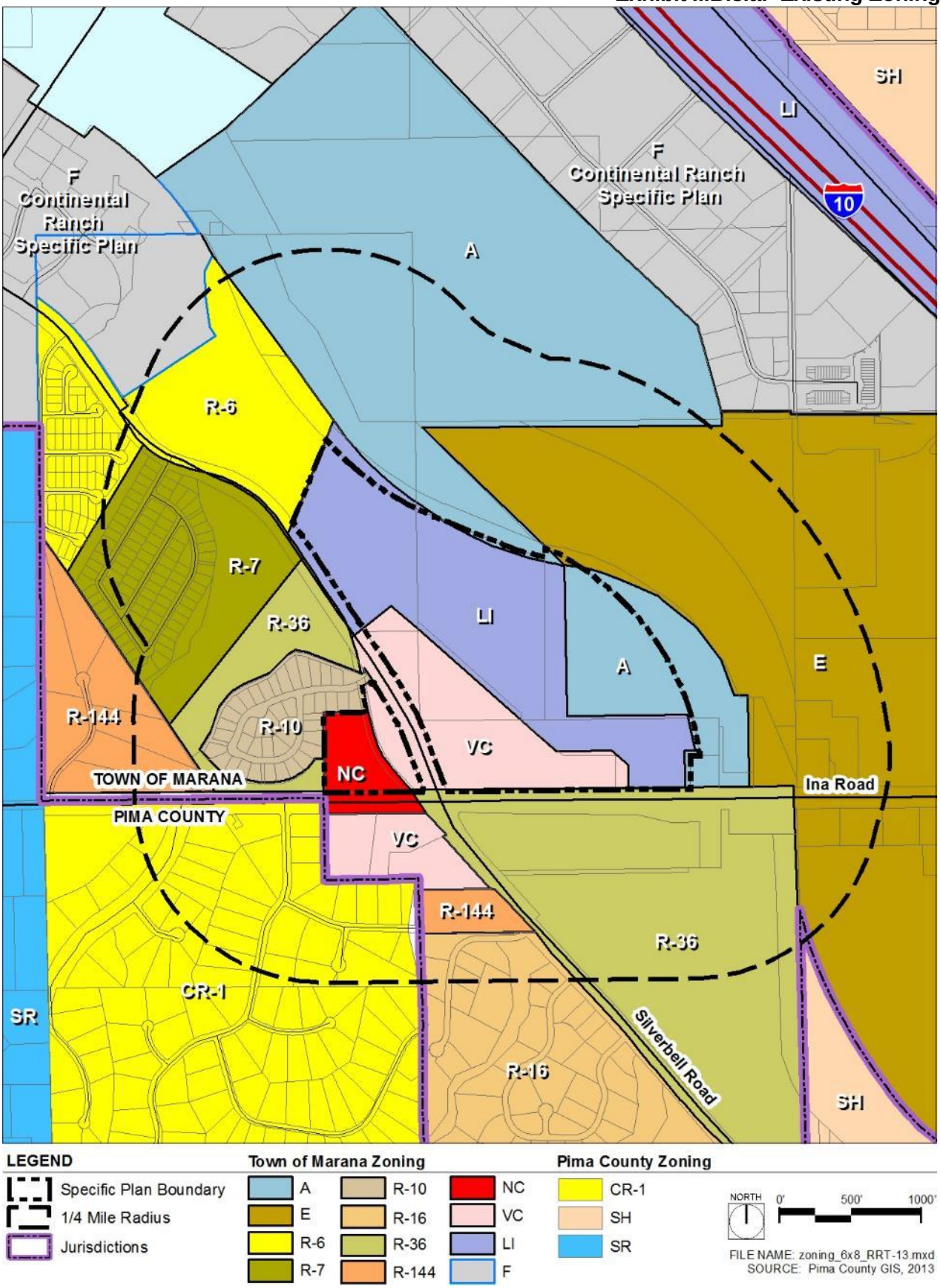


Exhibit II.B.3.b: General Plan Designations

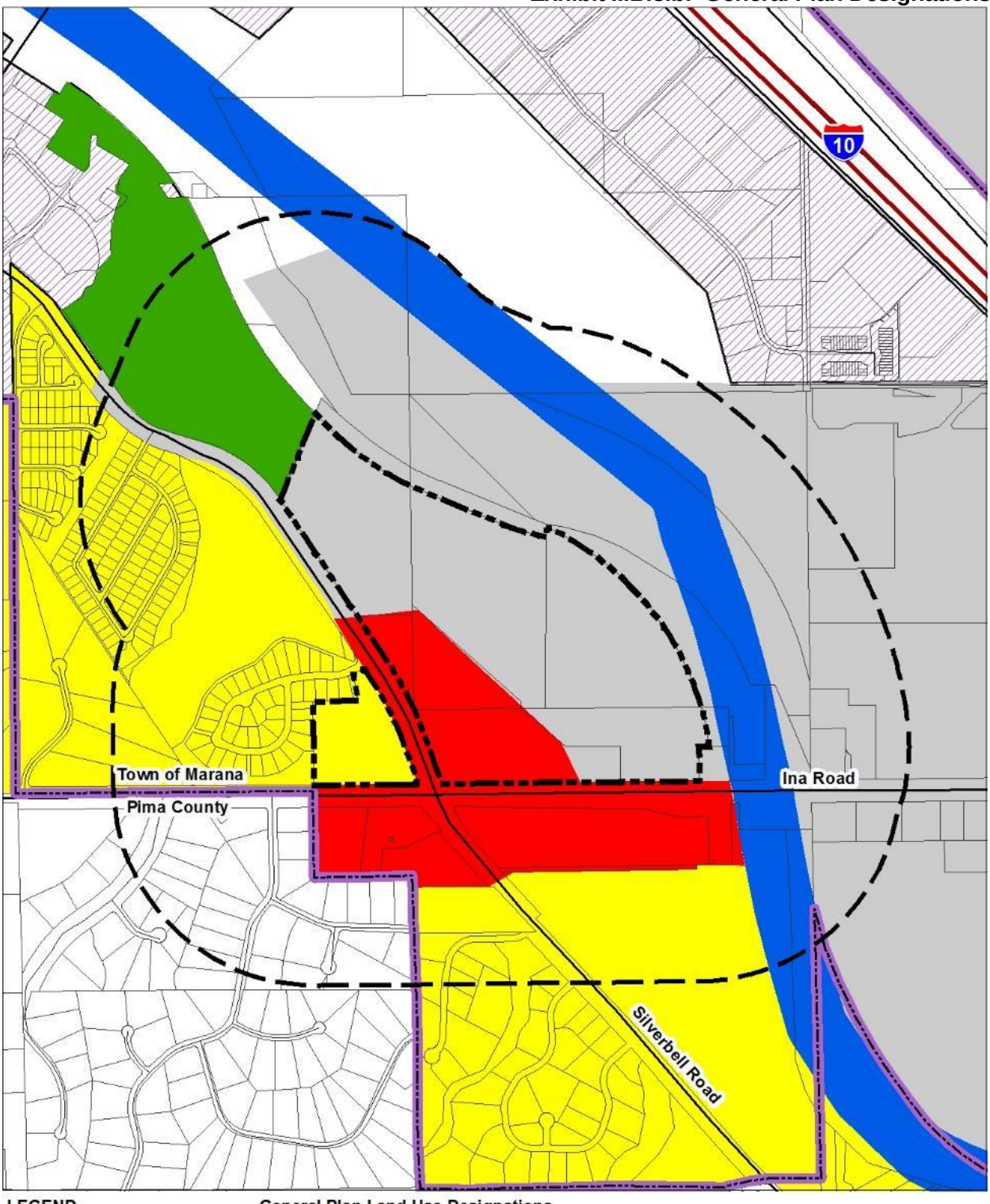
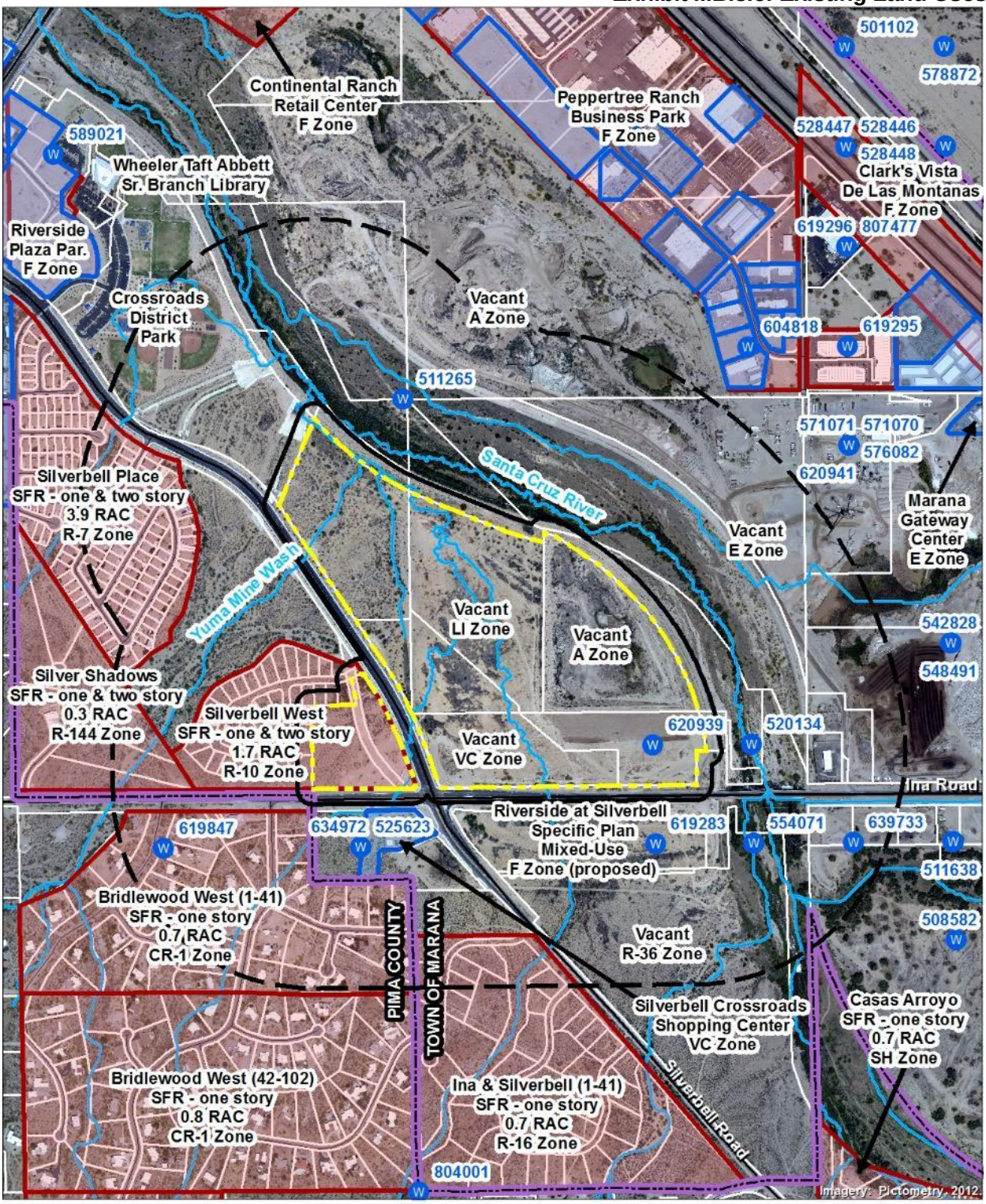


Exhibit II.B.3.c: Existing Land Uses



C. Topography and Slope

The elevations on the property range from approximately 2,180 feet at the southwest portion of the site to approximately 2,148 feet at the northeast corner of the site. The Yuma Mine Wash has a flow rate of 5,000-10,000 CFS and enters the site along the west boundary and exits along the east boundary. Three other un-named washes exit the property near the same location along the east boundary, one with flows under 500 CFS and two with flows of 500-1,000 CFS. Existing topography at 2' contour intervals is shown on *Exhibit II.C.1: Topography and Slope*.

1. Hillside Conservation Areas

There are no Hillside Conservation areas on or within 300-feet of the subject property.

2. Rock Outcrops

There are no rock outcrops on the subject site.

3. Slopes of 15% or Greater

There are 15% or greater slopes located within an old on-site quarry that is currently being filled in. Otherwise, there are only small areas immediately adjacent to the Yuma Mine Wash and another on-site wash that have 15% or greater slopes. The surface slope of the property is shown on *Exhibit II.C.1: Topography and Slope*.

4. Other Significant Topographic Features

There are no other significant topographic features such as peaks or ridges on the project site.

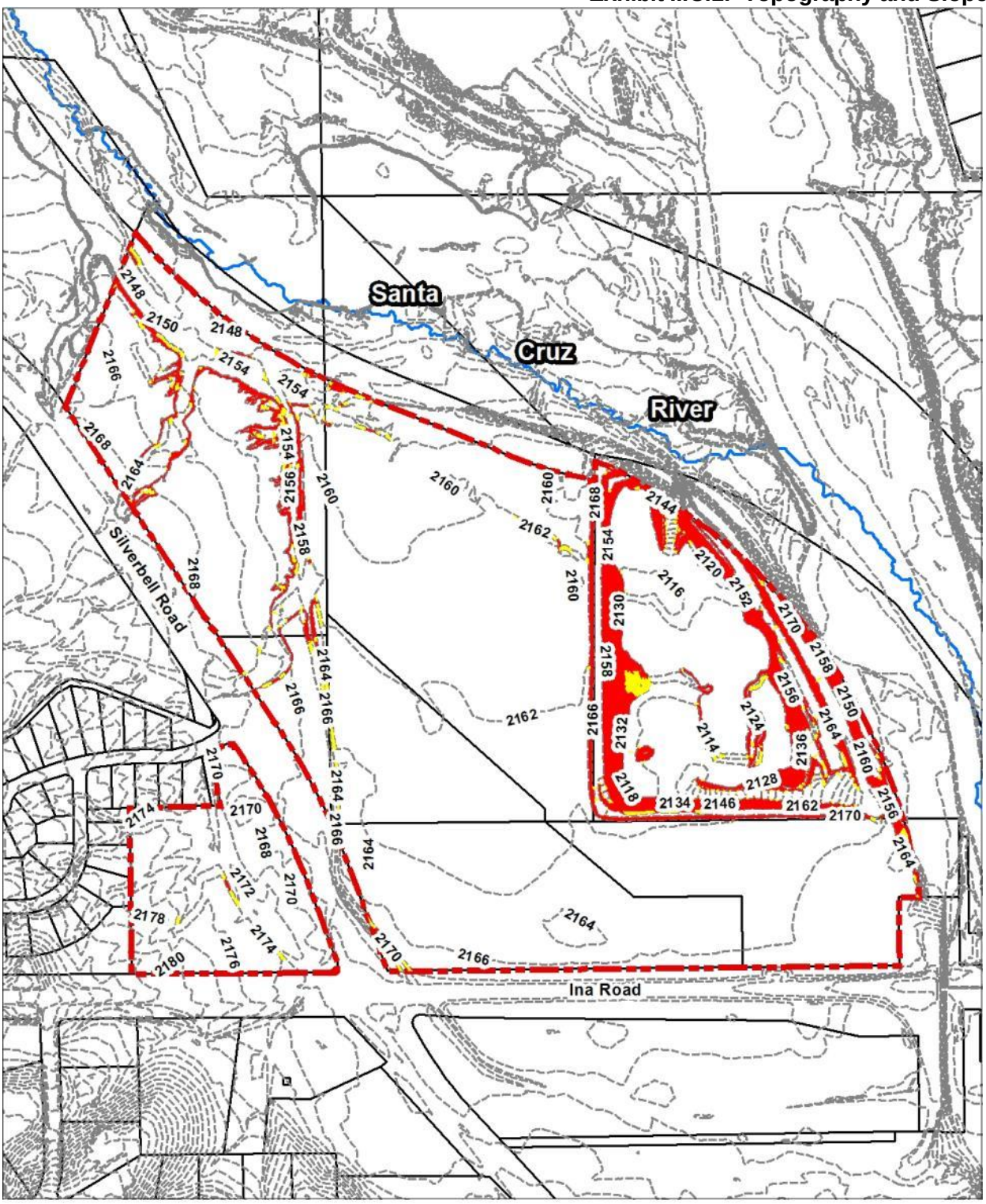
5. Pre-Development Cross-Slope

The average cross-slope of the property is approximately 8.05%.

The pre-development cross slope calculation and values used are as follows:

Cross-slope = (I x L x 0.0023) / A
Where:
I = contour interval (2')
L = total length of contours (160,914)
0.0023 = conversion of "square feet" into "acres x 100"
A = total site area in acres (92 AC)

Exhibit II.C.1: Topography and Slope



LEGEND

- Specific Plan Boundary
- Parcels
- 2' Elevation Contours
- 0 - 15% slopes
- 15-25% slopes
- Greater than 25% slopes

NORTH 0' 250' 500'

FILE NAME: topo_slope_6x8_RRT-13.mxd
SOURCE: Pima County GIS, 2013

D. Hydrology, Water Resources and Drainage

The following site hydrology information was analyzed and prepared by Rick Engineering Company. All hydrology information is for illustrative purposes only and is subject to verification/modification via the drainage report with supporting calculations based on then existing and proposed conditions at the time of application.

1. Off-Site Watersheds

West Parcel

a. Off-Site Watersheds

There are 4 off-site watersheds that affect the west parcel (see *Exhibit II.D.1: Off-Site Watersheds*). The first and second off-site watersheds (OS-3 and OS-4) are from the improvements to the Silverbell West subdivision immediately west of the parcel. The third off-site watershed (OS-5) is conveyed across the subdivision open space and enters at the southwest corner of the parcel. The fourth off-site Watershed (OS-6) is conveyed under Ina Road by a culvert to a constructed channel in the southeast corner of the parcel and then under Silverbell Road.

The nature and quantity of these off-site flows will be further evaluated in the drainage report(s) prepared for the development of the site. The necessary improvements to convey the flows will be determined at that time and will be incorporated into the drainage improvements for the development.

b. Off-site features that may affect or be affected by the site

There are several off-site man-made features that impact the west parcel. These include Ina Road located along the southern boundary, Silverbell Road located along the eastern boundary and the Silverbell West Subdivision improvements along the western and northern boundary. These improvements affect the quantity and location of the flows onto the site through the use of culverts, channels and other drainage structures.

c. Upstream Off-Site Watershed Discharges

Off-site watershed OS-3 from the subdivision has a peak discharge of 49 cfs, watershed OS-4 has a peak discharge of 49 cfs and Watershed OS-5 has a peak discharge of 10 cfs per Revised Drainage Report for Silverbell West R-10, January 2013. The discharge for Watershed OS-6 which enters the site at the southeast corner by way of a 4-8'x4' RCB culvert is 700 cfs (per the Final Drainage Report for Silverbell Road, Cortaro Road to Ina Road, Engineering and Environmental Consultants, Inc., April 2002), with an associated watershed of 195 acres.

The reported peak discharges were taken from approved studies, reports, and plans or were calculated based on Pima County methodology. See *Exhibit II.D.1: Off-Site Watersheds* for the watersheds and concentration points described above.

East Parcel

a. Off-Site Watersheds

There are five (5) off-site watersheds that affect the east parcel (see *Exhibit II.D.1: Off-Site Watersheds*). The first and largest off-site watershed (OS-1) is the Santa Cruz River, with a 100-year discharge of 80,000 cfs (estimated at Cortaro Road by the Final Drainage Design Report for Santa Cruz River Protection from Ina Road to Cortaro Road, 1989). The Santa Cruz River is located adjacent to the northeastern boundary. The second off-site watershed impacting the site is the Yuma Mine Wash, which is conveyed below Silverbell Road and enters the project by way of two culverts along the westerly property line. The third (OS-3, OS-4, and OS-5 combined with the west parcel on-site flows) and fourth (OS-6) off-site watersheds are conveyed by culverts under Silverbell Road from the west parcel and impact the southwest portion of the parcel. The fifth off-site watershed (OS-7) impacts the site near the intersection of Ina Road and Silverbell Road and enters the site through culverts under Ina Road.

The nature and quantity of these off-site flows will be further evaluated in the drainage report(s) prepared for the development of the site. The necessary improvements to convey the flows will be determined at that time and will be incorporated into the drainage improvements for the development.

b. Off-site features that may affect or be affected by the site

There are several off-site man-made features that impact the site. These include Ina Road located along the southern boundary, Silverbell Road located along the western boundary, the constructed channel for the Yuma Mine Wash along the northwest boundary and the bank protection for the Santa Cruz River along the northeastern boundary. The roadway improvements limit the quantity and location of flows onto the site through the use of culverts, channels and other drainage structures. The existing constructed channel along the northwestern boundary prevents portions of the Yuma Mine Wash flows from entering the site and collects all runoff discharged from the site, including those flows conveyed through the site. A portion of the bank protection along the northeastern boundary, constructed as Town of Marana project number 2002-04, was constructed to the height of the 10-year water surface elevation and thus the 100-year flow is not contained within the channel. The height of this bank protection will be increased to contain the 500-year flow as part of this proposed project. Until bank protection along the Santa Cruz River is raised, construction of critical facilities within the 500'-500-year event Building Erosion Hazard Setback will comply with Title 21 of the Town of Marana Land Development Code, including section 21.05.07 – "Standards for Critical Facilities". The existing bank protection includes a full scour depth toe-down

along this entire project and when raised to contain the 500-year flow, will eliminate the Building Erosion Hazard Setback on the parcel for the Santa Cruz River.

c. Upstream Off-Site Watershed Discharges

The discharge of Watershed OS-2 (Yuma Mine Wash) along the project western boundary is 5603 cfs and has a tributary area of 4.46 square miles (calculated by the Tucson Mountain Basin Study, Camp Dresser & McKee Inc., 1987). Flow in the Yuma Mine Wash splits upstream of Silverbell Road and consequently the full 100-year discharge does not impact the site. The discharges for OS-2.1, OS-2.2, and OS-2.3 are based on a flow distribution analysis of the Yuma Mine Wash (Final Drainage Report for Silverbell Road, Cortaro Road to Ina Road). The 100-year discharge at concentration point CP OS-2.1, is 2400 cfs and is conveyed under Silverbell road by a 7-10'x4' reinforced concrete box (RCB) culvert to a constructed channel. The 100-year discharge at CP OS-2.2 is 1600 cfs and is conveyed under Silverbell road by a 5-10'x4' RCB culvert. The 100-year discharge at CP OS-2.3 is 1100 cfs and is conveyed under Silverbell road by a 4-10'x4' RCB culvert.

Watersheds OS-3, OS-4, and OS-5 combined with the west parcel on-site flows contribute a peak discharge of 130 cfs. This cumulative discharge includes 98 cfs from the Silverbell West Subdivision, and 23 cfs from the west parcel. It is conveyed under Silverbell Road by way of a 3-36" reinforced concrete pipe culvert. The 100-year discharge for off-site Watershed OS-6 which enters the site at the southwest corner by a 4-8'x4' RCB culvert is approximated to be 700 cfs. The 100-year discharge for off-site Watershed OS-7 is conveyed under Ina Road by a 2-24" CMP culvert and is approximated to be 50 cfs. These discharges are from the Final Drainage Report for Silverbell Road, Cortaro Road to Ina Road.

The reported peak discharges were taken from approved studies, reports, and plans or were calculated based on Pima County methodology. See *Exhibit II.D.1: Off-Site Watersheds* for the watersheds and concentration points described above.

2. On-Site Hydrology

West Parcel

The west parcel has two (2) onsite watersheds as delineated on *Exhibit II.D.2: On-Site Hydrology*. The characteristics of each watershed are described within the sections below. The west parcel generally drains from the southwest to the northeast and is located within a balanced basin.

a. On-Site Regulatory Floodplains:

On-site Watershed 1 is impacted by a natural channel upstream of the culvert crossing at concentration point CP-1 with flows in excess of 50 cfs.

On-site Watershed 2 includes the constructed channel associated with flows from the culvert under Ina Road to the culvert under Silverbell Road. The regulatory floodplain is contained in the channel.

b. Areas of Sheet Flooding and Average Depths:

The west parcel in not impacted by sheet flooding.

c. Federally Mapped Floodways and Floodplains:

According to FEMA Flood Insurance Rate Map (FIRM) number 04019C1655L (effective June 16, 2011), there are no Federally Mapped Floodways and Floodplains on the western parcel. Refer to *Exhibit II.D.2.c: FEMA FIRM* for the location of mapped floodplains within the vicinity.

d. 100-Year Peak Discharges:

Onsite Watershed 1 generates 23 cfs with a cumulative discharge of 130 cfs at CP 1 (per Final Drainage Report for Silverbell Road, Cortaro Road to Ina Road, April 2002). The existing 100-year peak discharge for onsite Watershed 2 is 3 cfs with a cumulative discharge of 700 cfs at CP-2 (per Revised Drainage Report for Silverbell West R-10, January 2013).

See *Exhibit II.D.2: On-Site Hydrology*

East Parcel

The east parcel has been divided into three (3) on-site watersheds as delineated on *Exhibit II.D.2: On-Site Hydrology*. The characteristics of each are described within the sections below. The east parcel generally drains from the southeast to the northwest and is located within a balanced basin.

a. On-Site Regulatory Floodplains:

Onsite Watershed 3 contains two natural channels associated with flows from the Yuma Mine Wash in excess of 50 cfs. These channels combine at the depressed area at the northwest corner of the site before leaving the site at the northwest corner. On-site Watershed 3 is also impacted by the regulatory floodplain contained within the existing constructed channel along the northwestern boundary.

On-site Watershed 4 is impacted by sheet flow in excess of 50 cfs. This sheet flooding is described below in section II.D.2.b.

On-site Watershed 5 is a large depression that contains all runoff originating within its boundary. It is shown to be within a FEMA Zone A, SHFA as described in section II.D.2.c, but is not impacted by other regulatory floodplains.

b. Areas of Sheet Flooding and Average Depths:

The portion of on-site Watershed 4 west of the depression associated with onsite Watershed 5 and east of the channels containing flows from the Yuma Mine Wash is impacted by sheet flooding. The 100-year discharge conveyed within this area is approximately 850 cfs, with a corresponding average flow depth of 7 inches. This sheet flow combines with the runoff from the Yuma Mine Wash along the north edge of the project site at CP-4 and is conveyed off-site to the improved channel along the northwest boundary.

c. Federally Mapped Floodways and Floodplains:

According to FEMA Flood Insurance Rate Map (FIRM) number 04019C1655L (effective June 16, 2011), portions of the east parcel are located within a Zone A, Special Flood Hazard Area (SFHA). FEMA defines this zone as areas with "no Base Flood Elevations determined". The effective FIRM indicates the remainder of the project site is located within a Zone X, defined by FEMA as "areas determined to be outside the 0.2% chance annual floodplain". A Zone AE (defined as areas with "Base Flood Elevations determined") associated with the Santa Cruz River is located to the north of the project site and completely outside its boundary. See *Exhibit II.D.2.c: FEMA FIRM* for the location of these zones.

As future development of this site is proposed and constructed it is anticipated that a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) will be processed through FEMA to remove portions of the site from the Zone A SFHA described above.

d. 100-Year Peak Discharges:

The existing 100-year peak discharge for onsite Watershed 3 is 80 cfs with a cumulative discharge of 2780 cfs at CP-3. Onsite Watershed 4 generates 120 cfs with a cumulative discharge of 870 cfs at CP-4. The peak discharge calculated for onsite Watershed 5 is 80 cfs, though this watershed has no outlet.

See *Exhibit II.D.2: On-Site Hydrology*

3. Existing Drainage Conditions along Downstream Property Boundary

West Parcel

All runoff originating on-site or originating off-site and conveyed through the west parcel discharges by way of culverts under Silverbell Road to the eastern portion of the project.

East Parcel

All runoff originating on-site or originating off-site and conveyed through the east parcel, except for Watershed 5, flows into an existing depressed area along the south side of "The Loop" multi-use path and then discharges to the improved channel along the northwest boundary of the parcel. This channel is a concrete rundown, just upstream of

the existing 3-12'x12' RCB culvert. It appears structurally stable and has experienced minimal erosion. The culvert conveys flow below "The Loop" multi-use path and through the Santa Cruz River bank protection, discharging to the Santa Cruz River channel.

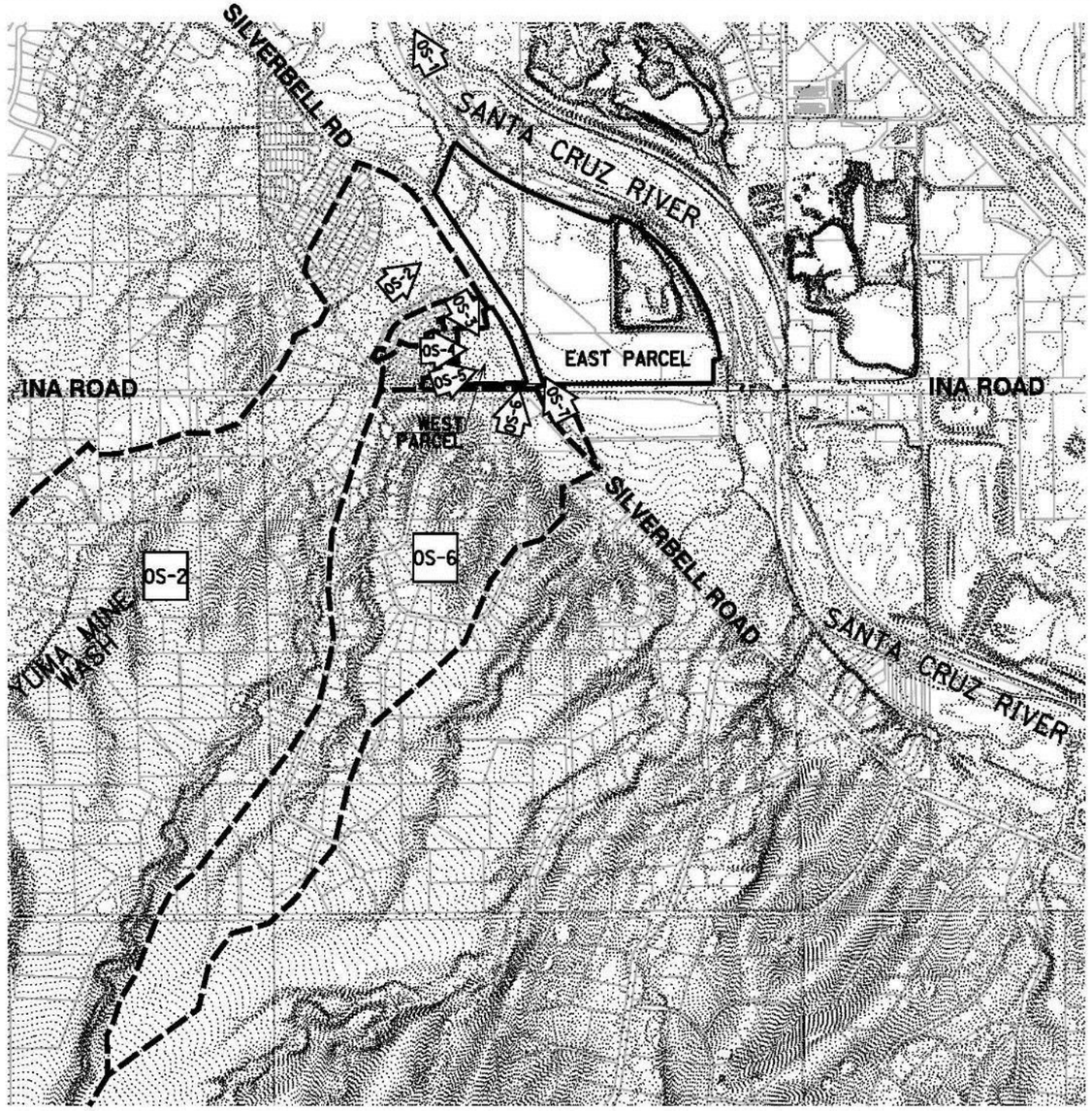


EXHIBIT II.D.1
OFF-SITE WATERSHEDS

INA & SILVERBELL SPECIFIC PLAN

LEGEND

- 1 — WATERSHED
- 1 — CONCENTRATION POINT
- — — — WATERSHED BOUNDARY

OFF-SITE PEAK DISCHARGES		
Concentration Point	Watershed Area (acres)	Q_{peak} (cfs)
OS-1	Santa Cruz River	80,000
OS-2	2855	5,603
OS-2.1	N/A	2,400
OS-2.2	N/A	1,600
OS-2.3	N/A	1,100
OS-3	6.7	49
OS-4	6.3	49
OS-5	2.3	10
OS-6	195	700
OS-7	3.4	50
* Source varies,	see report	

SCALE: 1" = 1200'
CONTOUR INTERVAL: 2'
0' 600' 1200'

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(FAX)520.322.6956

DATE: 1/28/2014 PAGE 1 OF 1

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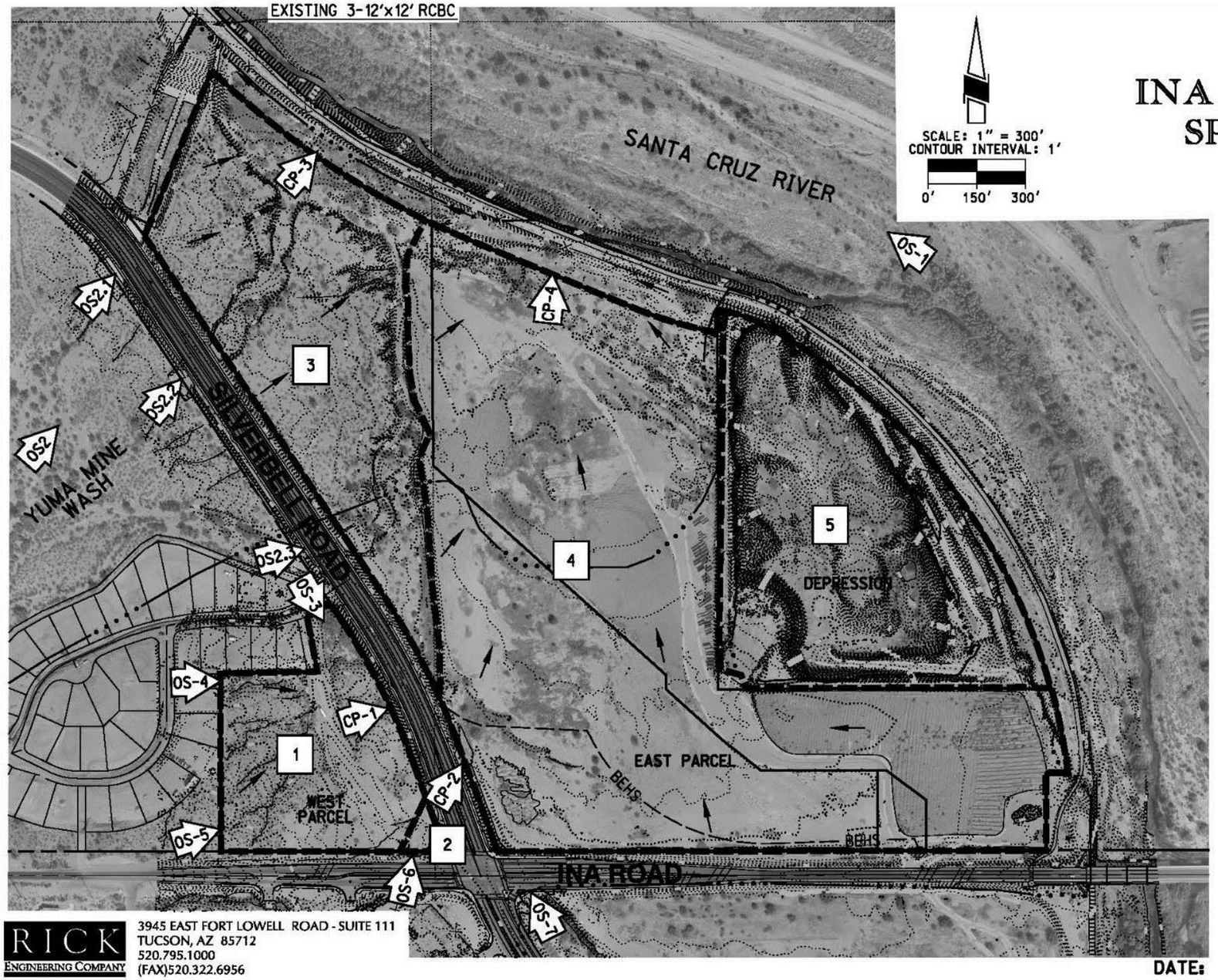


EXHIBIT II.D.2
ON-SITE HYDROLOGY

INA & SILVERBELL SPECIFIC PLAN

LEGEND

- 1 — WATERSHED
- CP-1 — CONCENTRATION POINT
- FLOW DIRECTION
- WATERSHED BOUNDARY
- EFFECTIVE FEMA SFHA
- BEHS — 500' EROSION HAZARD SETBACK

OFF-SITE PEAK DISCHARGES

Concentration Point	Watershed Area (acres)	Q_{100}* (cfs)
OS-1	Santa Cruz River	80,000**
OS-2	2855	5,603
OS-2.1	N/A	2,400
OS-2.2	N/A	1,600
OS-2.3	N/A	1,100
OS-3	6.7	49
OS-4	6.3	49
OS-5	2.3	10
OS-6	195	700
OS-7	3.4	50

* Source varies, see report
** At Cortaro Road

ON-SITE PEAK DISCHARGES

Concentration Point	Q_{100}* (cfs)
1	130
2	700
3	2,780
4	870
5	80

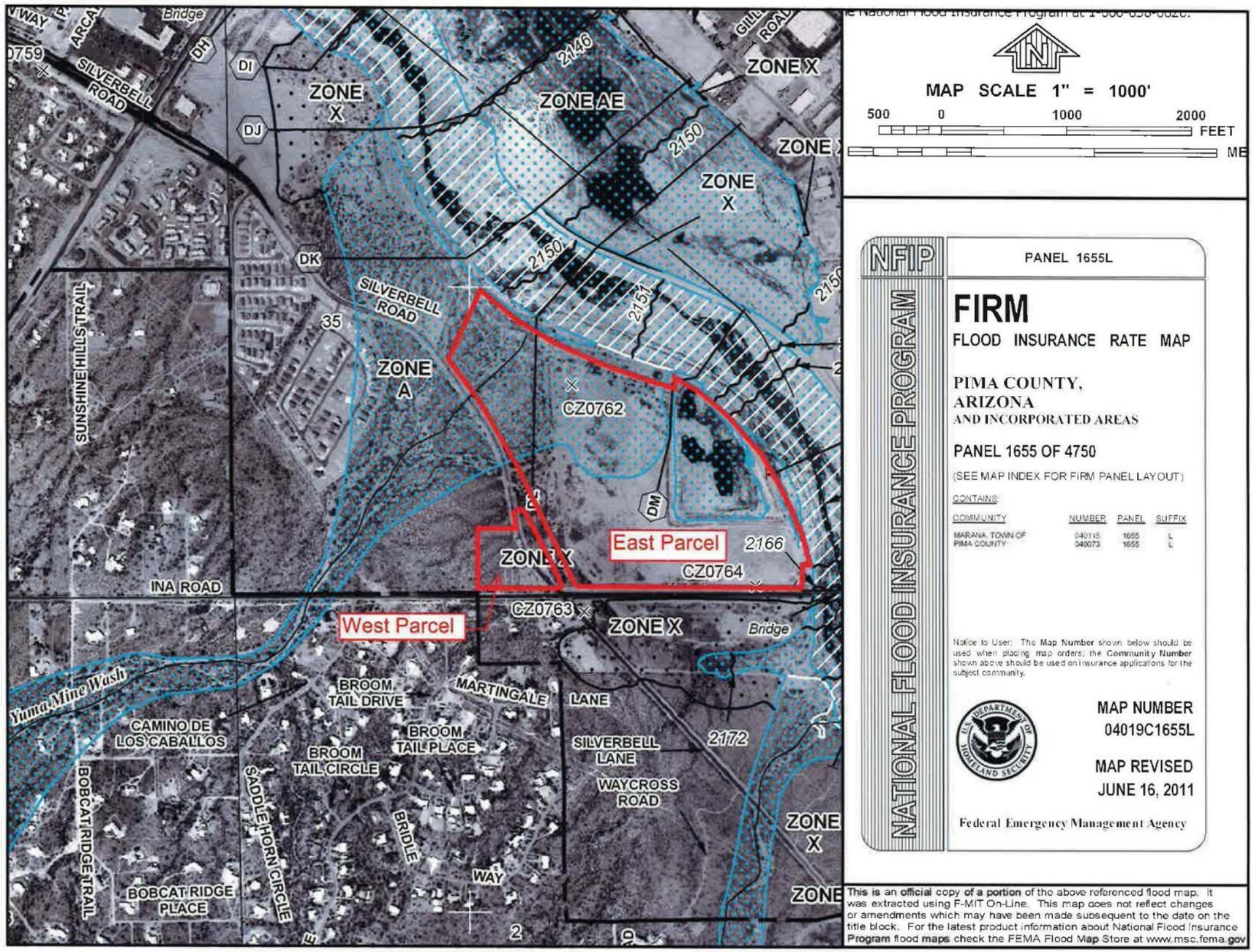
*Cumulative discharge

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DATE: 5/19/2014 PAGE 1 OF 1

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ZONE X
ZONE AE
ZONE A
2146
2150
2151
2166
2172
DI
DJ
DK
DH
DM
SILVERBELL ROAD
East Parcel
West Parcel
CZ0762
CZ0763
CZ0764
INA ROAD
Yuma Mine Wash
BROOM TAIL DRIVE
MARTINGALE LANE
BROOM TAIL PLACE
BROOM TAIL CIRCLE
CAMINO DE LOS CABALLOS
BOBCAT RIDGE TRAIL
SADDLE HORN CIRCLE
BRIDLE WAY
BOBCAT RIDGE PLACE
SUNSHINE HILLS TRAIL
SILVERBELL LANE
WAYCROSS ROAD
GILL ROAD
Bridge
MAP SCALE 1" = 1000'
500 0 1000 2000
FEET
NFIP
PANEL 1655L
FIRM
FLOOD INSURANCE RATE MAP
PIMA COUNTY, ARIZONA
AND INCORPORATED AREAS
PANEL 1655 OF 4750
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
MARANA, TOWN OF 040118 1655 L
PIMA COUNTY 040073 1655 L
NATIONAL FLOOD INSURANCE PROGRAM
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER
04019C1655L
MAP REVISED
JUNE 16, 2011
Federal Emergency Management Agency
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

E. Vegetation

1. Vegetative Communities and Associations On-Site

The project site contains native vegetation typical of that found in the Arizona Sonoran Desert. The majority of the site has been previously graded and disturbed. Theses disturbed areas are devoid of vegetation. A wide, shallow, unnamed wash crosses through the middle of the site and drains the property from the northeast to southwest.

The Pima County Sonoran Desert Conservation Plan GIS (2014) classifies this site as Sonoran Desert Scrub. Dominant species found on the property include Velvet Mesquite (Prosopis velutina), Creosote Bush (Larrea tridentata), and Desert Broom (Baccharis sarothroides). The vegetative communities and associations are depicted in *Exhibit II.E.1: SDCP Vegetative Communities and Associations*.

2. Significant Cacti and Groups of Trees

The site does not contain any significant cacti or groups of trees.

3. Special-Status Plant Species

Arizona Game & Fish has identified one species with special status that may occur within 3 miles of the project site. Staghorn Cholla (Opuntia versicolor) is designated as Salvage Restricted (SR).

The U.S. Fish and Wildlife Service (USFWS) identifies four plant species in Pima County that have protection under the Endangered Species Act (ESA), one plant species that has been proposed for listing and protection under the ESA, and one plant species that has a conservation agreement in place to preclude it from listing (Table II.E.3)[1]. None of these species are expected to occur on the property.

Table II.E.3: USFWS List of Plant Species for Pima County

Common Name	Scientific Name	ESA Status
Plants		
Acuña cactus	*Echinomastus erectocentrus var. acunensis*)	Proposed Endangered
Gooding's onion	*Allium gooddingii*)	Conservation Agreement
Huachuca water umbel	*Lilaeopsis schaffneriana* ssp. *recurva*)	Endangered

[1] http://www.fws.gov/southwest/es/arizona/Documents/CountyLists/Pima.pdf

Table II.E.3: USFWS List of Plant Species for Pima County

Common Name	Scientific Name	ESA Status
Kearney's blue star	*Amsonia kearneyana*)	Endangered
Pima pineapple cactus	*Coryphantha scheeri* var. *robustispina*)	Endangered
Nichol Turk's head cactus	*Echinocactus horizonthalonius* var. *nicholii*)	Endangered

4. Vegetative Densities

The Pima County GIS (2014) categorizes the site as Agriculture / Water / Developed / Bare Ground and Sonoran Desertscrub. According to 2014 Pima County GIS data, Agriculture/Water/Developed/Bare Ground (low vegetation density) accounts for 38.8 acres and the Sonoran Desertscrub (medium vegetation density) accounts for 52.8 acres. On the site, vegetation density is low due to the large areas of previous disturbance. *Exhibit II.E.4: Vegetation Densities*, illustrates the vegetative community densities found on the property.

Exhibit II.E.1: SDCP Vegetative Communities and Associations



LEGEND

- Specific Plan Boundary
- Parcels

Vegetation

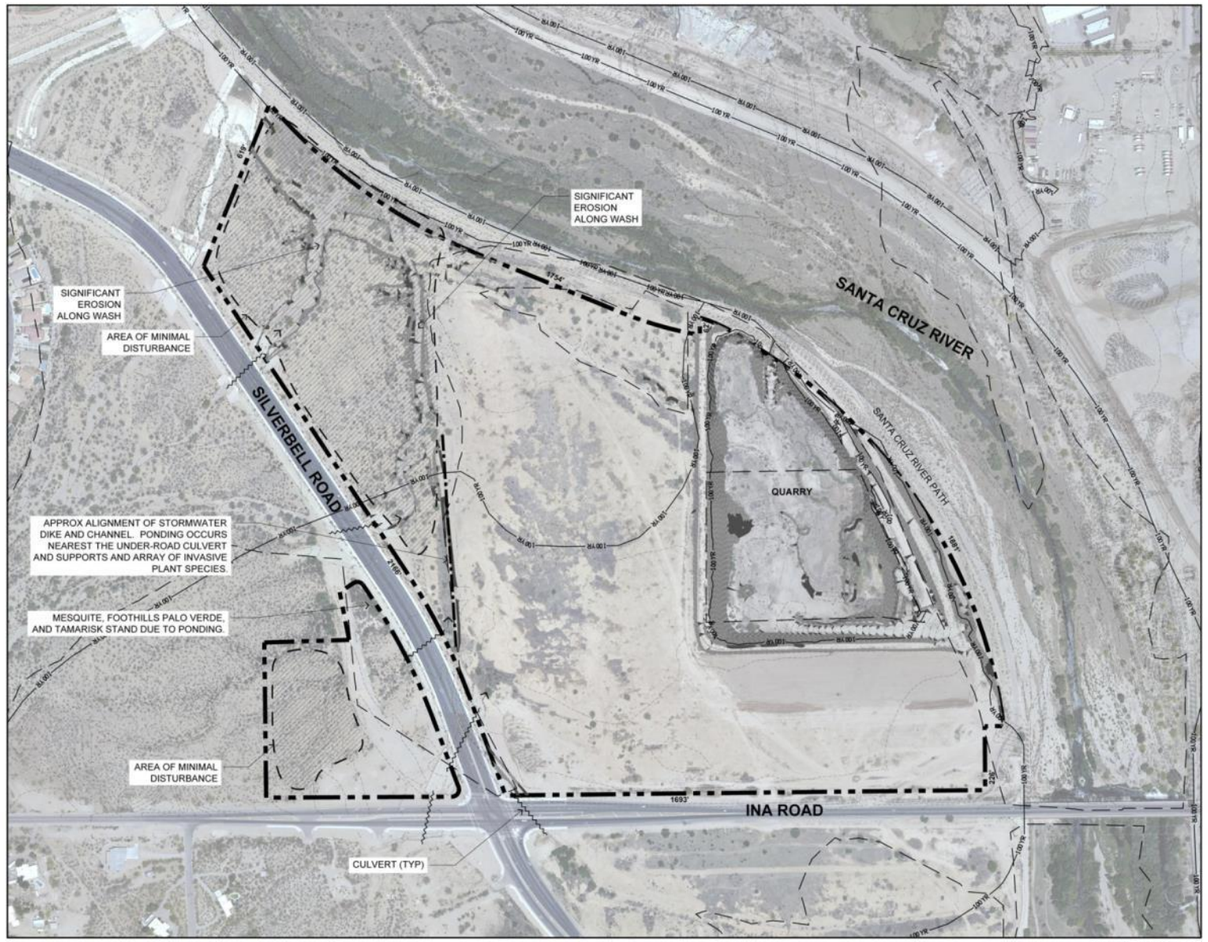
- Agriculture / Developed / Water / Bare Ground (38.8 acres)
- Sonoran Desertscrub (52.8 acres)
- Sonoran Interior Strand (0.01 acres)
- Sonoran Riparian and Oases Forests (0.01 acres)

NORTH 0' 250' 500'

FILE NAME: Vegetation_6x8_RRT-13.mxd
SOURCE: Pima County GIS, 2013

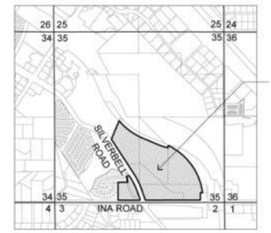
SITE RESOURCE INVENTORY

INA AND SILVERBELL SPECIFIC PLAN



Imagery: Pictometry, 2012

0' 100' 200' 400'
SCALE: 1"=200'
NORTH



SECTION 35, TOWNSHIP 12 SOUTH RANGE 12 EAST, G&SRB&M
TOWN OF MARANA, ARIZONA

LOCATION MAP

SCALE: 3" = 1 MILE

NOTES:
1. THIS AERIAL PHOTO IS LESS THAN TWO YEARS OLD.
2. THIS SITE HAS NO UNIQUE ROCK OUTCROPPINGS, PEAKS, OR RIDGES.
3. THIS SITE FEATURES SLOPES GREATER THAN 15% ALONG THE EASTERN SITE BOUNDARY AT THE SANTA CRUZ RIVER PATH AND WITHIN THE GRAVEL QUARRY. EXTENSIVE EROSION AT THE UNDER-ROAD CULVERTS AND ALONG DRAINAGE CHANNELS ALSO CREATE SLOPES IN EXCESS OF 15%. NO SLOPES ON THE SITE ARE NATURAL. ALL SLOPES ON THE SITE ARE THE RESULT OF MINING OPERATIONS OR DRAINAGE CONTROL.
4. THE MAJORITY OF THE SITE IS DISTURBED AND HAS BEEN USED FOR GAVEL MINING, LAND RECLAMATION, LANDSCAPE RECYCLING, AND WILD CAT DUMPING. THE SITE IS GENERALLY FLAT WITH LITTLE TOPOGRAPHICAL VARIATION, EXCEPT ALONG THE AFOREMENTIONED BOUNDARIES AND DRAINAGE CHANNELS.
5. NO MAPPED WILDLIFE CORRIDORS EXIST FOR THIS SITE.
6. THE PIMA COUNTY IDENTIFIED IMPORTANT RIPARIAN AREA (IRA) IS NOTED ON THE MAP. HOWEVER, A SITE INVESTIGATION DETERMINED THAT THERE IS NO RIPARIAN HABITAT ON SITE. THIS SRI RECOMMENDS A MAPPING REVISION.
7. THERE IS LITTLE VEGETATION THROUGHOUT THE SITE, SINCE SO MUCH OF THE SITE HAD BEEN CLEARED AND DISTURBED. OF THE REMAINING VEGETATION ON SITE, THE PREDOMINANT NATIVE SPECIES INCLUDE: VELVET MESQUITE, FOOTHILLS PALO VERDE, CREOSOTE, AND BRITTLE BUSH. THE SITE ALSO FEATURES MANY OPPORTUNISTIC AND INVASIVE SPECIES, INCLUDING: DESERT BROOM,MEXICAN TOBACCO, TAMARISK, THISTLE SPP., AND GRASS SPP.
8. THERE IS NO UNIQUE SIGNIFICANT VEGETATION ON SITE.

LEGEND

- SITE BOUNDARY
- PIMA COUNTY DEFINED IRA (RIPARIAN HABITAT TYPES "C", "D", and "H")
- 100 YR / IRA 001 — 100 YEAR FEMA FLOOD LIMITS
- SLOPES GREATER THAN 15%
- SLOPES GREATER THAN 25%
- AREA OF MINIMAL DISTURBANCE
- APPROXIMATE ALIGNMENT OF STORM WATER DRAINAGE EMBANKMENT AND DITCH
- 2' ELEVATION CONTOURS
- CULVERT

ALL PLANS, DESIGNS, DRAWINGS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ALL COPYRIGHTS AND OTHER PROPERTY RIGHTS TO SUCH INSTRUMENTS ARE RESERVED BY THE ARCHITECT. UNPUBLISHED RIGHTS ARE RESERVED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES. THESE DOCUMENTS SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED USE, REUSE OR MODIFICATION OF THESE DOCUMENTS WITHOUT SUCH PERMISSION AND RELEASE WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ARCHITECT AND USER SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. SUBMISSION OR DISTRIBUTION OF THESE DOCUMENTS TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR SIMILAR PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COPYRIGHT OR OTHER RESERVED RIGHTS. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT JUST COMPENSATION AND PERMISSION FROM THE PLANNING CENTER.

THE PLANNING CENTER
a division of TPC Group, Inc.
110 s church ste 6320 tucson az 85701 520.623.6146 520.622.1950 azplanningcenter.com

PROJECT: RRT-13
DATE: 08.26.13
DRAWN BY: DAB
CHECKED BY: TSJ

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

OWNER/DEVELOPER:
THE FAIRFAX COMPANIES
JASON TANKERSLEY
TEL: 520-290-9313
FAX: 520-290-9314

OWNER/DEVELOPER:
DCK INVESTMENTS
DOUG KENNEDY
TEL: 520-327-2202

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING

REGISTERED LANDSCAPE ARCHITECT — PRELIMINARY — NOT FOR CONSTRUCTION OR RECORDING — STATE OF ARIZONA — U.S.A. — EXPIRES 09/30/14

INA AND SILVERBELL SPECIFIC PLAN, SITE RESOURCE INVENTORY (SRI)
PARCEL WITHIN THE XXX QUARTER OF SECTION XX, TOWNNSHIP XX X, RANGE XX X, GSB & M,
TOWN OF MARANA, ARIZONA

CASE NO: ####
REFERENCE: ####
COVER
1 OF 1

Exhibit II.E.4: Vegetation Densities



LEGEND

Specific Plan Boundary

Parcels

Low Density

NOTE: Some areas are barren with no existing vegetation due to past disturbance.

NORTH 0' 250' 500'

FILE NAME: Veg_Dens_6x8_RRT-13.mxd
SOURCE: Pima County GIS, 2013

F. Wildlife

1. Letter from Habitat Specialist

a. Presence of any State-listed Threatened or Endangered Species

There are no state-listed threatened or endangered species located on-site or within 3 miles of the property. The Sonoran Desert Tortoise (*Gopherus morafkai*) is a candidate for ESA protection. The Heritage Data Management System (HDMS) search found that the tortoise occurs within 3 miles of the property. The tortoise carries *sensitive* and *wildlife of special concern* designations.

The California Leaf-nosed Bat (*Macrotus californicus*) occurs within 3 miles of the site and carries *sensitive*, *species of concern* and *wildlife of special concern* designations.

The Cave Myotis (*Myotis velifer*) occurs within 3 miles of the project area and carries both a *sensitive* and *species of concern* status.

The Fulvous Whistling-Duck or *Dendrocygna bicolor* occurs within 3 miles of the specific plan area and carries a *species of concern* status.

There are 2 wildlife corridors within 3 miles of the project, including: Coyote – Ironwood – Tucson Linkage Design and the Tucson – Tortolita – Santa Catalina Mountains Linkage Design.

b. High Densities of a Given Species

According to the Arizona Game and Fish Department, there is no evidence that high densities of a given species exist within the project area.

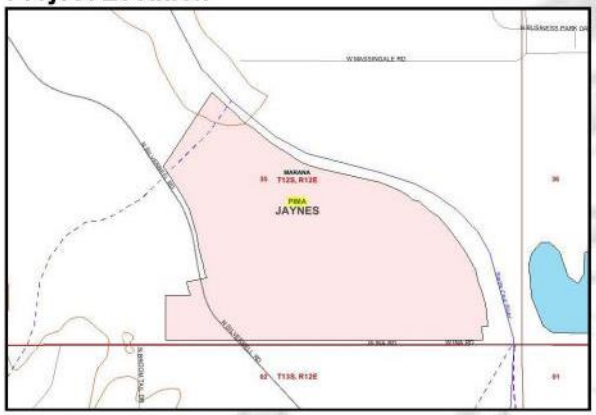
2. Arizona Game and Fish Department Environmental Review

In support of this analysis, the AGFD HDMS was accessed via their On-line Environmental Review Tool, to locate records of occurrence within 3 miles of the property for these species. The summary page from the HDMS review has been included as Exhibit: II.F.1: AGFD Online Environmental Review.

The HDMS does include records for one species that does not have Endangered Species Act (ESA) protection: the Cactus Ferruginous Pygmy-owl (Glaucidium brasilianum cactorum), which used to have ESA protection. The Pygmy-owl receives the protections provided by the Migratory Bird Treaty Act and is designated as a sensitive (S), species of concern (SC), and Wildlife of Special Concern (WSC).

Arizona's On-line Environmental Review Tool
Search ID: 20130923021470
Project Name: RRT-13
Date: 9/23/2013 3:31:39 PM

Project Location



Project Name: RRT-13
Submitted By: Brian Underwood
On behalf of: CONSULTING
Project Search ID: 20130923021470
Date: 9/23/2013 3:31:34 PM
Project Category: Development Within Municipalities (Urban Growth),Commercial/industrial (mall) and associated infrastructure,New construction
Project Coordinates (UTM Zone 12-NAD 83): 491852.587, 3578126.910 meter
Project Area: 98.725 acres
Project Perimeter: 2901.173 meter
County: PIMA
USGS 7.5 Minute Quadrangle ID: 1727
Quadrangle Name: JAYNES
Project locality is currently being scoped

Location Accuracy Disclaimer

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.

The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available.

Special Status Species Occurrences/Critical Habitat/Tribal Lands within 3 miles of Project Vicinity:

Name	Common Name	FWS	USFS	BLM	State
Bat Colony					
Coyote - Ironwood - Tucson Linkage Design	Wildlife Corridor				
Dendrocygna bicolor	Fulvous Whistling-Duck	SC			
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC
Gopherus morafkai	Sonoran Desert Tortoise	C*	S		WSC
Macrotus californicus	California Leaf-nosed Bat	SC	S	S	WSC
Myotis velifer	Cave Myotis	SC		S	
Opuntia versicolor	Stag-horn Cholla				SR
Tucson - Tortolita - Santa Catalina Mountains Linkage Design	Wildlife Corridor				

 APPLICATION INITIALS: _____

G. Viewsheds

1. Viewsheds Onto and Across the Site

The Silverbell Gateway Specific Plan project area is located about a mile west of Interstate 10 in a developing area within the Town of Marana limits. Residential developments exist in the vicinity, west of the site. The general landscape is dominated by bare ground and small pockets of disturbed natural desert upland vegetation with four washes crossing through the project area. Viewsheds onto and across the site are mostly unobstructed due to the lack of dense on-site vegetation. Predominant views include the Tortolita Mountains to the north, Pusch Ridge and Catalina Mountains to the east, Wasson Peak and Brown Mountain to the southwest, and Sombrero Peak to the west. Development of the subject property will not block these views for the existing homes in the area.

See *Exhibit II.G.1.a: Photo Key Map* and *Exhibit II.G.1.b: Site Photos*.

2. Area of High Visibility from Adjacent Off-Site Uses

North: The northern boundary of the specific plan area is adjacent to the Santa Cruz River which has dense riparian vegetation and mature trees that restrict views into the site from the north.

South: The Ina Road alignment is slightly higher in elevation, allowing for increased visibility when looking north across the site; vegetation is not a limiting factor. Views from Ina Road beyond the quarry are slightly obstructed by the quarry berms.

East: The eastern portion of the specific plan area is relatively flat with slightly changing topography due to the abandoned quarry that limits views to the west. The parcel on the northwest corner of Ina and Silverbell roads is visible from Silverbell Road given that it is slightly higher in elevation; vegetation obstructs views of the background.

West: The elevated position of Silverbell Road allows for increased visibility when looking east, across the site; vegetation is not a limiting factor. When driving along Silverbell Road, there is a small stand of mesquite trees spaced far apart near the northwest corner of the property causing minimal view obstruction when looking southeast across the site.

See Exhibit II.G.2: Visibility.

Exhibit II.G.1.a: Photo Key Map



LEGEND

Specific Plan Boundary

Parcels

4 Photo ID and Location Where Photos Were Taken

NORTH 0' 150' 300'

FILE NAME: RRT-13_photolocation_6x8.mxd
SOURCE: Pima County GIS, 2013



Photo 1: View looking west along the south boundary toward the intersection of Silverbell Road and Ina Road.



Photo 2: View looking northeast along a large drainage structure toward the Santa Cruz River near the northeast corner of the site.



Photo 3: View looking west from the northwest corner of the site toward the Silverbell Place subdivision.



Photo 4: View looking north along the east boundary toward the The Loop shared-use path and the on-site quarry from the southeast corner of the site.



Photo 5: View looking east along Ina Road from the southeast corner of the site with a view of The Loop shared-use path.



Photo 6: View looking south across Ina Road from the southeast corner of the site.



Photo 7: View looking southeast at a line of roll-off dumpsters from a point near the middle of the site.



Photo 8: View looking east at the on-site quarry from a point near the center of the site.



Photo 9: View looking east onto the site toward the quarry and roll-off dumpsters from the middle of the west boundary.



Photo 10: View looking west from Silverbell Road at the 8-acre parcel located on the northwest corner of Ina and Silverbell Roads.

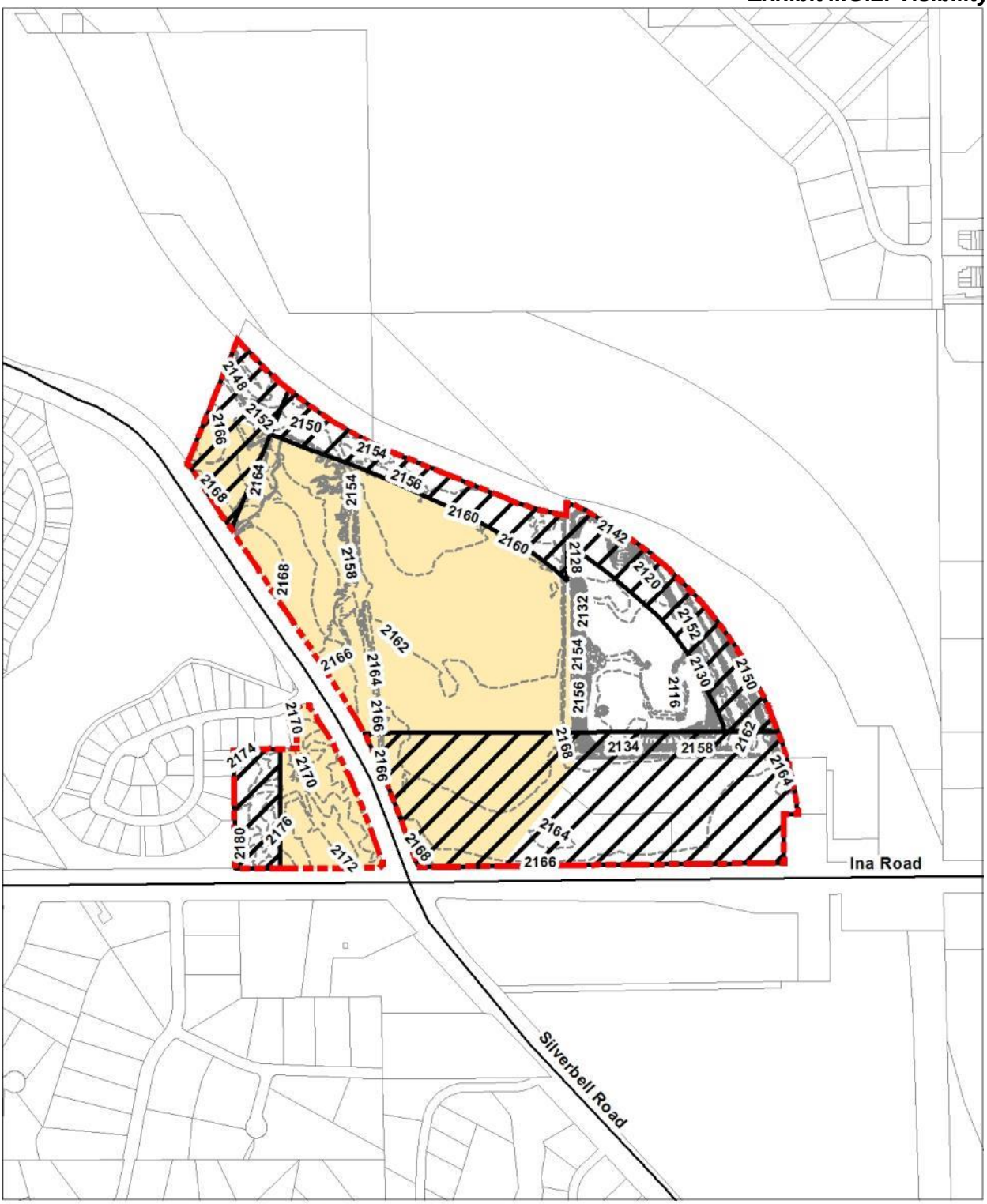


Photo 11: View looking southeast along the west boundary from the northwest corner of the site.



Photo 12: View looking north along Silverbell Road from the northwest corner of the site.

Exhibit II.G.2: Visibility



H. Traffic Circulation and Road System

A Silverbell Gateway Traffic Impact Analysis (TIA) by Rick Engineering Company has been submitted under separate cover.

1. Existing and Proposed Off-Site Streets

Silverbell Road is adjacent to the west boundary of the project area and Ina Road is adjacent to the south boundary.

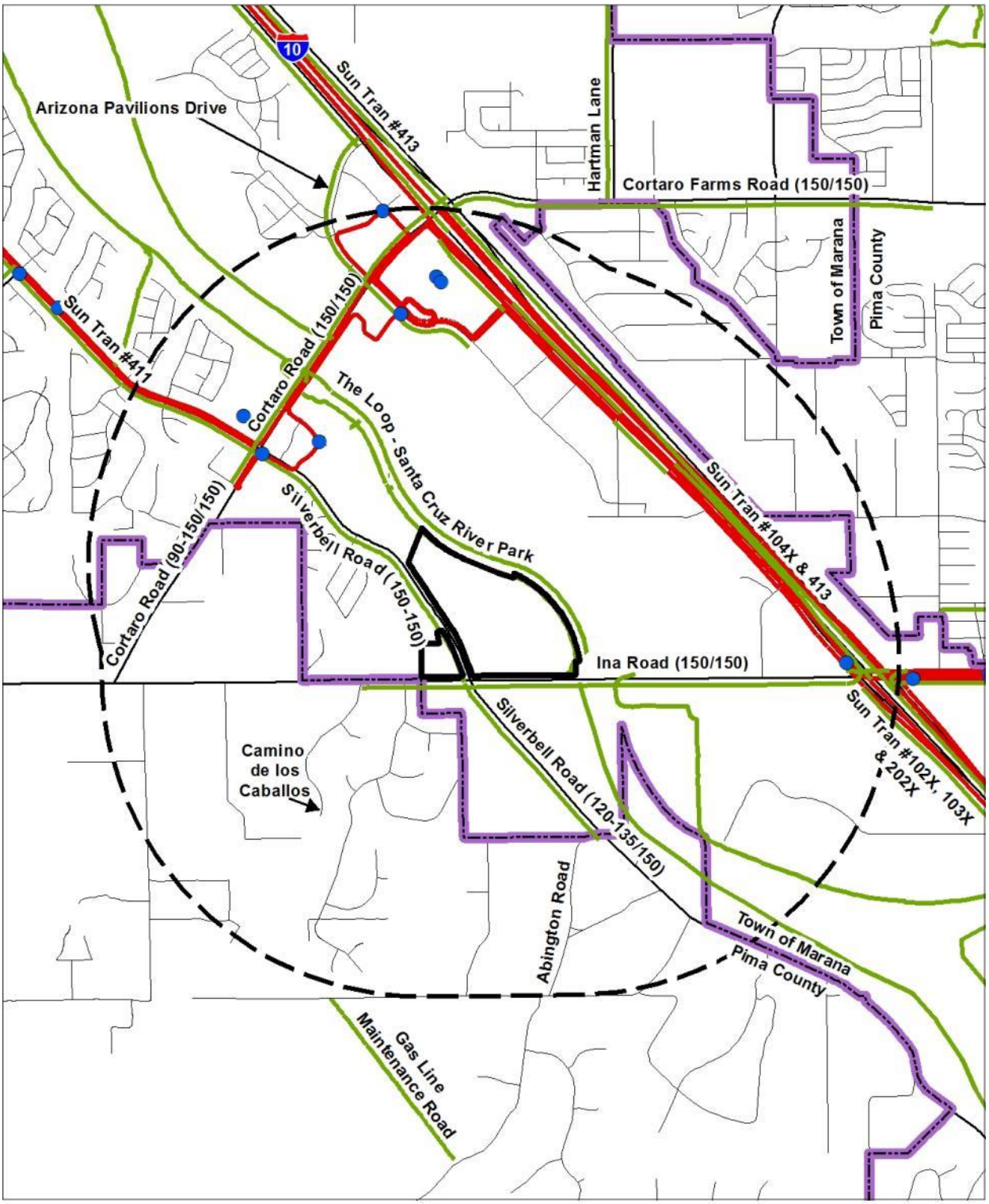
No off-site roads are proposed as a part of this project. Existing roadways within the project area are shown on *Exhibit II.H.1: Traffic*.

Silverbell Road
Silverbell Road is a four lane principal arterial with a 150-foot right-of-way (ROW). South of Ina Road the roadway transitions to 2-lanes. The posted speed limit is 45 MPH. According to the Pima Association of Governments (PAG), the average daily trip (ADT) generation was approximately 11,000 in 2010 and the projected ADT in the year 2040 is approximately 21,600.

Ina Road
Ina Road is a paved 2-lane arterial with a 150-foot ROW width. The posted speed limit is 45 MPH. Future plans show Ina Road as a 4-lane roadway with a raised median.

Cortaro Road
Cortaro Road is a paved 2-lane arterial with a variable ROW width of 90-150-feet. Some portions of Cortaro Road are 4-lanes, particularly near Arizona Pavilions Drive and Interstate 10. The posted speed limit is 40 MPH.

Exhibit II.H.1: Traffic



LEGEND

- Specific Plan Boundary
- One-Mile Radius
- Jurisdictional Boundary
- Bicycle Routes
- Bus Routes (Sun Tran)
- (150/150) Existing/Future Right-of-Way
- Bus Stops

NORTH 0' 1250' 2500'

FILE NAME: traffic_6x8_RRT-13.mxd
SOURCE: Pima County GIS, 2013

2. Existing Access and Rights-of-Way

A roadway inventory was conducted to obtain the following information:

- Existing and Proposed Right-of-Way;
- Whether or not said widths conform to minimum requirements;
- Ownership;
- Whether or not rights-of-way jog or are continuous;
- Number of travel lanes and theoretical capacity and design speed for existing roads;
- Present average daily traffic for existing streets; and
- Based on a preliminary visual assessment, a description of the surface conditions of existing roadways providing access to the site:

Table II.H.2: Roadway Inventory

	Silverbell Road	Ina Road	Cortaro Road
Major Routes Classification	Arterial	Arterial	Arterial
Existing R.O.W. (Feet)	120-200	150	90-150
Future R.O.W. (Feet)	150-200	150	150
Current Number of Lanes (proposed)	2-4	2 (4)	2-4
Speed Limit	45	45	40
Ownership	Marana	Marana	Marana
ADT (Source, Year)	11,000 (PAG, 2010)	16,000 (PAG, 2010)	30,000 (PAG, 2010)
Capacity (Florida Dept. of Transportation, 2002)	15,600 – 32,900	15,600	15,600 – 32,900
Conforms to Width Standards	No	Yes	No
Surface Conditions	Paved	Paved	Paved

Source: Pima Association of Governments (PAG), Town of Marana General Plan, and Site Visit – 9.12.13

3. Roadway Improvements

The I-10 Ina Road interchange is scheduled to be rebuilt by the Arizona Department of Transportation (ADOT) commencing in 2016 with an estimated completion date of 2018. The ADOT project is expected to build a grade-separated interchange at Ina Road with new traffic loops on the interchanges east and west sides. Additionally, there are five projects listed in the adopted 2040 PAG Regional Transportation Plan (PAG RTP) within the project area. Four projects are for the Ina Corridor and one is for Silverbell Road. These projects are:

- Silverbell Road – Grant Road to Ina Road, Widen to 4-lane roadway , bike lanes and drainage, Early Timeframe (2013-2020), Tucson, $57,045,000
- Ina Road #1 – Wade Road to Silverbell Road, Widen to 3-lane roadway, Middle Timeframe (2020-2030), Pima County, $10,800,000
- Ina Road #2 – Silverbell Road to Interstate 10, Widen to 4-lane roadway, includes 2-lane bridge, Early Timeframe (2013-2020), Marana, $11,440,000
- Ina Road #2a – Bridge over Santa Cruz River, Replace bridge structure, Early Timeframe (2013-2020), Marana, $6,000,000
- Ina Road #3 – Interstate 10 to Camino de la Tierra, Widen to 6-lane roadway, Early Timeframe (2013-2020), Marana, $13,100,000

4. Existing and Proposed Intersections on Arterials within One Mile and Most Likely to be Used by Traffic from this Site

The intersection of Silverbell Road and Ina Road will be used by vehicles generated by the project. Additionally, the intersection of Silverbell Road and Cortaro Road, located northwest of the site, is likely to be used by traffic from the site. The intersections of both Ina Road & I-10 and Cortaro Road & I-10 are likely to be used by motorists travelling east and west as well as by those making north-south movements via I-10.

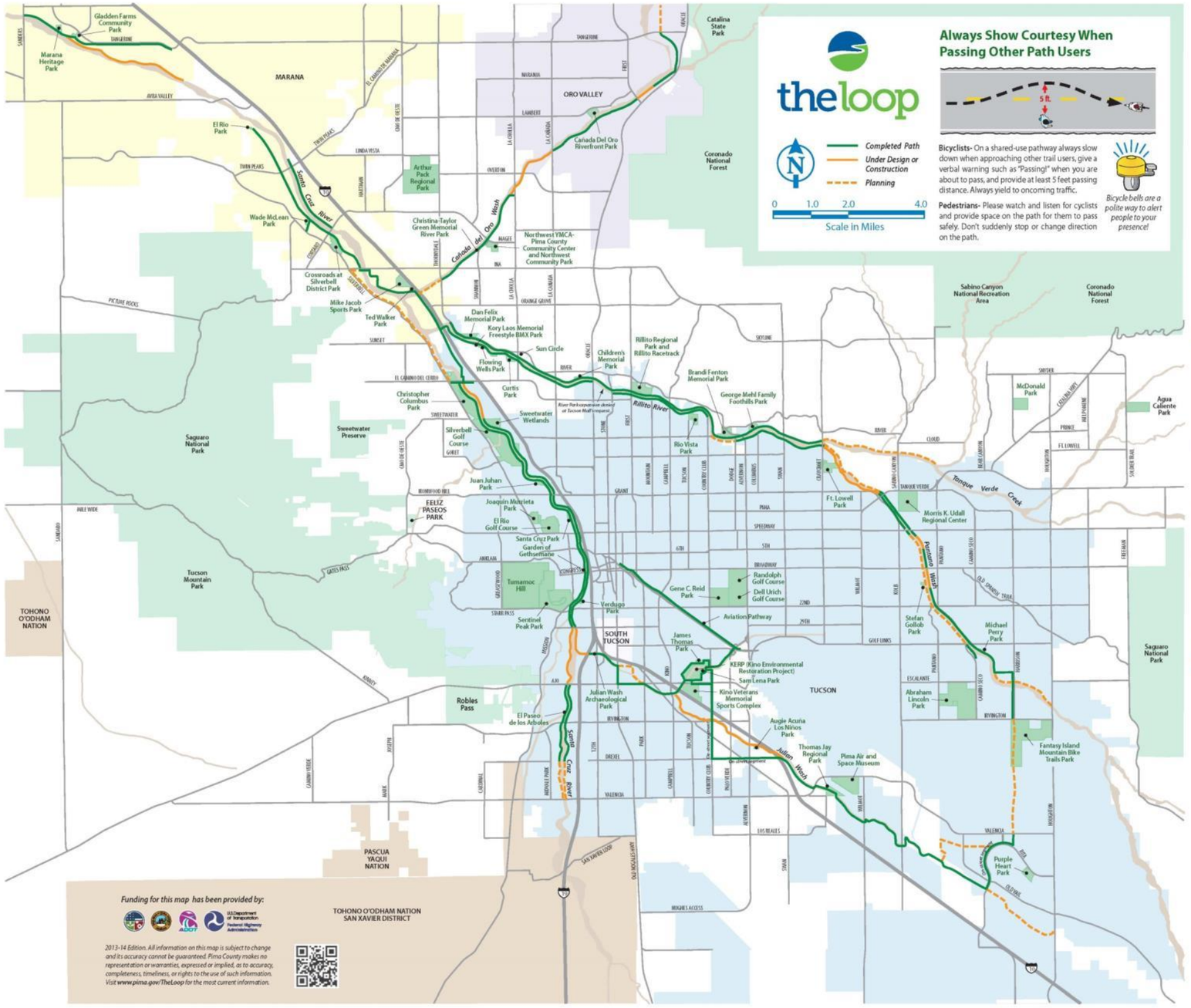
5. Existing Bicycle and Pedestrian Ways Adjacent to the Site and Their Connections with Arterial Streets, Parks and Schools

Five of the project area roads within one-mile of the project site are designated on the Tucson Bike Map as bike routes. Ina Road, Silverbell Road, Cortaro Road and Arizona Pavilions Drive are all designated as bike routes with a striped shoulder. The bike route along Silverbell Road terminates shortly south of Ina Road where the ROW for Silverbell transitions to 2-lanes. Pima County GIS shows the bike route along Silverbell extending slightly further south to where Abington Road intersects the Silverbell Road alignment. The bike route along Ina Road extends east across I-10, but terminates approximately 1,800-feet west of the intersection with Silverbell Road (see *Exhibit I.H.1: Traffic)*. Similarly, the bike route along Cortaro terminates shortly west of the Cortaro-Silverbell intersection. The east- and west-bound frontage roads of the I-10 are listed as key connecting streets. Additionally, the Santa Cruz River Park shared-use path (part of The Loop) borders the east boundary of the site and connects to a multitude of bike

routes within the region, including the Cañada Del Oro River Park located approximately 1.8-miles southeast of the site. The Santa Cruz River Park shared-use path also connects to Crossroads at Silverbell District Park and Coyote Trail Elementary School, located northwest of the site (see *Exhibit II.H.5: The Loop Map*).

The Loop trail system is an excellent amenity to the project. The Loop provides abundant opportunity for recreation, leisure and commuting as well as a cool, shaded respite from the Arizona sun. The Santa Cruz River and shared-use path also offer views of birds and other desert wildlife. Future connections to The Loop through this project will allow residents access to this vital amenity and will help to attract the interest of trail users and cyclists utilizing other area bike paths.

There are sidewalks on both sides of Silverbell Road adjacent to the west boundary of the site. Ina Road has sidewalks on both sides of the street for approximately 150 to 200-feet east of the intersection of Ina and Silverbell roads. West of the Ina-Silverbell intersection, there is sidewalk along the south side of the ROW that extends approximately 750-feet and no sidewalk along the north side of the street. There are no other sidewalks adjacent to the project area.



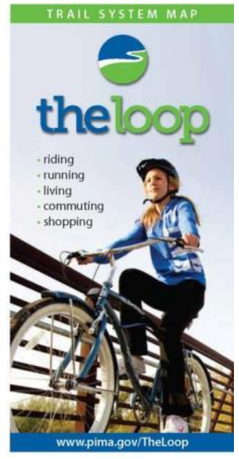
The Loop

When completed, The Loop will be a system of multi-use paths connecting the Rillito, Santa Cruz, and Pantano River Parks with the Julian Wash and Harrison Road Greenways. More than 110 miles of paths have already been completed. The Loop will extend through Marana, Oro Valley, Tucson, and South Tucson. These exciting connections are the result of Pima County's cooperative partnerships with these jurisdictions.

The Loop will connect parks, trailheads, bus and bike routes, workplaces, restaurants, schools, hotels and motels, shopping areas, and entertainment venues. Visitors and Pima County residents can enjoy The Loop on foot, bikes, skates, and horses. If it doesn't have a motor, it's good to go on The Loop.

The Loop is a work in progress and progress is being made every day. Stay up-to-date on developments on The Loop by visiting.

www.pima.gov/TheLoop



Pima County Board of Supervisors
Ramon Valadez, Chairman, District 2
Ally Miller, District 1
Sharon Bronson, District 3
Raymond J. Carroll, District 4
Richard Elías, District 5

Pima County Administration
C.H. Huckelberry,
County Administrator
John Bernal,
Deputy County Administrator, Public Works
Nanette Slusser,
Assistant County Administrator, Public Works

Pima County Natural Resources, Parks and Recreation
Rafael Payan, Director

Pima County Regional Flood Control District
Suzanne Shields, Director

Pima County Department of Transportation
Priscilla S. Cornelio, Director

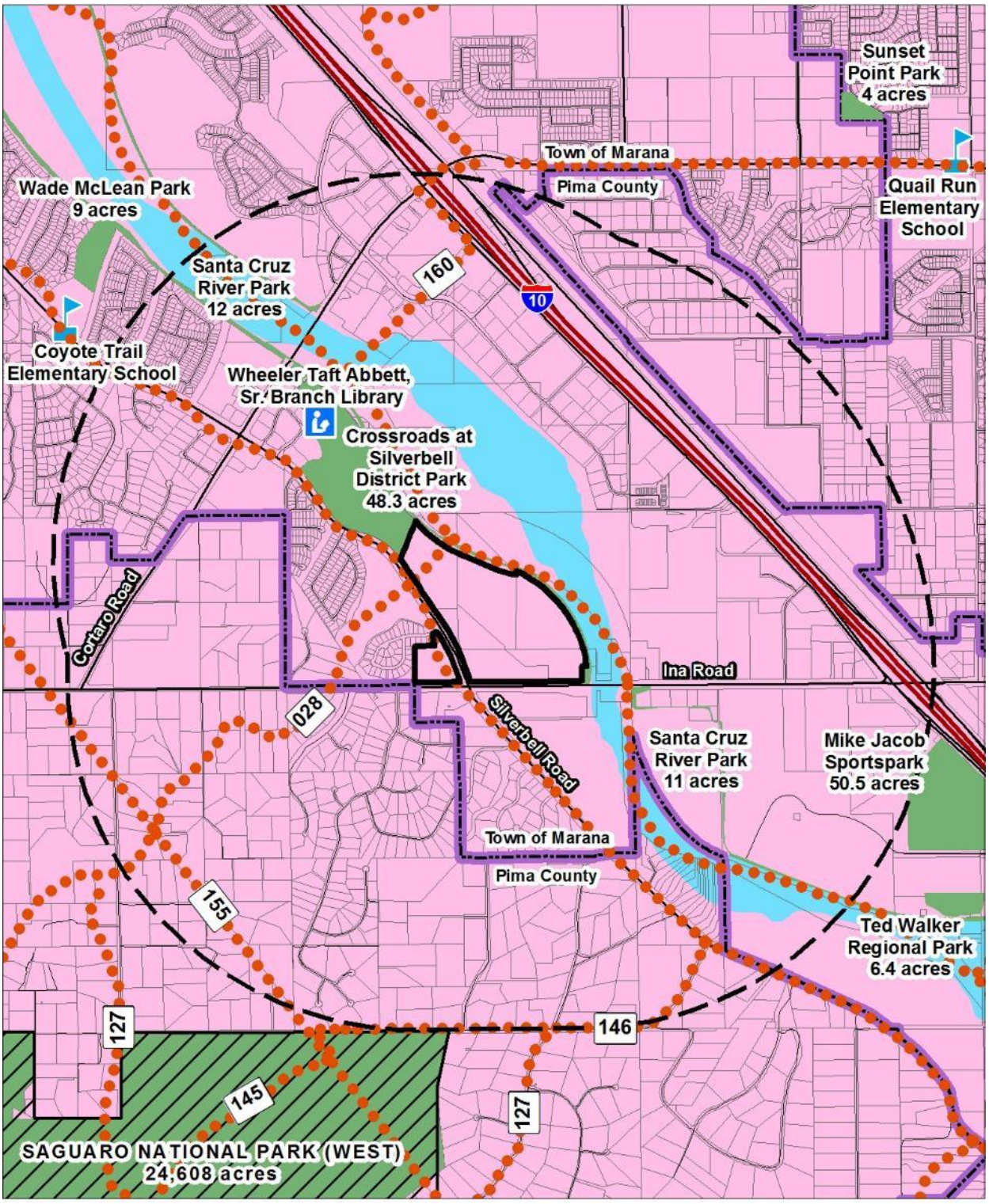
I. Recreation and Trails

1. Open Space, Recreation Facilities, Parks and Trails

As shown on *Exhibit II.I.1* there are three parks: Santa Cruz River Park, Crossroads at Silverbell District Park and Mike Jacob Sportspark, within one-mile of the project site. Both the Santa Cruz River Park and Mike Jacob Sportspark are under Pima County jurisdiction, whereas Crossroads at Silverbell District Park is owned and maintained by the Town of Marana. Additionally, the federally owned Saguaro National Park (West) is located approximately 2 miles west of the site. Other parks in the area are owned and operated by Pima County, including Wade McLean Park and Ted Walker Regional Park, which are located approximately 1.2 miles northwest and southeast of the site, respectively.

According to the Town of Marana's Comprehensive Parks, Trails and Open Space Master Plan, there are no existing trails within one-mile of the project site with the exception of a portion of the Santa Cruz River Park shared-use path and the greenway along Silverbell Road. There are multiple proposed trails within one-mile of the project site, including the Anza Trail (along the east bank of the Santa Cruz River Park) and the 5-mile Wild Horse Wash Trail (Pima Co. Trail #028), which is planned to traverse the site. The Pima County Regional Trail System Master Plan also provides an opportunity to develop 4 additional singletrack trails south of the site, including Belmont Loop (Pima Co. Trail #127), Belmont Rd (Pima Co. Trail #146), Gas pipeline/Greasewood Loop (Pima Co. Trail #155) and Hardy Wash (Pima Co. Trail #160).

Exhibit II.I.1: Recreation and Schools



LEGEND

- Specific Plan Boundary
- One-Mile Radius
- Jurisdictional Boundary
- Marana Unified School District
- Existing Parks
- Saguaro National Park (West)
- Santa Cruz River
- Trails
- Libraries

NORTH 0' 1150' 2300'

FILE NAME: schools_rec_6x8_RRT-13.mxd
SOURCE: Pima County GIS, 2013

J. Cultural Resources

1. Location of Resources On-Site

As part of the research on the property, the AZSITE database was consulted, which includes records from the Arizona State Museum (ASM), Arizona State University, the Arizona State Historic Preservation Office, and the Bureau of Land Management, for previously conducted surveys and previously recorded sites in the project area.

The records search showed that the entire project area was inspected in 1981 and a portion was inspected in 2003. Fifty-seven additional archaeological surveys have been completed within a mile of the project area between 1955 and 2008. The ASM records search revealed five historic properties located on-site, four of which are determined eligible for listing in the National Register of Historic Places.

See *Exhibit II.J.1: Archaeological Search Letter*.

THE UNIVERSITY OF ARIZONA.

Arizona State Museum

P.O. Box 210026
Tucson, AZ 85721-0026
Tel: (520) 621-6302
Fax: (520) 621-2976

ARCHAEOLOGICAL RECORDS SEARCH RESULTS

E-mail **Request Received:** 9/26/2013 **Search Completed:** 10/24/2013

Requester Name and Title: Brian Underwood, Planner
Company: The Planning Center
Address: 110 South Church Avenue, Suite 6320
City, State, Zip Code: Tucson, AZ 85701
Phone/Fax/or E-mail: 623-6146

Project Name and/or Number
RRT-13 / Pars 22632-016A/B/-013C/-010G/F/-026A/-027A & 226332180

Project Description
Large-scale, mixed-use development on ~92 ac

Project Area: NWC & NEC of Silverbell & Ina Rds / 7300 N Silverbell, Town of Marana (TOM), Pima County, Arizona.

Legal Description: a portion of the S½, S35, T12S, R12E, G&SR B&M, TOM, Pima Co, Arizona.

Search Results: A search of the records retained at the Arizona State Museum (ASM) identified five historic properties, four of which are determined eligible for listing in the National Register of Historic Places (NRHP), recorded within the project area. The entire project area was inspected in 1981 and a portion was inspected in 2003. Thirty-five additional archaeological properties are identified within a mile of the project area. Fifty-seven additional surveys have been completed within a mile of the current project area between 1955 and 2008. An orthophotograph taken of the project area in 2012 shows a graded or bladed ground surface and secondary regrowth vegetation, a retired gravel quarry, and a portion of native ground. Adjacent land includes paved roadways, undeveloped land, and the Santa Cruz River.

Sites in Project Area: five; four of which are determined NRHP eligible.

Recommendations: Because historically important sites have been identified in the project area, the ASM recommends that a qualified archaeologist be consulted in advance of any ground-disturbing activities to mitigate the adverse effects to significant properties in the project area that will be caused by the development of the eight parcels. A list of qualified professional archaeologists is maintained on the ASM's web site at the following address: http://www.statemuseum.arizona.edu/crservices/permits/index.shtml. The qualified contractor will be familiar with current procedures for mitigating adverse effects to historic properties and can help The Planning Center address the TOM's cultural resources compliance requirements.

Pursuant to the *Arizona Revised Statutes* § 41-865, if any human remains or funerary objects are discovered during the project work, all effort will stop within the area of the remains and Dr. Todd Pitezel, ASM assistant curator of archaeology, will be contacted immediately at (520) 621-4795.

Please contact me at the letterhead address or at the phone number or e-mail address as follows, if I can be of additional assistance.

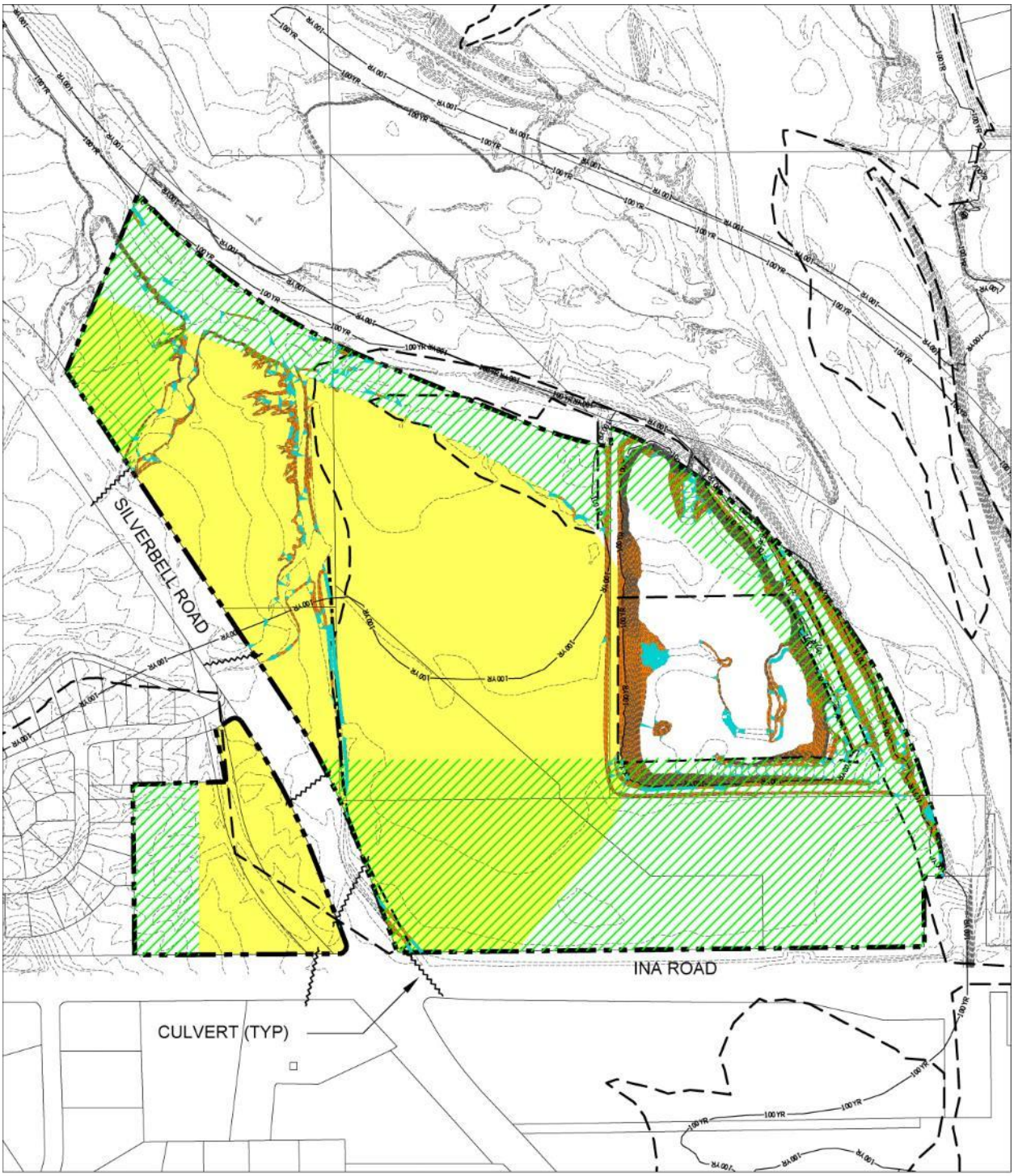
Sincerely,

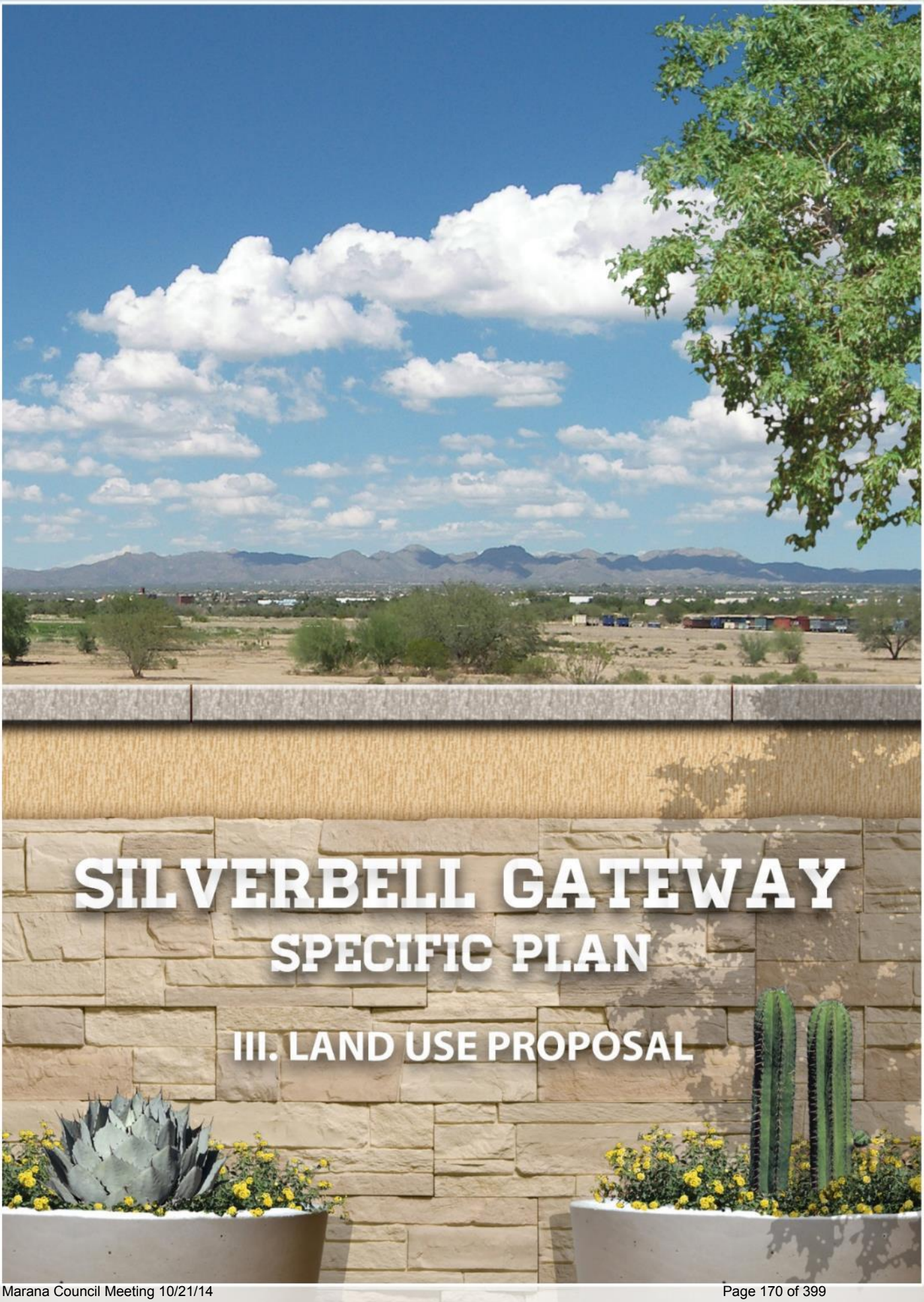
Nancy E. Pearson
Assistant Permits Administrator
(520) 621-2096
nepearso@email.arizona.edu

K. McHarg Composite Map

Information regarding topography, hydrology, vegetation, wildlife and views has been combined to form the McHarg Composite Map, displayed as *Exhibit II.K.1*. The purpose of the McHarg Composite Map is to highlight areas that are available for development. Refer to Section III Land Use Proposal for more information on how the site plan responds to the site's physical constraints.

Exhibit II.K.1: McHarg Composite Map




SILVERBELL GATEWAY
SPECIFIC PLAN
III. LAND USE PROPOSAL

A. Purpose and Intent

The Silverbell Gateway Specific Plan establishes the framework for the development of a 92-acre mixed-use community within the Town of Marana, Pima County, Arizona. The Specific Plan provides a method for applying standards and guidance to ensure that this development meets the needs of the community while appropriately responding to and considering adopted plans, adjacent development, the environment and site-specific conditions.

This Land Use Proposal responds to the site analysis, technical research, and community values through the use of regulations or controls to resolve any potential development-related issues. The Specific Plan describes the planning considerations for parcels, imposes controls on the development of such parcels and is detailed accordingly in the final plat. The boundaries of this Specific Plan are shown on *Exhibit II.B.1*.

B. Design Principles and Vision

The Silverbell Gateway Specific Plan is intended to be developed in keeping with the following goals and objectives:

- Provide a gateway to the Town of Marana;
- Create unifying design elements for the entire 92-acres in terms of monumentation, signage and overall feel of Silverbell Gateway;
- Preserve and feature the natural beauty of the Santa Cruz River to the east;
- Maximize the spectacular views of Sombrero Peak and the Tucson Mountains to the west and those of Pusch Ridge and the Catalina Mountains to the northeast;
- Provide variety in housing choices and price ranges through a diverse mix of offerings;
- Offer recreational and social opportunities for a variety of age ranges and needs through open space, active and passive recreation and common areas;
- Provide pathways and trails throughout neighborhood providing pedestrian and bicycle connectivity and access to the Santa Cruz River Park shared-use path (The Loop), which will eventually consist of 131 miles of connected trails;
- Focus development on existing disturbed areas and selectively revegetate previous disturbance where appropriate; and
- Create visually appealing focal points throughout the community.

C. Relationship to Adopted Plans

1. Marana General Plan

The proposed Specific Plan will conform to the Town of Marana General Plan and the recommendations set forth by regulatory agencies involved in permitting.

Silverbell Gateway is located within the Planning Area boundary of the Town's General Plan within the Southern Growth Area. Designed to help meet the current and future

needs of the Town, the Specific Plan establishes goals and polices that are in line with the Town's General Plan and Strategic Plan.

The Silverbell Gateway Specific Plan is in agreement with the overall General Plan, including the following highlighted goals, policies and actions:

General Plan Goal, Land Use and Growth Element: "Adopt sustainable development as a unifying goal to secure Marana's future."

Marana's quality of life must be sustained for many generations to come. Conserving open space and protecting natural desert landscapes promotes an increase in the general welfare and wellbeing of local residents by providing land for trails and recreational amenities. Open space, including revegetated common area and landscaped park areas, provides ecosystem services that reduce negative storm water runoff effects like erosion, protects wildlife habitat, and improves water quality by allowing debris and pollution to deposit over undisturbed land. In order for open space to be a viable use, it needs to be thoughtfully integrated into community design. Providing a diverse mix of uses interconnected through open space, pathways and trails fosters sustainable development that can then be linked to nearby existing developments, open space and recreation areas.

- General Plan Policy: Promote a healthy, adaptable local economy that is vital to the community's ability to provide a highly desirable Quality of Life, high levels of services and amenities.
- General Plan Action: Provide quality urban spaces, parks and recreation, with trails and walkways that serve the community.

Specific Plan Conformance: Silverbell Gateway will provide a mixed-use development that caters to the need for, single-family homes, affordable yet upscale apartments, commercial, light industrial, office space, and options for senior living. It provides the opportunity for employment, commercial retail, office and services to help enhance the quality of life for Marana residents by reducing their travel times and subsequent carbon footprint. To that end, Silverbell Gateway is envisioned as a well-designed mixed-use development with excellent multi-modal connectivity.

An interconnected system of pathways throughout Silverbell Gateway will connect to The Loop in multiple locations along the eastern boundary as well as to the Silverbell Road bike path and other trails in the area. The Loop provides an opportunity for residents and employees to engage in active recreation, leisure and commuting in addition to offering a cool, shaded, respite from the Arizona sun.

General Plan Goal, Land Use and Growth Element: "Provide opportunities for diverse developments that maximize the benefits to the community."

Any time a development proposes a quality mix of land uses with a strong emphasis on design and integration, the residents of both the existing and proposed communities

benefit greatly. By co-locating uses on a single project site, travel times and transportation costs are reduced as well as developmental impact on the environment. Implicit in the creation of any mixed-use development is the range of housing types necessary to create a thriving community that can accommodate affordability for residents of any socio-economic class. By providing a diverse housing mix, land uses such as industrial, commercial and office space are complemented with a variety of skilled workers; thus, attracting future development and employment opportunities to the Town. Additionally, the possible provision of a continuing care retirement community offers longtime Town residents an opportunity to age in place rather than being uprooted from the community.

- General Plan Policy: Promote new development that is compatible with existing land uses.
- General Plan Action: Establish appropriate land development designations with densities and intensities that complement existing natural conditions and residential areas.
- General Plan Action: Locate commercial and industrial uses for direct access to arterial or collector roads without generating traffic into housing areas.
- General Plan Action: Encourage mixed use development proposals for future Master Planning Areas in Marana

- General Plan Policy: Provide opportunities for a variety of housing types and economic levels.
- General Plan Action: Designate a wide range of residential development densities from low density rural to multi-family urban.

- General Plan Policy: Provide a development pattern that minimizes public expenditures.
- General Plan Action: Encourage growth in locations where infrastructure capacity exists or can be easily extended.
- General Plan Action: Encourage joint use amenities and public facilities.

Specific Plan Conformance: Silverbell Gateway is located within the Planning Area Boundary of the Town of Marana's 2010 General Plan and is part of the Southern Growth Area. The area has been targeted as a prime growth area over the next decade and as a gateway into the Town of Marana. The land use designations on the property are Industrial and Commercial (see *Exhibit II.B.3.b*). Given the already intensive land use designations on the property such as "A" Small Lot Zone, "E" Transportation Corridor Zone, "LI" Light Industrial, "NC" Neighborhood Commercial and "VC" Village Commercial, it is apparent that a mix of residential and non-residential uses is appropriate.

Silverbell Gateway will feature high-quality design and development that is compatible with what exists in the area, as well as a range of residential and commercial options to accommodate homebuyers and businesses at varying income levels. According to the 2010 General Plan, there is additional Industrial and

Commercial designated land immediately surrounding the site whereas the majority of land within the Town of Marana to the west and northwest is designated as Master Planned Area and Low Density Residential. The Pima County land to the west consists mainly of Low Density Residential. Several residential subdivisions exist within the master planned area west of Silverbell Gateway. The property is positioned along two major arterials, southeast of the Ironwood Reserve and Continental Ranch single-family residential subdivisions, and directly south of Crossroads at Silverbell District Park. Several other subdivisions exist west of the site at varying densities. To the east are industrial and commercial uses along the I-10 frontage. Additionally, Silverbell Gateway is well served by utilities and has excellent roadway access along two major arterials.

General Plan Goal, Parks and Recreation Element: "Provide a system of developed parks and recreational facilities throughout the community."

Access to parks and recreational facilities is an important part of well-functioning communities. Given today's sedentary lifestyles, people need opportunities to engage in outdoor activities. Providing trails and neighborhood parks improves the health of community residents while allowing them to experience the natural beauty of the Sonoran Desert. Improving the general welfare and wellbeing of communities through outdoor recreation helps instill a unique sense of place, and pride in the community, for residents that enjoy the provided amenities.

- General Plan Policy: Support the development of recreational facilities in new residential areas.
- General Plan Action: Require neighborhood parks in all new residential developments following standards described in the 2010 Town of Marana Parks, Recreation, Trails and Open Space Master Plan and Land Development Code.
- General Plan Action: Require path/trail easements and constructed elements to link neighborhood parks with residences, schools, and the public path/trail system.
- General Plan Action: Require Homeowner's Associations to maintain private recreation facilities (neighborhood parks) to the appropriate standard as defined in the 2010 Town of Marana Parks, Recreation, Trails and Open Space Master Plan.

Specific Plan Conformance: Silverbell Gateway will feature open space, active recreation areas, pedestrian pathways and trails. Pedestrian and bicycle connections will be made to the existing Santa Cruz River Park shared-use path and to existing bike routes and trails in the area. Maintenance of the parks and trails will be the responsibility of the Homeowner's Association (HOA), regulated by Covenants, Codes and Restrictions (CC&R's).

2. Marana Strategic Plan

The Silverbell Gateway Specific Plan is a master planned community in the Town of Marana consisting of 92 acres of property on the northwest and northeast corners of Ina and Silverbell Roads. The purpose of the Specific Plan is to establish a development plan, regulations and performance standards that provide the flexibility and specificity needed to guide the property's development in a manner befitting its unique setting and character.

The Silverbell Gateway Specific Plan supports the five areas of the Marana Strategic Plan:

Commerce – Construction of proposed mixed-use community will provide jobs as well as revenue to the Town through construction sales tax, retail sales tax and development services fees.

Community – This new mixed-use residential community will provide new housing choices for a diverse age range adjacent to the popular Continental Ranch and Pima Farms areas, attracting new residents to the Town. Additionally, existing residents will benefit from the greater availability of commercial goods and services. Careful development of the site as an interconnected network of supporting uses will enhance access in and around the project area and transform it into a gateway destination.

Heritage – Settlement along rivers and alluvial fans in Marana and other metro Tucson communities highlights the area's unique heritage. Historically, rivers were used to move people and goods; sources of water for drinking, bathing, cooking and cleaning; and perhaps most importantly, were necessary for the successful production of agriculture. Today, rivers such as the Santa Cruz serve a similar purpose in that they have been equipped with multi-use paths for commuting and leisure. Our rivers, whether ephemeral or not, are the backbones of our natural and cultural history and they provide the quality of life components that help shape long-lasting communities; such as scenery, shade, wildlife viewing, and a host of other benefits. The Santa Cruz River lies adjacent to the east boundary and will serve as a cultural, recreational, and scenic amenity to those residing at Silverbell Gateway.

Progress/Innovation – Quality mixed-use development is an innovation in and of itself. For example, the possible provision of an integrated continuing care retirement community can be a progressive approach to ensuring an adequate supply of housing, medical, and other services and amenities to meet the growing number of Baby Boomers entering retirement age. The diverse mix of proposed residential and non-residential office and retail uses will serve as an innovative example of how quality design and rational integration can foster thriving developments at any scale.

Recreation – The development plan proposes a variety of open space and recreation opportunities for all ages of its residents, ranging from active and passive recreation areas to existing pathway and trail connections. Access to the existing Santa Cruz

River Park shared-use path and other trails in the area provides connectivity within the Town, neighboring jurisdictions and unincorporated Pima County leading to a wide array of recreational options.

D. Compatibility with Adjoining Development and Location Restrictions

1. Adjoining Development Compatibility

Silverbell Gateway will have no immediate impact to surrounding uses. The specific plan area is located southeast of a master planned area with several subdivisions within one-mile of the project site; of which, two are immediately adjacent to the west. The site is bound by the major arterials, Ina and Silverbell Roads on the south and west, respectively. Land to the east is impacted by the 100-year flood limits of the Santa Cruz River. A number of residential subdivisions also exist further away to the southwest of Silverbell Gateway. Coupled with retail development near Cortaro Road, these subdivisions lend themselves to improving economic development within the Town of Marana. Given the largely undevelopable flood prone areas nearby, Silverbell Gateway will be compatible with existing uses no matter what is developed on-site.

The land surrounding Silverbell Gateway to the south and east is predominantly vacant with the exception of some residential subdivisions to the southwest and commercial and industrial uses located in between the east bank of the Santa Cruz River and Interstate 10. Riverside at Silverbell is located on the southeast corner of Ina and Silverbell Roads and is planned as a mixed-used community with a gas station and convenience store at the corner and upscale retail, apartments and townhomes. The Marana Gateway Center, located just over one-quarter mile east of Silverbell Gateway along Ina Road at Interstate 10, will also provide economic development for the Town. It is a business park development for retail, office, industrial and general commercial uses that will complement the mixed-use development in Silverbell Gateway. Lastly, the land on the southwest corner of Ina and Silverbell is planned as the Silverbell Crossroads Shopping Center. All of these uses will be mutually beneficial in that, together, they will draw more interest and traffic to the area than they would individually in order to provide a vibrant mixed-use gateway to the Town of Marana along a critical corridor connecting Northwest Marana and West Tucson.

E. Land Use Concept Plan

The driving forces behind the Land Use Concept for Silverbell Gateway are its location along two heavily utilized major arterials, Silverbell and Ina Roads, and its close proximity to the regional transportation corridor, Interstate 10. This future mixed-use gateway activity center is appropriate due to its positioning in relation to major employment centers along I-10, its location along major arterials and its proximity to existing master planned communities and future residential growth. Although the vast majority of land to the south and east surrounding the project is vacant, this area is expected to experience rapid growth in the near future. A location such as this is highly conducive to a mixture of commercial, retail and light industrial in addition to a range of residential uses and densities. This plan will serve as the framework to develop

these uses in such a way that will maximize flexibility in adjusting to market conditions as well as ensure that development happens in a neat, orderly, and timely fashion.

This project is envisioned as a sustainable residential, commercial, employment and entertainment hub that will benefit a wide variety of residents from surrounding communities including Pima Farms, Continental Ranch, and Continental Reserve, populations of Metropolitan Tucson such as Oro Valley and Northwest Pima County and the City of Tucson, as well as travelers heading east and west along I-10.

Silverbell Gateway will include four separate, yet similar, land use development areas in order to encourage integration of compatible land uses and provide flexibility based on the opportunities and constraints of the site and the potential need to respond and adapt to market conditions at the time of construction. It is intended that nearly all of the permitted uses within Silverbell Gateway be allowed in any of the 4 development areas unless explicitly stated otherwise. See *Exhibit III.E.1: Conceptual Development Plan* (CDP).

The timing of development within Silverbell Gateway will be highly dependent on the progress of the Ina Road/I-10 interchange construction and the Ina Road improvements. Specific issues having to do with this site's constraints will be addressed during the Platting/Development Plan process.

This strategically located gateway intersection deserves and demands an identity that sets it apart from other commercial or mixed-use development. Integrated design features and development standards will be enforced throughout the project's life. This will become a jewel of southern Marana development that the entire community will appreciate. The proposed design guidelines illustrate the intended quality of development within Silverbell Gateway.

1. Development Area A, B & C

As shown on *Exhibit III.E.1: Conceptual Development Plan*, the land on the northeast corner of Ina and Silverbell Roads is separated into 3 development areas, Development Area A, B and C. The only difference between A, B and C is that Development Area C precludes detached single-family residential housing and includes a 100-foot building height zone as a conditional use. Development Area B was added as a transition zone that would allow for multi-story detached single-family homes on lots not to exceed 3,500 square feet. The intent of Development Area A, B and C is to create a vibrant mixed-use gateway to the Town of Marana that showcases the breathtaking views of the surrounding mountains while maximizing use of established trails, parks and other recreational amenities in the immediate area. Development in this area is meant to activate use and enjoyment of the Santa Cruz River Park shared-use path and the river itself. The permitted uses, their configuration on the site and architectural design will foster appreciation of the Santa Cruz River as a vital cultural resource that will continue to hold importance for generations to come.

Development Areas A, B and C consist of approximately 84-acres and are designed to provide a range of housing options for people working within Silverbell Gateway and

the Town. Situated within one-mile of Interstate-10 along Ina Road, and bisected by the major arterial Silverbell Road, this property is ideally suited for large scale retailers, restaurants, theaters, hotels, mixed-use and other forms of high-intensity retail and commercial uses, all of which will be allowed in Development Area A, B and C. This area will be characterized by medium to high-density residential uses including apartments, condominiums, townhomes, and assisted and/or independent living units. Where appropriate, some residences will have terraces and stoops to encourage interaction between neighbors and create neighborhood-like feel. These development areas will provide accommodation for a wide variety of lifestyles, age groups, and income levels creating balance within the community. Residents will benefit from their convenient location near employment, business and neighborhood commercial establishments. Additionally, the adjacent Crossroads at Silverbell District Park and the numerous trails/bicycle routes bordering the site offer a wide array of recreational opportunities for residents to engage in.

Interconnected employment, lifestyle and entertainment uses such as restaurants, galleries, theaters, cafes, and shops will also be concentrated in this area and in locations along the frontage of Ina and Silverbell Roads. The vision for this area includes wide, generously landscaped sidewalks lined with a variety of multistory buildings mixed with commercial and retail, and linked to residential and employment uses. On-street parking will be provided along the interior streets. When practical, parking lots will be located behind buildings and will be connected to the commercial centers via pedestrian walkways. Retail businesses in these development areas will not only serve the residents of Silverbell Gateway, they will serve as a destination for residents of the surrounding community as well.

Development Areas A, B and C are also designed to accommodate the development of a vibrant business center with a wide variety of employment opportunities ranging from commercial to light industrial to serve the region as a whole. Commercial/retail, live/work units and retail/office with upper floor residential lofts will be required in order to compliment the business park and increase the livelihood of the development; vertical mixed-use (residential over retail) areas are strongly encouraged as well as horizontal mixed-use. Increased height of the buildings in the 100-foot Building Height Zone as depicted in *Exhibit III.E.1: Conceptual Development Plan* will help accommodate higher density for the area and serve as an iconic gateway into the Town. As the Town continues to grow, institutional facilities such as churches, schools, community centers, a hospital or urgent care facility will also be appropriate in this area. The goal is to create a genuinely mixed-use community that affords future residents immediate access to the host of activities that help produce a high quality of life and allow residents to age in place. To that end, uses supportive of a continuing care retirement community are strongly encouraged such as a skilled nursing home, Alzheimer's care facility and therapy gardens.

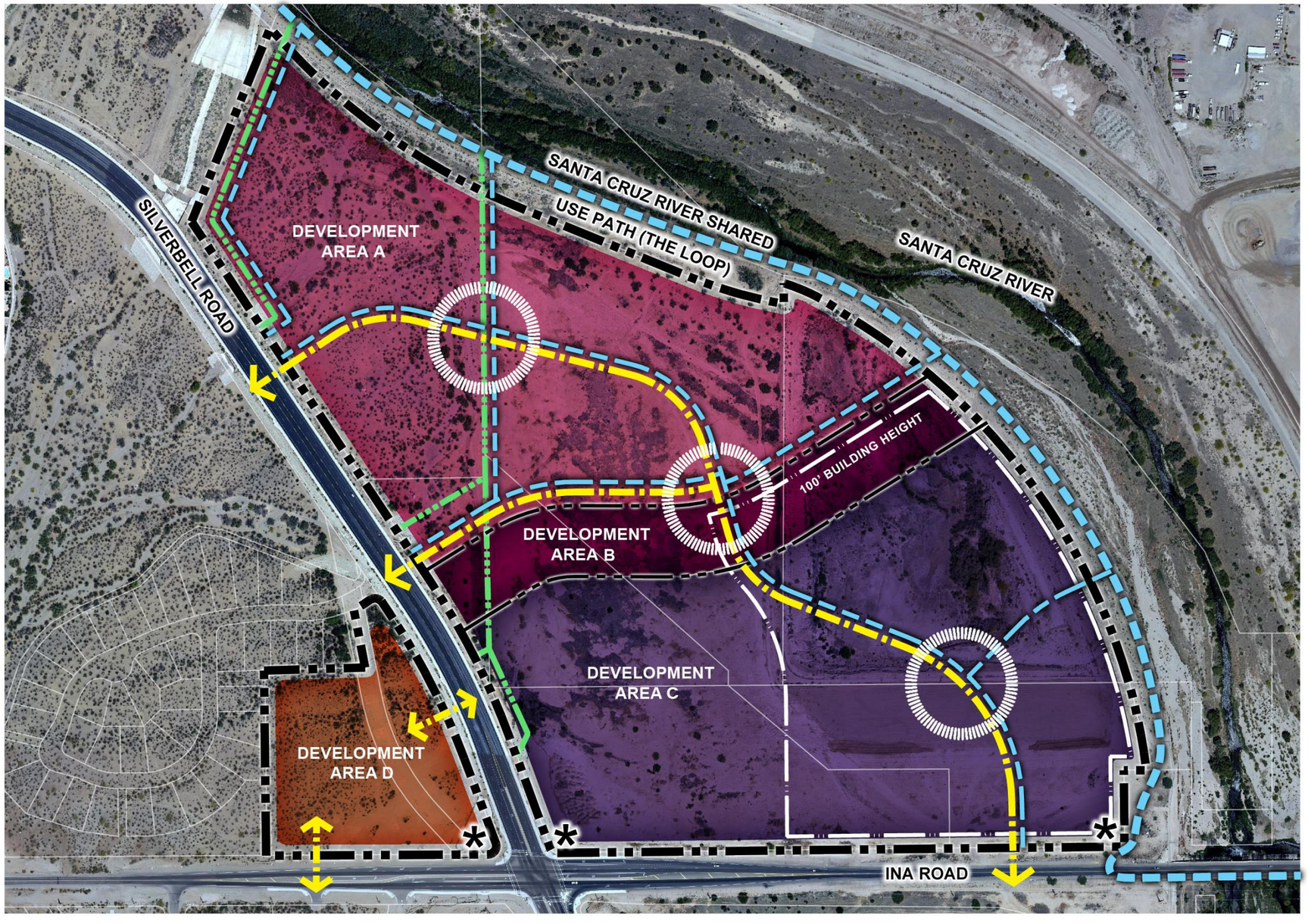
This area is in close proximity to the Santa Cruz River and River Park shared-use path (The Loop) adjacent to the east property boundary. Although The Loop is already a highly important recreational amenity, upon completion, it will total 131 miles and

provide the residents of Silverbell Gateway multimodal connectivity to a variety of activities throughout Metropolitan Tucson. Connectivity with the Santa Cruz River Park shared-use path will be required as well as on-site construction of the Wild Horse Wash Trail (Pima Co. Trail #028). Connections to other pathways and trails in the area will also be provided. By integrating a wide variety of land uses with a pedestrian friendly design, Silverbell Gateway is truly a place where residents can live, work and play.

2. Development Area D

The intent of Development Area D is to accommodate either assisted living units, single-family attached/detached homes or multi-family residential to support the diverse mix of uses in Development Areas A, B and C. In the event a portion of Development Area A, B or C develops as a continuing care retirement community, this area provides an opportunity to develop medical offices, assisted living and independent living units supportive of the growing need for retirement living options in Marana. Situated on the northwest corner of Ina and Silverbell Roads and adjacent to single-family residences to the west, this 8-acre development area is ideally suited for additional residential density with the opportunity for a mixed-use component, which will be encouraged by the Development Area D Designation. Principal uses include but are not limited to: single- and multi-family residential, retail and commercial service uses, mixed-use business and support services such as professional, financial and business offices. Given the limited acreage and developable area available within Development Area D, vertical mixed-use (residential over retail) is strongly encouraged. Retail businesses in Development Area D will not only serve the residents of Silverbell Gateway, they will also serve as a destination for residents of the surrounding community. Light industrial uses are prohibited within Development Area D.

Exhibit III.E.1: Conceptual Development Plan



LEGEND

- DEVELOPMENT AREA A
- DEVELOPMENT AREA B
- DEVELOPMENT AREA C
- DEVELOPMENT AREA D
- SITE BOUNDARY
- 100' BUILDING HEIGHT ZONE
- SPINE ROAD
- SANTA CRUZ PATH
- INTERNAL TRAILS / PATHS
- DRAINAGE
- * MONUMENTATION
- GATHERING SPACE / VISUAL TERMINUS (e.g. Park, Plaza, Square, Community/Civic Space, Major Architectural Interest, Urban Gateway/Threshold, Roundabout, etc.)

NOTES

SITE ACREAGE: 92 AC (approx)
- DEVELOPMENT AREA A: 36 AC
- DEVELOPMENT AREA B: 8 AC
- DEVELOPMENT AREA C: 40 AC
- DEVELOPMENT AREA D: 8 AC

CURRENT ZONING:
- A - SMALL LOT ZONE
- E - TRANSPORTATION CORRIDOR ZONE
- LI - LIGHT INDUSTRIAL
- NC - NEIGHBORHOOD COMMERCIAL
- R6 - SINGLE FAMILY RESIDENTIAL
- R10 - SINGLE FAMILY RESIDENTIAL
- R36 - SINGLE FAMILY RESIDENTIAL
- VC - VILLAGE COMMERCIAL

PROPOSED ZONING: F - SPECIFIC PLAN

SILVERBELL GATEWAY SPECIFIC PLAN

0' 150' 300' NORTH

SCALE: 1"=300'
PROJECT: RRT-13 DATE: 02/03/14
FILE NAME: RRT-13 BUBBLECONCEPT_062414.DWG

THE PLANNING CENTER a division of TPC Group, Inc. 110 s church ste 6320 tucson az 85701

F. Circulation Plan

Circulation within Silverbell Gateway, illustrated in *Exhibit III.E.1: Conceptual Development Plan*, has been designed to create a safe and efficient transportation network that will enhance the mixed-use and vibrant atmosphere set forth in the land use concept as well as further the goals set forth in the Town's 2010 General Plan Land Use and Circulation Elements. Ina and Silverbell Roads are the two major roadways that are expected to serve Silverbell Gateway; however, planned improvements along Ina have yet to be constructed.

A Traffic Impact Analysis (TIA) prepared by Rick Engineering and submitted under separate cover is intended to support the land-use proposal for this rezoning project. The study addresses the potential traffic impacts associated with the proposed Silverbell Gateway. The findings in the TIA are based on the development intensity of the permitted uses in a conceptual build-out scenario. Any roadway improvements required by the Town based on the findings of the Traffic Impact Analysis (as approved by the Town) will be the responsibility of the developer. Additional traffic studies will be submitted to the Town at the platting or development plan stages of this project.

1. External Roads

Ingress and egress onto external roads is shown in *Exhibit III.E.1: Conceptual Development Plan* (CDP). As shown on the CDP, there is one proposed access point onto Ina Road and two onto Silverbell Road from the development areas east of Silverbell Road. Development Area D proposes one access point onto Silverbell Road and one onto Ina Road. Factors that will influence the eventual location and characteristics of the proposed access points include the exact location of uses as they are distributed throughout the site and the timing of the construction of the new Ina Road/I-10 interchange, Ina Road widening and reconstruction of the Santa Cruz River bridge adjacent to the southeast corner of Silverbell Gateway.

Ina Road serves as the southernmost boundary of the Plan area, and is scheduled to become a four-lane divided roadway with a median opening located one-quarter of a mile east of Silverbell along Ina Road. Construction is set to commence in 2016 and last two years. The current Major Streets and Routes plan shows Ina Road as a four lane arterial with a future right-of-way of 150 feet with sidewalks and bike lanes in either direction. The Ina/I-10 interchange is also expected to impact the project and is on the same construction horizon as the Ina Road improvements.

The proposed Riverside at Silverbell mixed-use development is located at the southeast corner of the Ina Road/Silverbell Road intersection and plans to take access via Ina Road and Silverbell Road. As part of the Ina Road improvements, the planned median opening one-quarter mile from the intersection of Ina and Silverbell Roads will serve as a full-access drive for both Silverbell Gateway and Riverside at Silverbell. Further coordination between these two projects allowed for traffic data from the proposed Riverside at Silverbell to be included within the background traffic for the Silverbell Gateway Specific Plan traffic analysis, providing a more accurate depiction of future traffic impacts as a

result of these two projects. The TIS for the Riverside at Silverbell project was prepared by Curtis Lueck and Associates.

2. Internal Roads

Circulation within Silverbell Gateway will be facilitated by a series of public roads specially designed to complement the land uses on each side of the road. It will be a walkable community with pedestrian and/or bicycle opportunities providing connectivity to all streets. This context sensitive design approach will help facilitate construction of pedestrian-oriented streetscapes and rear access parking. All internal roadways shall be in compliance with the Town of Marana Subdivision Street Standards. If modifications to the Town's street standards are proposed, a design exception report and its approval will be required during either the platting or development plan process.

G. Post Development Hydrology

1. Land Use Concept Plan Response to Hydrologic Characteristics

The proposed development area limits have been delineated based on the location of potential drainage improvements and proposed uses are intended to be compatible with these improvements. This planning will allow the project to accept the existing runoff and discharge on-site flows in a manner similar to the pre-development conditions.

2. Encroachment and Modification of Drainage Patterns

Due to the type and scale of proposed uses on the site, it is likely that encroachment into the current regulatory floodplains is unavoidable. Engineered channels will be provided to route all on-site and off-site runoff through the project site in a manner that will not adversely impact adjacent properties. *Exhibit III.G.1: Post Development Hydrology* shows potential locations of the culvert extensions and open channels to convey the regulatory discharges across the site.

3. Engineering and Design Features to be Used to Address Drainage and Erosion Problems

As mentioned in Section II.D: Hydrology, Water Resources, and Drainage, there are off-site flows conveyed below Silverbell Road, Ina Road, and from the Silverbell West Subdivision that impact the project. The nature and quantity of these flows will be further evaluated in the drainage report(s) prepared for the development of the site. The necessary improvements to convey the flows will be determined at that time and will be incorporated into the drainage improvements for the development. The potential alignment of culvert extensions and open channels are shown on *Exhibit III.G.1: Post Development Hydrology*. In general, open channels with concrete bottoms, bottom widths varying from 20 feet to 40 feet, 1:1 grouted rip-rap side slopes, and depths varying from 4 feet to 6 feet will be

adequate to convey the regulatory discharges. Potential channel cross-sections are presented on *Exhibit IV.D.9: Typical Channel Cross-Sections*. Channel 5 is presented to convey the flows discharging from the Silverbell West R-10 subdivision through the west parcel. The use of stabilized side slopes will eliminate the existence of an erosion hazard setback along these open channels.

The bank protection along the northeastern boundary constructed as Town of Marana project number 2002-04 was constructed only to the height of the 10-year water surface elevation. The height of this bank protection will be increased to contain the 500-year flow as part of the development of this project. Until bank protection along the Santa Cruz River is raised, construction of critical facilities within the 500'-500-year event building erosion hazard setback will comply with Title 21 of the Town of Marana Land Development Code, including section 21.05.07 – "Standards for Critical Facilities". The existing bank protection includes a full scour depth toe-down along this entire project and when raised to contain the 500-year flow, will eliminate the Building Erosion Hazard Setback on the parcel for the Santa Cruz River. Refer to *Exhibit III.G.1: Post Development Hydrology* for the limits of this future bank protection modification.

It is anticipated that a new reinforced concrete box (RCB) culvert will be constructed through the existing Santa Cruz River bank protection and below "The Loop" shared-use path to convey flows to the Santa Cruz River. The approximate location of this culvert is shown on *Exhibit III.G.1: Post Development Hydrology*.

Detention will not be required for this project based on the criteria presented in Section 2.3 of the Pima County Stormwater Detention/Retention Manual. The project discharges to a channel immediately upstream of where that channel discharges to the Santa Cruz River, a "major channel" as defined by the Pima County Stormwater Detention/Retention Manual. A preliminary analysis of the applicable channel travel time and hydrograph rise times indicates Criterion 2 of the Pima County Stormwater Detention/Retention Manual is satisfied for this project.

Regardless of detention requirements, threshold retention will be required. In order to satisfy this requirement, retention basins and/or underground retention basin systems will be provided. The design and construction of this basin system shall meet the requirements of the Pima County Stormwater Detention/Retention Manual, and any modifications adopted by the Town of Marana.

Based on requirements of the Pima County Stormwater Detention/Retention Manual, approximately 0.3 acre-feet of retention storage will be required for the west parcel and 3.2 acre-feet of retention storage will be required for the east parcel. Using a basin with a maximum ponding depth of 3 feet, the total surface area of basins for both the west and east parcels would be 1.2 acres (52,300 square feet). Since the CDP is conceptual in nature, potential engineering features for retention cannot be identified at this time.

A stormwater pollution prevention plan (SWPP) submitted to the Town of Marana will be required prior to the issuance of grading permits for the future development of the site.

4. Potential Drainage Impacts to Off-site Land Uses Upstream and Downstream

Construction of the higher bank protection and RCB culvert through the Santa Cruz River bank protection temporarily may prevent use of "The Loop" multi-use path adjacent to and downstream of this project. Otherwise drainage from this project does not impact downstream land uses and no change to this condition is proposed.

This project is bounded along its upstream limits by Silverbell Road and Ina Road. Drainage improvements will ensure the adequate conveyance of off-site flows and thus not impact the land uses of upstream properties.

5. Land Use Concept Plan Conformance with Area Plan, Basin Management Plan, and Town Policies

The development associated with this Specific Plan will conform with applicable policies related to drainage and floodplain management. Applicable policies include but are not limited to those contained within the Town of Marana Land Development Code and the Pima County Stormwater Detention/Retention Manual.

Note that construction of critical facilities, as defined within Title 21 of the Town of Marana Land Development Code and including hospitals, nursing homes, assisted living homes, etc., will be designed in accordance with section 21.05.07 of the Land Development Code. "Critical facilities" will not be constructed within the FEMA Special Flood Hazard Area and local regulatory floodplain. Prior to construction of bank protection to contain the 500-year flow within the Santa Cruz River channel (proposed as part of this project) and the construction of on-site drainage improvements to convey the 500-year flows, "critical facilities" will also not be constructed within erosion hazard setbacks as delineated on Exhibit II.D.2.

EXISTING 3-12'x12' RCBC

EXISTING BANK PROTECTION CONTAINS 500-YEAR FLOW WITHIN SANTA CRUZ RIVER CHANNEL

NOTE:
SITE NOT IMPACTED BY EROSION HAZARD SETBACKS UNDER PROPOSED CONDITION ASSUMING SANTA CRUZ BANK PROTECTION RAISED TO CONTAIN 500-YEAR FLOW AND ON-SITE CHANNELS CONSTRUCTED WITH BANK PROTECTION AND TOE-DOWNS.

SCALE: 1" = 300'
CONTOUR INTERVAL: 1'
0' 150' 300'

EXHIBIT III.G.1
POST-DEVELOPMENT HYDROLOGY
INA & SILVERBELL SPECIFIC PLAN

PROPOSED RCB CULVERT THROUGH BANK PROTECTION

PROPOSED CHANNEL

PROPOSED RCB CULVERT

PROPOSED CHANNEL

PROPOSED CULVERT EXTENTION & CURVED TRANSITION TO CHANNEL

PROPOSED CHANNEL

PROPOSED CHANNELS

PROPOSED CHANNEL

EXISTING CHANNEL

APPROXIMATELY 2500LF BANK PROTECTION TO BE RAISED TO CONTAIN 500-YEAR FLOW

SILVERBELL ROAD

YUMA MINE WASH

SANTA CRUZ RIVER

EAST PARCEL

WEST PARCEL

INA ROAD

OS-1 OS-2 OS-2.1 OS-2.2 OS-2.3 OS-3 OS-4 OS-5 OS-6 OS-7

CP-1 CP-2 CP-3 CP-4

1 2 3 3b 4 5

LEGEND

- 1 — WATERSHED
- CP-1 — CONCENTRATION POINT
- 1 — HYDRAULIC CROSS-SECTION
- PROPOSED FLOW DIRECTION
- WATERSHED BOUNDARY
- EFFECTIVE FEMA SFHA

OFF-SITE PEAK DISCHARGES

Concentration Point	Watershed Area (acres)	Q_{100}* (cfs)
OS-1	Santa Cruz River	80,000**
OS-2	2855	5,603
OS-2.1	N/A	2,400
OS-2.2	N/A	1,600
OS-2.3	N/A	1,100
OS-3	6.7	49
OS-4	6.3	49
OS-5	2.3	10
OS-6	195	700
OS-7	3.4	50

* Source varies, see report
** At Cortaro Road

DEVELOPED ON-SITE PEAK DISCHARGES

Concentration Point	Q_{100}* (cfs)	Q_{100}** (cfs)
1	80	190
2	3	700
3	150	150
3b	N/A	1,750
4	520	520

*Local discharge, assumes conservative developed runoff rate of 10 cfs/ac

**Cumulative discharge

© 2014 Rick Engineering Company

RICK ENGINEERING COMPANY
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
(FAX)520.322.6956

DATE: 5/19/2014 PAGE 1 OF 1

F:\4094_Ina_Silverbell\Hydro\4094drpr_exb01.dgn 19-MAY-2014

H. Environmental Resources

1. Waters of the United States

The U.S. Army Corps of Engineers (Corps) has not been requested to make a determination of the jurisdictional status of drainage features on the property, either under Regulatory Guidance Letter (RGL) 08-02, in which the Corps determines only which features have the potential to be waters of the U.S. (Waters) in a preliminary jurisdictional determination (PJD), or with the use of a significant nexus analysis, in which the Corps issues an approved jurisdictional determination (AJD) that identifies the extent of Waters on the property over which the Corps claims jurisdiction. The presence of potential Waters on the Silverbell Gateway property is evident, but the extent of those features has not been mapped. Under an AJD, the Corps may determine that only some, or even none, of these potential Waters are actual Waters under their jurisdiction. A jurisdictional delineation will be submitted to the U.S. Army Corps of Engineers at a later date.

2. Federally Endangered Species and Other Special Species

There are no federally endangered species or other special species present on the project site.

3. Wildlife Corridor

A search of the AGFD HDMS identified the presence of 2 wildlife corridors within 3 miles of the specific plan site; the Coyote – Ironwood – Tucson Linkage Design and the Tucson - Tortolita – Santa Catalina Mountains Linkage Design. This link is depicted by Beier et al. (2006) [2] as covering broad areas, without specific paths through the areas defined. The Town of Marana HCP states that the Tucson – Tortolita corridor extends from the western portion of Saguaro National Park to the Tortolita Fan to the east.

I. Landscape & Buffering

The overall landscape theme will reflect the best attributes of the Sonoran Desert and the site's surrounding environment. Native and desert-adapted plant material as well as regionally appropriate hardscape materials will be used within the development area of the property. Landscape buffers will reflect the desert plant palette and appearance of the native Sonoran environment.

[2] Beier, P., E. Garding, and D. Majka. 2006. Arizona Missing Linkages: Tucson – Tortolita – Santa Catalina Mountains Linkage Design. Report to Arizona Game and Fish Department. School of Forestry, Northern Arizona University.

The Santa Cruz River runs along the property's north and east sides. Riparian plant species may be located along the north and east sides of the property to reflect the nature of the river habitat.

The conservation of water will be an important priority with the landscape design. Water harvesting techniques will be employed within the project landscape. Rainwater that is collected or diverted will supplement the water requirements of the landscape plants. An underground drip irrigation system will efficiently provide water to the plants while minimizing water lost to evaporation. The majority of plants within the landscape will be desert adapted and low water use.

1. Native Plant Preservation

A Native Plant Preservation Plan (NPPP) shall be prepared in accordance with the provisions set forth in the Town of Marana Land Development Code. The site layout has been designed with concern for the site's topography, hydrology, and the washes running through the site.

J. Utilities

1. Water

As shown on *Exhibit II.B.3.c: Existing Land Uses*, there is a well located on-site near the southeast corner of the property. The water supply for Silverbell Gateway site will be provided by Tucson Water which has been designated by the state of Arizona Department of Water Resources as having an assured water supply; therefore, water supply is assured. A water service agreement, *Exhibit III.J.1: Water Service Letter*, is required to establish service to the property. Off-site improvements to connect to the existing system, well sites and storage tanks will need to be considered along with the infrastructure to serve the proposed development.

CITY OF TUCSON
TUCSON WATER DEPARTMENT

October 24, 2013

The Planning Center
110 S Church St, Ste 6320
Tucson, AZ 85701

Attn: Brian Underwood

SUBJECT: **Water Availability for project: Ina & Silverbell, APN: Multiple Parcels, Case #: WA1372, T-12, R-12, SEC-35, Lots: 9999, Location Code: MAR, Total Area: 90.9ac, Zoning: R-10.**

WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designation from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply – it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.*

This letter shall be null and void two years from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

If you have any questions, please call New Development at 791-4718.

Sincerely,

Scott Schladweiler, P.E.
Engineering Manager
Tucson Water Department

SS:mg
CC:File

TUCSON WATER
NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4718 • FAX (520) 791-2501 • TTY (520) 791-2639 • www.cityoftucson.org

2. Wastewater

The plan is to be served by public sewer. The project site is tributary to the Ina Road / Tres Rios Water Reclamation Facility, via the Continental Ranch Interceptor. Capacity is currently available in the existing 8-inch gravity main sewer line, G-2004-170, under Silverbell Road near the middle of the west boundary and downstream from manhole #3271-13. In order to connect the portion of the site located on the northwest corner of Ina and Silverbell, it is necessary to tie into either the 15-inch gravity main sewer (at manhole #3271-05 or #3271-06) line, G-2004-170, adjacent to the west side of Silverbell Road.

A Sewer Service Agreement will be needed prior to development, see *Exhibit III.J.2.a: Existing Sewer Facilities* and *Exhibit III.J.2.b: Wastewater Capacity Response*.

3. Private Utilities

Tucson Electric Power (TEP) provides electricity to this area of Pima County. It is anticipated that TEP will provide power to the site.

It is anticipated that Century Link will extend phone service to the site. Alternatively, the site may use wireless communications that can be provided by any number of service providers.

It is anticipated that natural gas service will be offered and provided in the development of the property, but shall not be required. It is anticipated that service would be provided by Southwest Gas.

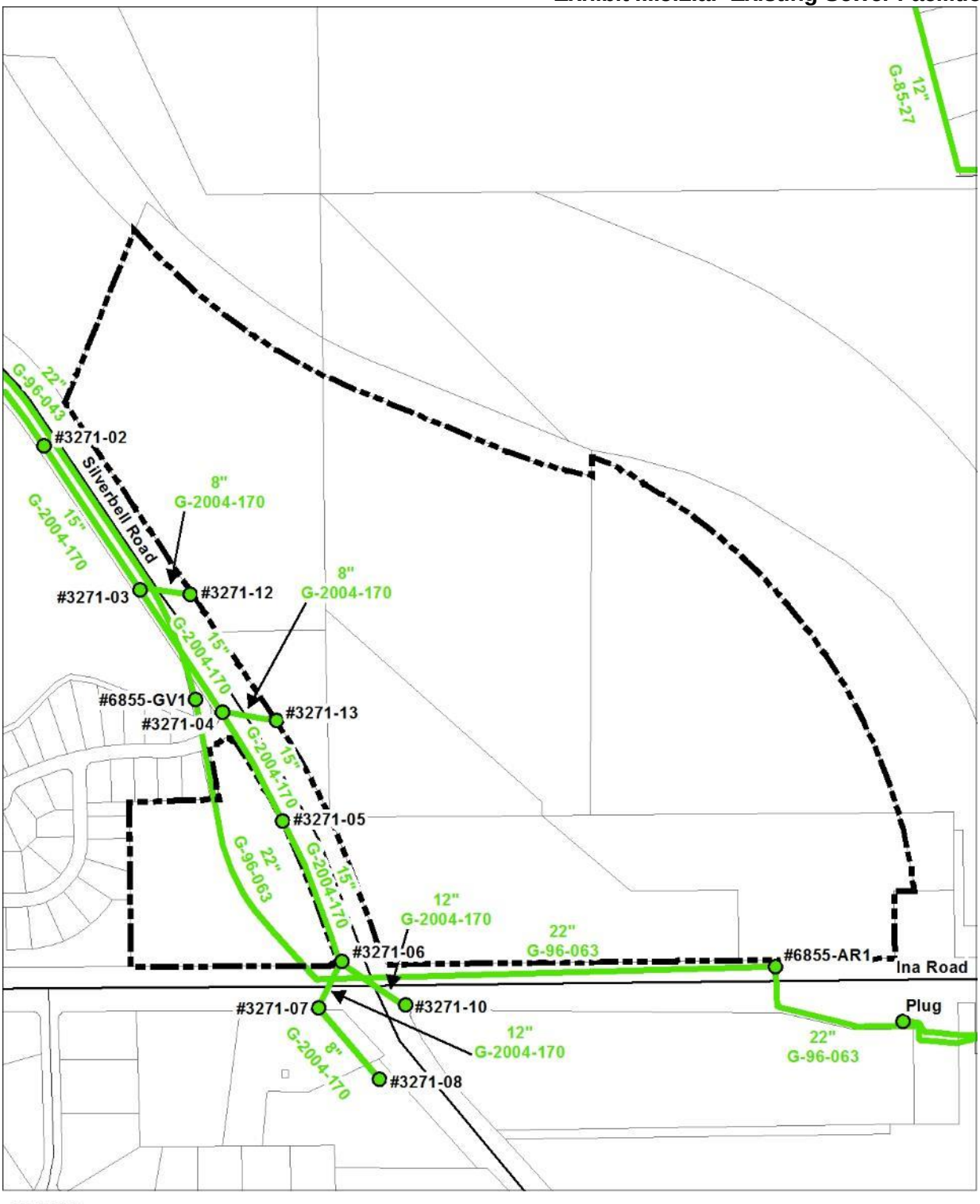
Electricity, natural gas, telecommunications and cable services will be extended to the project site at the time of development through agreements with individual utility companies. The following utility companies currently serve this area:

Electricity:	Tucson Electric Power
Natural Gas:	Southwest Gas Corporation
Telephone:	Century Link
Cable:	Comcast

4. Sanitation and Recycling Services

A number of private sanitation service providers may be contracted to serve the site with comprehensive trash and waste removal, recycling and environmentally safe waste management services.

Exhibit III.J.2.a: Existing Sewer Facilities



LEGEND

- Specific Plan Boundary
- Manhole Covers
- Sewer Network with Pipe Diameter and As-Built Identification Number

NORTH 0' 250' 500'

FILE NAME: RRT-13_sewer.mxd
SOURCE: Pima County GIS, 2013

Pima County
Regional Wastewater Reclamation Department
201 N. Stone Ave., 8th Floor
Tucson, Arizona 85701
(520) 724-6500

Jackson Jenkins
Director

Website:
http://www.pima.gov/wwm

November 8, 2013

Brian Underwood
The Planning Center
110 S. Church Avenue, #6320
Tucson, AZ 85701

Sewerage Capacity Investigation No. 13-224 Type I

RE: **NE/NW Corner Ina-Silverbell Specific Plan, Parcels 22632016A, 22632016B, 22632013C, 22632010G, 22627026A, 22627027A, 22632010F & 226332180. Estimated Flow 140,400 gpd (ADWF).**

Greetings:

The above referenced project is tributary to the Ina Road / Tres Rios Water Reclamation Facility, via the Continental Ranch Interceptor.

Capacity is currently available for this project in the 8-inch portion of sewer line G-2004-170, downstream from manhole 3271-13.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is an analysis of the system as of this date and valid for one year. Allocation of capacity is made by the Type III Capacity Response.

Note: Conditions within the public sewer system constantly change. An update to this letter must be obtained to verify that capacity exists in the downstream public sewer system just prior to submitting the development plan or subdivision plat for review and approval.

If further information is needed, please feel free to contact us at (520) 740-6642.

Respectfully,

Ben Fyock, P.E.
PCRWRD Planning Section

BF:ks

c: T12, R12, Sec. 35

K. Public Services

1. Police Service

The project site will utilize the Town of Marana's police service. The nearest Town of Marana police station is the Town of Marana Police Headquarters located approximately 10.3 miles northwest of the project site at 11555 West Civic Center Drive.

2. Schools

It is anticipated that this project will generate approximately 316 residential units if fully developed at the target residential densities. Silverbell Gateway is located within the Marana Unified School District (MUSD).

MUSD provided the following multipliers to use for student enrollment projections. (MUSD multipliers do not distinguish between different housing projects):

Elementary: 0.25 students per home (0.25 x 316) = 79 students
Junior High & High School: 0.10 students per home (0.10 x 316) = 32 students

Given that on-site development will impact school capacity, the Master Developer has agreed to a $1,200 voluntary donation per dwelling unit to help accommodate school expansion efforts within the Marana Unified School District. The site will be served by Marana High School, Marana Middle School and either Coyote Trail Elementary, Rattlesnake Ridge Elementary, Twin Peaks Elementary or Thornydale Elementary.

There are no schools within one-mile of the project site. The nearest public school is Coyote Trail Elementary School, located approximately 1.2 miles northwest of the site at 8000 N. Silverbell Road. See *Exhibit III.K.1: Recreation and Schools*. The nearest public middle and high schools are Tortolita Middle School, located approximately 2.6 miles from the project area at 4101 W. Hardy Road, and Mountain View High School located approximately 3.5 miles to the northeast at 3901 W. Linda Vista Boulevard.

Table III.K.2: School Capacities & Enrollments

School	School Capacity	Current Enrollment (2013-2014)
Marana High School	1900-2200	1864
Marana Middle School	1200	1150
Rattlesnake Ridge Elementary	800+	660

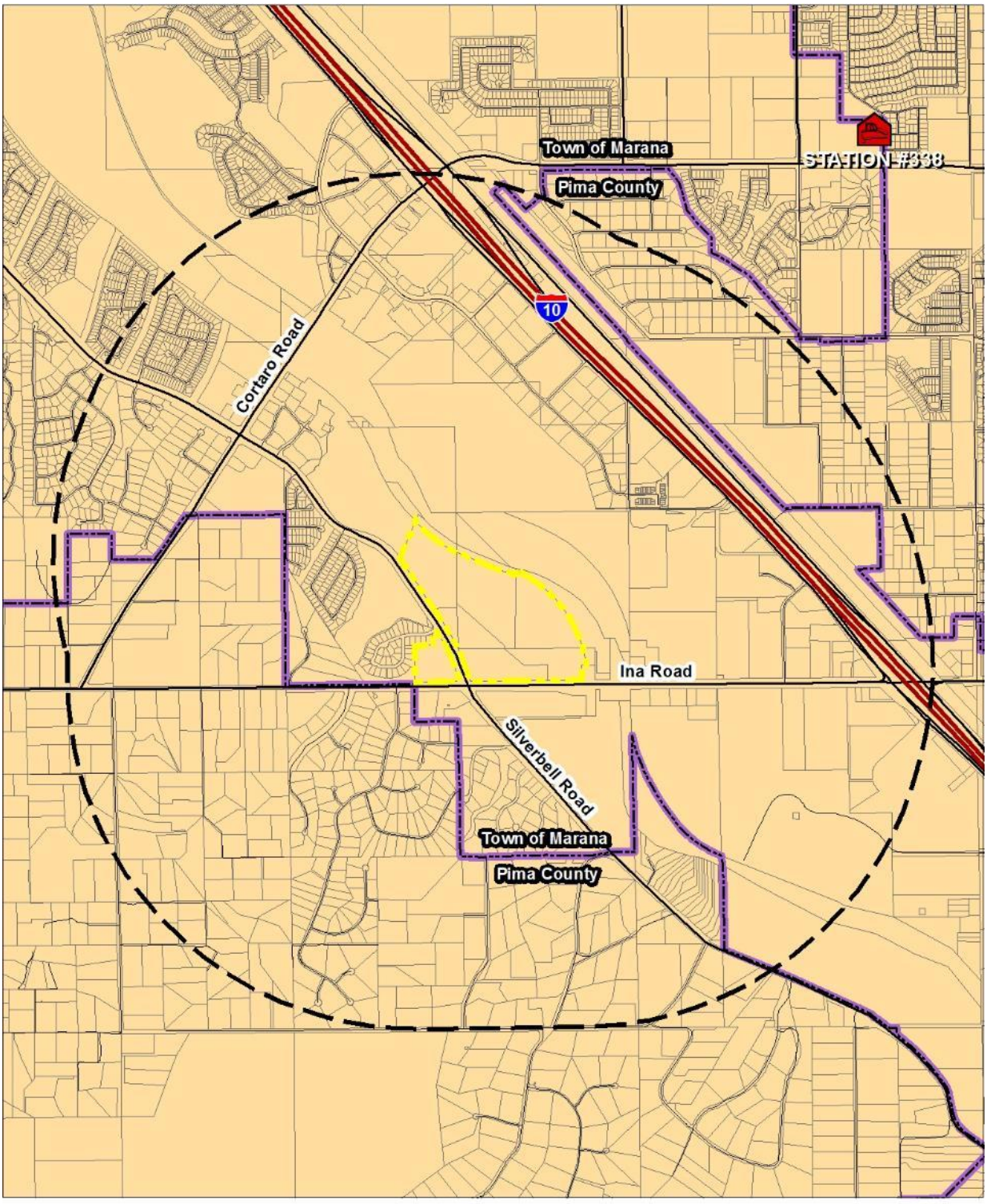
Twin Peaks Elementary	800+	510

3. Fire Service

The entire project site is currently within the Northwest Fire District. The Northwest Fire District also serves immediately adjacent areas to the north, east, south and west of the site.

As depicted in *Exhibit III.K.3: Fire Service*, the nearest fire station (Northwest Fire District Station #334) is located at 8165 N. Wade Road, approximately 1.6 miles northwest of the project site.

Exhibit III.K.3: Fire Service



LEGEND

- Specific Plan Boundary
- One-Mile Radius
- Jurisdictional Boundary
- Parcels
- Northwest Fire District
- Fire Stations

NORTH 0' 1150' 2300'

FILE NAME: RRT-13_public_facilities.mxd
SOURCE: Pima County GIS, 2013

L. Recreation and Trails

1. Provision of Recreational Area

Per the Town of Marana *Land Development Code* requirements, residential projects with a gross density greater than or equal to 3.0 residences per acre and containing 50 or more dwelling units shall provide an improved on-site recreation area, constructed at the project developer's expense. Since Silverbell Gateway will consist of both single- and multi-family residential development at varying densities, the provision of both active and passive recreation areas will be required. Silverbell Gateway intends to provide recreational spaces to enhance the quality of life for its residents and provide for a more aesthetically pleasing mixed-use environment.

Silverbell Gateway will offer outdoor recreational amenities with the option to provide indoor recreation as well. Placement and design of outdoor park areas should create visual focal points that encourage active recreational engagement and community gathering. Larger and more prominent parks within Silverbell Gateway shall feature many of the following amenities: ball fields and courts, children's play structures, community gathering spaces and rooms, picnic areas and bathrooms, whereas smaller, more informal, park areas shall include at least 3 of the following open space amenities: informal turf area, seating and shade, exercise equipment, desert landscaping, walks and paths. At least one park within Silverbell Gateway must feature enhanced recreational amenities such as a public swimming pool or splash pad.

2. Open Space Ownership

Preservation of natural open space, as well as maintenance of modified open space (common area) within Silverbell Gateway, shall be the responsibility of the Master Association and respective HOA's and regulated by CC&R's approved by the Town.

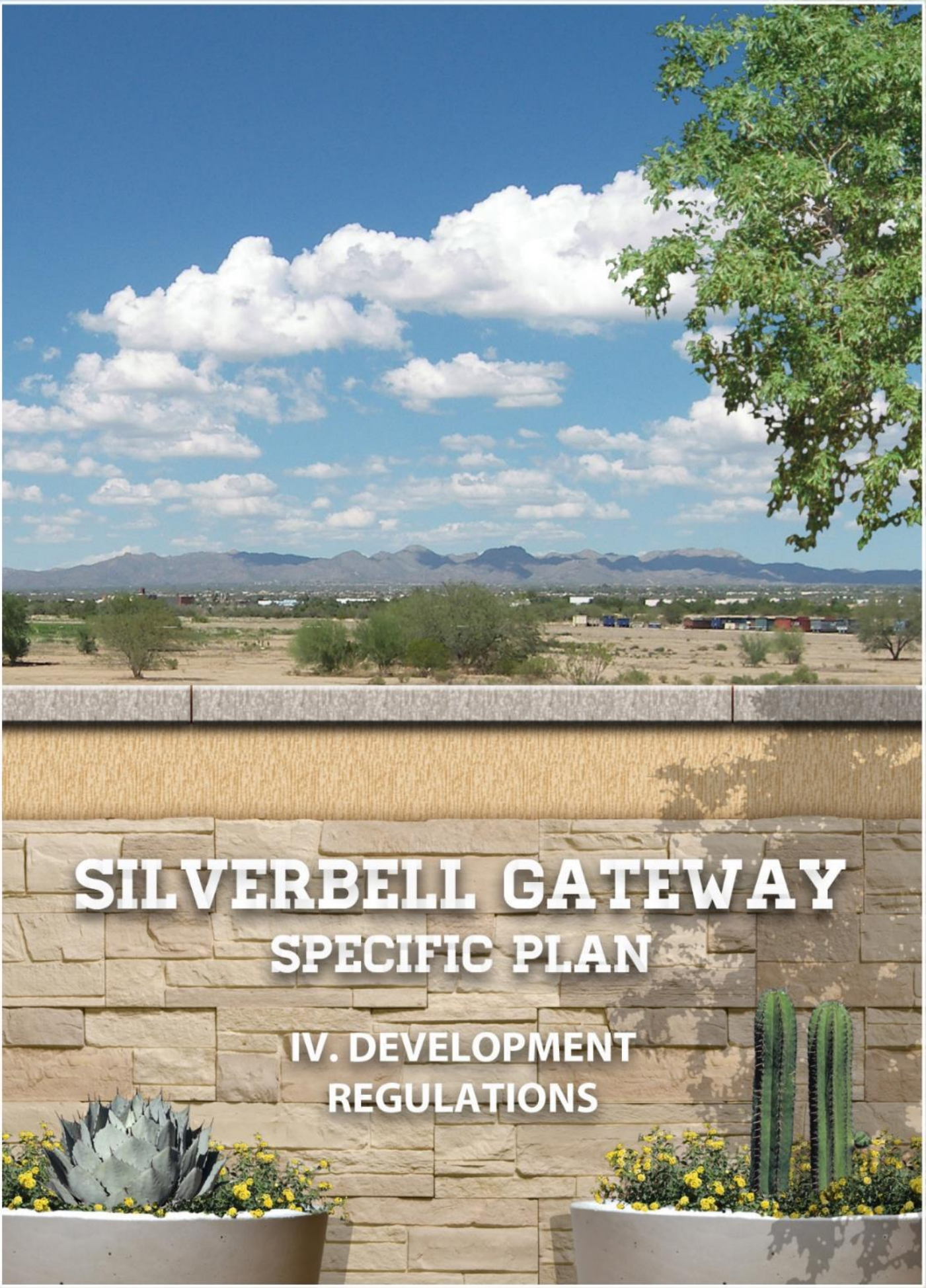
3. Off-Site Trail Access and Maintenance

Multiple pathway connections will facilitate pedestrian access throughout the site and to existing trails and pathways in the area. Pedestrian connections to the Santa Cruz River Park shared-use path (The Loop) will be an important component of development within the project area, especially for projects situated along the eastern boundary. A minimum of 3 connections to The Loop shared-use path will be required and are encouraged every 1,000-feet to one-quarter mile along the length of the eastern boundary. The Loop currently offers over 100 miles of shared-use paths and upon completion will total 131 miles, providing a wide-ranging regional recreation, leisure and multimodal transportation amenity to residents of Silverbell Gateway. It will eventually be built on the east riverbank to complement the already existing paved shared-use path on the west bank adjacent to the project. This portion of The Loop will also be improved as part of the Juan Bautista De Anza National Historic Trail, which will extend from the Arizona-Mexico border all the way to San Francisco, California.

A portion of the 5-mile Wild Horse Wash Trail (Pima Co. Trail #028) identified in the Town of Marana *Parks, Recreation, Trails and Open Space Master Plan* is planned to traverse the site along or near the Yuma Mine Wash. The developer will be responsible for installing a 10-foot wide decomposed granite trail with signage at both boundaries of the trail. The trail must be built to Town of Marana specifications as described in the *Parks, Recreation, Trails and Open Space Master Plan*. South of the site, the Wild Horse Wash trail may eventually connect to 5 additional singletrack trails identified in the Pima County *Regional Trail System Master Plan*, including Belmont Loop (Pima Co. Trail #127), Belmont Rd (Pima Co. Trail #146), Yuma Mine Trail (Pima Co. #145), Gas pipeline/Greasewood Loop (Pima Co. Trail #155) and Hardy Wash (Pima Co. Trail #160). All other trails offered within Silverbell Gateway will either be paved or covered with natural substrate and may include trail amenities such as handrails, seating, shade, trash cans, lighting, etc.

M. Cultural, Archaeological and Historic Resources

The project site contains significant historic resources according to the Arizona State Museum archaeological records search. Please see *Exhibit: II.J.1: Archaeological Search Letter*. According to ASM, five historic properties, four of which are determined eligible for listing in the National Register of Historic Places (NRHP) have been identified on the site. Due to the presence of historically significant sites which have been identified in the area, the ASM recommends that a qualified archaeologist be consulted in advance of any ground-disturbing activities to mitigate potentially adverse effects to historically significant properties.


SILVERBELL GATEWAY
SPECIFIC PLAN
IV. DEVELOPMENT
REGULATIONS

A. Purpose and Intent

These regulations will serve as the primary mechanism for the implementation of the Silverbell Gateway Specific Plan. The following Development Regulations and Design Guidelines establish the intensity and character of the development by prescribing site-specific standards that are tailored to the unique qualities of the project. The regulations contained within this section provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility with surrounding land uses.

These development regulations permit the integration for a mixed-use community activity center with employment, entertainment, regional shopping, and single-family and multi-family residences. The regulations and standards shall apply to the Silverbell Gateway Specific Plan. Land use designations (planning areas) within the Specific Plan shall be as follows:

- Development Area A
- Development Area B
- Development Area C
- Development Area D

The development regulations will govern and provide regulatory zoning provisions for the land use density, intensities, and location criteria within the Silverbell Gateway Specific Plan. This section includes standards related to base land use, property use, building setbacks, building heights and lot coverage. The intent of these standards is to establish clear minimum development standards, allow for the orderly progression of development, and to provide flexibility over time without compromising the goals and objectives for this specific plan.

B. General Provisions

1. Applicable Codes

If an issue, situation, or condition arises that is not addressed by this Specific Plan, the applicable portions of the Town of Marana *Land Development Code* that are in place at the time of development shall apply.

All construction and development within the Specific Plan area shall comply with applicable provisions of various codes and regulations adopted by the Town of Marana including, but not limited to, the building code, mechanical codes, electrical codes, plumbing codes, fire codes, and grading and excavation codes current at the time of development.

2. Additional Uses

Whenever a use has not been specifically listed as being a permitted use in the particular zone classification within the Specific Plan, it shall be the duty of the Town

Planning Director to determine if said use is consistent with the intent of the designation and compatible with other listed permitted uses.

3. Temporary Uses

Temporary uses conducted in connection with the development of the property shall be permitted.

Such uses may include, but are not limited to:

- Construction/storage yards
- Temporary construction offices and trailers
- Fencing
- Construction roads
- Temporary model homes or temporary model home complex with parking
- Temporary sales office
- Seasonal retail sales
- Signage

4. Mix of Uses

The following shall be applied to the overall site:

- Permitted uses are encouraged to be mixed both horizontally and vertically, subject to applicable building safety codes and regulation;
- Multi-story mixed-use buildings shall not exceed 50 percent of residential use on the ground floor;
- The ground-floor of multi-story mixed-use buildings shall be built to commercial specifications to allow any residential use to be converted to commercial without significant modifications to the building; and
- For non-residential development fronting onto Ina and Silverbell Roads, the project shall strive for a minimum of 10 percent non-retail employment generating uses including but not limited to office, institutional and other employment generating uses.

C. Development Standards

1. Development Area A

a. Permitted Uses:

- RESIDENTIAL USE GROUP:
  - Assisted living centers/ nursing home/ adult daycare/ continuing care facility
  - Churches, temples, and other places for religious services, subject to:

        - The minimum building setback is 50 feet unless adjacent to a non-residential use, in which case, no setback is required.
        - A minimum site area of 2 acres is required.
    - Live/work units
        - No more than 25 percent of the total building square footage on the lot may be devoted to the work unit.
        - One additional motor vehicle space is required per Live/Work unit in addition to the residential requirement. Live/Work units shall be subject to non-residential development standards.
    - Multi-family residential
    - Single-family residential (attached and detached)
        - Note: lots for single-family residential detached housing in Development Area B shall not exceed 3,500 square feet.

- COMMERCIAL USE GROUP:
    - Artist studios
    - Banks and financial institutions, including drive-through and outdoor teller facilities
        - Limited to a maximum of three (3) drive-through service lanes, with one (1) restricted drive through automated teller machine (ATM) service only.
    - Corporate and regional headquarter facilities and offices
    - Day care centers, subject to:
        - The minimum lot size required for a child care center is 14,000 square feet. There is no minimum for adult day care.
        - The minimum setback for child care is 25 feet (applies to all subject property lines). There is no setback required for adult day care.
    - Educational facilities (private or public) including schools of business, language, music, dance, and art (may require reasonable soundproofing) as well as elementary and secondary schools, subject to:
        - A minimum lot size of 5 acres.
        - The minimum setback shall be 25 feet unless adjacent to non-residential uses. No setback is required adjacent to another non-residential use.
        - The use of loudspeakers, amplifiers or similar equipment is not permitted on the school site if located within 100 feet of a residential use.
    - Hotel, motels and lodging facilities
        - The minimum setback shall be 25 feet unless adjacent to non-residential uses, in which case, no setback is required.
    - Medical, professional and general business offices
    - Movie, television and radio studios/stations
    - Park and ride lots
    - Parking structures
    - Plant nurseries, greenhouses and home and garden supplies
    - Public service facilities (government, civic, utility)

    - Commercial Retail –
        - Apparel, furniture and appliance stores

- Art gallery
- Automotive supplies/ service stations, auto dealers and car wash
- Bicycle shops
- Clinics: medical and dental
- Convenience Stores
    - Must be part of a fuel dispensing facility
- Department stores
- Drug stores
- Florist shops
- Food and beverage kiosks/coffee shops
- Food stores, including delicatessens, candy stores, and dairy product sales
- Fuel dispensing facilities
- Furniture stores
- General merchandise sales
- Hardware stores
- Home improvement centers
- Office equipment sales and service
- Package liquor stores
- Pet and pet supply stores
- Regional shopping malls
- Restaurants, cafes including carry-out establishments, drive-through facilities, and other similar uses
- Seasonal outdoor sales, including farmer's markets and similar uses
    - Activities may be conducted outdoors if developed adjacent to non-residential uses.
- Showroom catalog stores
- Stationery stores
- Super drug stores (over 10,000 square feet)
- Supermarkets and grocery stores
- Theaters, not including drive-ins
- Variety stores
- Vehicle rentals
- Warehouse outlets

- Personal Services –
    - Barber and beauty shops
    - Blueprinting and photocopying
    - Business research office related to the administration and operation of a permitted light industrial use
    - Carpet and rug cleaning
    - Clothes cleaning, pressing, and tailoring shops
    - Clubs, health, fitness, sporting, lodge, fraternal organization and similar uses
    - Day spas
    - Financial – accounting, auditing, bookkeeping, tax consultation, etc.
    - Laundromats
    - Massage therapy establishments

- Newspaper publishing
- Printing, lithographing, publishing
- Repair shops for appliances, bicycles, shoes, etc.

- LIGHT INDUSTRIAL USE GROUP:
  - Blacksmith shop
  - Carpentry, upholstery & furniture repair
  - Light industrial (manufacturing/ technical/ assembly), subject to:
    - All manufacturing activities shall be located entirely within a building or on the lot, which is enclosed on all sides by a solid wall or fence a minimum of 6 feet in height.
    - No outdoor storage areas shall be stacked or stored to exceed the height of the screen wall within 50 feet of a residential use.
    - Outdoor display of finished products is permitted in an area limited to 10,000 square feet.
  - Wireless communication facilities
    - As stated in Title 23 of the Land Development Code, a wireless communication facility is a permitted use, and shall not require a conditional use permit in any zoning district, provided that all the requirements in Title 23.04.01 are complied with in their entirety.
  - Wholesaling and warehousing
    - The minimum building setback is 50 feet unless adjacent to non-residential uses, in which case, no setback is required.

- RECREATIONAL AND CULTURAL USE GROUP:
  - Commercial recreation and athletic facilities
  - Conference and convention centers
  - Cultural and education services
  - Health fitness centers and dance studios
  - Indoor recreation
  - Museum
  - Parks and outdoor recreation facilities
  - Other recreational type uses and facilities

  - Such other comparable uses as determined by the Planning Administrator

b. Accessory Uses- the following accessory uses shall be permitted in conjunction with all permitted residential uses; accessory uses not listed below, but contained in the residential zoning designations in Title 5 of the Land Development Code are also allowed:

  - Community center
  - Community identification elements (gateway and community monumentation signage that conveys information about a region, community or local entity)

- Detached accessory structures, such as tool sheds, patios and cabanas, noncommercial hobby shops, children's playhouses, etc.
- Detached garages
- Garage, carport or enclosed storage
- Home occupations, with an approved Home Occupation Permit
- Recreation buildings which are part of a multi-family development
- Sports courts
- Spas and related structures
- Workshops and studios

c. Conditional Uses:

- Feed store
- Foster and group homes
- Research and development
- Self-storage (limit of one), subject to:
  - All storage shall be within enclosed buildings.
  - All walls or doors visible from adjacent streets and residential properties shall be surfaced with a non-reflective material.
  - The facility's exterior façade visible from adjoining residential properties or street frontage shall be earth tone in color and of masonry, stucco or similar materials.
  - Maximum site area: 3 acres
  - Maximum individual unit size: 300 square feet of floor area.
- Veterinary clinic

d. Prohibited Uses:

- Contractor's yard
- Heavy equipment sales or lease
- Heavy industrial uses
- The following manufacturing uses:
  - Abrasives
  - Carbon black and lamp plant
  - Chemical plant
  - Soaps and by-products using animal fat
  - Fertilizers of all types
  - Glue and sizing manufacturing plant
  - Graphite manufacturing plant
  - Gypsum and other forms of plaster base manufacturing
  - Flammable Insulation manufacturing
  - Metals extraction and smelting
  - Paraffin manufacturing
  - Petroleum and petroleum products
  - Tannery

        - Turpentine manufacturing
        - Wax and wax products
        - Other similar uses as determined by the Planning Administrator
    - The following processing uses:
        - Animal by-products processing
        - Auto salvage yards
        - Dog and cat food processing
        - Fertilizers of all types
        - Rubber reclaiming or processing
        - Tar or asphalt roofing processing
        - Other similar uses as determined by the Planning Administrator

2. Development Area B

a. Permitted Uses:

- RESIDENTIAL USE GROUP:
    - Assisted living centers/ nursing home/ adult daycare/ continuing care facility
    - Churches, temples, and other places for religious services, subject to:
        - The minimum building setback is 50 feet unless adjacent to a non-residential use, in which case, no setback is required.
        - A minimum site area of 2 acres is required.
    - Live/work units
        - No more than 25 percent of the total building square footage on the lot may be devoted to the work unit.
        - One additional motor vehicle space is required per Live/Work unit in addition to the residential requirement. Live/Work units shall be subject to non-residential development standards.
    - Multi-family residential
    - Single-family residential (attached and detached)
        - Note: lots for single-family residential detached housing in Development Area B shall not exceed 3,500 square feet.

- COMMERCIAL USE GROUP:
    - Artist studios
    - Banks and financial institutions, including drive-through and outdoor teller facilities
        - Limited to a maximum of three (3) drive-through service lanes, with one (1) restricted drive through automated teller machine (ATM) service only.
    - Corporate and regional headquarter facilities and offices
    - Day care centers, subject to:
        - The minimum lot size required for a child care center is 14,000 square feet. There is no minimum for adult day care.
        - The minimum setback for child care is 25 feet (applies to all subject property lines). There is no setback required for adult day care.

- Educational facilities (private or public) including schools of business, language, music, dance, and art (may require reasonable soundproofing) as well as elementary and secondary schools, subject to:
  - A minimum lot size of 5 acres.
  - The minimum setback shall be 25 feet unless adjacent to non-residential uses. No setback is required adjacent to another non-residential use.
  - The use of loudspeakers, amplifiers or similar equipment is not permitted on the school site if located within 100 feet of a residential use.
- Hotel, motels and lodging facilities
  - The minimum setback shall be 25 feet unless adjacent to non-residential uses, in which case, no setback is required.
- Medical, professional and general business offices
- Movie, television and radio studios/stations
- Park and ride lots
- Parking structures
- Plant nurseries, greenhouses and home and garden supplies
- Public service facilities (government, civic, utility)

- Commercial Retail –
  - Apparel, furniture and appliance stores
  - Art gallery
  - Automotive supplies/ service stations, auto dealers and car wash
  - Bicycle shops
  - Clinics: medical and dental
  - Convenience Stores
    - Must be part of a fuel dispensing facility
  - Department stores
  - Drug stores
  - Florist shops
  - Food and beverage kiosks/coffee shops
  - Food stores, including delicatessens, candy stores, and dairy product sales
  - Fuel dispensing facilities
  - Furniture stores
  - General merchandise sales
  - Hardware stores
  - Home improvement centers
  - Office equipment sales and service
  - Package liquor stores
  - Pet and pet supply stores
  - Regional shopping malls
  - Restaurants, cafes including carry-out establishments, drive-through facilities, and other similar uses
  - Seasonal outdoor sales, including farmer's markets and similar uses
    - Activities may be conducted outdoors if developed adjacent to non-residential uses.
  - Showroom catalog stores

- Stationery stores
- Super drug stores (over 10,000 square feet)
- Supermarkets and grocery stores
- Theaters, not including drive-ins
- Variety stores
- Vehicle rentals
- Warehouse outlets

▪ Personal Services –
- Barber and beauty shops
- Blueprinting and photocopying
- Business research office related to the administration and operation of a permitted light industrial use
- Carpet and rug cleaning
- Clothes cleaning, pressing, and tailoring shops
- Clubs, health, fitness, sporting, lodge, fraternal organization and similar uses
- Day spas
- Financial – accounting, auditing, bookkeeping, tax consultation, etc.
- Laundromats
- Massage therapy establishments
- Newspaper publishing
- Printing, lithographing, publishing
- Repair shops for appliances, bicycles, shoes, etc.

• LIGHT INDUSTRIAL USE GROUP:
- Blacksmith shop
- Carpentry, upholstery & furniture repair
- Light industrial (manufacturing/ technical/ assembly), subject to:
  - All manufacturing activities shall be located entirely within a building or on the lot, which is enclosed on all sides by a solid wall or fence a minimum of 6 feet in height.
  - No outdoor storage areas shall be stacked or stored to exceed the height of the screen wall within 50 feet of a residential use.
  - Outdoor display of finished products is permitted in an area limited to 10,000 square feet.
- Wireless communication facilities
  - As stated in Title 23 of the Land Development Code, a wireless communication facility is a permitted use, and shall not require a conditional use permit in any zoning district, provided that all the requirements in Title 23.04.01 are complied with in their entirety.
- Wholesaling and warehousing
  - The minimum building setback is 50 feet unless adjacent to non-residential uses, in which case, no setback is required.

• RECREATIONAL AND CULTURAL USE GROUP:
- Commercial recreation and athletic facilities

- Conference and convention centers
- Cultural and education services
- Health fitness centers and dance studios
- Indoor recreation
- Museum
- Parks and outdoor recreation facilities
- Other recreational type uses and facilities

- Such other comparable uses as determined by the Planning Administrator

b. Accessory Uses- the following accessory uses shall be permitted in conjunction with all permitted residential uses; accessory uses not listed below, but contained in the residential zoning designations in Title 5 of the Land Development Code are also allowed:

- Community center
- Community identification elements (gateway and community monumentation signage that conveys information about a region, community or local entity)
- Detached accessory structures, such as tool sheds, patios and cabanas, noncommercial hobby shops, children's playhouses, etc.
- Detached garages
- Garage, carport or enclosed storage
- Home occupations, with an approved Home Occupation Permit
- Recreation buildings which are part of a multi-family development
- Sports courts
- Spas and related structures
- Workshops and studios

c. Conditional Uses:

- Feed store
- Foster and group homes
- Research and development
- Self-storage (limit of one), subject to:
  - All storage shall be within enclosed buildings.
  - All walls or doors visible from adjacent streets and residential properties shall be surfaced with a non-reflective material.
  - The facility's exterior façade visible from adjoining residential properties or street frontage shall be earth tone in color and of masonry, stucco or similar materials.
  - Maximum site area: 3 acres
  - Maximum individual unit size: 300 square feet of floor area.
- Veterinary clinic

- The request for additional building height above the 75' limit will be subject to a conditional use permit.

d. Prohibited Uses:

- Contractor's yard
- Heavy equipment sales or lease
- Heavy industrial uses
- The following manufacturing uses:
  - Abrasives
  - Carbon black and lamp plant
  - Chemical plant
  - Soaps and by-products using animal fat
  - Fertilizers of all types
  - Glue and sizing manufacturing plant
  - Graphite manufacturing plant
  - Gypsum and other forms of plaster base manufacturing
  - Flammable Insulation manufacturing
  - Metals extraction and smelting
  - Paraffin manufacturing
  - Petroleum and petroleum products
  - Tannery
  - Turpentine manufacturing
  - Wax and wax products
  - Other similar uses as determined by the Planning Administrator
- The following processing uses:
  - Animal by-products processing
  - Auto salvage yards
  - Dog and cat food processing
  - Fertilizers of all types
  - Rubber reclaiming or processing
  - Tar or asphalt roofing processing
  - Other similar uses as determined by the Planning Administrator

3. Development Area C

a. Permitted Uses:

- RESIDENTIAL USE GROUP:
  - Assisted living centers/ nursing home/ adult daycare/ continuing care facility
  - Churches, temples, and other places for religious services, subject to:
    - The minimum building setback is 50 feet unless adjacent to a non-residential use, in which case, no setback is required.
    - A minimum site area of 2 acres is required.
  - Live/work units
    - No more than 25 percent of the total building square footage on the lot may be devoted to the work unit.

        - One additional motor vehicle space is required per Live/Work unit in addition to the residential requirement. Live/Work units shall be subject to non-residential development standards.
    - Multi-family residential
    - Single-family residential (attached and detached)
        - Note: lots for single-family residential detached housing in Development Area B shall not exceed 3,500 square feet.

- COMMERCIAL USE GROUP:
    - Artist studios
    - Banks and financial institutions, including drive-through and outdoor teller facilities
        - Limited to a maximum of three (3) drive-through service lanes, with one (1) restricted drive through automated teller machine (ATM) service only.
    - Corporate and regional headquarter facilities and offices
    - Day care centers, subject to:
        - The minimum lot size required for a child care center is 14,000 square feet. There is no minimum for adult day care.
        - The minimum setback for child care is 25 feet (applies to all subject property lines). There is no setback required for adult day care.
    - Educational facilities (private or public) including schools of business, language, music, dance, and art (may require reasonable soundproofing) as well as elementary and secondary schools, subject to:
        - A minimum lot size of 5 acres.
        - The minimum setback shall be 25 feet unless adjacent to non-residential uses. No setback is required adjacent to another non-residential use.
        - The use of loudspeakers, amplifiers or similar equipment is not permitted on the school site if located within 100 feet of a residential use.
    - Hotel, motels and lodging facilities
        - The minimum setback shall be 25 feet unless adjacent to non-residential uses, in which case, no setback is required.
    - Medical, professional and general business offices
    - Movie, television and radio studios/stations
    - Park and ride lots
    - Parking structures
    - Plant nurseries, greenhouses and home and garden supplies
    - Public service facilities (government, civic, utility)

    - Commercial Retail –
        - Apparel, furniture and appliance stores
        - Art gallery
        - Automotive supplies/ service stations, auto dealers and car wash
        - Bicycle shops
        - Clinics: medical and dental
        - Convenience Stores
            - Must be part of a fuel dispensing facility

- Department stores
- Drug stores
- Florist shops
- Food and beverage kiosks/coffee shops
- Food stores, including delicatessens, candy stores, and dairy product sales
- Fuel dispensing facilities
- Furniture stores
- General merchandise sales
- Hardware stores
- Home improvement centers
- Office equipment sales and service
- Package liquor stores
- Pet and pet supply stores
- Regional shopping malls
- Restaurants, cafes including carry-out establishments, drive-through facilities, and other similar uses
- Seasonal outdoor sales, including farmer's markets and similar uses
  - Activities may be conducted outdoors if developed adjacent to non-residential uses.
- Showroom catalog stores
- Stationery stores
- Super drug stores (over 10,000 square feet)
- Supermarkets and grocery stores
- Theaters, not including drive-ins
- Variety stores
- Vehicle rentals
- Warehouse outlets

- Personal Services –
  - Barber and beauty shops
  - Blueprinting and photocopying
  - Business research office related to the administration and operation of a permitted light industrial use
  - Carpet and rug cleaning
  - Clothes cleaning, pressing, and tailoring shops
  - Clubs, health, fitness, sporting, lodge, fraternal organization and similar uses
  - Day spas
  - Financial – accounting, auditing, bookkeeping, tax consultation, etc.
  - Laundromats
  - Massage therapy establishments
  - Newspaper publishing
  - Printing, lithographing, publishing
  - Repair shops for appliances, bicycles, shoes, etc.

- LIGHT INDUSTRIAL USE GROUP:
  - Blacksmith shop

- Carpentry, upholstery & furniture repair
- Light industrial (manufacturing/ technical/ assembly), subject to:
  - All manufacturing activities shall be located entirely within a building or on the lot, which is enclosed on all sides by a solid wall or fence a minimum of 6 feet in height.
  - No outdoor storage areas shall be stacked or stored to exceed the height of the screen wall within 50 feet of a residential use.
  - Outdoor display of finished products is permitted in an area limited to 10,000 square feet.
- Wireless communication facilities
  - As stated in Title 23 of the Land Development Code, a wireless communication facility is a permitted use, and shall not require a conditional use permit in any zoning district, provided that all the requirements in Title 23.04.01 are complied with in their entirety.
- Wholesaling and warehousing
  - The minimum building setback is 50 feet unless adjacent to non-residential uses, in which case, no setback is required.

- RECREATIONAL AND CULTURAL USE GROUP:
  - Commercial recreation and athletic facilities
  - Conference and convention centers
  - Cultural and education services
  - Health fitness centers and dance studios
  - Indoor recreation
  - Museum
  - Parks and outdoor recreation facilities
  - Other recreational type uses and facilities

  - Such other comparable uses as determined by the Planning Administrator

b. Accessory Uses- the following accessory uses shall be permitted in conjunction with all permitted residential uses; accessory uses not listed below, but contained in the residential zoning designations in Title 5 of the Land Development Code are also allowed:

- Community center
- Community identification elements (gateway and community monumentation signage that conveys information about a region, community or local entity)
- Detached accessory structures, such as tool sheds, patios and cabanas, noncommercial hobby shops, children's playhouses, etc.
- Detached garages
- Garage, carport or enclosed storage
- Home occupations, with an approved Home Occupation Permit
- Recreation buildings which are part of a multi-family development
- Sports courts
- Spas and related structures

- Workshops and studios

c. Conditional Uses:

- Feed store
- Foster and group homes
- Research and development
- Self-storage (limit of one), subject to:
  - All storage shall be within enclosed buildings.
  - All walls or doors visible from adjacent streets and residential properties shall be surfaced with a non-reflective material.
  - The facility's exterior façade visible from adjoining residential properties or street frontage shall be earth tone in color and of masonry, stucco or similar materials.
  - Maximum site area: 3 acres
  - Maximum individual unit size: 300 square feet of floor area.
- Veterinary clinic

- The request for additional building height above the 75' limit will be subject to a conditional use permit.

d. Prohibited Uses:

- Contractor's yard
- Heavy equipment sales or lease
- Heavy industrial uses
- The following manufacturing uses:
  - Abrasives
  - Carbon black and lamp plant
  - Chemical plant
  - Soaps and by-products using animal fat
  - Fertilizers of all types
  - Glue and sizing manufacturing plant
  - Graphite manufacturing plant
  - Gypsum and other forms of plaster base manufacturing
  - Flammable Insulation manufacturing
  - Metals extraction and smelting
  - Paraffin manufacturing
  - Petroleum and petroleum products
  - Tannery
  - Turpentine manufacturing
  - Wax and wax products
  - Other similar uses as determined by the Planning Administrator
- The following processing uses:
  - Animal by-products processing

- Auto salvage yards
- Dog and cat food processing
- Fertilizers of all types
- Rubber reclaiming or processing
- Tar or asphalt roofing processing
- Other similar uses as determined by the Planning Administrator

4. Development Area D

a. Permitted Uses:

- RESIDENTIAL USE GROUP:
  - Assisted living centers/ nursing home/ adult daycare/ continuing care facility
  - Churches, temples, and other places for religious services, subject to:
    - The minimum building setback is 50 feet unless adjacent to a non-residential use, in which case, no setback is required.
    - A minimum site area of 2 acres is required.
  - Live/work units
    - No more than 25 percent of the total building square footage on the lot may be devoted to the work unit.
    - One additional motor vehicle space is required per Live/Work unit in addition to the residential requirement. Live/Work units shall be subject to non-residential development standards.
  - Multi-family residential
  - Single-family residential (attached and detached)

- COMMERCIAL USE GROUP:
  - Artist studios
  - Banks and financial institutions, including drive-through and outdoor teller facilities
    - Limited to a maximum of three (3) drive-through service lanes, with one (1) restricted drive through automated teller machine (ATM) service only.
  - Corporate and regional headquarter facilities and offices
  - Day care centers, subject to:
    - The minimum lot size required for a child care center is 14,000 square feet. There is no minimum for adult day care.
    - The minimum setback for child care is 25 feet (applies to all subject property lines). There is no setback required for adult day care.
  - Educational facilities (private or public) including schools of business, language, music, dance, and art (may require reasonable soundproofing) as well as elementary and secondary schools, subject to:
    - A minimum lot size of 5 acres.
    - The minimum setback shall be 25 feet unless adjacent to non-residential uses. No setback is required adjacent to another non-residential use.

        - The use of loudspeakers, amplifiers or similar equipment is not permitted on the school site if located within 100 feet of a residential use.
    - Hotel, motels and lodging facilities
        - The minimum setback shall be 25 feet unless adjacent to non-residential uses, in which case, no setback is required.
    - Medical, professional and general business offices
    - Movie, television and radio studios/stations
    - Park and ride lots
    - Parking structures
    - Plant nurseries, greenhouses and home and garden supplies
    - Public service facilities (government, civic, utility)

- Commercial Retail –
    - Apparel, furniture and appliance stores
    - Art gallery
    - Automotive supplies/ service stations, auto dealers and car wash
    - Bicycle shops
    - Clinics: medical and dental
    - Department stores
    - Drug stores
    - Florist shops
    - Food and beverage kiosks/coffee shops
    - Food stores, including delicatessens, candy stores, and dairy product sales
    - Furniture stores
    - General merchandise sales
    - Hardware stores
    - Home improvement centers
    - Office equipment sales and service
    - Package liquor stores
    - Pet and pet supply stores
    - Regional shopping malls
    - Restaurants, cafes including carry-out establishments, drive-through facilities, and other similar uses
    - Seasonal outdoor sales, including farmer's markets and similar uses
        - Activities may be conducted outdoors if developed adjacent to non-residential uses.
    - Showroom catalog stores
    - Stationery stores
    - Super drug stores (over 10,000 square feet)
    - Supermarkets and grocery stores
    - Theaters, not including drive-ins
    - Variety stores
    - Vehicle rentals
    - Warehouse outlets

- Personal Services –
  - Barber and beauty shops
  - Blueprinting and photocopying
  - Business research office related to the administration and operation of a permitted light industrial use
  - Carpet and rug cleaning
  - Clothes cleaning, pressing, and tailoring shops
  - Clubs, health, fitness, sporting, lodge, fraternal organization and similar uses
  - Day spas
  - Financial – accounting, auditing, bookkeeping, tax consultation, etc.
  - Laundromats
  - Massage therapy establishments
  - Newspaper publishing
  - Printing, lithographing, publishing
  - Repair shops for appliances, bicycles, shoes, etc.

- RECREATIONAL AND CULTURAL USE GROUP:
  - Commercial recreation and athletic facilities
  - Conference and convention centers
  - Cultural and education services
  - Health fitness centers and dance studios
  - Indoor recreation
  - Museum
  - Parks and outdoor recreation facilities
  - Other recreational type uses and facilities

  - Such other comparable uses as determined by the Planning Administrator

b. Accessory Uses- the following accessory uses shall be permitted in conjunction with all permitted residential uses; accessory uses not listed below, but contained in the residential zoning designations in Title 5 of the Land Development Code are also allowed:

- Community center
- Community identification elements
- Detached accessory structures, such as tool sheds, patios and cabanas, noncommercial hobby shops, children's playhouses, etc.
- Detached garages
- Garage, carport or enclosed storage
- Home occupations, with an approved Home Occupation Permit
- Recreation buildings which are part of a multi-family development
- Sports courts
- Spas and related structures
- Workshops and studios

c. Conditional Uses:

- Feed store
- Foster and group homes
- Research and development
- Self-storage (limit of one), subject to:
  - All storage shall be within enclosed buildings.
  - All walls or doors visible from adjacent streets and residential properties shall be surfaced with a non-reflective material.
  - The facility's exterior façade visible from adjoining residential properties or street frontage shall be earth tone in color and of masonry, stucco or similar materials.
  - Maximum site area: 3 acres
  - Maximum individual unit size: 300 square feet of floor area.
- Veterinary clinic

d. Prohibited Uses:

- Car Wash
- Contractor's yard
- Convenience Store
- Heavy equipment sales or lease
- Heavy Industrial Uses
- Light Industrial
- Manufacturing
- Regional shopping malls
- The following processing uses:
  - Animal by-products processing
  - Auto salvage yards
  - Carpet and rug cleaning
  - Cleaning and dyeing
  - Dog and cat food processing
  - Fertilizers of all types
  - Laundry
  - Rubber reclaiming or processing
  - Tar or asphalt roofing processing
  - Other similar uses as determined by the Planning Administrator

5. General Development Standards

Development within Silverbell Gateway shall be subject to the following development standards:

Table IV.C.3.a: Single Family and Multi Family Residential Development Standards

Development Areas	**A**			**B**			**C**		**D**		
Land Use Category	Detached (SFR)	Attached	Multi-Family	Detached (SFR)	Attached	Multi-Family	Attached	Multi-Family	Detached (SFR)	Attached	Multi-Family
Maximum Gross Density	12 RAC	18 RAC	30 RAC	12 RAC	18 RAC	30 RAC	18 RAC	30 RAC	7 RAC	18 RAC	30 RAC
Minimum Area per dwelling unit (square feet)	3,500	None	None	3,500 (maximum)	None	None	None	None	7,000	None	None
Maximum Building Height (feet)	40*	40	55	40*	40** (75 with mixed use)	55** (75 with mixed use)	40** (75 with mixed-use)	55** (75 with mixed-use)	40*	40	40
Maximum Lot Coverage (%)	75	85	85	75	85	85	85	55 (unless parking is within a structure, then 75%)	75	85	85
Minimum Lot Width (feet)	Per Land Development Code										
Minimum Lot Depth (feet)	Per Land Development Code										

*Per Town of Marana Land Development Code Title 8: Residential Design Standards, no more than 50% can be 2-story

**100’ building height allowed by conditional use permit in the 100’ Building Height Zone. See *Exhibit III.E.1: Conceptual Development Plan*.

Table IV.C.3.a: Single Family and Multi Family Residential Development Standards (cont'd)

Development Areas	**A**			**B**			**C**		**D**		
Land Use Category	Detached (SFR)	Attached	Multi-Family	Detached (SFR)	Attached	Multi-Family	Attached	Multi-Family	Detached (SFR)	Attached	Multi-Family
Minimum Perimeter Setbacks (Feet)											
Adjacent to Same or Less Intense Designation or Use	0	0	0	0	0	0	0	0	0	0	0
Adjacent to More Intense Designation or Land Use	10 or 1½ times the Building Height, whichever is greater	10 or 1½ times the Building Height, whichever is greater	10 or 1½ times the Building Height, whichever is greater	10 or 1½ times the Building Height, whichever is greater	10 or 1½ times the Building Height, whichever is greater	10 or 1½ times the Building Height, whichever is greater	10 or 1½ times the Building Height, whichever is greater	10 or 1½ times the Building Height, whichever is greater	10 or 1½ times the Building Height, whichever is greater	10 or 1½ times the Building Height, whichever is greater	10 or 1½ times the Building Height, whichever is greater
Arterial Roadway Setbacks	15	15	15	15	15	15	15	15	15	15	15
Interior Roadway Setbacks	0	0	0	0	0	0	0	0	0	0	0
Minimum Building Separation	Per Building Code Requirements	Per Building Code Requirements	Per Building Code Requirements	Per Building Code Requirements	Per Building Code Requirements	Per Building Code Requirements	Per Building Code Requirements	Per Building Code Requirements	Per Building Code Requirements	Per Building Code Requirements	Per Building Code Requirements
Parking Requirements	See Section IV.C.6: Parking Regulations and Town of Marana Land Development Code										

**100' building height allowed by conditional use permit in the 100' Building Height Zone. See *Exhibit III.E.1: Conceptual Development Plan*.

Table IV.C.3.b: Non-residential Development Standards

Development Areas	A, B and C	D
Land Use Category	Light Industrial, Commercial, Retail, Office	Commercial, Retail, Office
Maximum Building Height (feet)	75**	40
Maximum Lot Coverage (%)	70 unless parking is within a structure, then 85	70, excluding parking lots
Minimum Lot Width (feet)	None Required	
Minimum Lot Depth (feet)	None Required	
Arterial Roadway Setbacks (feet)	15	15
Internal Roadway Setbacks (feet)	0	0
Minimum Perimeter Building Setbacks (Feet)		
Adjacent to Same or More Intense Designation or Use*	0	0
Adjacent to Less Intense Designation or Use*	10 or 1½ times the Building Height (whichever is greater)	10 or 1½ times the Building Height (whichever is greater)
Minimum Building Separation	Per building code requirements	Per building code requirements
Parking Requirements	See Section IV.C.6: Parking Regulations and Town of Marana Land Development Code	

**100' building height allowed by conditional use permit in the 100' Building Height Zone. See *Exhibit III.E.1: Conceptual Development Plan.*

- Note: These residential and commercial uses will need to comply with the design guidelines from the Town of Marana Land Development Code.
- For purposes of perimeter setbacks, the land uses allowed within Silverbell Gateway are listed below within generalized categories in order of most to least intense.

    - Light Industrial
    - Retail/ Commercial/ Office
    - Multi-Family Residential
    - Single-Family Residential Attached
    - Single-Family Residential Detached

6. Landscape Buffering and Screening Standards

Land use transitions are required to ensure that the surrounding land uses and permitted residential uses adjacent to permitted non-residential uses are buffered appropriately throughout the development. The proposal is to enhance landscaping and screening walls between these uses. The following is a list of general guidelines for land use transitions.

- Where a parcel abuts developed open space, there shall be no bufferyard requirements.
- Where a parcel abuts a public street, the minimum landscape buffer shall be 10-feet wide with a minimum 5-foot high decorative masonry wall except for attached residential. Commercial and employment uses along Ina and Silverbell Road as well as internal project roads shall not be required to provide a wall. All or part of the buffer may be within the right-of-way subject to Silverbell Gateway Design Review Committee (SGDRC) approval.
- Bufferyards may be used for passive recreation, and may include recreational trail, seating and public art. All buffer requirements, including required plants and screening shall be met.
- Refuse areas and loading areas shall be screened from adjoining properties and public right-of-way in accordance with Town of Marana *Land Development Code* standards or as otherwise specified within this Specific Plan.
- The perimeter of all commercial parking lots shall be screened in accordance with the Commercial Design Standards of the Town of Marana *Land development Code*.

7. General Landscape Program

A landscape-planting theme will be established, creating a community framework for all common and public areas. The intent of this landscape theme is to provide high-quality landscape criteria for building sites, rights-of-way and open space within the development. The purpose of the landscaping is to soften and blend features between sites to create visual corridors and connections to the project. Required landscaping quantities will be in accordance with Title 17 of the *Land Development Code*. Impacts shall be mitigated using these standards to ensure that:

- Landscaping shall be integrated with building design in internal areas of the site. Consideration shall be given to plant materials, types, growth rates, canopy size and required maintenance in relationship to building location, operation, site lines and site utilities;

- A variety of plant materials shall be incorporated, including native, low water use vegetation;
- The use of climbing plant materials along walkways and on trellises and pergolas is encouraged;
- All walls and fences shall be painted, stained, or contain integral color. Uncolored gray block walls will not be permitted;
- A minimum tree size of 15 gallons shall be required for all trees.
- Trees that produce large canopies and provide shade are especially encouraged in parking zones;
- All planter areas within parking lots shall be provided with trees at the rate of not less than one tree per eight parking stalls;
- All landscape areas shall be irrigated using an underground drip irrigation system. Use of turf is prohibited except within park areas. Water should be from a non-potable water source where possible;
- All irrigation shall be designed and maintained to be as efficient as possible. This shall be implemented with the following:
    - Drip irrigation for trees, shrub beds and areas of ground cover to eliminate evaporation losses;
    - Efficient sprinkler irrigation that may employ low volume heads and a high irrigation efficiency rating;
- Trees within landscape areas should be sited and spaced to avoid conflicts with overhead light fixtures;
- Landscape plans shall be coordinated with above- and below-ground utilities to avoid conflicts at the time of installation;
- New landscaping shall be listed by the Arizona Department of Water Resources/Town of Marana approved plant list and/or low-water use once established; and
- All common areas shall be maintained by the HOA and regulated by CC&R's approved by the Town of Marana.

8. Parking Regulations

Unless contained herein, the Town of Marana *Land Development Code* parking standards shall govern except for the following:

- Parking shall be shared when multi-use development occurs on a single site. For each separate use or business or ground floor commercial use in a vertical mixed-use building, a percent reduction defined in a traffic study and added to a parking covenant is allowed.
- Parking shall be shared on two separate properties provided that no shared parking space is greater than 1,200 feet from the entrance of either use and that legal and physical access is provided.
- Along the Ina and Silverbell Road frontages, no more than 40% of the required parking may be located along the front and sides of the proposed building(s).
- Individual Parking Reduction Plan (IPRP): The Planning Director may approve a modification to the number of required motor vehicle parking spaces on new and existing sites through an IPRP.

- **Applicability**
  The provisions of the IPRP apply to:

  - Proposed development and redevelopment of a site;
  - Changes of use in existing development; and,
  - Any expansion of an existing use or any addition of a change of use to an existing development.

- **Permitted Uses and Types of Development**
  A proposal must include one or more of the following uses or types of development:

  - Combined residential and non-residential development in a single structure or unified development;
  - Projects within 1,320 feet (1/4 mile) of a transit stop or public parking facility;
  - Religious uses where the parking plan will accommodate weekend and evening use;
  - Residential care services or housing developments for the elderly or individuals with physical disabilities;
  - A project that can accommodate shared parking arrangements for uses with alternate hours of operation and peak-use times.
  - The parking area of any existing development may continue to be used in its current configuration except where a public safety hazard exists, may be created or adjustments in parking space dimensions are required.
  - Exception. Restaurants and bars (Food Service and Alcoholic Beverage Service uses) are not eligible to request an IPRP unless the restaurant or bar is within a multiple or mixed-use development and the applicant provides evidence that motor vehicle parking is provided at one space per 100 square feet gross floor area and outdoor seating area for restaurants and one space per 50 square feet gross floor area for bars during peak use times.

- **Individual Parking Reduction Plan Requirements**
  An IPRP must include the following information:

  - Preparation by a traffic engineer or similar transportation professional;
  - Number of required and proposed parking spaces. Indicate the data source (i.e. traffic study, parking plan, ITE trip generation manual, Land Development Code, etc.) used in establishing the number of proposed parking spaces;
  - Location of parking spaces, including accessible parking spaces;
  - Existing and proposed site conditions and uses, including any available on-street parking;
  - Site access and traffic circulation patterns;
  - Location and distance from the project site to existing residential neighborhoods;
  - Availability, location, and distance to alternate modes of transportation;
  - Hours of operation and peak use time(s) of each use;

- Evidence that all required parking for the proposed uses will either be on-site or at an approved off-site parking location;
- Existing and proposed shared parking agreements, when applicable. The shared parking agreement must be prepared in a manner acceptable to the Planning Director;
- For projects within 300 feet of a residential or more restrictive zone, the IPRP project must address how the proposal will not cause a safety hazard, noise, or parking impacts on an adjacent existing neighborhood. The IPRP shall include the following:
    1) Methods to avoid potential increases in noise and light intrusion;
    2) Methods to deter vehicular access into adjacent residential neighborhoods using signage or other means; and
    3) Methods to prevent drive-through traffic or habitual parking within adjacent residential neighborhoods or commercial development.
- Any other information deemed appropriate by the Planning Director including a traffic study.

- **Findings for Approval**

  The Planning Director may approve an IPRP if all of the following criteria are met in the IPRP and documented in findings:
  - The zone permits the proposed use(s);
  - All parking is provided on-site or at an off-site location in accordance with the dimensional standards contained in the Town of Marana Land Development Code, Title 22 Off-Street Parking and Loading requirements;
  - For multiple or mixed use projects, the site can accommodate shared parking arrangements for uses with alternate hours of operation or peak use times;
  - Site access and traffic circulation are not obstructed;
  - Accessible parking spaces required by the Town of Marana's adopted Building Code have not been reduced or eliminated;
  - Vehicular access, drive-through traffic, and habitual parking in adjacent commercial development and residential neighborhoods is deterred;
  - Light intrusion onto an adjoining residential use or zone is not created. Outdoor lighting shall comply with the Town of Marana Outdoor Lighting Code;
  - Proposed outdoor seating areas are 100 feet or more from residentially-zoned properties unless separated by a building. Combined residential and non-residential development in a single structure or unified development is exempt from this finding; and,
  - Outdoor loudspeakers or music (live or recorded) are 600 feet or more from residentially zoned properties.

- **Review and Approval Procedures**
  - An IPRP for projects within 300 feet of a residential or more restrictive zone is reviewed in accordance with the Planning Director Approval Procedure.
  - An IPRP for projects more than 300 feet from residential or more restrictive zones is reviewed in accordance with the 300' Notice Procedure.

- **Amendments**
  A revised IPRP is required when one or more of the following occurs:
  - A change of use to a more parking intensive use or different hours of operation or peak use times than the use shown on the last approved IPRP;
  - An expansion of a building; or,
  - An expansion of a use that is more parking intensive than the use it is partially or entirely replacing.
  - The parking or the mitigation methods as set forth in the existing IPRP no longer comply with one or more of the required findings for approval as provided in the section above.

- Handicap Parking spaces shall be in conformance with the Americans with Disabilities Act (ADA), the Building Code, ICC/ANSI & ADAAG both in dimension and in quality for specific uses.
- On-street parking shall be counted towards parking requirements.
- Mixed use parking: For multi-story residential and non-residential uses, parking shall be provided at a rate of 1 space per 1-bedroom apartment, 2 spaces per unit for each 2 bedroom apartment or larger with no less than one space per unit being provided. In addition, 1 guest space per three units shall be provided. Parking may be provided off-site or by a shared parking agreement.

Residential Parking

Residential parking Standards shall be in accordance with the standards delineated in the Town of Marana *Land Development Code*.

- Visitor parking: On-street parking may be counted toward the visitor parking requirements

Non-Residential Parking

Non-Residential parking Standards shall be in accordance with the standards delineated in the Town of Marana *Land Development Code.*

9. Street Standards

The Silverbell Gateway Specific Plan will consist of a planned road network to improve the circulation in the area. The main off-site roadways are Ina and Silverbell Roads. Access to these major roadways will be determined by the eventual siting of land uses, future construction of the I-10/Ina Road traffic interchange and the planned roadway improvements to Ina Road.

All roadways shall be in compliance with the Town of Marana Subdivision Street Standards. Additionally, all landscaped areas within the Silverbell Gateway interior ROW's shall be maintained by the HOA and regulated by CC&R's approved by the Town of Marana.

D. Design Guidelines

1. Purpose and Intent

Each Planning Area is to provide for a mix of uses that foster retail service, employment and high-density residential housing for the Town of Marana. The intent of these design guidelines is to ensure compatibility between uses and the proposed development standards for commercial and residential development. These guidelines will be applied to both planning areas where appropriate, and in some cases, the guidelines will require review by the Silverbell Gateway Design Review Committee (SGDRC) and Town of Marana staff to ensure compatibility with the Town's vision for the area and surrounding land uses.

2. Applicability

Commercial and residential design guidelines contained in this Specific Plan take precedence over the General Development Regulations set forth within Title 8 of the Town of Marana Land Development Code. Standards set forth within this Specific Plan shall prevail in case of conflict between the Specific Plan and the Land Development Code.

3. Design Review Committee

The Master Developer will be responsible for establishing the Silverbell Gateway Design Review Committee (SGDRC). This Committee will consist of a minimum of five members responsible for review and approval of architectural styles, screen wall design, entry features, landscape plans, utility design and construction, and signage design. The committee will have approval authority on these matters until such time that the property is entirely transferred from the Master Developer or is assigned to Builders within the project.

4. Single-Family Residential Detached Housing

The Town of Marana residential design standards, Title 8 of the Town of Marana *Land Development Code* shall be applied to all detached single-family residential development.

5. Single-Family Residential Attached and Multi-Family Residential Guidelines

The following residential design standards for the single family attached and multi-family buildings shall be applied to all residential development.

a. Site Planning:

- Development should be planned to maintain view corridors from the interior of the site as well as from Ina and Silverbell Roads to protect existing views and maximize the feeling of open spaces. Design approaches include curving streets, road

orientation toward open areas, bulk reduction of the upper stories of buildings and creation of view corridors.

- Where feasible, utilize grading; curb cutting, and drainage techniques to maximize water harvesting.
- Building placement on adjoining parcels should be varied to create a more interesting streetscape.

b. Architectural Design Guidelines:

- A building's scale, proportion and massing should create a comfortable and well-detailed urban environment by establishing a broad variety of buildings, heights, architectural form and detail. Scale, proportion, and massing should also establish architectural patterns or features that relate to adjacent developments. Large areas of undifferentiated or blank building facades or out-of-scale buildings should be avoided. Varying proportions are encouraged. The building design and street level architectural details should reinforce active streetscapes and be of visual interest to pedestrians.
- Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet height to avoid monolithic shapes and surfaces.
- Each multi-family or attached dwelling unit shall incorporate a range of details and massing conditions. The architecture shall include at least one of the following elements:
    - Covered bay, box windows
    - Recessed windows at least two inches from the building wall
    - Recessed or projected balconies
    - Chimneys made of masonry or other contrasting material that project from the wall plan
    - Distinct individualized entrances with functional porches or patios
    - Varied roof lines, wherein elements of the dwelling display different heights, or where roof design changes more than two planes or directions
- A variety of colors, heights and setbacks are encouraged to avoid unarticulated building facades.
- For vertical mixed-use buildings, first floors should have a significant portion of the facade area with windows that highlight visible activity within and outside the building. All retail floor space, or space intended for future conversion to retail floor space, provided on a ground floor of a mixed-use building should have a minimum floor-to-ceiling height of 11 feet.
- All rooftop mechanical equipment shall be screened by incorporating screening into the structure and by utilizing materials compatible with the supporting building. It shall be screened in a method, such as line of site sufficient enough to ensure no adjacent properties are negatively affected by either their appearance or any noise generated by this equipment.
- Integration of fabric/canvas awnings, flat metal awnings, and trellises is encouraged.

- The maximum length of continuous, unbroken fence or wall plane shall be 100 feet. Walls shall be articulated using a combination of decorative columns, diversity in texture and/or materials, offsets, or landscape pockets.
- The use of chain link fencing or exposed cinder block walls is not permitted.

c. Materials:

The following section provides guidance on approved material types, colors, and treatment.

- The use of cast stone lintels, corbels, arches, stone detailing, entablatures, friezes, columns and other such elements are encouraged. Other materials include:
  - Adobe brick or brick veneer
  - Smooth or Sand Finish Stucco
  - Stone veneers and faux stone products on building facades
  - Integrally colored and painted concrete masonry units (CMU's). Smooth and split-face units of four, six, and eight inches tall.
  - Vision and spandrel glasses
  - Ornamental metal fencing
  - Standing seam metal roofing
  - Shade cloth screening
  - Cast stone concrete caps
  - Rusted steel accents

6. Commercial Design Guidelines

The commercial design guidelines shall be in conformance with Title 8 of the *Land Development Code*, General Development Regulations. Additional commercial design guidelines have been added to provide further design and development criteria for Silverbell Gateway.

- Live/work units and vertical mixed uses may be incorporated.
- First floors of buildings should have a significant portion of the facade area with windows that highlight visible activity within and outside the building. All retail floor space, or space intended for future conversion to retail floor space, provided on a ground floor of a mixed-use building should have a minimum floor-to-ceiling height of 11 feet.
- Energy conservation techniques should be considered during site planning.
- Blank walls void of architectural details or other variation are prohibited. All facades should have a varied design to avoid a monolithic appearance and break down the building into smaller sections or a more pedestrian scale with each side or section varying in its architectural features, type, material, and or color.
- Frame major project entries with structures, enhanced landscaping, distinctive entry features and/or public art.
- All buildings larger than 50,000 square feet shall provide public art. Adjacent property owners are encouraged to develop shared artwork, especially within any shared plaza areas.

- All public art should generally reflect the character, heritage and traditions found in the southwest.
- All potential public art improvements will be reviewed and approved by the Silverbell Gateway Design Review Committee. Installation will be supervised by the Silverbell Gateway Design Review Committee and there will be correspondence with the Marana Arts Council.

7. Monumentation and Signage

The Master Developer will work with the Planning Director regarding the dedication of property at the northwest and northeast corners of the intersection of Ina and Silverbell Roads as well as at a location at the southeast corner of the site for the installation of gateway monumentation. The developer will be responsible for the design and construction of any future gateway monument signage. Additionally, any entry monumentation into Silverbell Gateway along either Ina or Silverbell Roads will be coordinated with the Planning Director for compliance with all applicable signage guidelines. In order to ensure installation of a safe and visually appealing signage program with unifying elements, a comprehensive personal signage plan (PSP) will be submitted at the time of Development Plan or Subdivision Plat review and shall be subject to Town of Marana signage regulations.

8. Lighting

All lighting shall adhere to the Town of Marana Outdoor Lighting Code.

9. Drainageways Standards

Exhibit III.G.1: Post Development Hydrology, provided in the Land Use Proposal section of this document, depicts the conceptual drainage design scheme for the District. This exhibit identifies the location and preliminary alignment for the drainage features to be constructed. Final design of the drainage features within this area will be coordinated with the Town of Marana to ensure that both the existing drainage design elements along Silverbell Road and those bordering the site to the north are compatible with those in Silverbell Gateway. Typical cross-sections of the drainageways are shown on *Exhibit IV.D.9*.

Exhibit IV.D.9: Typical Channel Cross-Sections

10. Recreation, Bicycle and Pedestrian Circulation

As part of the platting and development plan review process, a proposed recreation, bicycle and pedestrian plan will be submitted that describes the proposed trail connections and any other recreational features to be provided as part of the Specific Plan development in conformance with the Town's guidelines. The Silverbell Gateway Master Association shall determine the ultimate location of recreational, bicycle, and pedestrian features.

a. Pedestrian and Bicycle Connections

Pedestrian access will be required throughout the development. All public rights-of-way will be constructed to Town of Marana Street Standards, and where bicycle lanes are required, all on-street bicycle lanes shall be built in conformance with Town standards. In addition, the following will be incorporated into the Specific Plan:

- A continuous network of on-site pedestrian walkways will be provided to allow for direct access and connections to and between the following:
    - The primary entrance or entrances to each commercial building on the site;
    - Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the commercial development;
    - Public sidewalks along the perimeter streets adjacent to the commercial development;
    - Adjacent land uses and development, including, but not limited to, adjacent residential developments and retail shopping centers; and
    - Shading along pedestrian paths will be provided.

- At each point that a designated on-site pedestrian walkway crosses a parking lot, street or driveway, the walkway will be clearly visible to pedestrians and motorists through the use of one or more of the following delineation methods:
    - A change in paving material, paving height or paving color;
    - Decorative bollards;
    - A painted crosswalk;
    - Signage; or
    - A safely delineated median walkway buffered by landscaping.

b. Proposed Pathways and Trail Connections

An interconnected system of pathways throughout Silverbell Gateway will connect to The Loop in multiple locations along the eastern boundary as well as to the Silverbell Road Greenway, bike lanes and other paths in the area. The Loop provides an opportunity for residents to engage in active recreation, leisure and commuting in addition to offering a cool, shaded, respite from the Arizona sun.

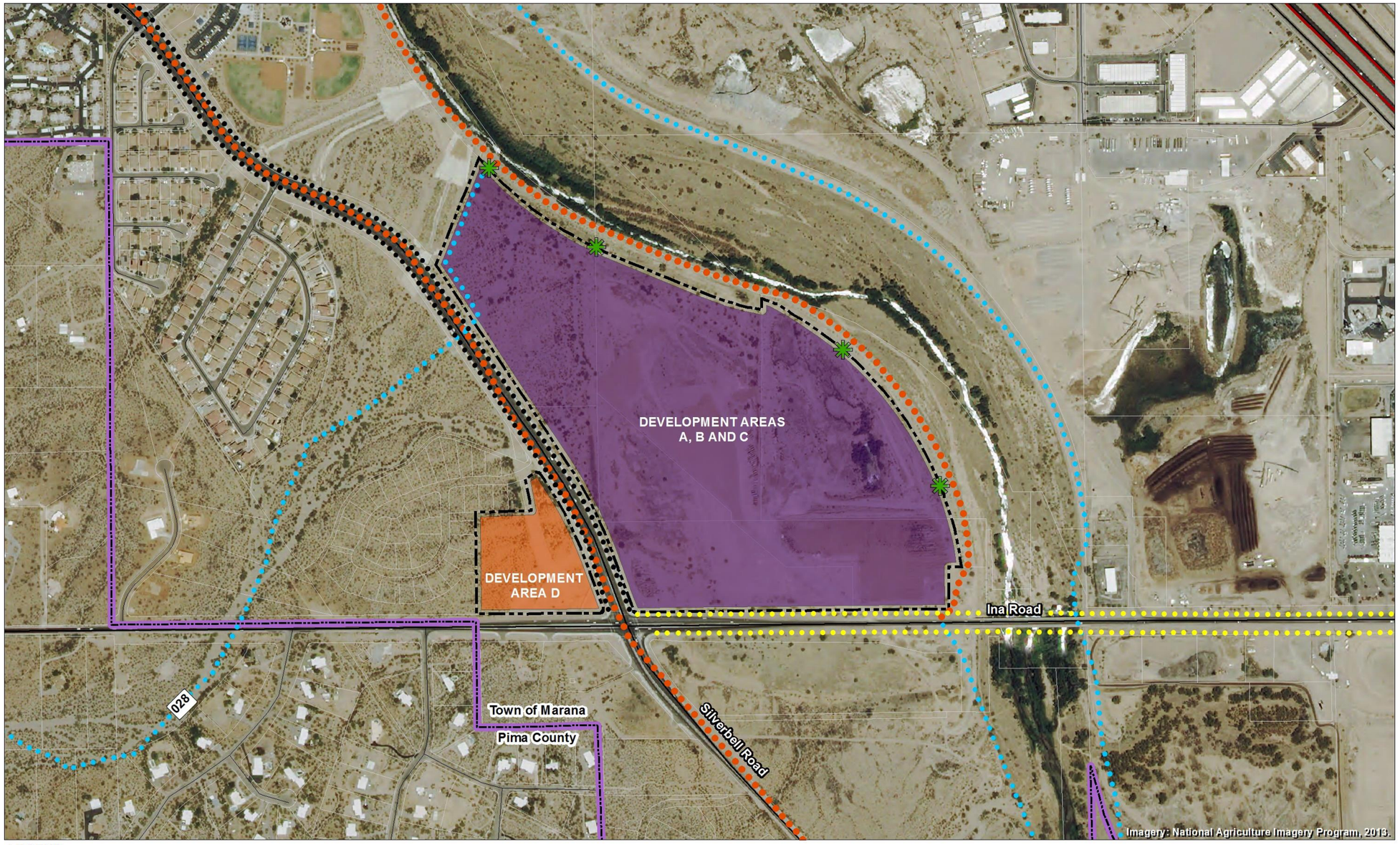
To further the goal of the Town of Marana's *Parks, Recreation, Trails and Open Space Master Plan*, the site will include a portion of the 5-mile Wild Horse Wash Trail (Pima Co. Trail #028). This regional trail connection along with any other trails offered on-site will be constructed as a 10-foot wide hard-surfaced path and may include 2-foot shoulders on each side. The Wild Horse Wash Trail will be constructed parallel to the Silverbell Road right-of-way for approximately 350-feet until it reaches the northwest corner of the site and then follows the northern boundary to connect to the "The Loop" along the Santa Cruz River.

Additional connections to The Loop shared-use path are encouraged every 1,000-feet to one-quarter mile along the length of the eastern boundary as shown on *Exhibit IV.D.10: Proposed Bicycle and Pedestrian Circulation*. The proposed connections to The Loop are conceptual; final locations will be determined during the platting/development process.

Pedestrian and multi-use paths will also be constructed within Silverbell Gateway to provide a safe pedestrian network throughout the community and to neighboring areas. The following multi-use trail standards shall apply:

- Multi-use paths covered in natural substrate such as decomposed granite will be constructed with 8- to 10-feet of right-of-way within a 20-foot common area.
- Paved multi-use paths will be constructed with 12- to 15-feet of right-of-way within a 20-foot common area.
- All trails will be subject to review by the Town of Marana staff.

Exhibit IV.D.10: Proposed Bicycle and Pedestrian Circulation



LEGEND

- Specific Plan Boundary
- Jurisdictional Boundary
- Development Area A, B and C
- Development Area D
- Existing Pedestrian Circulation
- Future Pedestrian Circulation
- Existing Bike Lanes and Multi-Use Paths
- Proposed Trails
- Proposed Connections to The Loop

NORTH 0' 150' 300'

FILE NAME: Proposed_Trails_RRT-13.mxd
SOURCE: Pima County GIS, 2013

E. Definitions

A

accessory structure: a structure, or part of a structure, that is (1) incidental to and customarily associated to the main structure on the site, and (2) located on the same lot as the principal building.

Examples of an accessory structure to residential uses include, but are not limited to: detached garages, porches, patios, swimming pools, cabanas, workshops and studios.

architectural feature: an ornamentation or decorative feature attached to or protruding from an exterior wall. Features include, but are not limited to windows (e.g. bay windows), chimneys, columns, awnings, marquee, façade or fascia.

attached housing: a building containing 2 or more dwelling units.

B

banking and financial institutions: a financial institution that engages in deposit banking and closely related functions such as making loans, investments, and fiduciary activities. Drive-up windows and drive-thru automated teller machines (ATM) are permitted as an accessory use.

blacksmith shop: a craft or artistic facility, not intended for industrial scale, where a metalsmith creates gates, grills, railings, light fixtures, furniture, sculpture tools, agricultural implements, decorative items, cooking utensils and other objects from wrought iron or steel.

building height: The vertical dimension of a structure measured from a specified point on the ground. The vertical distance of a building is measured from design grade elevation, at any individual point within the building footprint, to the highest point of a flat roof; to the deck line of a mansard roof; or to the middle (between the eave and ridge) of the highest gable of a pitched or hipped roof.

C

carpentry, upholstery & furniture repair: an indoor facility, not intended for industrial scale, that specializes in the restoration and repair of flooring, windows, doors, cabinetry, furniture, etc. as well as furniture, automobile, boat and aircraft upholstery.

child care facilities: a commercial or non-profit facility that provides shelter, care, activity, and supervision of children for periods of less than 24 hours a day and is licensed by the state.

commercial retail: retail sales of any article, substance, or commodity within a building or structure. Commercial retail uses include, but are not limited to: convenience stores, gasoline service stations, package liquor stores, grocery stores, drug stores and home improvement stores, laundry services and retail shops.

communication facilities or telecommunication towers: a structure on which there are electronic facilities for receiving or transmitting communication signals.

community center: a meeting place used by the community in which community members may gather for social, educational, recreational or cultural activities. Uses include recreation, a fitness center, meeting areas, and small food and beverage areas such as cafés. Community center use may be restricted to dues paying members.

condominium: a single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property.

convenience store: any retail establishment offering for sale gasoline and a limited line of groceries and household items intended for the convenience of the neighborhood. Automotive washing is permitted as an accessory use.

D

detached housing: a site-built building containing only one dwelling unit.

E

educational facilities (public and private): an institution for the teaching of children or adults including primary and secondary schools, colleges, professional schools, art schools, trade schools, and similar facilities.

entry monuments: primary points of vehicular entry into the property that are enhanced with Landscaping, architectural treatments and lighting.

F

feed store: a store selling various kinds of animal food-stock used to feed domesticated livestock, such as cattle, goats, sheep, horse, chickens, and pigs and other domesticated animals such as dogs, cats, birds, fish, rabbits and reptiles.

financial services: Accounting, auditing, bookkeeping, tax consultation, collection agencies, credit services, insurance and investment, security and commodity brokers, dealers and exchanges, insurance and financial planning.

foster homes: an institution or private residence for children who cannot live with their families and are therefore placed into a ward, group home or private home of a state certified caregiver.

G

group homes: a residential structure that is licensed to provide room, board, and supervised care on an on-going basis, but who do not require continuous nursing care, for adults over the age of 18 who are aged, mentally ill, developmentally disabled,

physically handicapped, or undergoing treatment or rehabilitation from chemical dependency.

H

home improvement centers: the retail sale of a diverse range of hardware and related materials generally used in the maintenance, repair, or construction of building or other structures, including lawn and garden supplies.

I – K Reserved for "I – K" Definitions

L

Landscape buffer: consists of a land area between two separate land uses consisting of vertical screening treatments such as plants, berm, fences and or walls to ensure compatibility between uses and allow for appropriate land use transitions.

land reclamation: the process of creating new land from oceans, lakes, riverbeds and past open-pit mining operations.

Live/work occupation: An occupation or activity which is clearly incidental and secondary to uses of the premises as a dwelling and which is carried on wholly or in part within a main building or accessory building by a member of the family who resides on the premises. A home occupation use shall not change the residential character of the property or the neighborhood and shall meet all applicable legal requirements.

lodging facilities: a building in which lodging is offered for compensation for a period of less than 30 days. This use includes hotels, motels, inns, and bed and breakfast residences, but does not include group homes and boarding houses.

lot coverage: The area by percent (%) of the site to be occupied by buildings, driveways and accessory structures.

M

manufacturing: Manufacturing is the assembling, finishing, and compounding of preprocessed materials into a finished product or component. Manufacturing shall be limited to indoor uses. Typical uses include the assembly of furniture, cloth goods, and plastic goods and the compounding of chemicals not otherwise classified as hazardous materials. Other types of manufacturing may include, but are not limited to: electronics, instruments, office and machinery, pharmaceutics, laboratories, manufacture and maintenance of signs novelties and holiday paraphernalia, rubber and metal stamps, furniture and upholstering, candy, canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper, precious or semiprecious stones or metals, plaster, shells textiles, wood, yarns.

Master Developer: The entity responsible for: (1) Establishing the Silverbell Gateway Design Review Committee; (2) assuring that development conforms to the Silverbell Gateway Design Guidelines and Development Regulations; and (3) designating the

custodial agency that will maintain natural undisturbed set-aside areas in accordance with the Management Program.

SGDRC: The Silverbell Gateway Specific Plan Design Review Committee.

mixed-use: a tract of land, building, or structure developed for two of more different uses such as, but not limited to, residential, office, retail, public, or entertainment. The mix of uses may occur either on the same tract of land, but compartmentalized into separate buildings, or, located within the same building (e.g. retail on the first floor and office or retail on the floors above the retail).

multi-family: a dwelling that is attached to another dwelling at one or more sides by a wall, excluding accessory dwellings. Multi-family use includes townhomes, apartment complexes and residential condominiums.

N Reserved for "N" Definitions

O Reserved for "O" Definitions

P

personal services: establishments providing non-medically related services generally related to personal needs, including beauty and barber shops, day spas, massage therapy establishments, garment and shoe repair shops, laundry services (including dry cleaning), photographic studios, dance studios, and health clubs. These uses may include the accessory retail sales of products related to the services provided.

planning area: unique areas of the project guided by land use regulations.

processing and cleaning: processing and cleaning is a use which provides dry cleaning, dyeing, laundering, or rug cleaning services. Typical uses include dry cleaning plants, diaper services, and linen supply services.

professional office: a room or group of rooms used for conducting the affairs of a business, medical, professional, or service industry.

public facilities: any non-commercial land use (whether publicly- or privately-owned) which is to be used and/or allocated for the general good of the public. These uses include, but are not limited to: governmental offices, parks, major and minor utilities, and community centers. Privately-owned facilities will be subject to applicable land use regulations. Public facilities may also include detective and protective services, employment services and public utility offices.

Q

quarry: a place, typically a large, deep pit, from which stone or other materials are or have been extracted.

R

recreational facilities: any area intended for active recreational use, structure, or building associated with and located on a parks and open space use. Recreational facilities include, but are not limited to: clubhouses, tennis courts, basketball courts, baseball diamonds, pools, playground equipment, bleachers, etc.

research and development activities: research and product development is conducting research of a commercial, industrial, or scientific nature. Included are analytic, diagnostic, processing, and other types of laboratory services. Typical uses include assaying, commercial testing, and engineering laboratories. The use includes, but is not limited to research laboratories and facilities as well as developmental laboratories and facilities including compatible light manufacturing similar to the following examples: Biochemical; Chemical; Film and photography; Medical or dental; Metallurgy; Pharmaceutical; Optical; and X-ray.

residential (single-family attached): A dwelling unit attached to one or more dwelling units by structural elements common to the attached units with each dwelling unit located on its own individual lot. The structural elements include common wall construction, roof, and other similar improvement. Elements like trusses, beams, and patio walls are not included.

residential (multi-family): is a classification of housing where multiple separate housing units are contained within one building. The most common form is an apartment building.

S

self storage: the renting or leasing of space for storage or personal effects. Typical uses include multiple unit storage facilities or mini-warehouses.

street sideyard: the area adjacent to public or private rights-of-way, excluding alleys.

specific plan: Silverbell Gateway Specific Plan.

subdivision: the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose of residential, industrial, office and business development or other use.

T

temporary use: any use allowed for a specified period of time. A use not of a permanent nature.

theaters (not including drive-ins): an outdoor or indoor area or building used for dramatic, operatic, motion pictures, or other performances

Town: The Town of Marana, County of Pima, State of Arizona together with its successors and assigns.

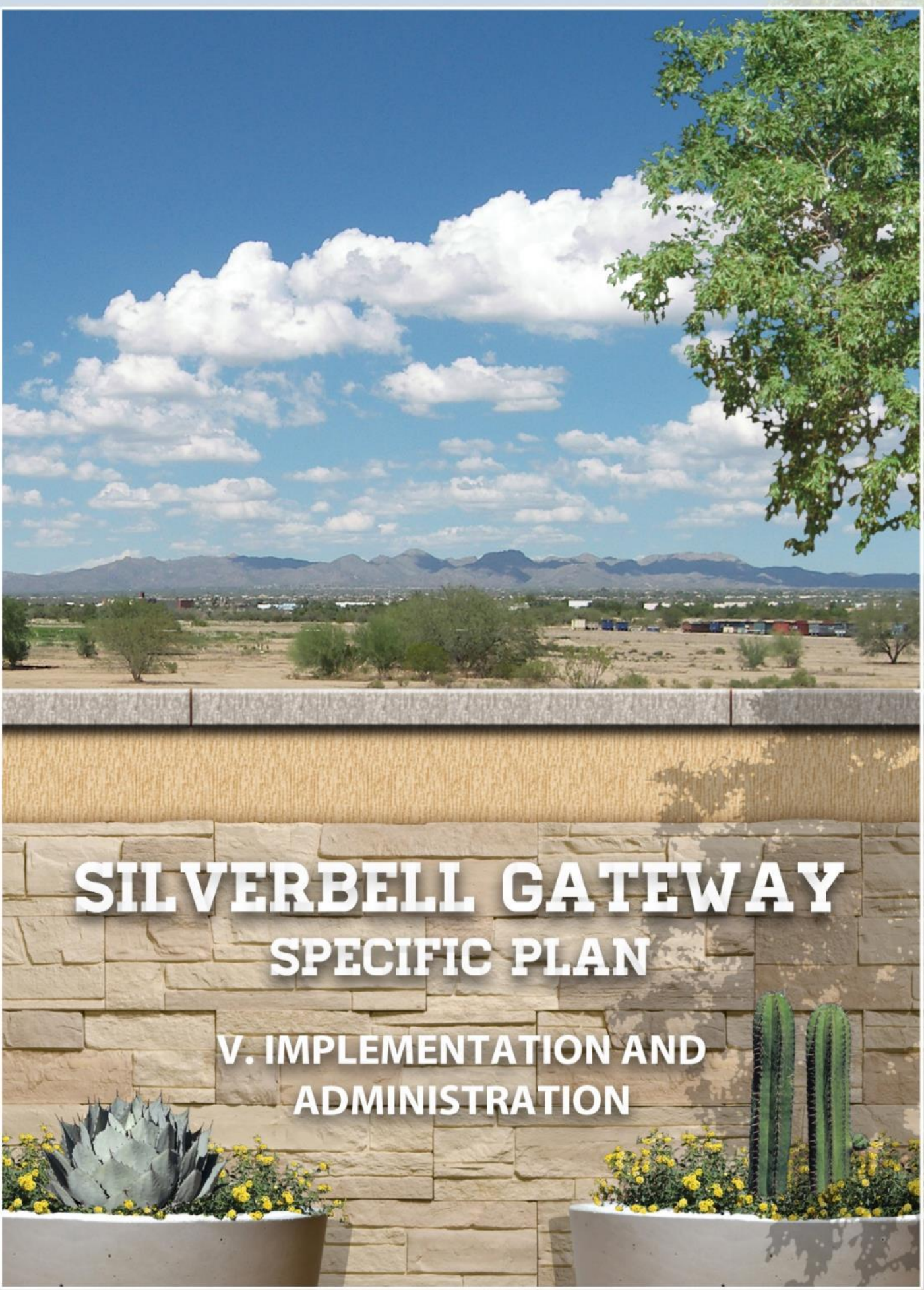
traffic impact analysis: a supplement to the master transportation study that addresses the traffic impacts associated with specific sites and/or subdivisions, identifies proposed design features to mitigate impacts, and includes a commitment to implement or pay for such design features within a specified time frame.

U Reserved for “U” Definitions

V

veterinary clinic: a professional practice where veterinary medicine and surgery are used to treat disease, disorder and injury in animals.

W-Z Reserved for “W – Z” Definitions



SILVERBELL GATEWAY
SPECIFIC PLAN

V. IMPLEMENTATION AND ADMINISTRATION

A. Purpose

This section of the Specific Plan is intended to provide regulatory procedures designed to guide the implementation for the Specific Plan throughout the duration of the project. This section also provides guidance regarding the general administration of amendment procedures to the Specific Plan. The Provisions below shall apply to the entire project site as defined in this Specific Plan.

1. Extent of the Specific Plan to Supplement or Supersede Adopted Town Zoning Regulations

The Development Regulations section of the Specific Plan addresses only those areas that differ from the Town of Marana *Land Development Code*. If an issue, condition or situation arises that is not covered or provided for in this Specific Plan, those regulations of the Town of Marana *Land Development Code* that are in place at the time of development shall be used by the Planning Director as the guidelines to resolve the unclear issue, condition or situation.

Appeals to the Planning Director's interpretation may be made to the Board of Adjustment within 15 working days of the date of interpretation.

2. General Implementation Responsibilities

The implementation of Silverbell Gateway Specific Plan is the responsibility of the Master Developer, the Builder, the Silverbell Gateway Master Association, the Sub-Association and the Town of Marana.

The Master Developer is the entity responsible for providing the basic infrastructure needs including roads, sewer and water in a timely and efficient manner. The Master Developer forms the Silverbell Gateway Master Association and is responsible for recording the Master CC&R's.

The Builder, residential or commercial, is the purchaser of a development area, or portions of a development area, which may or may not require additional infrastructure improvements, such as utility extensions or local streets. The Builder is responsible for all construction and lot improvements not made by the Master Developer within their area(s) of ownership. Should the Builder purchase a development area without the infrastructure improvements generally provided by the Master Developer, the Builder becomes the responsible party for the construction or installation of those improvements.

At any time, the Master Developer may relinquish its rights and assign any or all rights to one or more Builders. Associated responsibilities of the Master Developer would also be transferred to the Builder at that time.

The Silverbell Gateway Master Association ("the Association") is a non-profit entity that governs all other property owners' associations within the community. The Association establishes the Design Review Committee that reviews all plans for proposed construction within the Specific Plan area. It is also responsible for the maintenance and management of all shared private common areas that are not dedicated to the Town of Marana or maintained by a subdivision homeowners association. It also may maintain area dedicated to the Town. The Sub-Association(s) is a non-profit homeowners' association established by the CC&R's for individual subdivisions within the community. It is responsible for managing, establishing and maintaining community property and services within the subdivision. It may also establish its own sub-architectural review committee (SARC) to review all plans for modification, remodel or any other constructed improvements within the subdivision. The SARC will be responsible for reviewing variances or appeals.

The Town of Marana Development Services Department will be responsible for ensuring all policies and standards laid out in the Specific Plan are adhered to during the review of all development in the Specific Plan. The Town of Marana shall be responsible for the maintenance and management of all public roadways and recreation/open space areas dedicated to the Town.

3. Interpretation

The Planning Director shall be responsible for interpreting the provisions of this Specific Plan. Appeals to the Planning Director's interpretation may be made to the Town Council within fifteen (15) working days from the date of the interpretation.

4. Development Review Procedures

The SGDRC shall review and approve/disapprove all new construction conducted by the Builder including all homes, subdivision plats and improvements, development plans, landscaping, signage and all variances and appeals prior to submittal to the Town of Marana for approval and permitting in accordance with Town procedures. The requirements of the Silverbell Gateway Specific Plan and the development agreements between Master Developer and the Town of Marana shall not have the effect of superseding the requirements of the adopted building codes. Final decisions on grading, drainage, final road alignment, improvement plans, revegetation and other matters will be made after the approval of the preliminary plat. Builders will not be allowed to pull permits until the requisite approval of the plan has been given by the ARC.

No structures, including signs, shall be erected, improved or altered, nor shall any grading, excavation, tree removal or any other work which in any way alters the exterior appearance of any structure or area of land commence unless it has been approved in writing by the ARC. The ARC will review all development proposals for compliance with the established Community Design Guidelines.

Approval of a subdivision plat, development plan or building permit is subject to the following requirements:

- Conformance with the Silverbell Gateway Specific Plan, as adopted;
- Conformance with the development agreement between the Master Developer and the Town of Marana;
- Dedication of appropriate rights-of-way and easements for roads, utilities and drainage areas by plat or by separate instrument if the property is not to be subdivided; and
- Preliminary plat, final plat and development plan submittals shall follow Town of Marana procedures current at the time of application.

The SARC shall review all exterior modifications proposed by homeowners within the associated subdivision. This includes modifications, remodels, additions and all landscape improvements not already constructed by the Master Developer or Builder. Upon the SARC's approval, exterior modifications proposed by the homeowner will then be sent to the ARC for its approval. If there is no SARC, then the proposed modification will be sent directly to the ARC for its review and approval.

The primary goal of both the ARC and SARC is to review plans, specifications, materials and samples to determine if the proposed improvements comply with the Community Design Guidelines. The architectural committees' review is limited to design compliance only and it assumes no responsibility for non-design compliance issues including, but not limited to: structural adequacy, quality, capacity or safety of improvement or structure; soil conditions such as compaction, erosion and stability; compliance with all building codes and other governmental laws and regulations; or contractor performance and quality-of work issues.

5. Specific Plan Amendments

Amendments to the Silverbell Gateway Specific Plan may become necessary for various reasons including but not limited to responding to changes resulting from new development conditions, financial conditions, and/or to respond to the requirements of potential users or builders of the property. The Master Developer, the Town of Marana, other developers, or agents representing either may request amendments to the approved Specific Plan.

6. Administrative Change

Certain changes to the explicit provisions in the Specific Plan may be made administratively by the Town of Marana Planning Director, provided such changes are

not in conflict with the overall intent as expressed in the Silverbell Gateway Specific Plan.

The Planning Director's decision regarding administrative changes and determination of substantial change, as outlined below, shall be subject to appeal to the Town Council. Categories of administrative changes include, but are not limited to:

- The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines, as interpreted by the Planning Director;

- Changes to infrastructure, such as drainage and utilities, which do not change the overall intent of the Specific Plan;

- Any comparable interpretations of the list of permitted and temporary uses of the property set forth in the Specific Plan;

- Changes in land use designation boundaries, division of plan areas or combinations of areas;

- Minor modifications or adjustments to intrusions, encroachments, easements, rights-of-way, or open spaces, so long as the modifications do not conflict with the overall intent of the Specific Plan; and

- The determination that a use may be allowed which is not specifically listed as permitted, but which may not be determined as analogous and/or accessory use explicitly listed as permitted, as made by the Planning Director.

7. Substantial Change

This Specific Plan may be substantially amended by the procedure outlined in the Town of Marana *Land Development Code*, Title 17 Section 05.06.07, Specific Plan Changes. The owner or agent of the property may submit to the Planning Director a written application to amend one or more of the Specific Plan regulations. Depending on the type of request, the Planning Director may determine the request to be a substantial change to the Specific Plan. A substantial change requires the applicant to submit all sections or portions of the Silverbell Gateway Specific Plan that are affected by the change(s). After review, the Planning Director shall refer the request to amend with his recommendations to the Planning Commission for noticed public hearing. The Planning Commission shall make its recommendation to the Town Council which, after public hearing, shall approve, reject, or modify the proposed amendment.

Bibliography

Aerial Photographs, Pima Association of Governments, 2012.

Town of Marana Land Development Code, Title 8 - General Development Regulations, revised May 2011.

Town of Marana Land Development Code, Title 6 - Subdivision Requirements, revised March 2011.

Town of Marana Land Development Code, Title 5 - Zoning, revised May 2011.

Town of Marana General Plan, 2010.

Town of Marana Strategic Plan II, March 2012.

Town of Marana Parks, Recreation, Trails, and Open Space Master Plan, 2010.

FEMA Flood Insurance Rate Map, Pima County, Arizona.

Institute of Transportation Engineers, Trip Generation Manuals, 7th Edition, Volumes 1 & 3, 2003.

MapGuide, Pima County Geographic Information Systems, 2013.

Pima Regional Trail System Master Plan, revised May 2012.

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item A2

To: Mayor and Council

From: Steven Vasquez, Planner I

Date: October 21, 2014

Strategic Plan Focus Area:
Community

Strategic Plan Focus Area Additional Info:
Implementation of this proposed master-planned mixed use development can support "Initiative 4" within the "Community" focus area of promoting the development of a balanced portfolio of housing, including multi-family, to meet the current and future needs of Marana residents.

Subject: PUBLIC HEARING: Ordinance No. 2014.026: Relating to Development; approving a rezoning of approximately 14.7 acres of land located at the southeast corner of Ina Road and Silverbell Road from "R-36 Residential" to "F" Specific Plan for the purpose of establishing the Riverside at Silverbell Specific Plan and approving a minor amendment to the General Plan to amend the land use category from Commercial (C) to Master Plan Area (MPA) (Steven Vasquez)

Discussion:

Summary of Application
An application submitted by Ina & Silverbell 1 Limited Partnership, represented by The Planning Center, to rezone approximately 14.7 acres of land at the southeast corner of Ina Road and Silverbell Road from "R-36 Residential" to "F" Specific Plan for the purpose of establishing the Riverside at Silverbell Specific Plan, a master-planned mixed-use development. The requested zoning includes an application for a minor amendment to the Town of Marana General Plan. The application proposes to amend the existing General Plan land use category from Commercial (C) to Master Plan Area (MPA) to accommodate the proposed specific plan zoning.

Rezoning Request
The specific plan area consists of approximately 14.7 acres. The Riverside at Silverbell Specific Plan proposes one land use designation: Mixed-Use.

Marana General Plan
The 2010 Marana General Plan designates the proposed specific plan area as Commercial (C) which includes commercial uses that range from neighborhood to regional scale commerce. Those on the neighborhood scale may include convenience oriented commercial uses that serve single neighborhoods or groups of neighborhoods. Those on the intermediate or regional scale may include major commercial centers that serve a wider population base. The rezoning application is accompanied by an application for a minor amendment to the land use category from Commercial (C) to Master Plan Area (MPA) to accommodate the proposed specific plan zoning. The MPA land use category is characterized by a variety of intensities and uses, including low to high density residential, differing scales of commercial development and employment related uses which is inline with the Mixed-Use land use designation of this proposed specific plan.

Land Use
The Riverside at Silverbell Specific Plan proposes one land use designation within the approximately 14.7 acre project area: Mixed-Use. The Plan proposes a mixed-use development with commercial retail, employment, entertainment, single-family attached and multi-family housing options. Single-family detached housing will be prohibited. The permitted uses are encouraged to be mixed both horizontally and vertically, subject to applicable building safety codes and regulations.

Access and Circulation
There will be one access point at Silverbell Road. The developer of this project will be responsible for the design and provision of a southbound left-turn lane on Silverbell Road at this project's driveway.

There will be three access points along Ina Road. The developer of this project will be responsible for the design and construction of eastbound right-turn (deceleration) lanes at each of the three driveways. If a traffic signal has been constructed by others at the intersection of Ina Road at the project's easternmost driveway (as shown on the Traffic Impact Study) prior to the construction of the said driveway, this project's developer shall be responsible for the construction of all required traffic signal equipment and provision of new traffic signal phasing/timing plan to accommodate the subject driveway's traffic.

The Traffic Engineering Division has accepted both the specific plan and traffic impact study.

Utilities
The water supply for the Riverside at Silverbell Specific Plan area will be provided by Tucson Water. A water service agreement as well as an approved water master plan are required to establish service to the site. Sewer service will be provided by the Pima County Regional Wastewater Reclamation Department (PCRWRD). Capacity is currently available for this project via a 12" line at the northwest corner of the site. A sewer service agreement will be needed prior to development. Tucson Electric Power (TEP) currently provides electrical service to this area of Marana.

Neighborhood Meeting
The Planning Center conducted a neighborhood meeting on September 16, 2014 at the Wheeler Taft Abbett Library. No community members attended.

Public Notification
The required notice for the public hearing for the rezoning and minor General Plan amendment was properly published in *the Daily Territorial* newspaper and posted at various locations within the Town. Also all property owners within 300 feet of the proposed specific plan area were notified by U.S. Mail of the public hearing. Staff has received one comment letter.

Recommended Findings of Fact
1. The property is currently zoned "R-36 Residential" (Single Family Residential - minimum lot size of 36,000 square feet). The proposed change in zoning from "R-36 Residential" to "F" Specific Plan will require a minor amendment to the Marana General Plan from the existing designation of Commercial (C) to Master Plan Area (MPA).
2. With the acceptance of the recommended conditions, the proposed rezoning is in compliance with all other development standards of the Land Development Code related to this zoning classification.
3. This request, with acceptance of the recommended conditions, does not appear to be detrimental to the immediate area or to the health, safety, welfare of the inhabitants of the area and the Town of Marana.

CASE ANALYSIS
Review Criteria:
1. Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc. : With the acceptance of the recommended conditions this proposal complies with the requirements of all agencies.
2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.: With the acceptance of the recommended conditions this proposal complies with the requirements of "F" Specific Plan zoning and the purpose and intent of the Land Development Code.
3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan: This proposal is consistent with the purpose and intent of the Land Development Code and, with approval of the minor General Plan amendment, the Town of Marana General Plan Master Plan Area (MPA) land use category.
4. Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area or the development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the Town: Based upon the requirements and conditions, this proposal does not appear to be detrimental to the immediate area or to the general health, safety and welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

Staff recommends adoption of Ordinance No. 2014.026, approving a rezoning creating the Riverside at Silverbell Specific Plan and approving a minor amendment to the General Plan, subject to the following recommended conditions:
1. Compliance with all applicable provisions of the Town's Codes and Ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements.
2. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the applicant or the land owner from

responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. Appropriate experts should be retained and appropriate federal and state agencies should be consulted to determine any action necessary to assure compliance with applicable laws and regulations.

3. A sewer service agreement and master sewer plan shall be submitted by the developer and accepted by the wastewater provider prior to the approval of any final plat or development plan.
4. A drainage report must be submitted by the developer and accepted by the Town Engineer at the development plan or platting stage of this project.
5. Drainage and landscaping will be designed to prevent impacts to and enhance the "The Loop" trail system and the Santa Cruz bank protection on the east side of the project site.
6. Native riparian vegetation will be used in conjunction with drainage improvements, "The Loop" trail system and the Santa Cruz River to enhance riparian habitat remaining on the site and/or mitigate that which has been disturbed.
7. The developer shall dedicate to the Town at no cost all necessary rights of way and easements as depicted on the Town's Ina Road, Silverbell Road to Star Commerce Way road improvement plans, including any reasonable adjustments to said rights of way and easements as a result of the road improvement plans being incorporated into the Arizona Department of Transportation's Ina interchange project.
8. The developer will be responsible for submitting to the Town additional traffic studies at the development plan or platting stage of this project.
9. The developer of this project will be responsible for the design and construction of eastbound right-turn (deceleration) lanes at each of the project's three driveways on Ina Road.
10. The developer of this project will be responsible for the design and provision of a southbound left turn land on Silverbell Road at the project's driveway on that road.
11. If a traffic signal has been constructed by others at the intersection of Ina Road at this project's easternmost driveway (as shown on the accepted Traffic Impact Study) prior to the construction of said driveway, this project's developer shall be responsible for the construction of all required traffic signal equipment and provisions of new traffic signal/phasing/timing plan to accommodate the subject driveway's traffic.
12. This project is located within the South Marana Transportation and Marana Park Benefit Areas and will be subject to those fees at time of permitting.
13. An annual report shall be submitted within 30 days of the anniversary of the Town Council's approval of the Riverside at Silverbell Specific Plan in accordance with the requirements defined in the Land Development Code.
14. Upon adoption of the rezoning ordinance by the Town Council's approval of the Riverside at Silverbell Specific Plan, the applicant shall provide the Planning Department the following: one non-bound original; eight bound copies and eight electronic copies on CD in PDF format.
15. The property owner shall not cause any lot split of any kind without the written consent of the Town of Marana.
16. The property owner shall transfer to Marana, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for the Town providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the Town and developer/Property Owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
17. Before the Town issues grading permits for this project, the developer shall submit evidence to the Town that all federal permit requirements have been met through the Corps of

Engineers and the State Historic Preservation Office.

18. The preliminary plat shall be in substantial conformance with the Land Use Concept Plan of the Silverbell Gateway Specific Plan.

Planning Commission Recommendation

The Planning Commission held a public hearing for the specific plan and minor General Plan amendment applications on September 24, 2014, and received a unanimous recommendation for approval (6-0, one commission seat is vacant).

Suggested Motion:

I move to adopt Ordinance No. 2014.026 approving the Riverside at Silverbell Specific and a minor amendment to the General Plan with the conditions recommended by staff.

Attachments:

Ordinance No. 2014.026
Exhibit A - Legal Description
Riverside at Silverbell SP Application
Riverside at Silverbell SP GPA Application
Riverside at Silverbell SP Location Map
Riverside at Silverbell SP
Comment Ltr frm Property Owner Mailing

MARANA ORDINANCE NO. 2014.026

RELATING TO DEVELOPMENT; APPROVING A REZONING OF APPROXIMATELY 14.7 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF INA ROAD AND SILVERBELL ROAD FROM "R-36 RESIDENTIAL" TO "F" SPECIFIC PLAN FOR THE PURPOSE OF ESTABLISHING THE RIVERSIDE AT SILVERBELL SPECIFIC PLAN AND APPROVING A MINOR AMENDMENT TO THE GENERAL PLAN TO AMEND THE LAND USE CATEGORY FROM COMMERCIAL (C) TO MASTER PLAN AREA (MPA)

WHEREAS The Planning Center represents Ina & Silverbell 1 Limited Partnership, referred to as the "Owner" of 14.7 acres of land located at the southeast corner of Ina Road and Silverbell Road (referred to in this Ordinance as the Rezoning Area), depicted on Exhibit "A" attached to and incorporated in this Ordinance by this reference; and

WHEREAS the Owner has authorized The Planning Center to submit applications to rezone 14.7 acres from "R-36 Residential" to "F" Specific Plan ("this Rezoning") and amend the Marana 2010 General Plan from Commercial (C) to Master Plan Area (MPA); and

WHEREAS the Marana Planning Commission held a public hearing on September 24, 2014, and voted 6-0 to recommend that the Town Council approve the Specific Plan and minor General Plan Amendment, subject to the recommended conditions; and

WHEREAS the Marana Mayor and Town Council held a public hearing on October 21, 2014 and determined that the requested Specific Plan and minor General Plan Amendment should be approved.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

Section 1. The zoning of the Rezoning Area is hereby changed from "R-36 Residential" to "F" Specific Plan, creating the Riverside at Silverbell Specific Plan, attached to and incorporated in this Ordinance by this reference.

Section 2. The minor amendment to the 2010 General Plan is hereby approved, changing the land use category for the Rezoning Area from Commercial (C) to Master Plan Area (MPA).

Section 3. This Rezoning is subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Town of Marana Land Development Code (but which shall not cause a reversion of this Ordinance):

1. Compliance with all applicable provisions of the Town's Codes and Ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements.
2. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the applicant or the land owner from

responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. Appropriate experts should be retained and appropriate federal and state agencies should be consulted to determine any action necessary to assure compliance with applicable laws and regulations.

3. A sewer service agreement and master sewer plan shall be submitted by the developer and accepted by the wastewater provider prior to the approval of any final plat or development plan.
4. A drainage report must be submitted by the developer and accepted by the Town Engineer at the development plan or platting stage of this project.
5. Drainage and landscaping will be designed to prevent impacts to and enhance the "The Loop" trail system and the Santa Cruz bank protection on the east side of the project site.
6. Native riparian vegetation will be used in conjunction with drainage improvements, "The Loop" trail system and the Santa Cruz River to enhance riparian habitat remaining on the site and/or mitigate that which has been disturbed.
7. The developer shall dedicate to the Town at no cost all necessary rights of way and easements as depicted on the Town's Ina Road, Silverbell Road to Star Commerce Way road improvement plans, including any reasonable adjustments to said rights of way and easements as a result of the road improvement plans being incorporated into the Arizona Department of Transportation's Ina interchange project.
8. The developer will be responsible for submitting to the Town additional traffic studies at the development plan or platting stage of this project.
9. The developer of this project will be responsible for the design and construction of eastbound right-turn (deceleration) lanes at each of the project's three driveways on Ina Road.
10. The developer of this project will be responsible for the design and provision of a southbound left turn land on Silverbell Road at the project's driveway on that road.
11. If a traffic signal has been constructed by others at the intersection of Ina Road at this project's easternmost driveway (as shown on the accepted Traffic Impact Study) prior to the construction of said driveway, this project's developer shall be responsible for the construction of all required traffic signal equipment and provisions of new traffic signal/phasing/timing plan to accommodate the subject driveway's traffic.
12. This project is located within the South Marana Transportation and Marana Park Benefit Areas and will be subject to those fees at time of permitting.
13. An annual report shall be submitted within 30 days of the anniversary of the Town Council's approval of the Riverside at Silverbell Specific Plan in accordance with the requirements defined in the Land Development Code.
14. Upon adoption of the rezoning ordinance by the Town Council's approval of the Riverside at Silverbell Specific Plan, the applicant shall provide the Planning Department the following: one non-bound original; twelve bound copies and ten electronic copies on CD in PDF format.

Section 4. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this Ordinance are hereby repealed, effective as of the effective date of this Ordinance.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of October, 2014.

_____
Mayor Ed Honea

ATTEST:

_____
Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

EXHIBIT A

Parcel 1

All that portion of Lots 1 and 2 of Section 2, Township 13 South, Range 12 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows;

COMMENCING at the intersection of the South right-of-way of Ina Road, according to Book 9 of Road Maps, page 91, records of Pima County, Arizona and the East line of said Section 2, as they existed on October 14, 1981;

THENCE North 89 degrees 55 minutes 11 seconds West, along said right-of-way line, a distance of 58.08 feet to a point;

THENCE continuing along said right-of-way line South 89 degrees 52 minutes 30 seconds West, a distance of 510 feet to the TRUE POINT OF BEGINNING;

THENCE South 0 degrees 07 minutes 30 seconds East, a distance of 425 feet to a point;

THENCE South 89 degrees 52 minutes 30 seconds West, a distance of 1613 feet to a point on the East right-of-way line of Silverbell Road according to Book 3 of Road Maps, page 10, records of Pima County, Arizona and as it existed on October 14, 1981;

THENCE Northwesterly along said East right-of-way line of said Silverbell Road, a distance of 574.55 feet to its intersection with the South right-of-way line of said Ina Road;

THENCE North 89 degrees 52 minutes 30 seconds East, along said South right-of-way line of said Ina Road, a distance of 1999.63 feet to the TRUE POINT OF BEGINNING.

EXCEPT THEREFROM that portion conveyed to Pima County by Deed recorded in Docket 7523 at page 1368.

FURTHER EXCEPT THEREFROM that portion conveyed to Pima County by Deed recorded in Docket 9830 at page 2234.

FURTHER EXCEPT THEREFROM any portion lying within the property conveyed to the Town of Marana by Deed recorded in Docket 12329 at page 4865.

FURTHER EXCEPT THEREFROM any portion lying within Ina Road and Silverbell Road.

(JV Arb 111)

Parcel 2

All that portion of the North half of the Northeast quarter of Section 2, Township 13 South, Range 12 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the intersection of the South line of Ina Road as shown in Book 9 at page 91 of Road Maps known as Road Proceeding No. 1004 and the East line of said Section 2;

THENCE North 89 degrees 55 minutes 11 seconds West along the South line of said Ina Road, a distance of 58.08 feet;

THENCE South 89 degrees 52 minutes 30 seconds West, a distance of 510.00 feet;

THENCE South 00 degrees 07 minutes 30 seconds East, a distance of 425.00 feet;

THENCE South 89 degrees 52 minutes 30 seconds West, a distance of 230.00 feet, to the POINT OF BEGINNING;

EXHIBIT A
(Continued)

THENCE continuing South 89 degrees 52 minutes 30 seconds West, a distance of 1,323.00 feet;

THENCE South 00 degrees 07 minutes 30 seconds East, a distance of 30.00 feet;

THENCE North 89 degrees 52 minutes 30 seconds East, a distance of 1,323.00 feet;

THENCE North 00 degrees 07 minutes 30 seconds West, a distance of 30.00 feet to the POINT OF BEGINNING.

(JV Arb 133)

MARANA
PLANNING

1. TYPE OF APPLICATION (Check One)

☐ Preliminary Plat	☐ Final Plat	☐ General Plan Amendment	☐ Variance
☐ Development Plan	☐ SWPP	☐ Landscape Plan	☐ Native Plant Permit
☐ Specific Plan Amendment	☐ Conditional Use Permit	☑ Rezone/Specific Plan	☐ Native Plant Exception
☐ Significant Land Use Change	☐ Minor Land Division	☐ Water Plan	☐ Annexation

☐ Improvement Plan (specify type in Description of Project box*) ☐ Other _____

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	214-04-044B and 214-04-042F			General Plan Designation (To be confirmed by staff)	Commercial
Gross Area (Acre/SF)	14.7 acres			Current Zoning (To be confirmed by staff)	R-36 (Single Family Residential)
Development / Project Name	Riverside at Silverbell			Proposed Zoning	F (Specific Plan)
Project Location	Marana Township 12 South, Range 12 East, Section 35				
Description of Project*	Mixed-use commercial and residential				
Property Owner	Ina & Silverbell 1, LTD Partnership - Attention: Denton Investments				
Street Address	5555 West Ina road				
City Tucson	State AZ	Zip Code 85743	Phone # 417-766-0433	Fax # none	E-Mail Address texewalt@aol.com
Contact Person	David Denton			Phone Number / E-mail 417-766-0433 / texewalt@aol.com	
Applicant	Ina & Silverbell 1, LTD Partnership - Attention: Denton Investments				
Street Address	2721 N Oracle Rd				
City Scottsdale	State AZ	Zip Code 85705	Phone # 417-766-0433	Fax # none	E-Mail Address texewalt@aol.com
Contact Person	David Denton			Phone Number / E-mail 417-766-0433 / texewalt@aol.com	
Agent/Representative	The Planning Center				
Street Address	110 South Church Ave, Suite 6320				
City Tucson	State AZ	Zip Code 85701	Phone # 520-623-6146	Fax # 520-622-1950	E-Mail Address mgrassinger@azplanningcenter.com
Contact Person	Michael Grassinger			Town of Marana Business License No.	125638

3. AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and checklist. **(If not owner of record, attach written authorization from the owner.)**

MICHAEL GRASSINGER — Print Name of Applicant/Agent

Signature

3/5/14 — Date

CaseLog# PCZ-14014 Date Received 3-18-14 Signature

CRW# PCZ1403002

MARANA
PLANNING

1. TYPE OF APPLICATION (Check One)

☐ Preliminary Plat	☐ Final Plat	☐ General Plan Amendment	☐ Variance
☐ Development Plan	☐ SWPP	☐ Landscape Plan	☐ Native Plant Permit
☐ Specific Plan Amendment	☐ Conditional Use Permit	☐ Rezone/Specific Plan	☐ Native Plant Exception
☐ Significant Land Use Change	☐ Minor Land Division	☐ Water Plan	☐ Annexation

☐ Improvement Plan (specify type in Description of Project box*) ☑ Other General Plan Map Amendment

2. GENERAL DATA REQUIRED

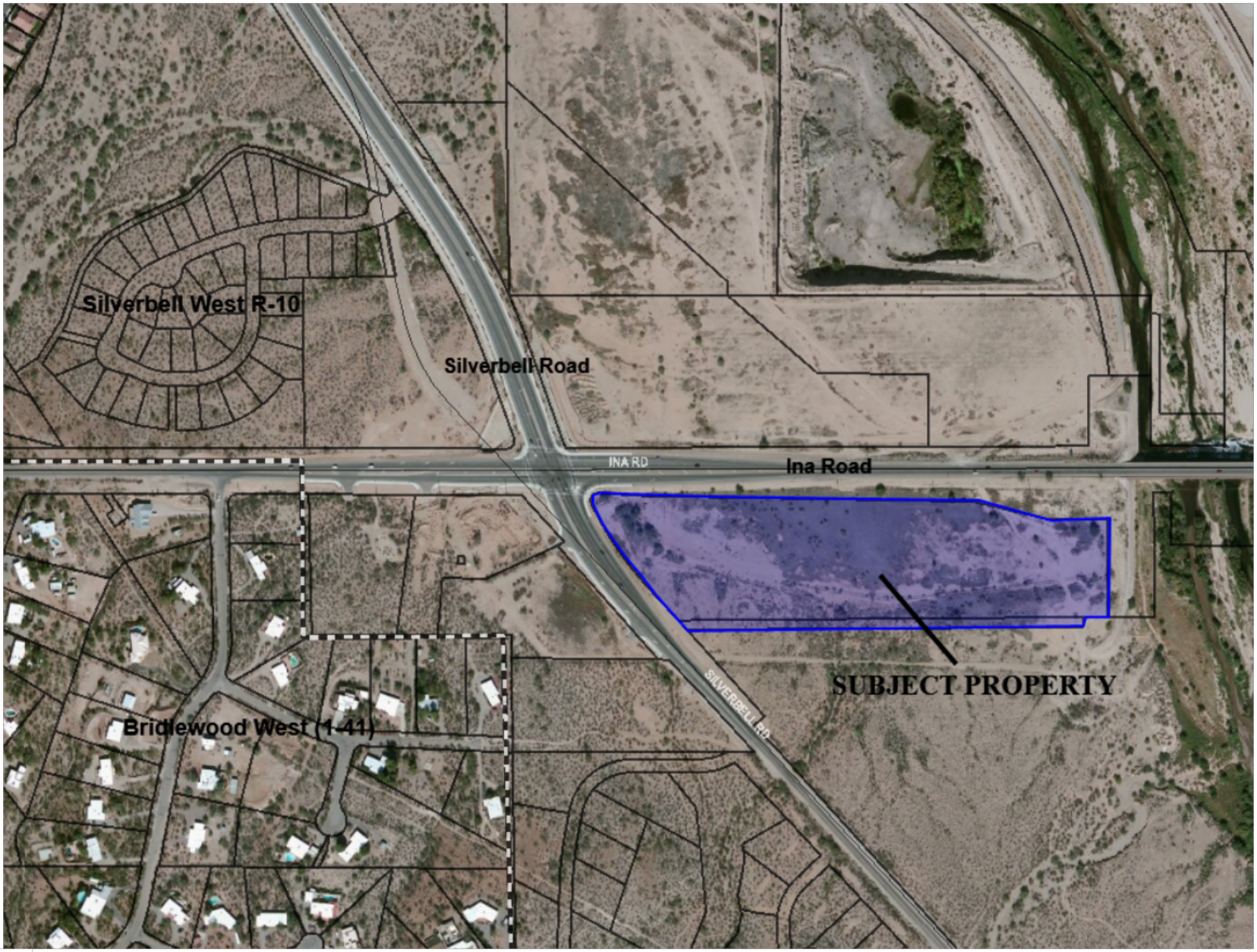
Assessor's Parcel Number(s)	214-04-044B and 214-04-042F			General Plan Designation (To be confirmed by staff)	Commercial
Gross Area (Acre/SF)	14.7 acres			Current Zoning (To be confirmed by staff)	R-36 (Single Family Residential)
Development / Project Name	Riverside at Silverbell			Proposed Zoning	F (Specific Plan)
Project Location	Marana Township 12 South, Range 12 East, Section 35				
Description of Project*	Mixed-use commercial and residential				
Property Owner	Ina & Silverbell 1, LTD Partnership - Attention: Denton Investments				
Street Address	5555 West Ina road				
City Tucson	State AZ	Zip Code 85743	Phone # 417-766-0433	Fax # none	E-Mail Address texewalt@aol.com
Contact Person	David Denton			Phone Number / E-mail 417-766-0433 / texewalt@aol.com	
Applicant	Ina & Silverbell 1, LTD Partnership - Attention: Denton Investments				
Street Address	2721 N Oracle Rd				
City Scottsdale	State AZ	Zip Code 85743	Phone # 417-766-0433	Fax # none	E-Mail Address texewalt@aol.com
Contact Person	David Denton			Phone Number / E-mail 417-766-0433 / texewalt@aol.com	
Agent/Representative	The Planning Center				
Street Address	110 South Church Ave, Suite 6320				
City Tucson	State AZ	Zip Code 85701	Phone # 520-623-6146	Fax # 520-622-1950	E-Mail Address mgrassinger@azplanningcenter.com
Contact Person	Michael Grassinger			Town of Marana Business License No.	125638

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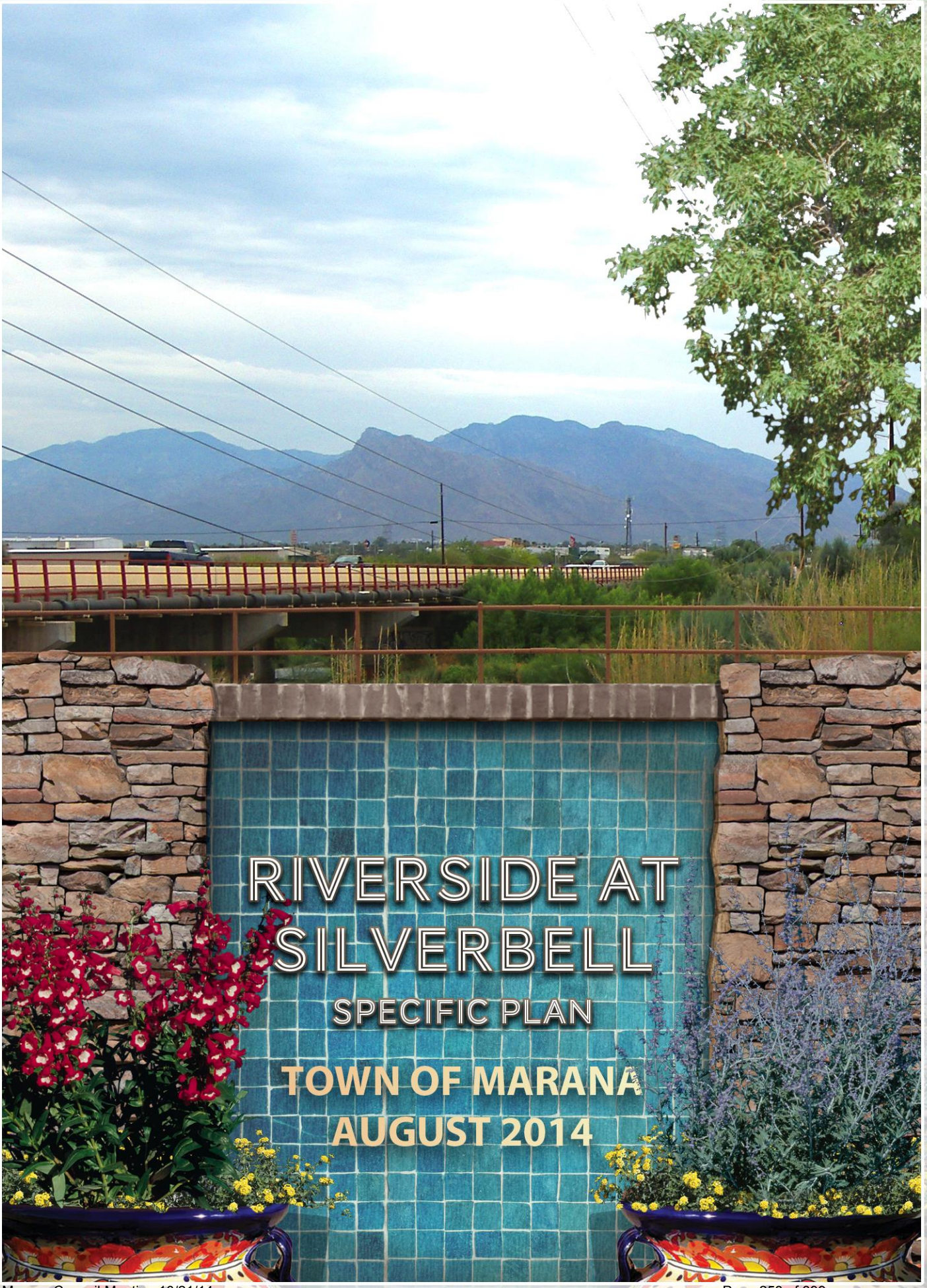
Michael Grassinger	Michael J. Grassinger	7/21/14
Print Name of Applicant/Agent	Signature	Date

CRW# GPA1407-001 Date Received 7-21-14 Signature C. Jacobi



PCZ-14014 Riverside at Silverbell Specific Plan
GPA1407-001 Riverside at Silverbell General Plan Amendment

This map was generated from the Town of Marana's GIS Web mapping system and is to be used for reference use only. GIS data is constantly changing so layers that appear on this map may or may not be accurate or current depending on the date and time this map was created.


RIVERSIDE AT
SILVERBELL
SPECIFIC PLAN
TOWN OF MARANA
AUGUST 2014

Riverside at Silverbell Specific Plan

Marana, Arizona

Submitted to:

Town of Marana
Planning Department
11555 West Civic Center Drive
Marana, Arizona 85653

Prepared for:

Ina & Silverbell 1, Limited Partnership
2721 North Oracle Road, Suite 300
Tucson, Arizona 85705
Telephone: (417) 766-0433

Prepared by:

The Planning Center
110 South Church Avenue, Suite 6320
Tucson, Arizona 85701
Telephone: (520) 623-6146

With assistance from:

Stantec Engineering
5151 East Broadway Boulevard, Suite 400
Tucson, Arizona 85711
Telephone: (520) 750-7474

And:

Curtis Lueck & Associates
5460 West Four Barrel Court
Tucson, Arizona 85743
Telephone: 520-743-8748

GPA1407-001
PCZ-14014
August 2014

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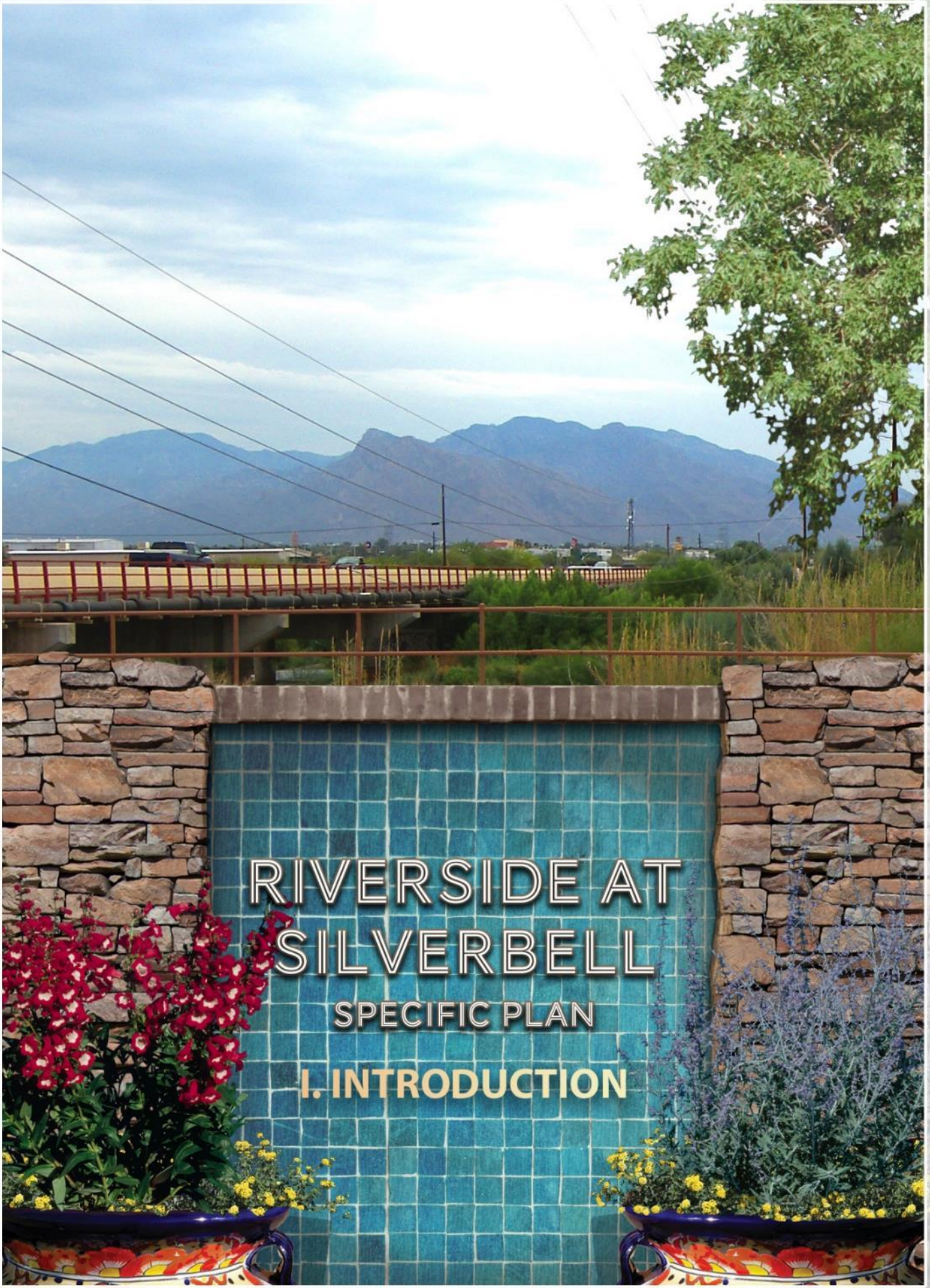
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RIVERSIDE AT
SILVERBELL
SPECIFIC PLAN
I. INTRODUCTION

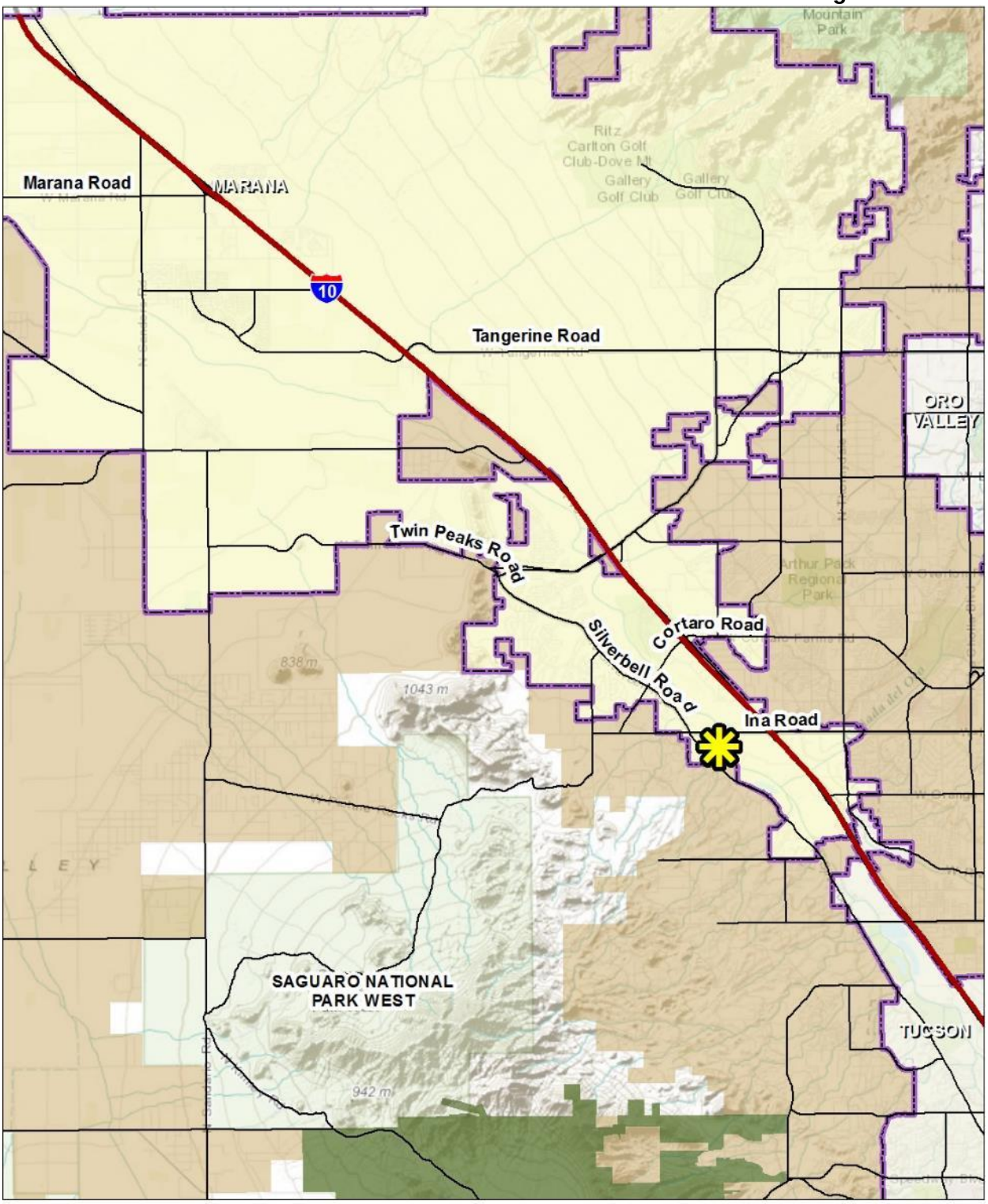
A. Background

The Riverside at Silverbell Specific Plan is a planned mixed-use development consisting of 14.7-acres located within the Town of Marana Limits on the southeast corner of Ina Road and Silverbell Road. Riverside at Silverbell is bounded by Ina Road on the north, vacant land on the south, the Santa Cruz River and Santa Cruz River Park shared-use path (The Loop) on the east and Silverbell Road to the west.

Much of the property around the Silverbell and Ina intersection has remained vacant due to the economic downturn; this project presents an opportunity to transform this crucial piece of Ina Road frontage between the Santa Cruz River and Silverbell Road into a thriving gateway development to the Town of Marana. The owner's vision is to create a quality activity center that supports the viability of proposed commercial development through the offering of affordable, yet attractive multifamily housing options. The project is envisioned as a gated luxury apartment and townhome community, most likely located in the eastern portion of the site adjacent to the Santa Cruz River, with an integrated commercial component on the west half of the property. With the scheduled improvements to Ina Road and the reconstruction of the Interstate 10 traffic interchange at Ina soon to become a reality, the timing for this vision is rapidly approaching.

See *Exhibit I.A.1: Regional Context*.

Exhibit I.A.1: Regional Context

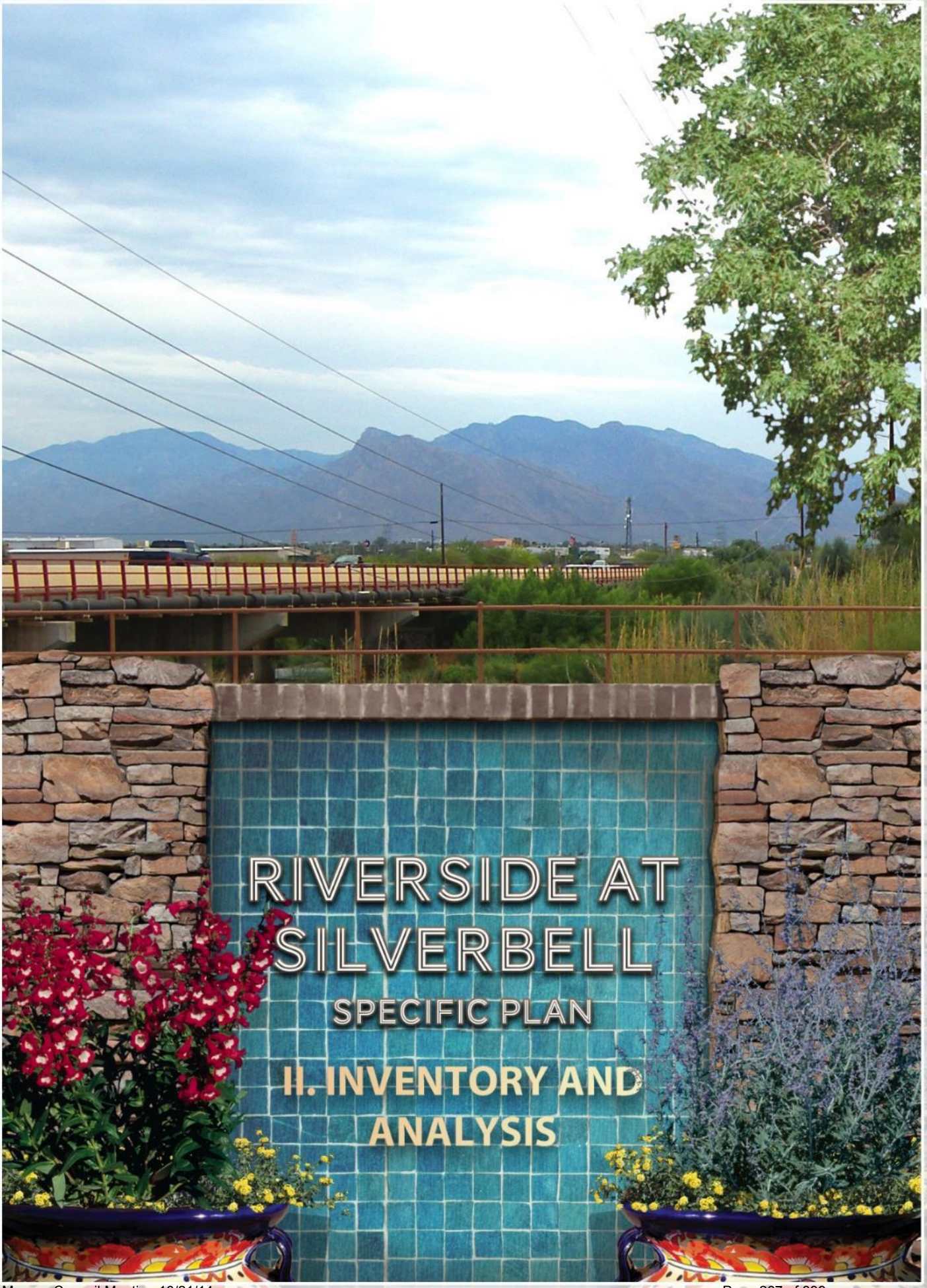


LEGEND

- Site Location
- Town of Marana
- Pima County
- Tucson Mountain Park
- Municipal Jurisdictions

NORTH 0' 7250' 12500'

FILE NAME: regional_6x8_ISP-01.mxd
SOURCE: Pima County GIS, 2013


RIVERSIDE AT
SILVERBELL
SPECIFIC PLAN
II. INVENTORY AND
ANALYSIS

A. Purpose and Intent

The primary purpose of the Development Capability Report section of the Riverside at Silverbell Specific Plan is to identify the site's opportunities, constraints and various physical characteristics, the analysis of which will provide a means whereby development is designed in a sensitive and responsive manner to the physical conditions of the site. Information for this section was compiled from a variety of sources, including site visits, referencing topographic, hydrological, archaeological and traffic analyses, and correspondence with staff from the local jurisdictions. The Development Capability Report follows the Town of Marana requirements provided in the Town of Marana *Land Development Code*.

Pursuant to such requirements, information on the following physical components of the site was compiled to assess the suitability of the property for development:

- Existing structures, roads and other development
- Topography and slope analyses
- Hydrology and water resources
- Vegetation and wildlife habitat
- Geology and soils
- Viewsheds
- Cultural resources
- Existing infrastructure and public services

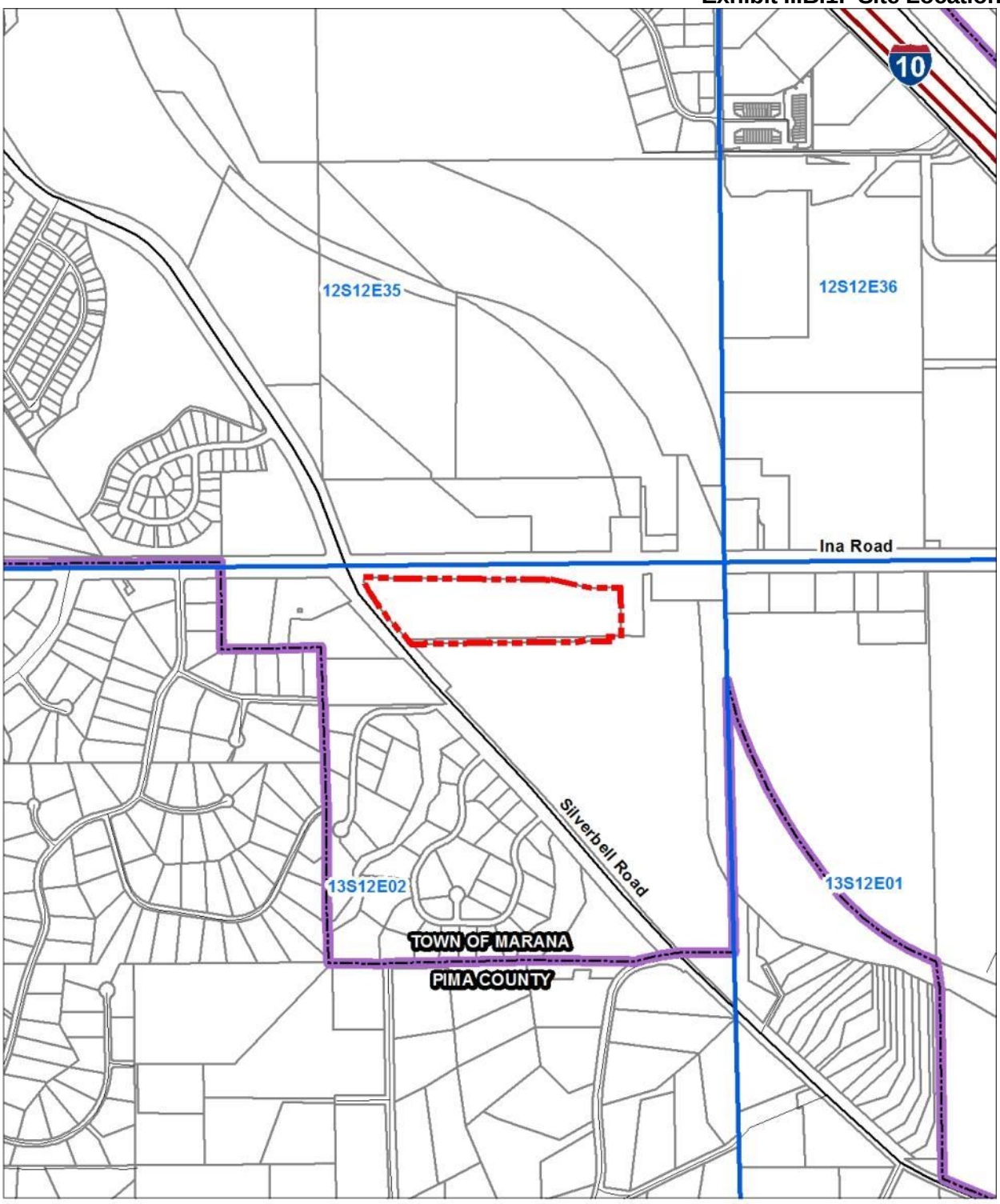
B. Existing Land Uses

This section of the Development Capability Report identifies existing zoning, land use and structures on-site and on surrounding properties, as well as other proposed development in the project vicinity.

1. Site Location

The project is situated within the southern limits of the Town of Marana in the northwest portion of Section 02, Township 13 South, Range 12 East. The property lies approximately one-mile west of Interstate 10 just west of the Santa Cruz River, on the southeast corner of the intersection of Silverbell Road and Ina Road. In total, the site area is approximately 14.7-acres. *See Exhibit II.B.1: Site Location*.

Exhibit II.B.1: Site Location



LEGEND

- Site Boundary
- Township, Range, Section
- Jurisdictions

Notes:

Project Site is located at:
Township 13S, Range 12E, and Section 02
Acreage: Approx. 14.7 AC
Parcel ID #:214-04-044B, 214-04-042F

NORTH 0' 500' 1000'

FILE NAME: ISP-01_location_6x8.mxd
SOURCE: Pima County GIS, 2013

2. Existing On-Site Land Use and Zoning

The site is currently vacant with no existing structures on-site except for an old abandoned irrigation canal that runs east to west through the middle of the property. There is also a 16-foot wide Tucson Electric Power (TEP) public utility easement that crosses the northeast corner of the site. The existing zoning designation on the property is "R-36", Single Family Residential, which has a minimum 36,000 square foot lot size.

3. Existing Conditions on Properties within a One-Quarter Mile Radius

a. Zoning

The zoning designations of surrounding properties, as depicted in *Exhibit II.B.3* are as follows:

North: Town of Marana A (Small Lot Zone), E (Transportation Corridor Zone), LI (Light Industrial) and VC (Village Commercial)

South: Town of Marana R-16 (Single Family Residential), R-36 (Single Family Residential) and R-144 (Single Family Residential)

East: Town of Marana R-36 (Single Family Residential), E (Transportation Corridor Zone) and Pima County SH (Suburban Homestead Zone)

West: Town of Marana R-10 (Single Family Residential), R-36 (Single Family Residential), NC (Neighborhood Commercial), VC (Village Commercial) and Pima County CR-1 (Single Residence Zone)

b. General Plan Land Use

The 2010 Town of Marana General Plan indicates the site is designated Commercial. The surrounding general plan designations within one-quarter mile of the site, as depicted in Exhibit II.B.3.b are as follows:

North: Industrial, Commercial & Santa Cruz Buffer

South: Low Density Residential

East: Industrial & Santa Cruz Buffer

West: Commercial & Low Density Residential

c. Land Use

The land uses of surrounding properties within one-quarter mile, as depicted in *Exhibit II.B.3.c: Existing Land Uses* are as follows:

North: Vacant Land

South: Vacant Land, Ina & Silverbell (1-41) Single-Family Residential Subdivision

East: Vacant Land, Santa Cruz River, The Loop Shared-use Path and the Ina Land Reclamation Facility

West: Vacant Land, Proposed Silverbell Crossroads Shopping Center, Silverbell West Single-Family Residential Subdivision, Bridlewood West (1-41) and Bridlewood West (42-102) Single-Family Residential subdivisions

d. Number of Stories of Existing Structures

There are no existing structures currently on the site. Two-story homes are allowed in the Ina & Silverbell subdivision and are expected in the Silverbell West subdivision, currently under construction, located northwest of the site. All other homes within a one-quarter mile radius are one-story.

e. Pending and Conditional Rezonings

According to the most recent Town of Marana Planning and Zoning Activity map dated July 2013, there are no pending or conditional rezonings within a one-quarter mile radius of the project site. There is a proposal for a specific plan rezoning referred to as the Silverbell Gateway Specific Plan, case number PCZ-14012, located directly north of the site across Ina Road on approximately 92 acres.

f. Subdivision/Development Plans Approved

There are four approved subdivision plats within a one-quarter mile radius of the project site. Silverbell West (currently under construction) will feature one- and two-story single-family residential homes located northwest of the site. Bridlewood West (1-41), Bridlewood West (42-102) and Ina & Silverbell (1-41) are all one-story single-family residential subdivisions located west and south of the site, respectively.

Silverbell Crossroads Shopping Center is located on the southwest corner of Ina and Silverbell roads, west of the site, and is currently in development plan review, DPR-08044.

g. Architectural Styles of Adjacent Development

Existing homes in the area are rural custom-home type single-family residences with southwest and ranch architectural style. Homes in the Silverbell West subdivision northwest of the site will likely be more typical of the conventional production built single-family detached housing, similar to what is nearby in Silverbell Place to the north.

4. Well Sites within 100 Feet of the property

According to Pima County Geographic Information Systems and the Arizona Department of Water Resources, well #619283 is located on-site near the mid-eastern portion of the property. The pump capacity of the well is 35 gallons per minute (GPM). Use of the well may be integrated into the water plan for future development, but if its retention is determined to be infeasible, then it will be capped in accordance with Town standards. There are no other wells located on-site, or within 100 feet of the property. *See Exhibit II.B.3.c: Existing Land Uses*.

Exhibit II.B.3: Existing Zoning

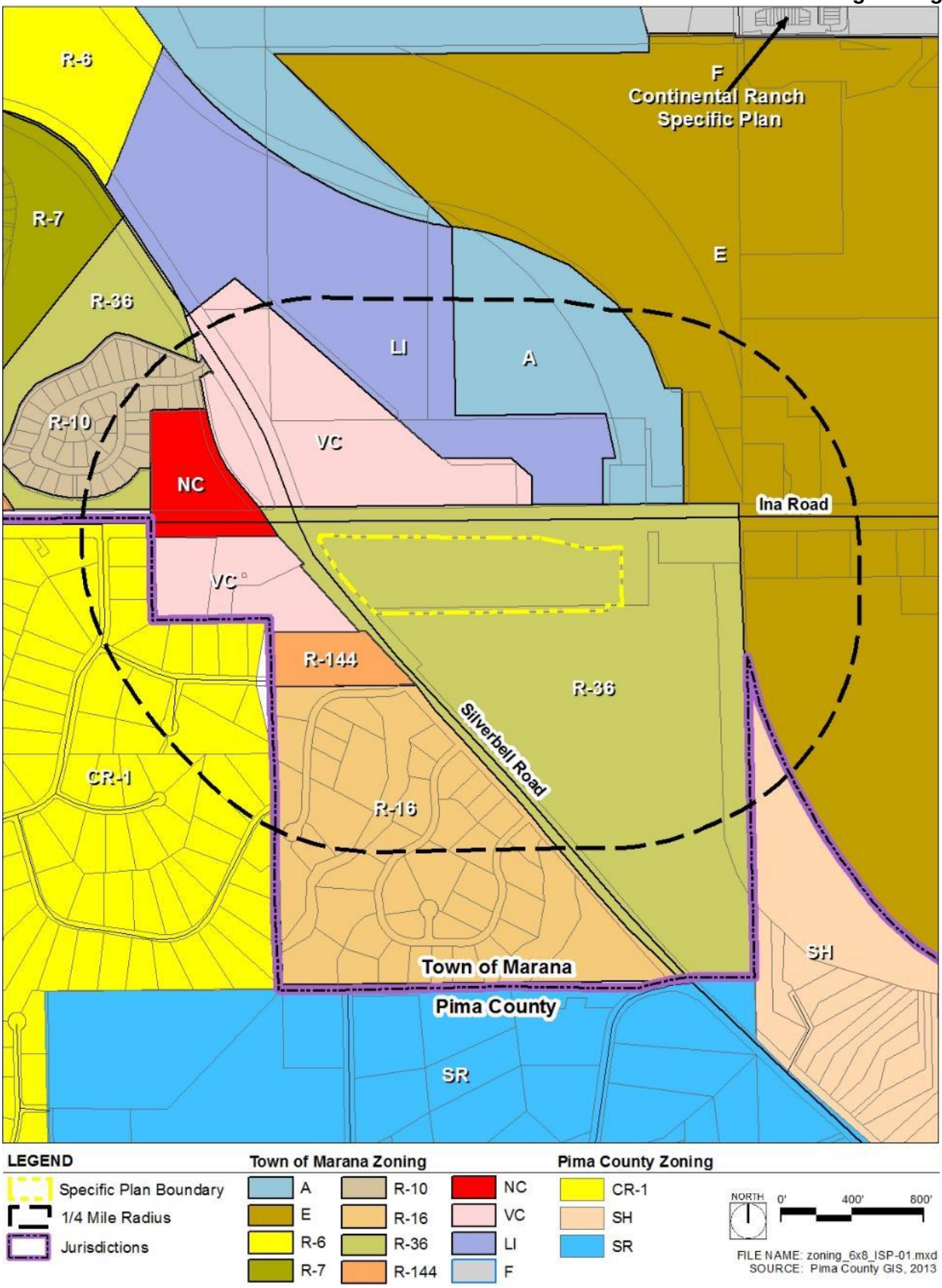


Exhibit II.B.3.b: General Plan Designations

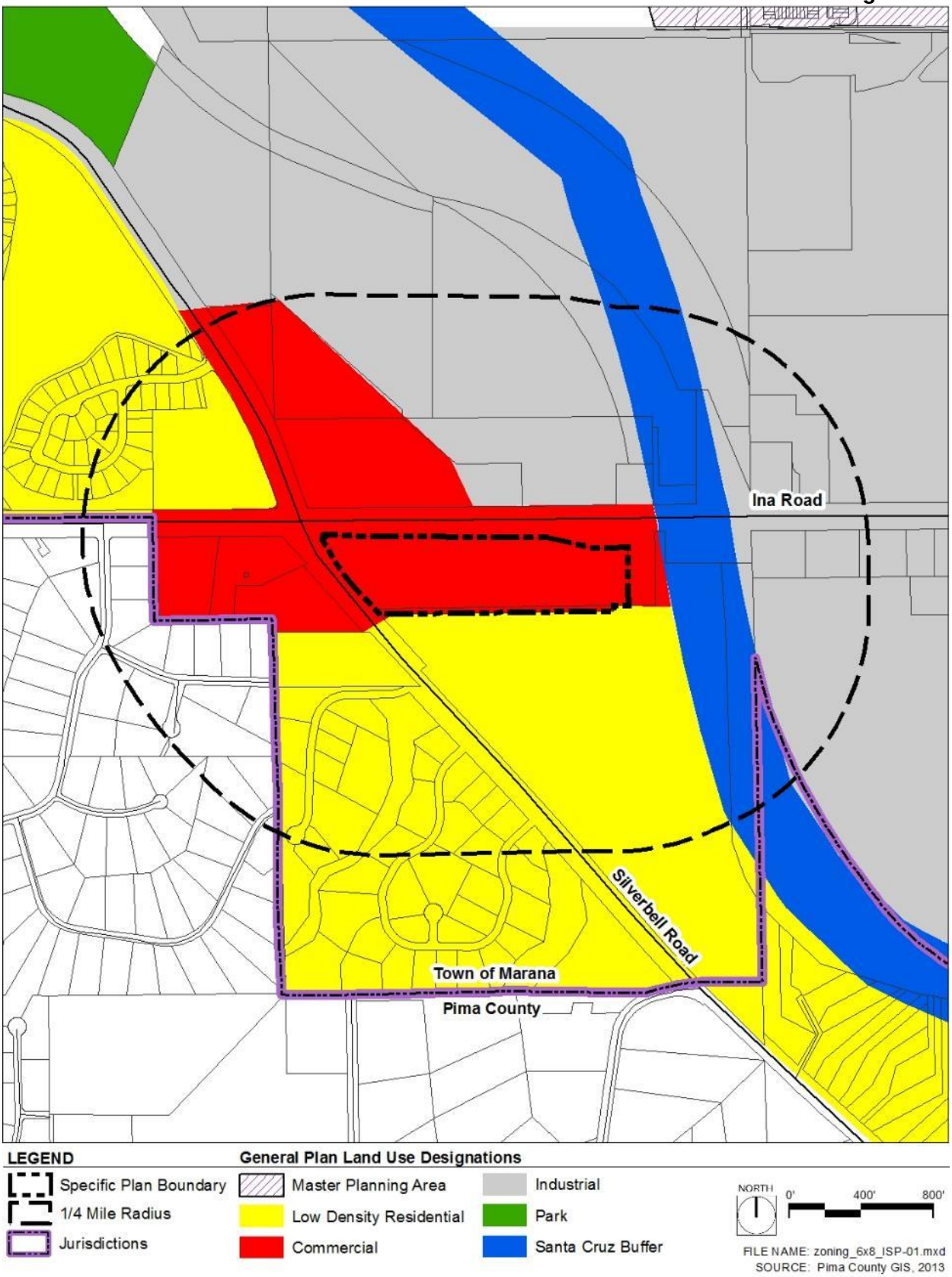
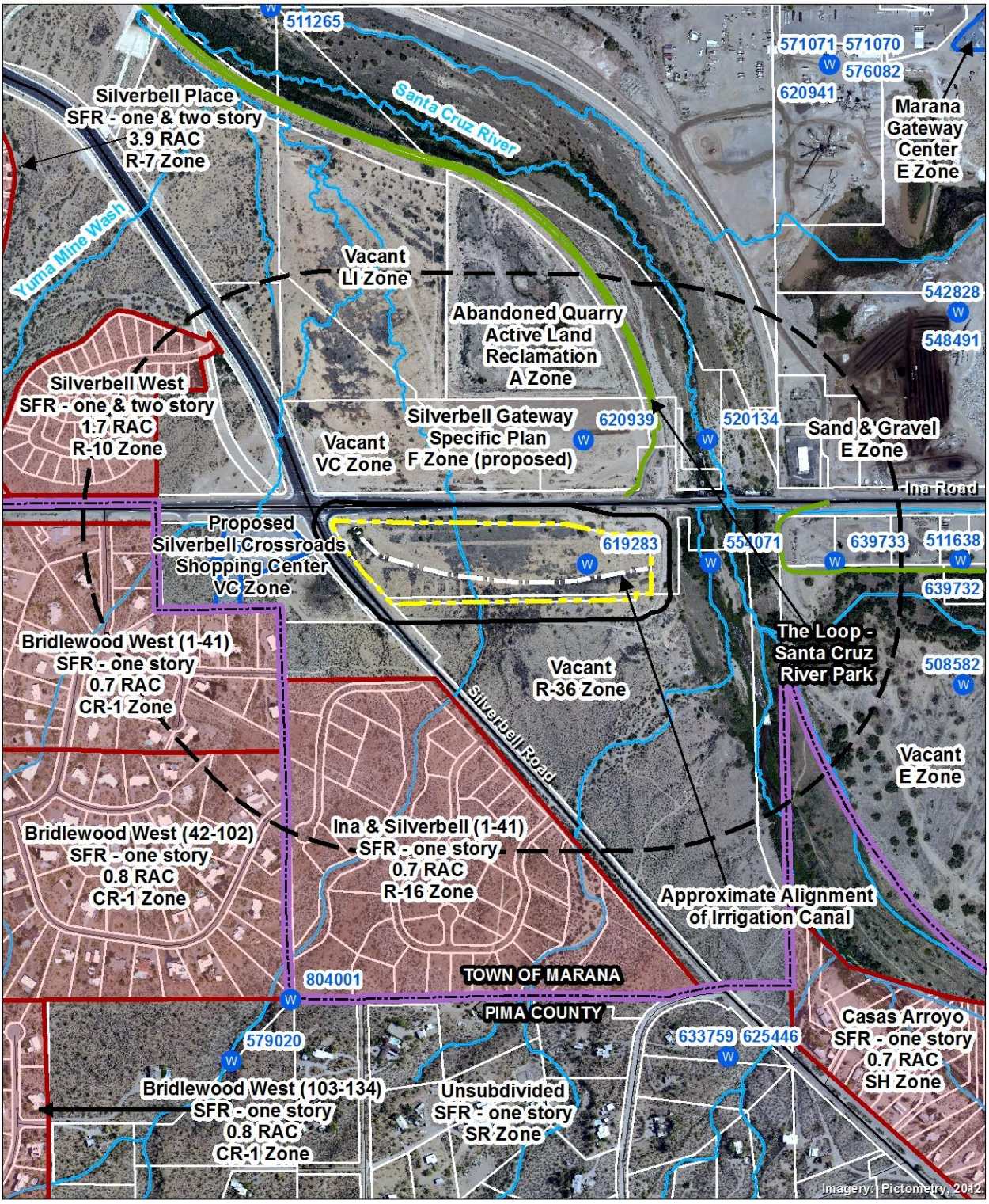


Exhibit II.B.3.c: Existing Land Uses



LEGEND

- Specific Plan Boundary
- 100 Foot Radius
- 1/4 Mile Radius
- Jurisdictions
- Approved Subdivision Plat
- Approved Development Plan
- Washes
- Wells (Registry ID Number labeled)

NORTH 0' 400' 800'

FILE NAME: ex_cond_6x8_ISP-01.mxd
SOURCE: Pima County GIS, 2013

C. Topography and Slope

The site is mostly flat with little variation in topography. The elevations on the property range from approximately 2,172 feet near the southwestern corner to approximately 2,166 feet near the middle of the north property boundary. One un-named wash exits the property at the low point along the north property boundary with flows between 500 and 1,000 CFS. Existing topography at 2' contour intervals is shown on *Exhibit II.C.1: Topography and Slope*.

1. Hillside Conservation Areas

There are no Hillside Conservation areas on or within 300-feet of the subject property.

2. Rock Outcrops

There are no rock outcrops on the subject site.

3. Slopes of 15% or Greater

There is a very small area located in the northeast corner of the site and another small area in the northwest portion of the site along the old irrigation canal with slopes between 15 and 25 percent. The surface slope of the property is shown on *Exhibit II.C.1: Topography and Slope*.

4. Other Significant Topographic Features

There are no other significant topographic features such as peaks or ridges on the project site.

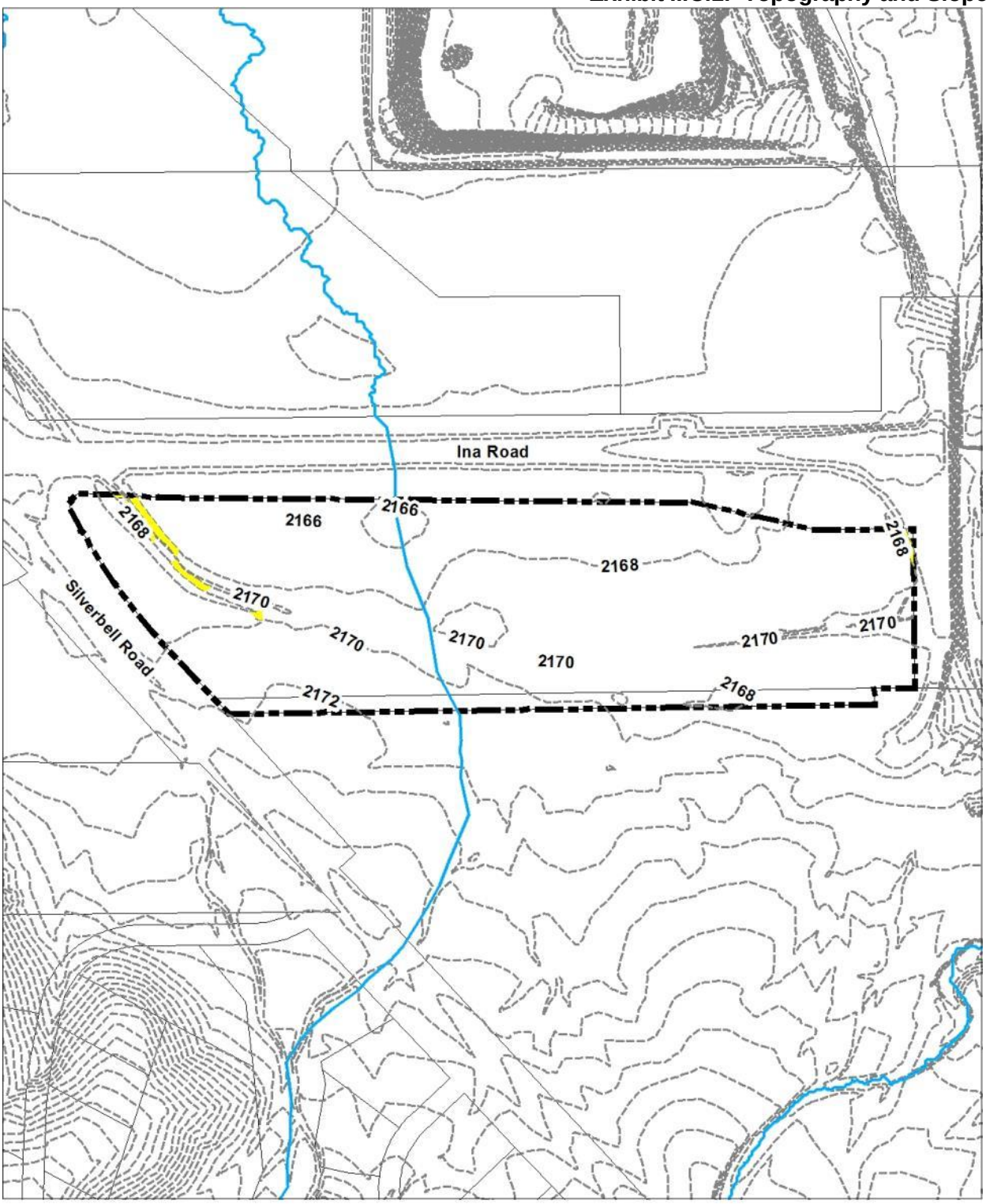
5. Pre-Development Cross-Slope

The average cross-slope of the property is approximately 2.38%.

The pre-development cross slope calculation and values used are as follows:

Cross-slope = (I x L x 0.0023) / A
Where:
I = contour interval (2')
L = total length of contours (7,619)
0.0023 = conversion of "square feet" into "acres x 100"
A = total site area in acres (14.7 AC)

Exhibit II.C.1: Topography and Slope



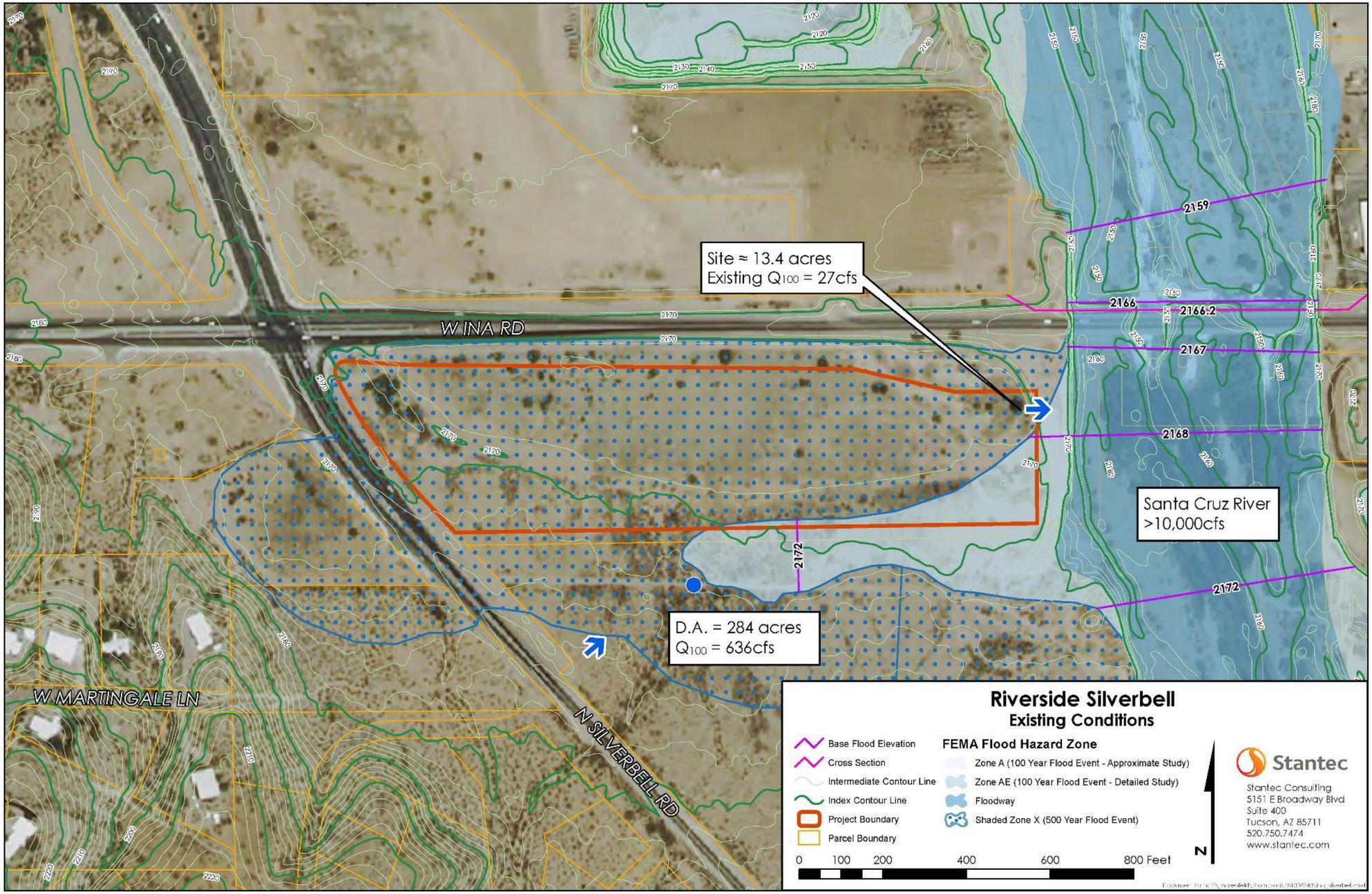
D. Pre-Conditions Hydrology

The following site hydrology information was analyzed and prepared by Stantec Engineering. All hydrology information is for illustrative purposes only and is subject to verification/modification via the drainage report with supporting calculations based on then existing and proposed conditions at the time of application.

One offsite watershed, draining from the south, impacts the southeast border of the property. This watershed is approximately 284 acres in size and generates an estimated 100-year peak discharge of 636 cfs. This flow discharges to the Santa Cruz River, immediately to the east of the property. Prior to the new transportation improvements at the Ina Road and Silverbell Road intersection; a 4 acre area watershed west of Silverbell Road discharged surface runoff across Silverbell Road to the subject property (as is indicated on the FEMA FIRM Shaded Zone X). However, presently, this offsite impact has been eliminated due to the recent roadway improvements. The offsite surface runoff now drains north via storm drain pipes to a culvert crossing west of the Ina Road and Silverbell Road intersection.

The subject site is undeveloped desert grassland with a perimeter elevation of 2170 feet and an overall approximate depth of 2 feet (2168 feet). Ina Road to the north and Silverbell to the west are at an elevation of 2170 feet or higher adjacent to the property. The subject property is approximately 13.4 acres in size and generates an estimated 100-year peak discharge of 27 cfs which drains directly to the Santa Cruz River to the east. Santa Cruz River bank stabilization improvements, consisting of constructed soil cement, exists along the west bank adjacent to the subject property. The soil cement is at an elevation of approximately 2170 feet and appears to contain the 100 year FEMA flow event (therefore, the majority of the site is a depressed area, approximately 2 feet deep with no direct outlet to the Santa Cruz River). The 500-year FEMA elevation at the southern boundary of the property is at an approximate elevation of 2175; in the event that a critical care facility is planned and developed at this location, the FFE should be set at 2175 feet or greater, and the adjacent bank protection may need to be increased.

Per the current FEMA FIRM Panel 04019C 1655L, effective date: June 16, 2011, the majority of the site lies in a shaded Zone X; with a minor area at the southeast corner lying in a Special Flood Hazard Area, Zone AE (resulting from the prior referenced 284 acre watershed). See *Exhibit II.D.1: Pre-Development Hydrology*.


Site ≈ 13.4 acres
Existing Q100 = 27cfs
W INA RD
2159
2166
2166.2
2167
2168
2172
Santa Cruz River
>10,000cfs
D.A. = 284 acres
Q100 = 636cfs
W MARTINGALE LN
N SILVERBELL RD
Riverside Silverbell
Existing Conditions
Base Flood Elevation
Cross Section
Intermediate Contour Line
Index Contour Line
Project Boundary
Parcel Boundary
FEMA Flood Hazard Zone
Zone A (100 Year Flood Event - Approximate Study)
Zone AE (100 Year Flood Event - Detailed Study)
Floodway
Shaded Zone X (500 Year Flood Event)
0 100 200 400 600 800 Feet
N
Stantec
Stantec Consulting
5151 E Broadway Blvd
Suite 400
Tucson, AZ 85711
520.750.7474
www.stantec.com

E. Vegetation

1. Vegetative Communities and Associations On-Site

The project site is located on the southeast corner of Ina and Silverbell roads. The site contains invasive species and some native vegetation typical of that found in the Arizona Sonoran Desert. The majority of the site has been previously graded and disturbed. The majority of the site is devoid of vegetation, other than invasive grasses. The site contains large areas of invasive grasses and invasive Desert Broom (Baccharis sarothroides).

A small number of Velvet Mesquite (Prosopis velutina) occur on-site. However, the majority of these trees are suffering from Mistletoe infestation and would be considered in poor condition.

The Pima County Sonoran Desert Conservation Plan GIS (2011) classifies this site as Agriculture / Developed / Bare Ground and Sonoran Desert Scrub. Vegetation density is low. Velvet Mesquite (Prosopis velutina) and Desert Broom (Baccharis sarothroides) are dominant plant species on the site. The vegetative communities and densities are depicted in *Exhibit II.E.1: Vegetative Communities and Associations*.

A portion of the site has been mapped by Pima County as Important Riparian Area (IRA). However, neither the plant species present nor the plant densities are indicative of riparian habitat. Large portions of the mapped riparian area are devoid of vegetation.

2. Significant Cacti and Groups of Trees

The site does not contain any significant cacti or groups of trees.

3. Special-Status Plant Species

Arizona Game & Fish has identified one species with special status that may occur within 3 miles of the project site. Staghorn Cholla (Opuntia versicolor) is designated as Salvage Restricted (SR).

The U.S. Fish and Wildlife Service (USFWS) identifies four plant species in Pima County that have protection under the Endangered Species Act (ESA), one plant species that has been proposed for listing and protection under the ESA, and one plant species that has a conservation agreement in place to preclude it from listing (Table II.E.3)[1]. None of these species are expected to occur on the property.

[1] http://www.fws.gov/southwest/es/arizona/Documents/CountyLists/Pima.pdf

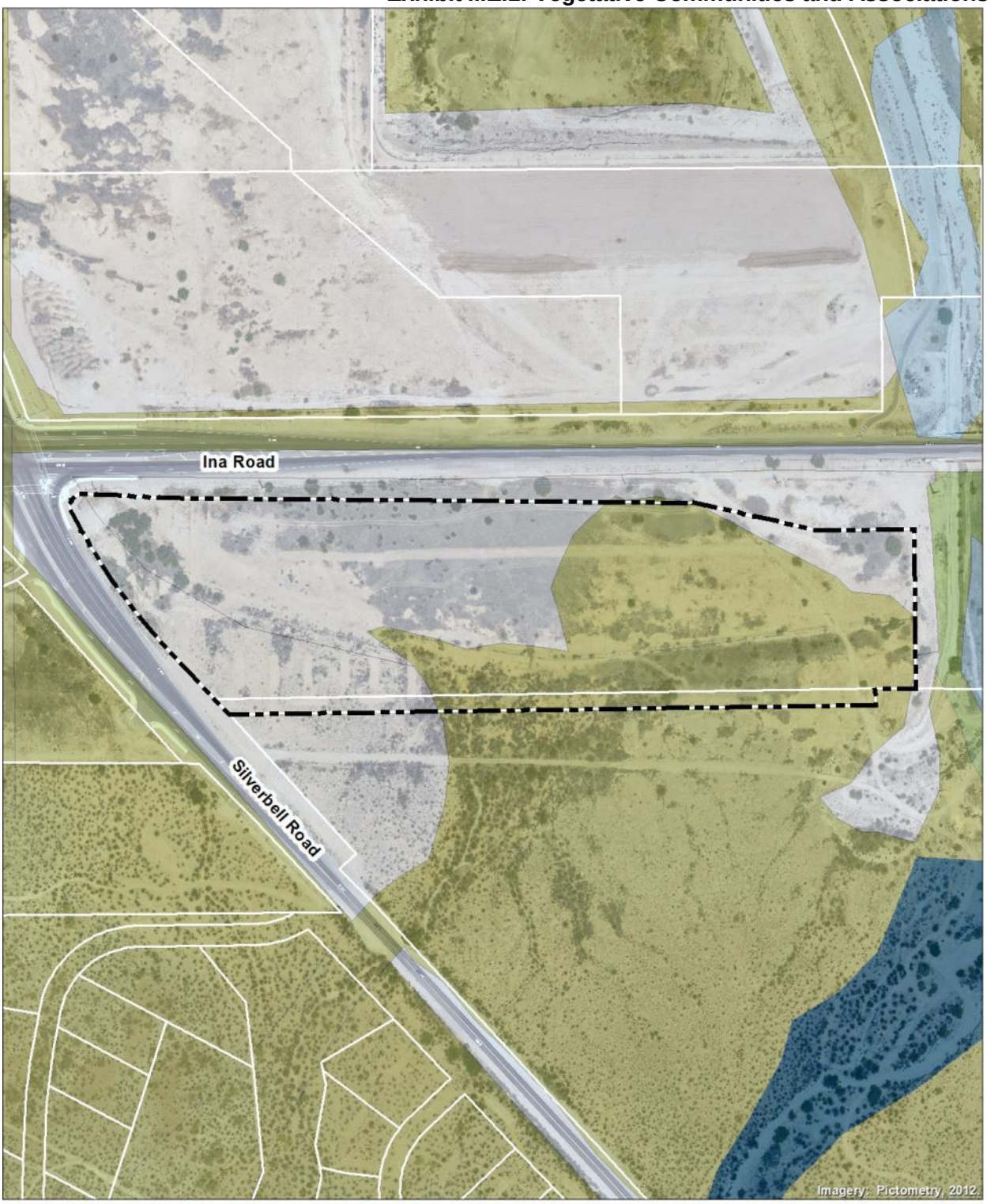
Table II.E.3: USFWS List of Plant Species for Pima County

Common Name	Scientific Name	ESA Status
Plants		
Acuña cactus	*Echinomastus erectocentrus var. acunensis*)	Proposed Endangered
Gooding's onion	*Allium gooddingii*)	Conservation Agreement
Huachuca water umbel	*Lilaeopsis schaffneriana* ssp. *recurva*)	Endangered
Kearney's blue star	*Amsonia kearneyana*)	Endangered
Pima pineapple cactus	*Coryphantha scheeri* var. *robustispina*)	Endangered
Nichol Turk's head cactus	*Echinocactus horizonthalonius* var. *nicholii*)	Endangered

4. Vegetative Densities

The Pima County GIS (2013) categorizes the site as Agriculture / Water / Developed / Bare Ground and Sonoran Desertscrub. According to 2013 Pima County GIS data, Agriculture / Water / Developed / Bare Ground (low vegetation density) accounts for 8.1 acres and the Sonoran Desertscrub (low vegetation density) accounts for 6.2 acres. On the site, vegetation density is very low due to the large areas of previous disturbance. *Exhibit II.E.4: Vegetation Densities*, illustrates the vegetative community densities found on the property.

Exhibit II.E.1: Vegetative Communities and Associations



LEGEND

- Specific Plan Boundary
- Parcels

Vegetation

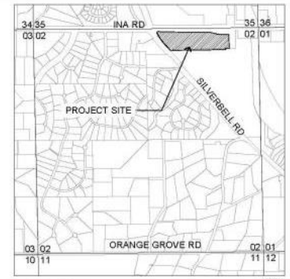
- Agriculture / Developed / Water / Bare Ground (8.1 acres)
- Sonoran Desertscrub (6.2 acres)
- Sonoran Interior Strand
- Sonoran Riparian and Oases Forests

NORTH 0' 150' 300'

FILE NAME: Vegetation_6x8_ISP-01.mxd
SOURCE: Pima County GIS, 2013

SITE RESOURCE INVENTORY
INA / SILVERBELL REZONING

NOTES:
1. THIS AERIAL PHOTO IS LESS THAN TWO YEARS OLD.
2. THIS SITE HAS NO UNIQUE ROCK OUTCROPPINGS.
3. THIS SITE HAS NO SLOPES GREATER THAN 15%.
4. THE MAJORITY OF THE SITE IS PREVIOUSLY AGRICULTURAL LAND. THE SITE IS GENERALLY FLAT WITH LITTLE TOPOGRAPHICAL VARIATION.
5. NO MAPPED WILDLIFE CORRIDORS EXIST FOR THIS SITE.
6. THE PIMA COUNTY IDENTIFIED IMPORTANT RIPARIAN AREA (IRA) IS NOTED ON THE MAP. HOWEVER, A SITE INVESTIGATION DETERMINED THAT THERE IS NO RIPARIAN HABITAT ON SITE. THIS SRI RECOMMENDS A MAPPING REVISION.
7. MANY OF THE MESQUITE TREES NOTED ON THE SITE HAVE MISTLETOE INFECTION.
8. THE MAJORITY OF THE SITE HAS INVASIVE GRASSES.



BLOCK XX OF XXX, BOOK XX, PAGEXX SECTION 12, TOWNSHIP 12 SOUTH RANGE 02 EAST, G&SRB&M TOWN OF MARANA, ARIZONA

LOCATION MAP
SCALE: 3" = 1 MILE



Imagery: Pictometry, 2012

LEGEND

- SITE BOUNDARY
- 100-YEAR FEMA FLOOD LIMITS
- PIMA COUNTY DEFINED IRA (RIPARIAN HABITAT TYPE "C")
- PIMA COUNTY IDENTIFIED WASH (500-1,000CFS) - DOES NOT EXIST
- APPROXIMATE ALIGNMENT OF FORMER IRRIGATION DITCH
- AREA OF INVASIVE GRASSES
- AREA OF MINIMAL DISTURBANCE

0' 30' 60' 120' SCALE: 1"= 60'-0" NORTH

APPROVAL SIGNATURES: DATE

THE PLANNING CENTER
a division of TPC Group, Inc.
110 s church ste 6320 tucson az 85701 520.623.6146 520.622.1950 azplanningcenter.com

PROJECT: ISP-01
DATE: 07.17.13
DRAWN BY: TSJ
CHECKED BY: TSJ

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

OWNER/DEVELOPER:
DAVID DENTON
INA & SILVERBELL PARTNERHSIP
TEL: 417-766-0433
EMAIL: TEXEWALT@AOL.COM

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING

PRELIMINARY NOT FOR CONSTRUCTION RECORDING REQUIRED 03/31/14

INA/SILVERBELL REZONING
SITE RESOURCE INVENTORY (SRI)
PARCEL WITHIN THE XXX QUARTER OF SECTION 12, TOWNSHIP XX, RANGE 12 02, GSB & M, TOWN OF MARANA, ARIZONA

CASE NO: ####
REFERENCE: ####
COVER
1 OF 1

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THE PLANNING CENTER AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF THE PLANNING CENTER. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT JUST COMPENSATION AND PERMISSION FROM THE PLANNING CENTER. THE ACCEPTANCE OF THESE PLANS CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF

Exhibit II.E.4: Vegetation Densities



LEGEND

Specific Plan Boundary

Parcels

Low Density

NOTE: Some areas are barren with no existing vegetation due to past disturbance

NORTH 0' 150' 300'

FILE NAME: Veg_Dens_6x8_ISP-01.mxd
SOURCE: Pima County GIS, 2013

F. Wildlife

1. Letter from Habitat Specialist

a. Presence of any State-listed Threatened or Endangered Species

There are no state-listed threatened or endangered species located on-site or within 3 miles of the property. The Sonoran Desert Tortoise (*Gopherus morafkai*) is a candidate for ESA protection. The Heritage Data Management System (HDMS) search found that the tortoise occurs within 3 miles of the property. The tortoise carries *sensitive* and *wildlife of special concern* designations.

The California Leaf-nosed Bat (*Macrotus californicus*) occurs within 3 miles of the site and carries *sensitive*, *species of concern* and *wildlife of special concern* designations.

The Cave Myotis (*Myotis velifer*) occurs within 3 miles of the project area and carries both a *sensitive* and *species of concern* status.

The Fulvous Whistling-Duck or *Dendrocygna bicolor* occurs within 3 miles of the specific plan area and carries a *species of concern* status.

There are 2 wildlife corridors within 3 miles of the project, including: Coyote – Ironwood – Tucson Linkage Design and the Tucson – Tortolita – Santa Catalina Mountains Linkage Design.

b. High Densities of a Given Species

According to the Arizona Game and Fish Department, there is no evidence that high densities of a given species exist within the project area.

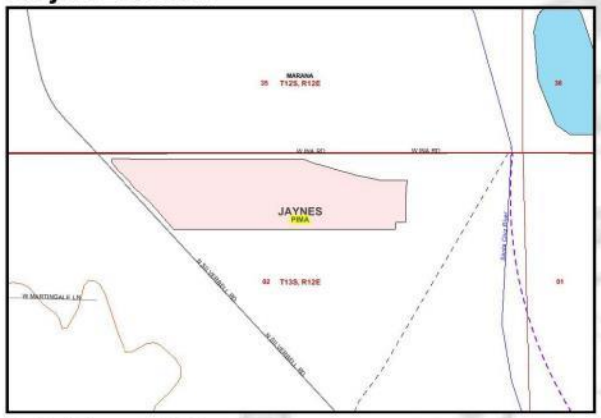
2. Arizona Game and Fish Department Environmental Review

In support of this analysis, the AGFD HDMS was accessed via their On-line Environmental Review Tool, to locate records of occurrence within 3 miles of the property for these species. The summary page from the HDMS review has been included as Exhibit: II.F.1: AGFD Online Environmental Review.

The HDMS does include records for one species that does not have Endangered Species Act (ESA) protection: the Cactus Ferruginous Pygmy-owl (Glaucidium brasilianum cactorum), which used to have ESA protection. The Pygmy-owl receives the protections provided by the Migratory Bird Treaty Act and is designated as a sensitive (S), species of concern, and Wildlife of Special Concern (WSC).

Arizona's On-line Environmental Review Tool
Search ID: 20130910021360
Project Name: ISP-01
Date: 9/10/2013 3:09:31 PM

Project Location



Project Name: ISP-01
Submitted By: Brian Underwood
On behalf of: CONSULTING
Project Search ID: 20130910021360
Date: 9/10/2013 3:09:25 PM
Project Category: Development Within Municipalities (Urban Growth),Commercial/industrial (mall) and associated infrastructure,New construction
Project Coordinates (UTM Zone 12-NAD 83): 491967.966, 3577783.882 meter
Project Area: 14.158 acres
Project Perimeter: 1240.377 meter
County: PIMA
USGS 7.5 Minute Quadrangle ID: 1727
Quadrangle Name: JAYNES
Project locality is currently being scoped

Location Accuracy Disclaimer

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.

The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available.

Special Status Species Occurrences/Critical Habitat/Tribal Lands within 3 miles of Project Vicinity:

Name	Common Name	FWS	USFS	BLM	State
Bat Colony					
Coyote - Ironwood - Tucson Linkage Design	Wildlife Corridor				
Dendrocygna bicolor	Fulvous Whistling-Duck	SC			
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC
Gopherus morafkai	Sonoran Desert Tortoise	C*	S		WSC
Macrotus californicus	California Leaf-nosed Bat	SC	S	S	WSC
Myotis velifer	Cave Myotis	SC		S	
Opuntia versicolor	Stag-horn Cholla				SR
Tucson - Tortolita - Santa Catalina Mountains Linkage Design	Wildlife Corridor				

 APPLICATION INITIALS: _____

G. Viewsheds

1. Viewsheds Onto and Across the Site

The Riverside at Silverbell Specific Plan project area is located about a mile west of Interstate 10 in a developing area within the Town of Marana limits. Residential developments exist in the vicinity, west of the site. The general landscape is dominated by bare ground and invasive grasses with a small wash crossing through the middle of the project area. Viewsheds onto and across the site are mostly unobstructed due to the lack of dense on-site vegetation. The significant views and vistas beyond adjacent properties are of the Tortolita Mountains to the north, Pusch Ridge and Catalina Mountains to the east and the Tucson Mountains situated to the west. Views of each of these mountain ranges are unobstructed, as the site's topography is mostly flat with little over-story vegetation. Development of the subject property will not block these views for the existing homes in the area.

See *Exhibit II.G.1.a: Photo Key Map* and *Exhibit II.G.1.b: Site Photos*.

2. Area of High Visibility from Adjacent Off-Site Uses

North: The Ina Road alignment is slightly higher in elevation, allowing for increased visibility when looking south across the site; vegetation is not a limiting factor.

South: The views to the north are somewhat hindered by vegetation along the middle portion of the south boundary. Otherwise, the site is relatively visible when looking north.

East: The eastern portion of the specific plan area is relatively flat with slightly changing topography and a few mature trees that limit the views to the west.

West: Views looking east from Silverbell Road are partially obstructed due to a small stand of mesquite trees near the northwest corner of the site.

See Exhibit II.G.2: Visibility.

Exhibit II.G.1.a: Photo Key Map



LEGEND

- Specific Plan Boundary
- Parcels
- Photo ID and Location Where Photos Were Taken

NORTH 0' 150' 300'

FILE NAME: ISP-01_photolocation_6x8.mxd
SOURCE: Pima County GIS, 2013



Photo 1: Looking north across Ina Road from the northwest corner of the site.



Photo 2: Looking east along Ina Road from the northwest corner of the site.



Photo 3: Looking south along Silverbell Road from the northwest corner of the site.



Photo 4: Looking west along Ina Road at the Ina-Silverbell intersection from the northwest corner of the site.



Photo 5: Looking north toward the guard rail on Ina Road from the northeast corner of the site.



Photo 6: From the northeast corner of the project site, looking east at the Santa Cruz River and bridge.



Photo 7: From the northeast corner of the project site looking south along the east property boundary.



Photo 8: From the northeast corner of the project site looking west along the north property boundary.



Photo 9: Looking south across the site from a point near the middle of the northern boundary.



Photo 10: Looking at an on-site abandoned irrigation canal from a point near the middle of the east property boundary.

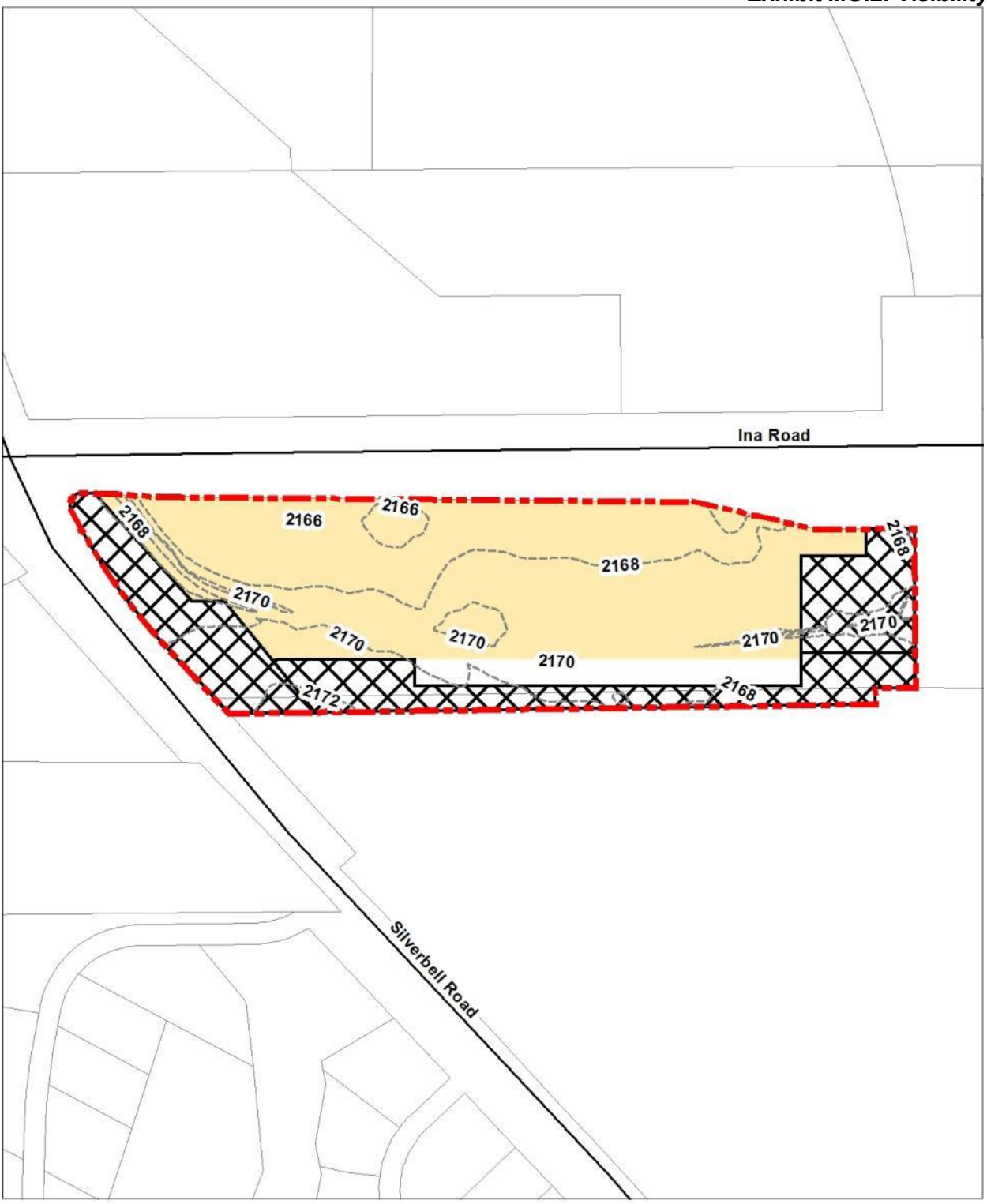


Photo 11: Looking east along the south boundary from the southwest corner of the parcel.



Photo 12: Looking toward the Ina-Silverbell intersection at a drainage structure that crosses under Ina Road.

Exhibit II.G.2: Visibility



H. Traffic Circulation and Road System

A Riverside at Silverbell Traffic Impact Analysis (TIA) by Curtis Lueck and Associates has been submitted under separate cover.

1. Existing and Proposed Off-Site Streets

Silverbell Road is adjacent to the west boundary of the project area and Ina Road is adjacent to the north boundary.

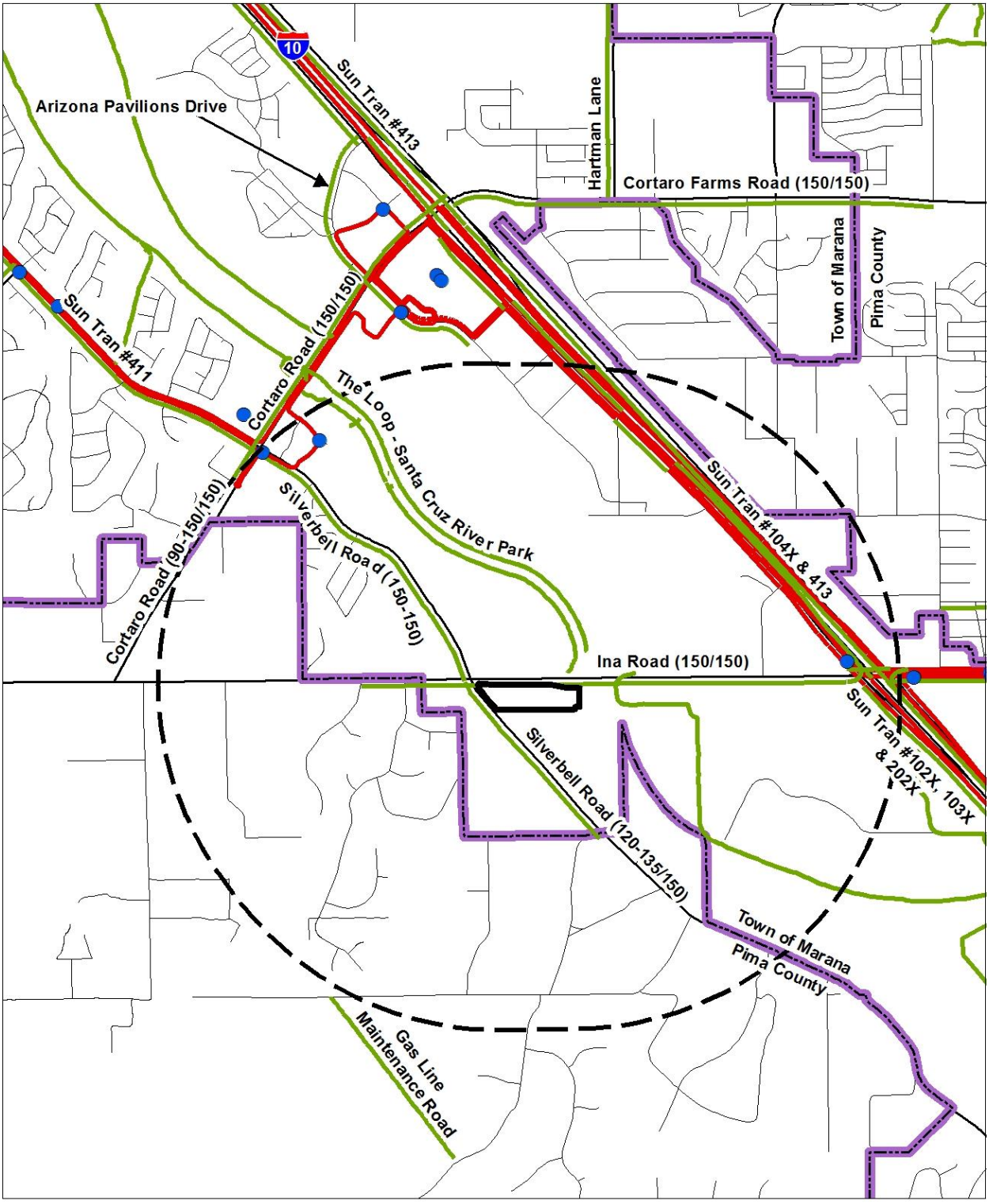
No off-site roads are proposed as a part of this project. Existing roadways within the project area are shown on *Exhibit II.H.1: Traffic*.

Silverbell Road
Silverbell Road is a four lane principal arterial with a 150-foot right-of-way (ROW). South of Ina Road the roadway transitions to 2-lanes. The posted speed limit is 45 MPH. According to the Pima Association of Governments (PAG), the average daily trip (ADT) generation was approximately 11,000 in 2010 and the projected ADT in the year 2040 is approximately 21,600.

Ina Road
Ina Road is a paved 2-lane arterial with a 150-foot ROW width. The posted speed limit is 45 MPH. Future plans show Ina Road as a 4-lane roadway with a raised median.

Cortaro Road
Cortaro Road is a paved 2-lane arterial with a variable ROW width of 90-150-feet. Some portions of Cortaro Road are 4-lanes, particularly near Arizona Pavilions Drive and Interstate 10. The posted speed limit is 40 MPH.

Exhibit II.H.1: Traffic



LEGEND

- Specific Plan Boundary
- One-Mile Radius
- Jurisdictional Boundary
- Bicycle Routes
- Bus Routes (Sun Tran)
- (150/150) Existing/Future Right-of-Way
- Bus Stops

NORTH 0' 1250' 2500'

FILE NAME: traffic_6x8_ISP-01.mxd
SOURCE: Pima County GIS, 2013

2. Existing Access and Rights-of-Way

A roadway inventory was conducted to obtain the following information:

- Existing and Proposed Right-of-Way;
- Whether or not said widths conform to minimum requirements;
- Ownership;
- Whether or not rights-of-way jog or are continuous;
- Number of travel lanes and theoretical capacity and design speed for existing roads;
- Present average daily traffic for existing streets; and
- Based on a preliminary visual assessment, a description of the surface conditions of existing roadways providing access to the site:

Table II.H.2: Roadway Inventory

	Silverbell Road	Ina Road	Cortaro Road
Major Routes Classification	Arterial	Arterial	Arterial
Existing R.O.W. (Feet)	120-200	150	90-150
Future R.O.W. (Feet)	150-200	150	150
Current Number of Lanes (proposed)	2-4	2 (4)	2-4
Speed Limit	45	45	40
Ownership	Marana	Marana	Marana
ADT (Source, Year)	11,000 (PAG, 2010)	16,000 (PAG, 2010)	30,000 (PAG, 2010)
Capacity (Florida Dept. of Transportation, 2002)	15,600 – 32,900	15,600	15,600 – 32,900
Conforms to Width Standards	No	Yes	No
Surface Conditions	Paved	Paved	Paved

Source: Pima Association of Governments (PAG), Town of Marana General Plan, and Site Visit – 9.12.13

3. Roadway Improvements

The I-10 Ina Road interchange is scheduled to be rebuilt by the Arizona Department of Transportation (ADOT) commencing in 2016 with an estimated completion date of 2018. The ADOT project is expected to build a grade-separated interchange at Ina Road with new traffic loops on the interchanges east and west sides. Additionally, there are five projects listed in the adopted 2040 PAG Regional Transportation Plan (PAG RTP) within the project area. Four projects are for the Ina Corridor and one is for Silverbell Road. These projects are:

- Silverbell Road – Grant Road to Ina Road, Widen to 4-lane roadway , bike lanes and drainage, Early Timeframe (2013-2020), Tucson, $57,045,000
- Ina Road #1 – Wade Road to Silverbell Road, Widen to 3-lane roadway, Middle Timeframe (2020-2030), Pima County, $10,800,000
- Ina Road #2 – Silverbell Road to Interstate 10, Widen to 4-lane roadway, includes 2-lane bridge, Early Timeframe (2013-2020), Marana, $11,440,000
- Ina Road #2a – Bridge over Santa Cruz River, Replace bridge structure, Early Timeframe (2013-2020), Marana, $6,000,000
- Ina Road #3 – Interstate 10 to Camino de la Tierra, Widen to 6-lane roadway, Early Timeframe (2013-2020), Marana, $13,100,000

4. Existing and Proposed Intersections on Arterials within One Mile and Most Likely to be Used by Traffic from this Site

The intersection of Silverbell Road and Ina Road will be used by vehicles generated by the project. Additionally, the intersection of Silverbell Road and Cortaro Road, located northwest of the site, is likely to be used by traffic from the site. The intersections of both Ina Road & I-10 and Cortaro Road & I-10 are likely to be used by motorists travelling east and west as well as by those making north-south movements via I-10.

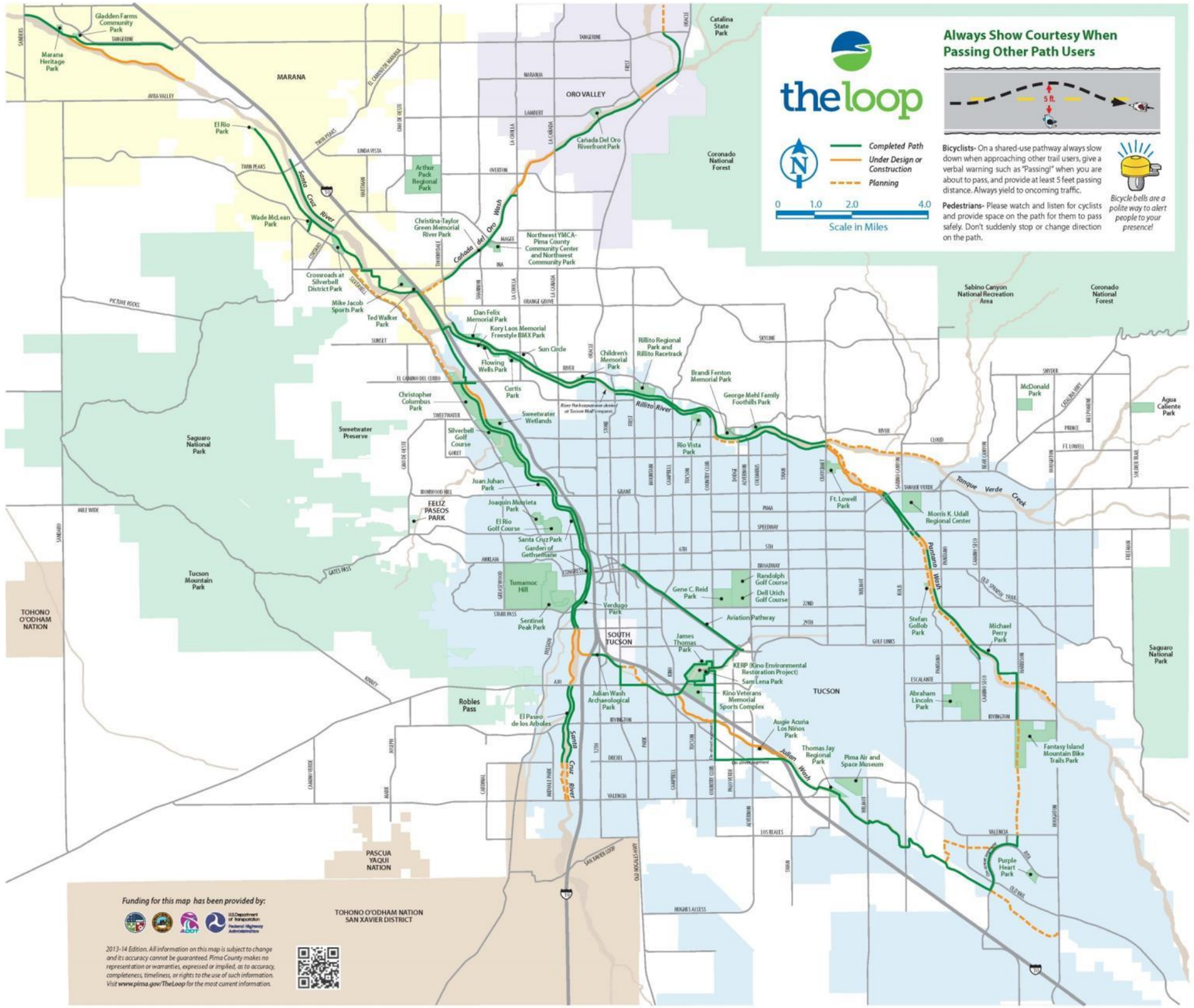
5. Existing Bicycle and Pedestrian Ways Adjacent to the Site and Their Connections with Arterial Streets, Parks and Schools

Four of the project area roads within one-mile of the project site are designated on the Tucson Bike Map as bike routes. Ina Road, Silverbell Road and Cortaro Road are all designated as bike routes with a striped shoulder. The bike route along Silverbell Road terminates just south of Ina Road where the ROW for Silverbell transitions to 2-lanes. Pima County GIS shows the bike route along Silverbell extending slightly further south to where Abington Road intersects the Silverbell Road alignment. The bike route along Ina Road extends east across I-10, but travelling in the opposite direction, it terminates approximately 1,800-feet west of the intersection with Silverbell Road (see *Exhibit I.H.1: Traffic)*. Similarly, the bike route along Cortaro terminates shortly west of the Cortaro-Silverbell intersection. The east- and west-bound frontage roads of the I-10 are listed as key connecting streets. Additionally, the Santa Cruz River Park shared-use path (part of The Loop) borders the east boundary of the site and connects to a multitude of bike routes within the region, including the Cañada Del

Oro River Park located approximately 1.8-miles southeast of the site. The Santa Cruz River Park shared-use path also connects to Crossroads at Silverbell District Park and Coyote Trail Elementary School, located northwest of the site (see *Exhibit II.H.5: The Loop Map*).

The Loop trail system is an excellent amenity to the project. The Loop provides abundant opportunity for recreation, leisure and commuting. Future connections to The Loop through this project will allow residents access to this vital amenity and will help to attract the interest of trail users and cyclists utilizing other bike paths in the area. Additionally, The Loop will help to promote healthy lifestyles by encouraging daily exercise and travel by means of alternative modes of transportation.

There are sidewalks on both sides of Silverbell Road north of Ina Road. South of Ina Road, the sidewalk on the east side of the ROW terminates approximately 100-feet south of the intersection whereas the sidewalk along the west side of Silverbell extends just past an existing curb cut approximately 675-feet south of the intersection with Ina Road. Ina Road has sidewalks on both sides of the street for approximately 150 to 200-feet east of the intersection of Ina and Silverbell roads. There are no other sidewalks adjacent to the project area.



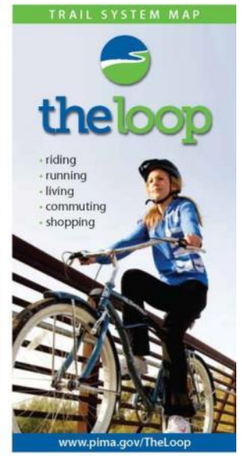
The Loop

When completed, The Loop will be a system of multi-use paths connecting the Rillito, Santa Cruz, and Pantano River Parks with the Julian Wash and Harrison Road Greenways. More than 110 miles of paths have already been completed. The Loop will extend through Marana, Oro Valley, Tucson, and South Tucson. These exciting connections are the result of Pima County's cooperative partnerships with these jurisdictions.

The Loop will connect parks, trailheads, bus and bike routes, workplaces, restaurants, schools, hotels and motels, shopping areas, and entertainment venues. Visitors and Pima County residents can enjoy The Loop on foot, bikes, skates, and horses. If it doesn't have a motor, it's good to go on The Loop.

The Loop is a work in progress and progress is being made every day. Stay up-to-date on developments on The Loop by visiting.

www.pima.gov/TheLoop



Pima County Board of Supervisors
Ramón Valadez, Chairman, District 2
Ally Miller, District 1
Sharon Bronson, District 3
Raymond J. Carroll, District 4
Richard Elías, District 5

Pima County Administration
C.H. Huckelberry,
County Administrator
John Bernal,
Deputy County Administrator, Public Works
Nanette Slusser,
Assistant County Administrator, Public Works

Pima County Natural Resources, Parks and Recreation
Rafael Payan, Director

Pima County Regional Flood Control District
Suzanne Shields, Director

Pima County Department of Transportation
Priscilla S. Cornelio, Director

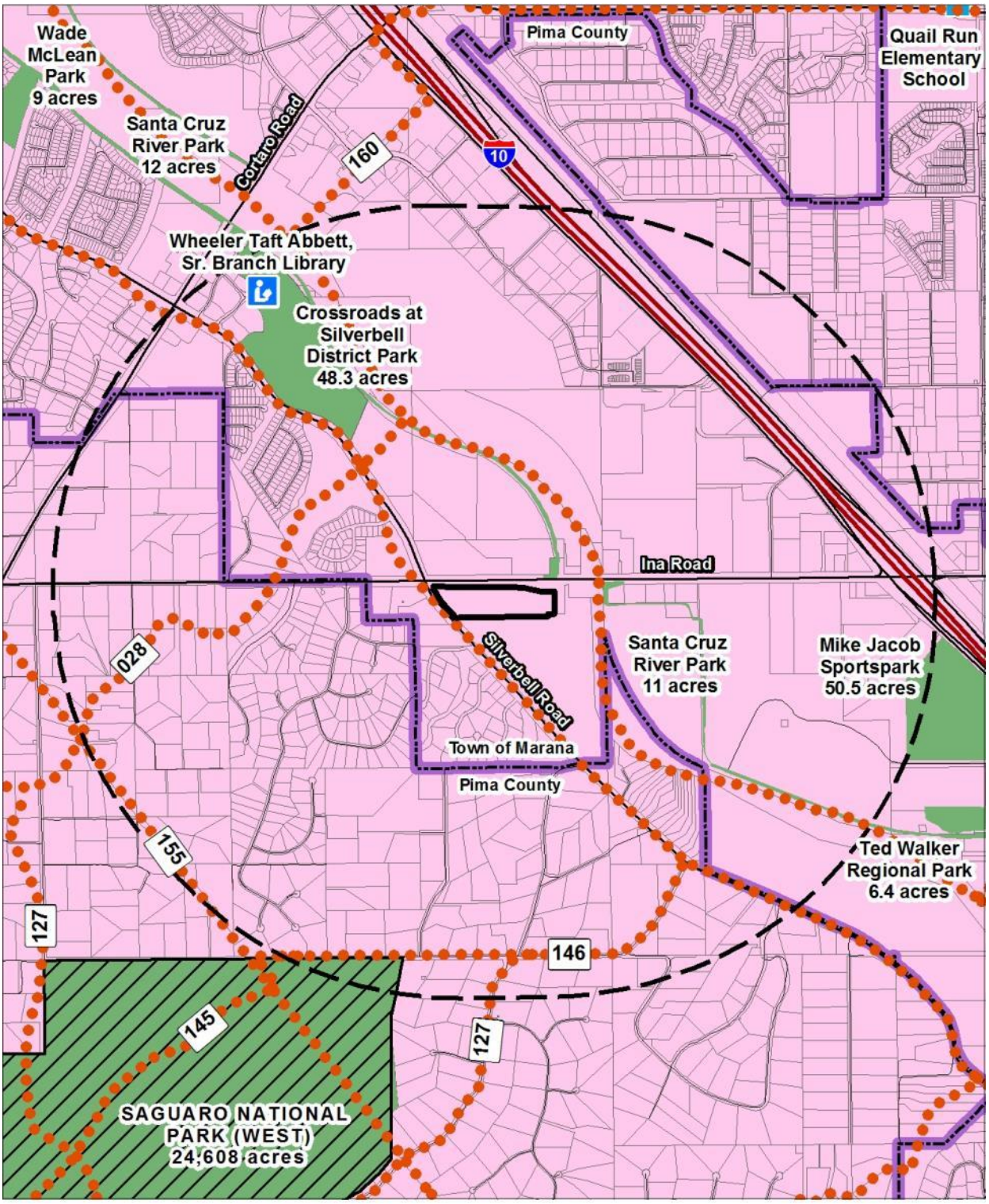
I. Recreation and Trails

1. Open Space, Recreation Facilities, Parks and Trails

As shown on *Exhibit II.I.1*, there are four parks: Santa Cruz River Park, Crossroads at Silverbell District Park, Mike Jacob Sportspark and Saguaro National Park (West) within one-mile of the project site. Both the Santa Cruz River Park and Mike Jacob Sportspark are under Pima County jurisdiction, whereas Crossroads at Silverbell District Park is owned and maintained by the Town of Marana and Saguaro National Park is under federal jurisdiction. Other parks in the area include Wade McLean Park, a Marana neighborhood park located approximately 1.7 miles northwest of the site and Ted Walker Regional Park, a Pima County park located approximately 1.2 miles southeast of the site.

According to the Town of Marana's Comprehensive Parks, Trails and Open Space Master Plan, there are no existing trails within one-mile of the project site except for a portion of the Santa Cruz River Park shared-use path (The Loop) and the greenway along Silverbell Road. There are multiple proposed trails within one-mile of the project site, including the Anza Trail (along the Santa Cruz River Park) and the 5-mile Wild Horse Wash Trail (Pima Co. Trail #028). The Pima County Regional Trail System Master Plan also provides an opportunity to develop 4 additional singletrack trails south of the site, including Belmont Loop (Pima Co. Trail #127), Belmont Rd (Pima Co. Trail #146), Gas pipeline/Greasewood Loop (Pima Co. Trail #155) and Hardy Wash (Pima Co. Trail #160).

Exhibit II.I.1: Recreation and Schools



J. Cultural Resources

1. Location of Resources On-Site

WestLand Resources, Inc. (WestLand) was contracted to conduct archaeological nature-and-extent testing of the property in February 2012. More specifically, WestLand conducted the review to identify on-site archaeology and potential historic properties (i.e., properties listed in or eligible for listing in the National Register of Historic Places [NRHP]) that have the potential to be affected by the property development.

Additionally, the AZSITE database was consulted, which includes records from the Arizona State Museum (ASM), Arizona State University, the Arizona State Historic Preservation Office, and the Bureau of Land Management, for previously conducted surveys and previously recorded sites in the project area.

The records search showed that the entire project area was inspected in 1981 and a portion may have been inspected in 2003. Additionally, the ASM search identified two historic properties, one determined to be eligible for listing in the National Register of Historic Places (NRHP), recorded within the current project area. Fifty-five additional surveys have been completed within a mile of the current project area between 1955 and 2007.

See *Exhibit II.J.1: Archaeological Records Search*.

THE UNIVERSITY OF ARIZONA.

Arizona State Museum

P.O. Box 210026
Tucson, AZ 85721-0026
Tel: (520) 621-6302
Fax: (520) 621-2976

ARCHAEOLOGICAL RECORDS SEARCH RESULTS

E-mail **Request Received:** 9/10/2013 **Search Completed:** 10/9/2013

Requester Name and Title: Brian Underwood, Planner
Company: The Planning Center
Address: 110 South Church Avenue, Suite 6320
City, State, Zip Code: Tucson, AZ 85701
Phone/Fax/or E-mail: 623-6146

Project Name and/or Number
ISP-01 / Parcels 214-04-044B & -042F

Project Description
Commercial & residential development on ~15 acres.

Project Area: SEC of Silverbell & Ina Rds / 5555 W Ina Rd, Town of Marana (TOM), Pima County, AZ.

Legal Description: a portion of the N½, N½, NE, S2, T13S, R12E, G&SR B&M, TOM, Pima Co, AZ.

Search Results: A search of the records retained at the Arizona State Museum (ASM) identified two historic properties, one determined to be eligible for listing in the National Register of Historic Places (NRHP), recorded within the project area. The entire project area was inspected in 1981 and a portion may have been inspected in 2003. Thirty-four additional archaeological properties are identified within a mile of the project area, including the significant prehistoric sites, Costello-King and Yuma Wash. Fifty-five additional surveys have been completed within a mile of the current project area between 1955 and 2007. An orthophotograph taken of the project area in 2012 shows a graded or bladed ground surface with dirt trails, or two-track roads, and secondary regrowth vegetation. Adjacent land includes paved roadways, undeveloped land, and the Santa Cruz River.

Sites in Project Area: Two; one is determined NRHP eligible.

Recommendations: Because a historically important site has been identified in the project area, the ASM recommends that a qualified archaeologist be consulted in advance of any ground-disturbing activities to mitigate the adverse effects to significant properties in the project area that will be caused by the development of the two parcels. A list of qualified professional archaeologists is maintained on the ASM's web site at the following address: http://www.statemuseum.arizona.edu/crservices/permits/index.shtml. The qualified contractor will be familiar with current procedures for mitigating adverse effects to historic properties and can help The Planning Center address the TOM's cultural resources compliance requirements.

Pursuant to the *Arizona Revised Statutes* § 41-865, if any human remains or funerary objects are discovered during the project work, all effort will stop within the area of the remains and Dr. Todd Pitezel, ASM assistant curator of archaeology, will be contacted immediately at (520) 621-4795.

Please contact me at the letterhead address or at the phone number or e-mail address as follows, if I can be of additional assistance.

Sincerely,

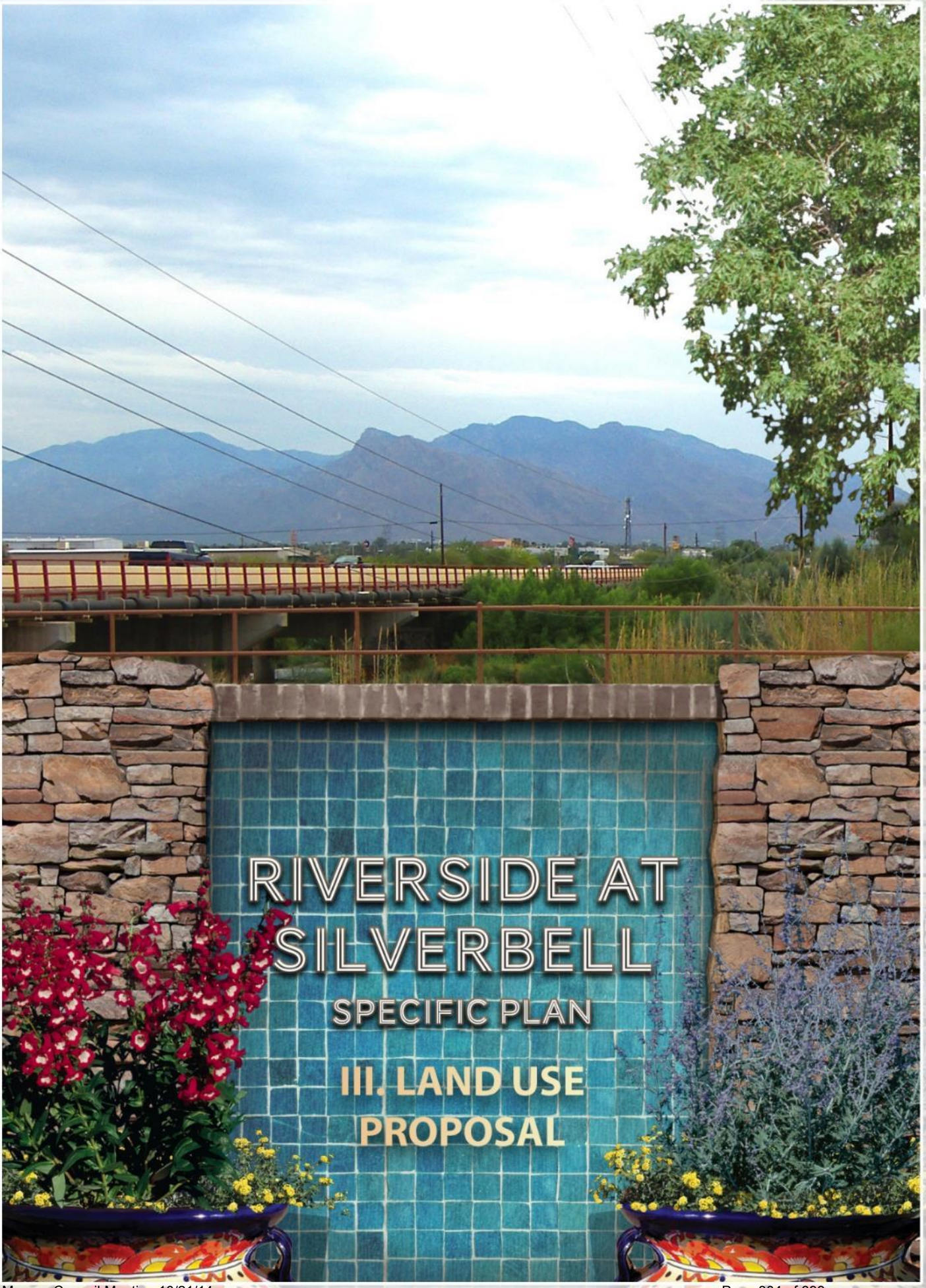
Nancy E. Pearson
Assistant Permits Administrator
(520) 621-2096
nepearso@email.arizona.edu

K. McHarg Composite Map

Information regarding topography, hydrology, vegetation, wildlife and views has been combined to form the McHarg Composite Map, displayed as *Exhibit II.K.1*. The purpose of the McHarg Composite Map is to highlight areas that are available for development. Refer to Section III Land Use Proposal for more information on how the site plan responds to the site's physical constraints.

Exhibit II.K.1: McHarg Composite Map




RIVERSIDE AT
SILVERBELL
SPECIFIC PLAN
III. LAND USE
PROPOSAL

A. Purpose and Intent

The Riverside at Silverbell Specific Plan establishes the framework for the development of a 14.7-acre mixed-use commercial and residential community within the Town of Marana, Pima County, Arizona. The Specific Plan provides a method for applying standards and guidance to ensure that this development meets the needs of the community while appropriately responding to and considering adopted plans, adjacent development, the environment and site-specific conditions.

This Land Use Proposal responds to the site analysis, technical research, and community values through the use of regulations or controls to resolve any potential development-related issues. Once approved, the Specific Plan describes the planning considerations for parcels, imposes controls on the development of such parcels and is detailed accordingly in the final plat. The boundaries of this Specific Plan are shown on *Exhibit II.B.1*.

B. Design Principles and Vision

The Riverside at Silverbell Specific Plan is intended to be developed in accordance with the following goals and objectives:

- Provide a gateway to the Town of Marana;
- Preserve and feature the natural beauty of the Santa Cruz River to the east;
- Provide quality, upscale multifamily housing options in the Town;
- Offer recreational and social opportunities for a variety of age ranges and needs through interconnected pedestrian space including active and passive recreation and community gathering spaces;
- Maximize the spectacular views of Sombrero Peak and the Tucson Mountains to the west and those of Pusch Ridge and the Catalina's to the northeast;
- Provide pathways and trails throughout neighborhood providing pedestrian and bicycle connectivity and access to the Santa Cruz River Park shared-use path (The Loop);
- Focus development toward the Santa Cruz River, where appropriate, to maximize its cultural and recreational benefits;
- Create visually appealing focal points throughout the community; and
- Provide view openings of the majestic mountain backdrop and the Santa Cruz River to foster a sense of place and allow for visual amenity.

C. Relationship to Adopted Plans

1. Marana General Plan

The Riverside at Silverbell Specific Plan is in agreement with the overall General Plan, including the following highlighted goals, policies and actions:

General Plan Goal, Land Use and Growth Element: "Adopt sustainable development as a unifying goal to secure Marana's future."

Marana's quality of life must be sustained for many generations to come. Conserving open space and protecting undisturbed land promotes an increase in the general welfare and wellbeing of local residents by providing trails and amenities for recreation and sport. Open space, including functional landscaping, provides ecosystem services that reduce negative storm water runoff effects like erosion, protects wildlife habitat, and improves water quality by allowing debris and pollution to deposit over undisturbed land. In order for open space to be a viable use, it needs to be thoughtfully integrated into community design. Providing a diverse mix of uses interconnected through open space, pathways and trails fosters sustainable development that can then be linked to nearby existing developments, open space and recreation areas.

- General Plan Policy: Promote a healthy, adaptable local economy that is vital to the community's ability to provide a highly desirable Quality of Life, high levels of services and amenities.
    - General Plan Action: Provide quality urban spaces, parks and recreation, with trails and walkways that serve the community.

Specific Plan Conformance: Riverside at Silverbell will provide a mixed-use development that caters to the need for affordable, yet upscale apartments, condos or townhomes, commercial and retail space. Single-family homes will be prohibited. There is a lack of adequate housing options in Marana to meet the growing number of families moving to Marana and those nearing retirement ages. The 2006-2008 American Community Survey shows that nearly 40% of the Town's total population is already at retirement age or will be within the next ten years. Demographic data also shows a high percentage of families located in Marana, which means a range of housing options should be made available to accommodate residents at all income levels. Riverside at Silverbell will provide a holistically designed mixed-use community featuring multi-family housing units combined with service and retail amenities that support each other. It provides the opportunity for commercial retail and services to help enhance the quality of life for Marana residents by reducing their travel times and subsequent carbon footprint. To that end, Riverside at Silverbell is envisioned as a well-designed mixed-use development with excellent multi-modal connectivity.

General Plan Goal, Land Use and Growth Element: "Provide opportunities for diverse developments that maximize the benefits to the community."

Any time a development proposes a quality mix of multifamily residential and commercial uses with a strong emphasis on design and integration, the residents of both the existing and proposed communities benefit greatly. By co-locating uses on a single project site, travel times and transportation costs are reduced as well as developmental impact on the environment. Implicit in the creation of any mixed-use

development is the range of housing types necessary to create a thriving community that can accommodate affordability for residents of any socio-economic class. Providing a diverse housing mix ensures land uses such as industrial, commercial, retail, institutional, civic and office are complemented with a variety of skilled workers; thus, attracting future commercial and residential development opportunities to the Town. Additionally, the combination of high-density residential development with a commercial component helps make the project financially sound by locating residents nearby services and amenities they are likely to use on a daily basis.

- General Plan Policy: Promote new development that is compatible with existing land uses.
  - General Plan Action: Establish appropriate land development designations with densities and intensities that complement existing natural conditions and residential areas.
  - General Plan Action: Locate commercial and industrial uses for direct access to arterial or collector roads without generating traffic into housing areas.
  - General Plan Action: Encourage mixed use development proposals for future Master Planning Areas in Marana

- General Plan Policy: Provide opportunities for a variety of housing types and economic levels.
  - General Plan Action: Designate a wide range of residential development densities from low density rural to multi-family urban.

- General Plan Policy: Provide a development pattern that minimizes public expenditures.
  - General Plan Action: Encourage growth in locations where infrastructure capacity exists or can be easily extended.
  - General Plan Action: Encourage joint use amenities and public facilities.

Specific Plan Conformance: Riverside at Silverbell is located within the Planning Area Boundary of the Town of Marana's 2010 General Plan and is part of the Southern Growth Area. The area has been targeted as a prime growth area over the next decade and as a gateway into the Town of Marana. The land use designation on the property is Commercial, which is inconsistent with its R-36 zoning designation. Given the already intensive land use designation on the property and on the other three corners of the intersection of Ina and Silverbell Roads, it is apparent that a mix of high-density residential and commercial uses is appropriate.
Riverside at Silverbell will feature high-quality design and development that is compatible with what exists in the area, as well as a range of residential and commercial options to accommodate homebuyers and businesses at varying income levels. According to the 2010 General Plan, there is additional Commercial designated land immediately surrounding the site to the north and west whereas the vast majority of land to the northwest is designated as Master Planned Area and Low Density Residential. Several residential subdivisions exist within the master planned area west of the proposed Riverside at Silverbell project located on the north

side of Ina Road. The Pima County land to the west consists mainly of Low Density Residential and the Town of Marana land to the south is also designated Low Density Residential. East of the Santa Cruz River the land is designated Industrial. Additionally, Riverside at Silverbell is well served by utilities and has excellent roadway access along two major arterials.

General Plan Goal, Parks and Recreation Element: "Provide a system of developed parks and recreational facilities throughout the community."

Access to parks and recreational facilities is an important part of well-functioning communities. Given today's sedentary lifestyles, people need opportunities to engage in outdoor activities. Providing trails and neighborhood parks improves the health of community residents while allowing them to experience the natural beauty of the Sonoran Desert. Improving the general welfare and wellbeing of communities through outdoor recreation helps instill a unique sense of place, and pride in the community, for residents that enjoy the provided amenities.

- General Plan Policy: Support the development of recreational facilities in new residential areas.
    - General Plan Action: Require neighborhood parks in all new residential developments following standards described in the 2010 Town of Marana Parks, Recreation, Trails and Open Space Master Plan.
    - General Plan Action: Require path/trail easements and constructed elements to link neighborhood parks with residences, schools, and the public path/trail system.
    - General Plan Action: Require Homeowner's Associations to maintain private recreation facilities (neighborhood parks) to the appropriate standard as defined in the 2010 Town of Marana Parks, Recreation, Trails and Open Space Master Plan.

Specific Plan Conformance: Riverside at Silverbell will feature open space, active recreation areas, pedestrian pathways and trails. Pedestrian and bicycle connections will be made to the existing Santa Cruz River Park shared-use path as well as to existing bike routes in the area. Every effort will be made to maximize connectivity to and activate use of the Santa Cruz River Park shared-use path. Maintenance of the parks and trails will be the responsibility of the Homeowner's Association, regulated by Covenants, Codes and Restrictions (CC&R's).

2. Marana Strategic Plan

The Riverside at Silverbell Specific Plan supports the following areas of the Marana Strategic Plan:

Commerce – Construction of proposed mixed-use community will provide jobs as well as revenue to the Town through construction sales tax, retail sales tax and development services fees. Although not identified as one of the nine Economic

Activity Centers in the Marana Economic Roadmap, the Riverside at Silverbell Specific Plan area is located on the west side of the Santa Cruz River across from the South Marana Activity Center. Riverside at Silverbell presents a unique opportunity to expand the boundaries of the South Marana Activity Center to provide greater economic opportunities for the entire area. It provides housing and other supporting uses for the business park development adjacent to I-10 and will help to retain and attract future business.

Community – This new mixed-use residential community will provide new housing choices for a diverse age range in close proximity to the popular Continental Ranch and Pima Farms areas, attracting new residents to the Town. Additionally, existing residents will benefit from the greater availability of commercial goods and services. Careful development of the site as an interconnected network of supporting uses will enhance access in and around the project area and transform it into a gateway destination.

Recreation – Future development shall provide a variety of open space and recreation opportunities for all ages of its residents, ranging from active and passive recreation areas to existing pathway and trail connections. Access to the existing Santa Cruz River Park shared-use path and other bicycle and pedestrian paths in the area provides connectivity within the Town, neighboring jurisdictions and unincorporated Pima County leading to a wide array of recreational options.

D. Compatibility with Adjoining Development and Location Restrictions

1. Adjoining Development Compatibility

Riverside at Silverbell will have no immediate impact to surrounding uses. The land immediately surrounding Riverside at Silverbell is entirely vacant. The nearest development is the Bridlewood West subdivision located west of the proposed Silverbell Crossroads Shopping Center. The Silverbell West R-10 subdivision, currently under construction, is located adjacent to the western edge of the parcel on the northwest corner of Ina and Silverbell Roads. There are residential subdivisions located further to the west and southwest in unincorporated Pima County as well as light industrial uses located along the east bank of the Santa Cruz River. The site is bound by the major arterials, Ina and Silverbell Roads on the north and west, respectively. Land to the east is impacted by the 100-year flood limits of the Santa Cruz River. There is also a vacant 54-acre parcel, which is owned by Pima County adjacent to the south boundary.

The 92-acres of land on the north side of Ina Road is planned for mixed-use under the the Silverbell Gateway Specific Plan. Riverside at Silverbell is also located approximately three-quarters of a mile southeast of a master planned area with several subdivisions within one-mile of the project site. The master planned communities Pima Farms, Continental Ranch and Continental Reserve comprise

much of the developed land to the northwest. Commercial development is also located nearby at Cortaro and Silverbell Roads and in the Arizona Pavilions at Cortaro and Interstate 10. The Marana Gateway Center, located just over one-half mile northeast of Riverside at Silverbell along Ina Road at Interstate 10, will also provide economic development for the Town. It is a business park development for retail, office, industrial and general commercial uses that will complement the mixed-use development in the Riverside at Silverbell. Lastly, the land on the southwest corner of Ina and Silverbell is planned as the Silverbell Crossroads Shopping Center. All of these uses will be mutually beneficial in that, together, they will draw more interest and traffic to the area than they would individually in order to provide a vibrant mixed-use gateway to the Town of Marana along the critical corridors, Ina and Silverbell Roads, which connect Oro Valley to Southern Marana and Northwest Marana to West Tucson, respectively.

E. Conceptual Development Plan

Much of the property around the Silverbell and Ina intersection has remained vacant due to the economic downturn; this project presents an opportunity to transform this crucial piece of Ina Road frontage between the Santa Cruz River and Silverbell Road into a thriving gateway development to the Town of Marana. The owner's vision is to create a quality activity center that supports the viability of proposed commercial development through the offering of affordable, yet attractive multifamily housing options. With the scheduled improvements to Ina Road and the reconstruction of the Interstate 10 traffic interchange at Ina soon to become a reality, the timing for this vision is rapidly approaching.

As shown on *Exhibit III.E.1: Conceptual Development Plan*, there is one mixed-use development area planned for the site. The development area consists of ingress and egress along Silverbell Road and three access points along Ina Road. Given that the entire 14.7-acre site is developable, it is envisioned to complement adjacent land uses by providing a strong mix of commercial and residential uses integrated with multimodal transportation options at this site. The location is ideal to cater to nearby residents with neighborhood-level services and amenities as well as serving the regional market due to its close proximity to Interstate 10 and location at the intersection of two major arterials. This future mixed-use gateway activity center is appropriate due to its adjacency to the Santa Cruz River and River Park shared-use path (The Loop), its location along major arterials and its proximity to existing master planned communities and future residential growth.

The eastern portion of the site, adjacent to the Santa Cruz River, is envisioned as a gated luxury apartment and townhome community. Proposed townhomes along the eastern boundary will be oriented toward the Santa Cruz River to maximize scenic and recreational use of this vital riparian and river path amenity. Pedestrian and bicycle connections to The Loop, which upon completion will be 131 miles of shared-use paths, are highly encouraged along the eastern boundary and through the site. Development in the western portion of the site is envisioned to complement nearby residential land uses and planned commercial and mixed-use with a commercial concept consisting of a blend of convenience, retail, entertainment and office space. Commercial uses envisioned within this Specific Plan include

entertainment uses, an assortment of dining establishments, retail shops, office tenants and a convenience store with gas station. As per the 2010 General Plan, this land is already designated for Commercial uses, therefore, this location is ideal to cater to nearby residents, as well as to residents of outlying areas, with neighborhood-level uses such as a specialty grocery store, pharmacy, post office or bank. This highlights the discrepancy between the more intense uses called for in the General Plan versus the low density residential, R-36 zoning designation, which currently exists on the site. Both Silverbell and Ina Roads will make the commercial uses easily accessible to residents in the immediate vicinity and to commuters ranging from areas to the east, west, north and south.

A preliminary conceptual site plan is included in Appendix A. This site plan is for illustrative purposes only and should not be relied upon to establish the relative locations of, or distances between, any depicted facilities. There are a great number of variations of that plan that could ultimately be utilized on this site. The plan is intended to show the overall concept for the site in order to provide direction for traffic and civil engineering studies, relationship of possible structures to surrounding neighborhoods and possible on-site traffic circulation. It is not to be considered an actual proposed development plan. It is not based on any engineering or hydrology studies and final development must be in accordance with the rules and regulations of this Specific Plan. Specific issues having to do with this sites constraints will be addressed during the Platting and Development Plan process.

Exhibit III.E.1: Conceptual Development Plan



RIVERSIDE AT SILVERBELL SPECIFIC PLAN

SCALE: 1"=120'-0"
PROJECT: SP-01 DATE: 12/09/13
FILE NAME: ISP-01-SITEPLAN_B_120613.DWG

THE PLANNING CENTER
a division of TPC Group, inc.

F. Circulation Plan

Ingress and egress will be provided from Silverbell Road and from a point along Ina Road one-quarter mile east of the Ina and Silverbell intersection. This location was chosen to coincide with the scheduled roadway improvements along Ina Road set to commence by the end of 2016 and the subsequently planned median opening. Two additional limited access points will be located along Ina Road to accommodate the commercial component and convenience store/gas station envisioned for the western portion of the site.

Interstate 10 is approximately 1 mile east of the site and can be utilized for north/south movements as well as longer trips east and west. North/south movements can also be made by utilizing Silverbell Road adjacent to the west boundary of the site. East/west movements can be made by using either Ina Road or Cortaro Road located north of the site. There are no off-site right-of-ways proposed for the site because access is already established through Ina and Silverbell Roads.

A Traffic Impact Analysis (TIA) prepared by Curtis Lueck & Associates and submitted under separate cover is intended to support the land-use proposal for this rezoning project. The study addresses the potential traffic impacts associated with the proposed Riverside at Silverbell. The findings in the TIA are based on the development intensity depicted in the preliminary conceptual site plan included in Appendix A. Any roadway improvements required by the Town based on the findings of the Traffic Impact Analysis (as approved by the Town) will be the responsibility of the developer. Additional traffic studies will be required at the development plan or platting stages of this project.

If any right-of-way will be dedicated to the Town of Marana, a Phase I Environmental Assessment must be completed no more than 180 days prior to the dedication of the right-of-way.

G. Post Development Hydrology

Based on the proposed commercial development of the property, the 100-year peak discharge for the site will increase from 27 cfs to 75 cfs. It is anticipated that the onsite generated runoff will drain directly to the Santa Cruz River. No detention/retention requirements will be applicable (a detention waiver request will need to be submitted to the Town; and should be approved due to the proximity of the property to the River). In lieu of retention/detention the following "In Lieu fees for a retention waiver will be paid to the Town of Marana in accordance with the Standards Manual for Drainage Design and Floodplain management. XIV Detention/Retention basins. 14.4 Fees in Lieu of Detention/Retention Requirements with acceptable calculations to be contained in the drainage report." Onsite stormwater harvesting may be incorporated within the landscaped areas throughout the development to satisfy a portion of the retention requirements. The site is recommended to be raised, at a minimum, to the elevation of 2173 feet which is one foot above the adjacent base flood elevation shown on the FEMA FIRM within the Zone AE floodplain south of the property (If Critical Facilities are located within this site they should be Elevated to an Elevation of 2175 or greater), and to remove the area from ponding conditions, as well as to slope (west to east) in order to drain directly into the Santa Cruz River.

The existing soil cement bank stabilization along the west bank of the Santa Cruz River extends from Ina Road to approximately 400 feet south adjacent to the subject property. At this location the 500-foot erosion hazard setback is reduced to a setback of zero; however due to the fact that the bank stabilization ends south of the property, the 500 foot erosion hazard setback may extend partially within the eastern portion of the site (dependent on future geotechnical and hydraulic evaluations).

The offsite flows will continue to drain along the southeastern property boundary, discharging to the Santa Cruz River as under existing conditions. Improvements (grading and drainage) will need to be designed and constructed to limit the water surface elevation increase to a 0.1 foot rise maximum on the adjacent property. The erosion hazard setback limit associated with the wash impacting the southeast property boundary is 50 feet, measured from the base flood limits.

The site improvements, based on fill to elevate a minimum of one foot above the 100-year FEMA FIRM elevation (2173 feet) (If Critical Facilities are located within this site they should be Elevated to an Elevation of 2175 or greater), may result in the need for a FEMA Letter of Map Revision (LOMR) if the improvements impact the current Zone AE delineation and/or base flood elevation.

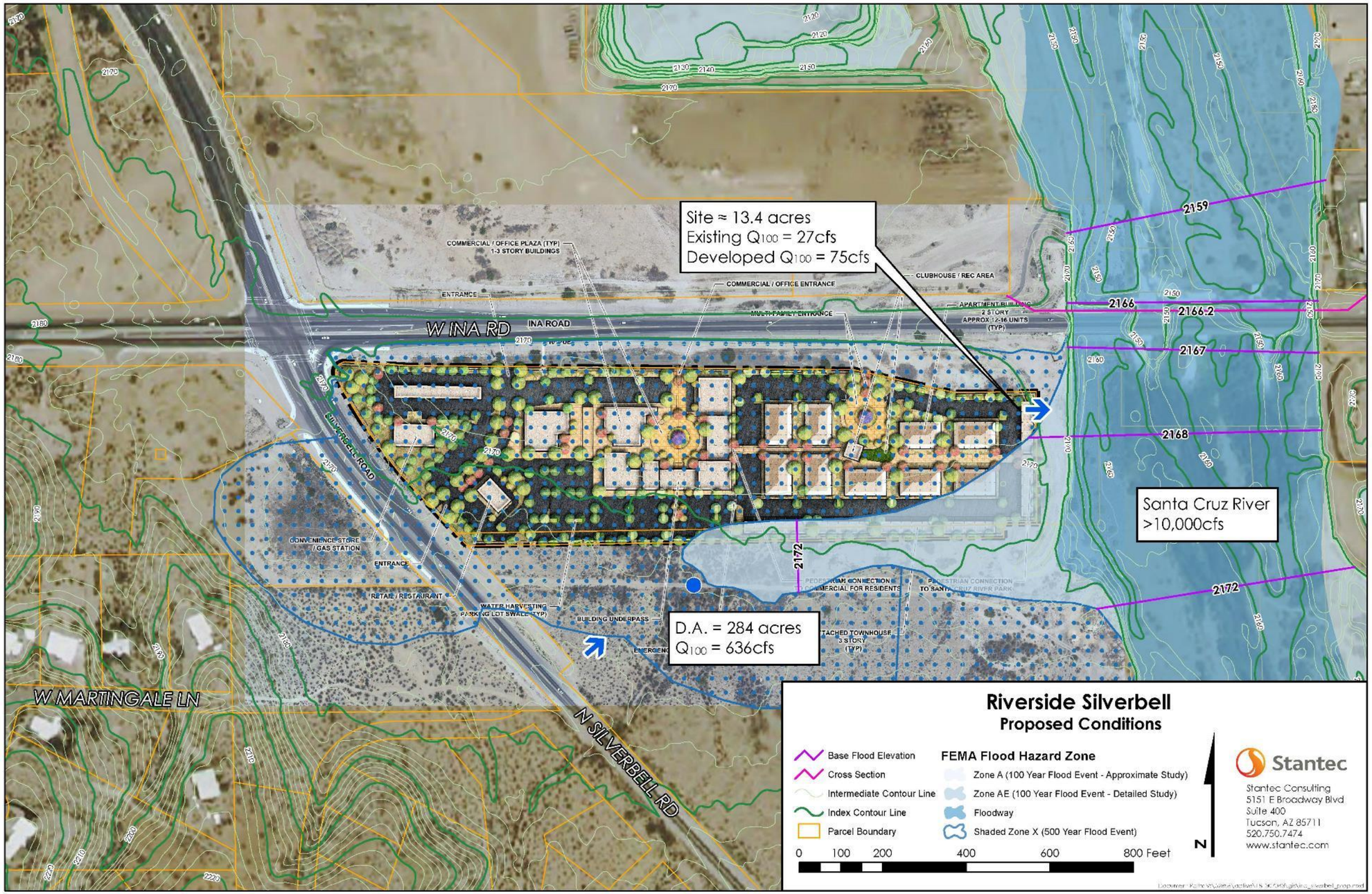
A stormwater pollution prevention plan (SWPP) submitted to the Town of Marana will be required prior to the issuance of grading permits for the future development of the site.

Post – Conditions Hydrology Standards set forth within this Specific Plan shall not prevail in case of conflict between the Specific Plan and the Land Development Code. Engineering sections of the Land Development Code, particularly titles 19 and 21 shall take precedence

over and supersede the requirements contained in this specific plan unless such requirements are deemed more restrictive.

See *Exhibit III.G.1: Post-Development Hydrology*.

Exhibit III.G.1: Post Development Hydrology



H. Environmental Resources

1. Waters of the United States

The U.S. Army Corps of Engineers (Corps) has not been requested to make a determination of the jurisdictional status of drainage features on the property, either under Regulatory Guidance Letter (RGL) 08-02, in which the Corps determines only which features have the potential to be waters of the U.S. (Waters) in a preliminary jurisdictional determination (PJD), or with the use of a significant nexus analysis, in which the Corps issues an approved jurisdictional determination (AJD) that identifies the extent of Waters on the property over which the Corps claims jurisdiction. The presence of potential Waters on the Riverside at Silverbell property is unlikely given that the Pima County identified wash does not exist on-site, as noted on the SRI.

2. Federally Endangered Species and Other Special Species

There are no federally endangered species or other special species present on the project site. However, this area has been determined to potentially contain suitable habitat for the Western burrowing owl. The Western burrowing owl is protected under the Federal Migratory Bird Treaty Act of 1918 and State Law Titles 17-101 and 17-235. A burrowing owl survey will be required to be performed 30 days prior to receiving a grading permit. There will be no cost to the property owner for this service and construction will not be delayed.

3. Wildlife Corridor

The site has been designed to preserve remnant wash areas and vegetation that may be utilized as corridors for the movement of wildlife. A search of the AGFD HDMS identified the presence of 2 wildlife corridors within 3 miles of the specific plan site; the Coyote – Ironwood – Tucson Linkage Design and the Tucson - Tortolita – Santa Catalina Mountains Linkage Design. This link is depicted by Beier et al. (2006) [2] as covering broad areas, without specific paths through the areas defined. The Town of Marana proposed HCP states that the Tucson – Tortolita corridor extends from the western portion of Saguaro National Park to the Tortolita Fan to the east.

I. Landscape & Buffering

The overall landscape theme will reflect the best attributes of the Sonoran Desert and the site's surrounding environment. Native and desert-adapted plant material as well as regionally appropriate hardscape materials will be used within the development area of the property. Landscape buffers will reflect the desert plant palette and appearance of the native Sonoran environment.

[2] Beier, P., E. Garding, and D. Majka. 2006. Arizona Missing Linkages: Tucson – Tortolita – Santa Catalina Mountains Linkage Design. Report to Arizona Game and Fish Department. School of Forestry, Northern Arizona University.

The Santa Cruz River runs along the property's east side. Riparian plant species may be located along the east side of the property to reflect the nature of the river habitat.

The conservation of water will be an important priority with the landscape design. Water harvesting techniques will be employed within the project landscape. Rainwater that is collected or diverted will supplement the water requirements of the landscape plants. An underground drip irrigation system will efficiently provide water to the plants while minimizing water lost to evaporation. The majority of plants within the landscape will be desert adapted and low water use.

1. Native Plant Preservation

A Native Plant Preservation Plan (NPPP) shall be prepared in accordance with the provisions set forth in the Town of Marana *Land Development Code*. The site layout has been designed with concern for the site's topography, hydrology, and the wash running through the site.

J. Utilities

1. Water

As shown on *Exhibit II.B.3.c. Existing Land Uses*, there is one well located on the site. No other wells are located on-site or within 100-feet of the site. The water supply for Riverside at Silverbell will be provided by Tucson Water which has been designated by the state of Arizona Department of Water Resources as having an assured water supply; therefore, water supply is assured. A water service agreement, *Exhibit III.J.1: Water Service Letter*, is required to establish service to the property. Off-site improvements to connect to the existing system, well sites and storage tanks will need to be considered along with the infrastructure to serve the proposed development.

CITY OF TUCSON
TUCSON WATER DEPARTMENT

December 4, 2013

The Planning Center
110 S Church St, Ste 6320
Tucson, AZ 85701

Attn: Brian Underwood

SUBJECT: **Water Availability for project: Riverside at Silverbell, APN: 21404044B, 21404042F, Case #: WA1406, T-13, R-12, SEC-02, Lots: 99999999, Location Code: MAR, Total Area: 14.3ac Zoning:** R-36

WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designation from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply – it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.*

This letter shall be null and void two years from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

If you have any questions, please call New Development at 791-4718.

Sincerely,

Scott Schladweiler, P.E.
Engineering Manager
Tucson Water Department

SS:tr
CC:File

TUCSON WATER
NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4718 • FAX (520) 791-2501 • TTY (520) 791-2639 • www.cityoftucson.org

2. Wastewater

The plan is to be served by public sewer. The project site is tributary to the Ina Road / Tres Rios Water Reclamation Facility, via the Continental Ranch Interceptor. Capacity is currently available in the existing 12-inch gravity main sewer line, G-2004-170, which crosses under the intersection of Silverbell and Ina roads at the northwest corner of the property and downstream from manhole #3271-10.

A Sewer Service Agreement will be needed prior to development, see *Exhibit III.J.2.a: Existing Sewer Facilities* and *Exhibit III.J.2.b: Wastewater Capacity Response*.

3. Private Utilities

Tucson Electric Power (TEP) provides electricity to this area of Pima County. It is anticipated that TEP will provide power to the site.

It is anticipated that Century Link will extend phone service to the site. Alternatively, the site may use wireless communications that can be provided by any number of service providers.

It is anticipated that natural gas service will be offered and provided in the development of the property, but shall not be required. It is anticipated that service would be provided by Southwest Gas.

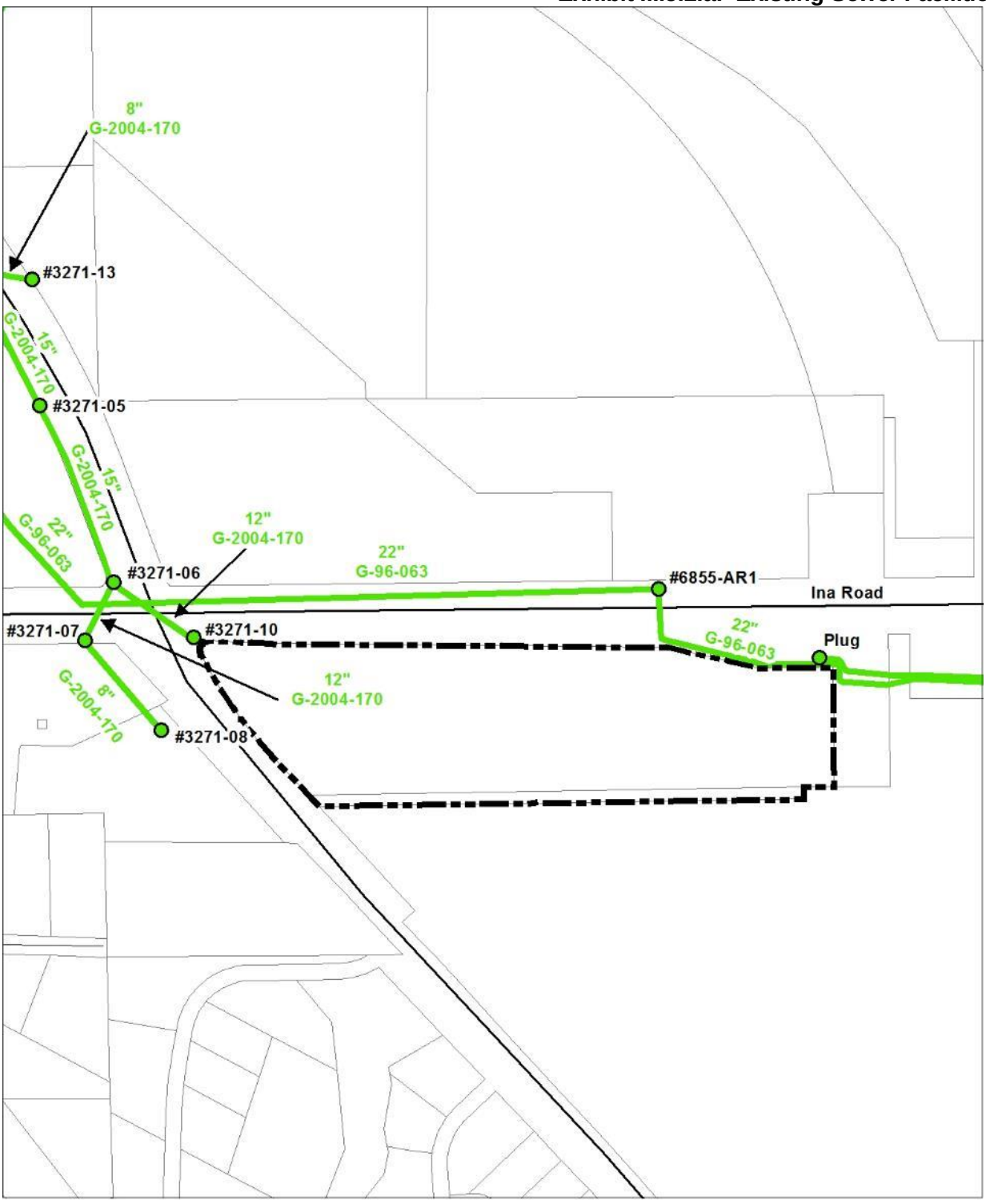
Electricity, natural gas, telecommunications and cable services will be extended to the project site at the time of development through agreements with individual utility companies. The following utility companies currently serve this area:

Electricity:	Tucson Electric Power
Natural Gas:	Southwest Gas Corporation
Telephone:	Century Link
Cable:	Comcast

4. Sanitation and Recycling Services

A number of private sanitation service providers may be contracted to serve the site with comprehensive trash and waste removal, recycling and environmentally safe waste management services.

Exhibit III.J.2.a: Existing Sewer Facilities



PIMA COUNTY
REGIONAL WASTEWATER RECLAMATION DEPARTMENT
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

12/31/2013

Brian Underwood
The Planning Center
110 S. Church Avenue, #6320
Tucson, AZ 85701

Sewerage Capacity Investigation No. 13-266 Type I

RE: **Riverside at Silverbell Specific Plan, Parcels 21404044B and 21404042F. Estimated Flow 46,180 gpd (ADWF).**

Greetings:

The above referenced project is tributary to the Ina Road / Tres Rios Water Reclamation Facility, via the Continental Ranch Interceptor.

Capacity is currently available for this project in the 12-inch sewer G-2004-170, downstream from manhole 3271-10.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is an analysis of the system as of this date and valid for one year. Allocation of capacity is made by the Type III Capacity Response.

Note: Conditions within the public sewer system constantly change. An update to this letter must be obtained to verify that capacity exists in the downstream public sewer system just prior to submitting the development plan or subdivision plat for review and approval.

If further information is needed, please feel free to contact us at (520) 740-6642.

Respectfully,

for
Ben Fyock, P.E.
PCRWRD Planning Section

BF:ks

K. Public Services

1. Police Service

The project site will utilize the Town of Marana's police service. The nearest Town of Marana police station is the Town of Marana Police Headquarters located approximately 10.4 miles northwest of the project site at 11555 West Civic Center Drive.

2. Schools

It is anticipated that this project will generate approximately 175 residential units if fully developed at the target residential densities. Riverside at Silverbell is located within the Marana Unified School District (MUSD).

MUSD provided the following multipliers to use for student enrollment projections. (MUSD multipliers do not distinguish between different housing projects):

Elementary: 0.25 students per home (0.25 x 175) = 44 students
Junior High & High School: 0.10 students per home (0.10 x 175) = 18 students

The site will be served by Marana High School, Marana Middle School and either Coyote Trail Elementary, Rattlesnake Ridge Elementary, Twin Peaks Elementary or Thornydale Elementary.

There are no schools within one-mile of the project site. The nearest public school is Coyote Trail Elementary School, located approximately 1.3 miles northwest of the site at 8000 N. Silverbell Road. See *Exhibit II.I.1: Recreation and Schools*. The nearest public middle and high schools are Tortolita Middle School, located approximately 2.7 miles from the project area at 4101 W. Hardy Road, and Mountain View High School located approximately 3.6 miles to the northeast at 3901 W. Linda Vista Boulevard.

Table III.K.2: School Capacities & Enrollments

School	School Capacity	Current Enrollment (2013-2014)
Marana High School	1900-2200	1864
Marana Middle School	1200	1150
Rattlesnake Ridge Elementary	800+	660

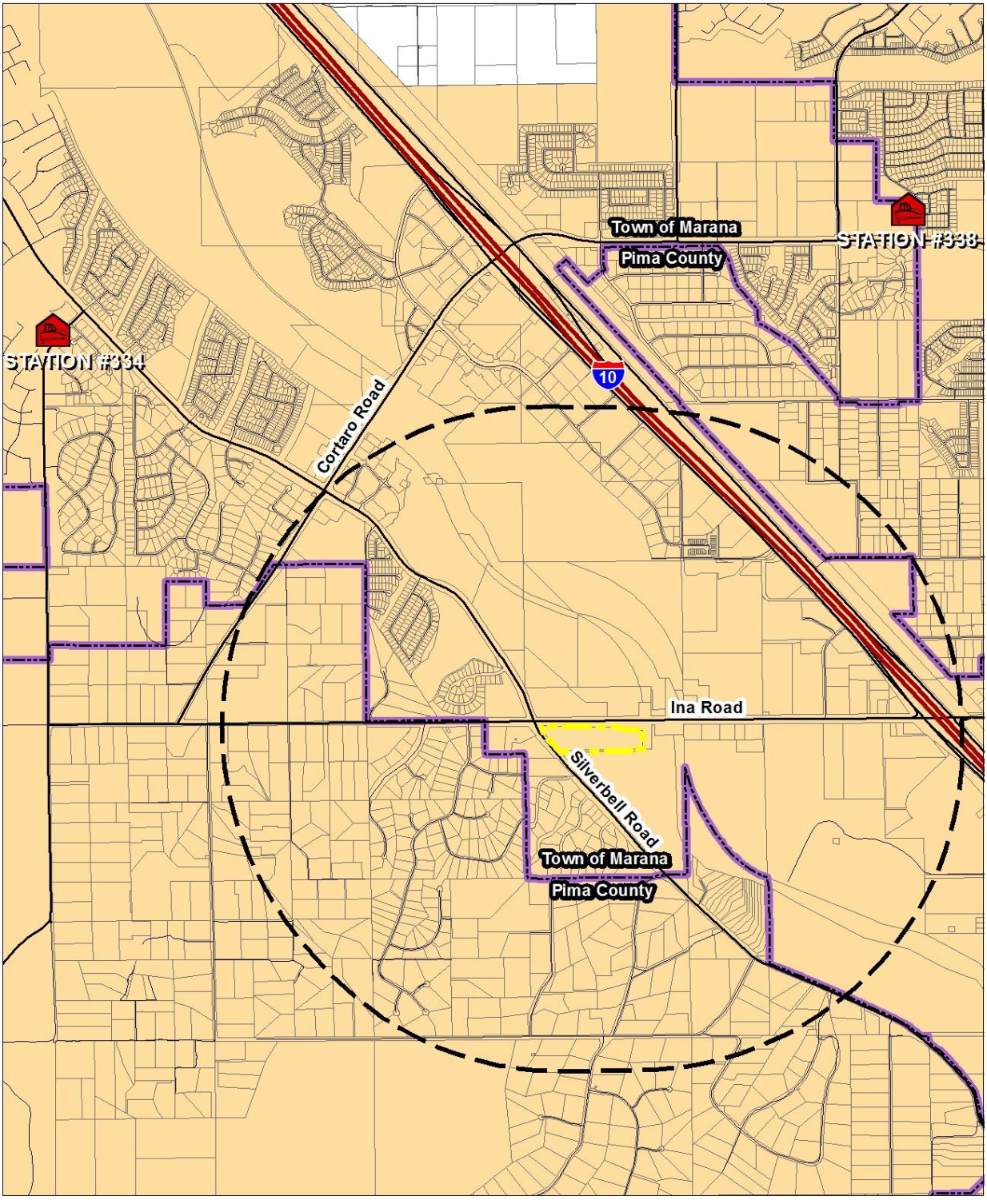
Twin Peaks Elementary	800+	510

3. Fire Service

The entire project site is currently within the Northwest Fire District. The Northwest Fire District also serves immediately adjacent areas to the north, east, south, and west of the site.

As depicted in *Exhibit III.K.3: Fire Service*, the nearest fire station (Northwest Fire District Station #334) is located at 8165 N. Wade Road, approximately 2 miles northwest of the project site.

Exhibit III.K.3: Fire Service



LEGEND

- Specific Plan Boundary
- One-Mile Radius
- Jurisdictional Boundary
- Parcels
- Northwest Fire District
- Fire Stations

NORTH 0' 1000' 2000'

FILE NAME: ISP-01_public_facilities.mxd
SOURCE: Pima County GIS, 2013

L. Recreation and Trails

1. Provision of Recreational Area

Per the Town of Marana *Land Development Code* requirements, residential projects with a gross density greater than or equal to 3.0 residences per acre and containing 50 or more dwelling units shall provide an improved on-site recreation area, constructed at the project developer's expense. The Riverside at Silverbell will have a residential density of up to 24 RAC which will necessitate the provision of a functional recreation area and trails. The use of both active and passive recreational elements is strongly encouraged as well as the option for indoor recreation space associated with a multi-family development. Riverside at Silverbell intends to provide recreational spaces to enhance the quality of life for its residents and provide for a more aesthetically pleasing mixed-use environment.

Riverside at Silverbell will offer outdoor recreational amenities with the option to provide indoor recreation as well. Placement and design of outdoor park areas should create visual focal points that encourage active recreational engagement and community gathering. The amenities and uses of the park may include: informal turf area, seating and shade, children's play structures, exercise equipment, ball fields and courts, desert landscaping, walks and paths. As shown on the Illustrative Site Concept provided in Appendix A, the site will accommodate an active recreation area as part of any proposed residential development, which may include a clubhouse or similar indoor recreational facility. Proposed commercial areas also provide opportunities for outdoor gathering spaces, courtyards, plazas, informal shaded seating areas, pedestrian pathways and promenades. Riverside at Silverbell will offer at least one distinct connection to the Santa Cruz River Park shared-use path (The Loop).

The Santa Cruz River and The Loop are excellent amenities to the project. The Loop trail system currently offers over 100 miles of shared-use paths and upon completion will total 131 miles. The Loop provides abundant opportunity for recreation, leisure and commuting. Adjacent to the eastern boundary of the site, the Santa Cruz River offers views of birds and other desert wildlife. Connections to the Santa Cruz River Park shared-use path are strongly encouraged from points throughout the community. Future connections to The Loop through this project will allow residents access to this vital amenity and will help to attract the interest of trail users and cyclists utilizing other area bike paths.

2. Open Space Ownership

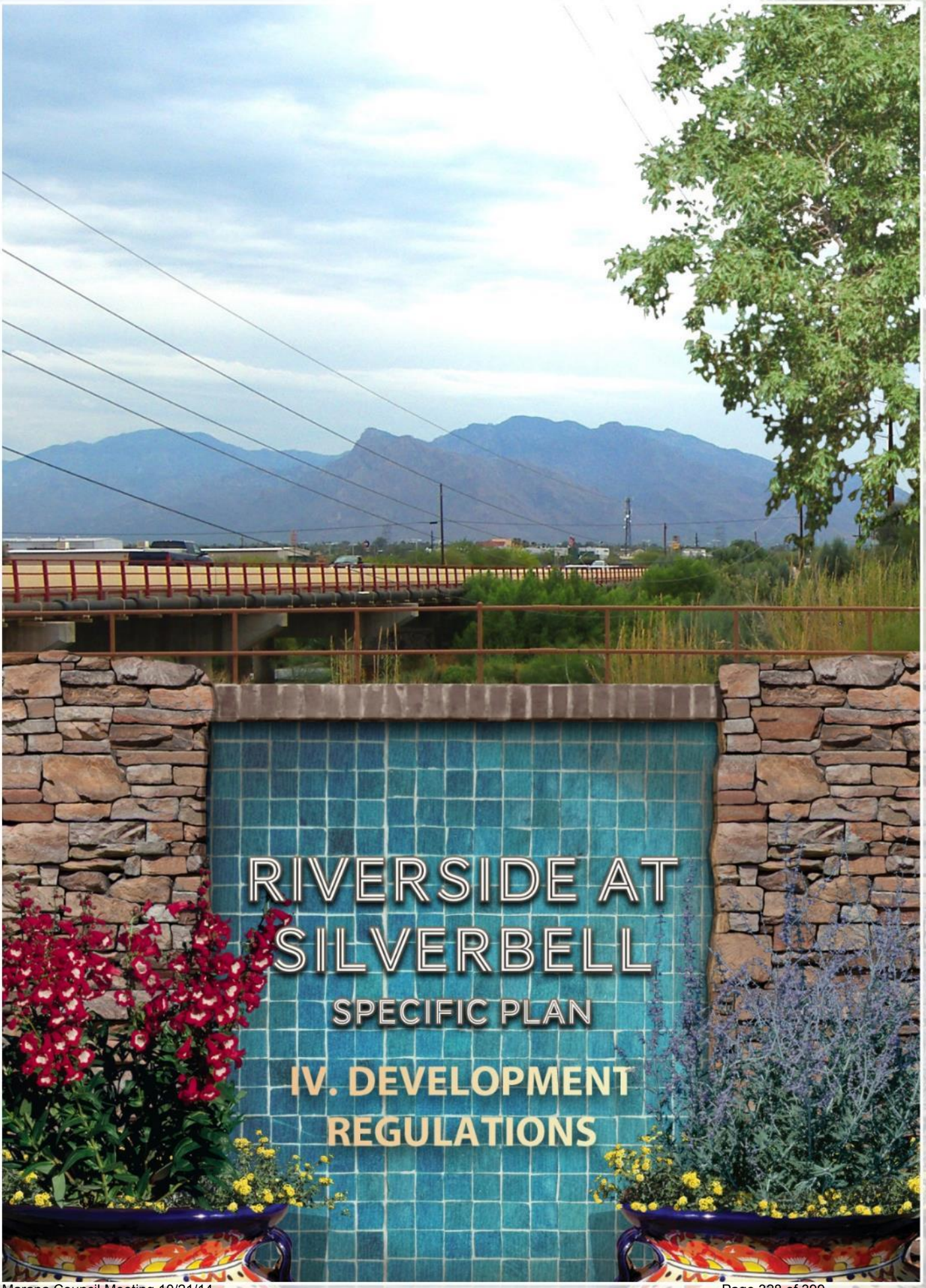
Preservation of natural open space, as well as maintenance of modified open space (common area) within Riverside at Silverbell, shall be the responsibility of the Master Association and respective HOA's and regulated by CC&R's.

3. Off-Site Trail Access and Maintenance

The Santa Cruz River and the River Park shared-use path (The Loop) are a valuable amenity for this proposed mixed-use community. The Loop will eventually be built on the east riverbank to complement the already existing paved shared-use path on the west bank. This portion of The Loop will also be improved as part of the Juan Bautista De Anza National Historic Trail which will extend from the Arizona-Mexico border all the way to San Francisco, California. Attached residential development along the eastern boundary will provide pedestrian connections to The Loop shared-use path; a connection to the river path can also be accommodated in the northeast corner of the site. In the event that commercial retail development is located along the eastern boundary, inviting outdoor gathering spaces, seating and shade are encouraged. As shown on the Illustrative Site Concept in Appendix A, a strong pedestrian connection to the Santa Cruz River such as a landscaped promenade should also be provided through any development that extends into the central portion of the site.

M. Cultural Resources

The project site contains significant prehistoric resources according to the Cultural Resources Report conducted by WestLand Resources in February 2012. WestLand's results show that the site was home to a sprawling Hohokam settlement that dates primarily to the Classic period (A.D. 1150-1450). According to WestLand, the site has been determined eligible under Criterion D for inclusion in the National Register of Historic Places (NRHP). Avoidance or Phase II archaeological data recovery is recommended for Areas 1 and 2a identified in the Cultural Resources Report submitted under separate cover. WestLand recommends a Phase II data recovery plan be prepared and approved prior to implementing Phase II data recovery. All archeological work must be completed prior to issuance of a grading permit.


RIVERSIDE AT
SILVERBELL
SPECIFIC PLAN
IV. DEVELOPMENT
REGULATIONS

A. Purpose and Intent

These regulations will serve as the primary mechanism for the implementation of the Riverside at Silverbell Specific Plan. The following Development Regulations and Design Guidelines establish the intensity and character of the development by prescribing site-specific standards that are tailored to the unique qualities of the project. The regulations contained within this section provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility with surrounding land uses.

These development regulations permit the integration for a mixed-use community with commercial retail, employment, entertainment, and single-family attached and multi-family housing options. Single-family detached residential development shall be precluded from Riverside at Silverbell. The regulations and standards shall apply to the Riverside at Silverbell Specific Plan. The land use designation (planning area) within the Specific Plan shall be as follows:

- Mixed-Use

The development regulations will govern and provide regulatory zoning provisions for the land use density, intensities, and location criteria within the Riverside at Silverbell Specific Plan. This section includes standards related to base land use, property use, building setbacks, building heights and lot coverage. The intent of these standards is to establish clear minimum development standards, allow for the orderly progression of development, and to provide flexibility over time without compromising the goals and objectives for this specific plan.

B. General Provisions

1. Applicable Codes

If an issue, situation, or condition arises that is not addressed by this Specific Plan, the applicable portions of the Town of Marana *Land Development Code* that are in place at the time of development shall apply.

All construction and development within the Specific Plan area shall comply with applicable provisions of various codes and regulations adopted by the Town of Marana including, but not limited to, building codes, mechanical codes, electrical codes, plumbing codes, fire codes, and grading and excavation codes current at the time of development.

2. Additional Uses

Whenever a use has not been specifically listed as being a permitted use in the particular zone classification within the Specific Plan, it shall be the duty of the Town Planning Director to determine if said use is consistent with the intent of the designation and compatible with other listed permitted uses.

3. Temporary Uses

Temporary uses conducted in connection with the development of the property shall be permitted.

Such uses may include, but are not limited to:

- Construction/storage yards
- Temporary construction offices and trailers
- Fencing
- Construction roads
- Temporary model units or temporary model unit complex with parking
- Temporary sales office
- Seasonal retail sales

4. Mix of Uses

The following shall be applied to the overall site:

- Permitted uses are encouraged to be mixed both horizontally and vertically, subject to applicable building safety codes and regulations;
- When practical, multi-story mixed-use buildings shall consist of up to 50 percent ground floor non-residential building area.

C. Development Standards

1. Mixed-Use Land Use Designation

a. Permitted Uses:

- Apparel, furniture and appliance stores
- Art gallery, museum, artist studios
- Assisted living centers/ group homes/ nursing home/ adult daycare/ continuing care facility
- Automotive supplies/ service stations and car wash
  - Self-serve car washes with multiple bays are prohibited.
- Banks and financial institutions, including drive-through and outdoor teller facilities
  - Limited to a maximum of three (3) drive-through service lanes, with one (1) restricted drive through automated teller machine (ATM) service only.
  - Standalone outdoor teller facilities not associated with an indoor bank or financial institution are prohibited.
- Barber and beauty shops
- Bars and cocktail lounges (independent or part of a restaurant or hotel)

    - The minimum setback shall be 25 feet unless adjacent to non-residential uses, in which case, no setback is required.
- Bicycle shops
- Carpentry, upholstery & furniture repair
- Day care centers, subject to:
    - The minimum lot size required for a child care center is 10,000 square feet. There is no minimum for adult day care.
    - The maximum building size is 4,000 square feet.
    - The minimum setback for child care is 25 feet (applies to all subject property lines). There is no setback required for adult day care.
- Churches, temples, and other places for religious services, subject to:
    - The minimum building setback is 50 feet unless adjacent to a non-residential use, in which case, no setback is required.
    - A minimum site area of 2 acres is required.
- Clinics: medical, dental, and veterinary
- Clothes cleaning, pressing, and tailoring shops
- Clubs, health, fitness, sporting, lodge, fraternal organization and similar uses
- Commercial retail
- Corporate and regional headquarter facilities and offices
- Drug stores
- Educational facilities (private or public)
- Elementary and secondary charter schools, subject to:
    - A maximum lot size of 3 acres.
    - The minimum setback shall be 25 feet unless adjacent to non-residential uses. No setback is required adjacent to another non-residential use.
    - The use of loudspeakers, amplifiers or similar equipment is not permitted on the school site if located within 100 feet of a residential use.
- Florist shops
- Food and beverage kiosks/coffee shops/cafes
- Food stores, including delicatessens, candy stores, and dairy product sales
- Fuel dispensing facilities
- General merchandise sales
- Hardware stores
- Hotel, motels and lodging facilities
    - The minimum setback shall be 25 feet unless adjacent to non-residential uses, in which case, no setback is required.
- Live/work units
    - No more than 75 percent of the total building square footage on the lot may be devoted to the work unit.
    - One additional motor vehicle space is required per Live/Work unit in addition to the residential requirement. Live/Work units shall be subject to non-residential development standards.
- Medical, professional and general business offices
- Multi-family residential
- Office equipment sales and service
- Package liquor stores

- Pet and pet supply stores
- Personal services
- Plant nurseries, greenhouses and home and garden supplies
- Public service facilities (government, civic, utility)
- Repair shops for appliances, bicycles, etc.
- Restaurants, cafes including carry-out establishments, drive-through facilities, and other similar uses
- Retail
    - Department stores
    - Variety stores
- Recreational and Culture
    - Commercial recreation and athletic facilities
    - Conference and convention centers
    - Cultural and education services
    - Health fitness centers and dance studios
    - Indoor recreation
    - Other recreational type uses and facilities
- Schools of business, language, music, dance, and art (may require reasonable soundproofing)
- Seasonal outdoor sales, including farmer's markets and similar uses
    - Activities may be conducted outdoors if developed adjacent to non-residential uses.
- Services:
    - Blueprinting and photocopying
    - Financial – accounting, auditing, bookkeeping, tax consultation, etc.
    - Printing, lithographing, publishing
- Shoe repair shops
- Single-family residential (attached)
- Stationery stores
- Supermarkets and grocery stores
- Veterinary clinic, small
- Such other comparable uses as determined by the Planning Administrator

b. Accessory Uses- the following accessory uses shall be permitted in conjunction with all permitted residential uses; accessory uses not listed below, but contained in Title 5 of the Land Development Code are also allowed:

- Community center
- Community identification elements
- Garage, carport or enclosed storage
- Home occupations in accordance with the Town of Marana Land Development Code
- Recreation buildings which are part of a multi-family development
- Sports courts
- Spas and related structures

- Theater, not including drive-in
    - Allowed only as a recreational amenity for multifamily residential projects

c. Prohibited Uses:

- Contractor's yard
- Heavy equipment sales or lease
- Heavy industrial uses
- Light industrial uses
- Manufacturing
- Processing
- Self-storage
- Single-family residential (detached)
- Wholesaling and warehousing
- Wireless communication facilities

2. General Development Standards

Development within Riverside at Silverbell shall be subject to the following development standards:

Table 1: Single-Family (Attached) and Multi-Family Residential Development Standards

Land Use Designation	**Mixed-Use**	
Land Use Category	Single-Family Attached	Multi-Family
Maximum Gross Density	30 RAC	30 RAC
Minimum Area per dwelling unit	None	None
Maximum Building Height (feet)	60	60 75 (with mixed-use)
Maximum Lot Coverage (%)	85	85
Minimum Lot Width (feet)	None	None
Minimum Lot Depth (feet)	None	None
Minimum Lot Setbacks	None	None
Minimum Perimeter Building Setbacks (Feet)		
Adjacent to Same or More Intense Land Use*	0	0

Adjacent to Less Intense Land Use*	N/A	10 or 1½ Building Height (whichever is greater)
Arterial Street Setbacks	20	20
Street Setbacks	10	10
Minimum Building Separation	Per building code requirements	Per building code requirements
Parking Requirements	See Section IV.C.3: Parking Regulations and Town of Marana *Land Development Code*	

Table 2: Non-Residential Development Standards

Land Use Designation	**Mixed-Use**
Land Use Category	Commercial, Retail, Office
Maximum Building Height (feet)	75
Maximum Lot Coverage (%)	90
Minimum Lot Width (feet)	None Required
Minimum Lot Depth (feet)	None Required
Minimum Lot Setbacks	None
Arterial Street Setbacks	20
Street Setbacks	10
Minimum Perimeter Building Setbacks (Feet)	
Adjacent to Same or More Intense Designation or Use*	0
Adjacent to Less Intense Designation or Use*	10 or 1½ Building Height (whichever is greater)
Minimum Building Separation	Per building code requirements
Parking Requirements	See Section IV.C.3: Parking

	Regulations and Town of Marana *Land Development Code*

- *For purposes of perimeter setbacks, the land uses allowed within Riverside at Silverbell are listed below within generalized categories in order of most to least intense.

    - Retail/ Commercial/ Office
    - Multi-Family Residential
    - Single-Family Residential Attached

3. Parking Regulations

Unless contained herein, the Town of Marana *Land Development Code* parking standards shall govern except for the following:

- Parking shall be shared when multi-use development occurs on a single site. For each separate use or business, a ten percent reduction is allowed.
- Parking shall be shared on two separate properties provided that no shared parking space is greater than 1,200 feet from the entrance of either use and that legal and physical access is provided.
- Along the Ina and Silverbell Road frontages, no more than 40% of the required parking may be located along the front and sides of the proposed building(s). Individual Parking Reduction Plan (IPRP): The Planning Director may approve a modification to the number of required motor vehicle parking spaces on new and existing sites through an IPRP.

    - **Applicability**
      The provisions of the IPRP apply to:

        - Proposed development and redevelopment of a site;
        - Changes of use in existing development; and,
        - Any expansion of an existing use or any addition of a use to an existing development.

    - **Permitted Uses and Types of Development**
      A proposal must include one or more of the following uses or types of development:

        - Combined residential and non-residential development in a single structure or unified development project;
        - Projects within 1,320 feet (1/4 mile) of a transit stop or public parking facility;
        - Religious uses where the parking plan will accommodate weekend and evening use;
        - Residential care services or housing developments for the elderly or individuals with physical disabilities;

- A project that can accommodate shared parking arrangements for uses with alternate hours of operation and peak-use times.
- A development may request a reduction in its existing parking when surplus spaces could be conveyed to benefit another use. The parking may continue to be used in its current configuration except where a public safety hazard is created or adjustments in parking space dimensions are required.
- Exception. Restaurants and bars (Food Service and Alcoholic Beverage Service uses) are not eligible to request an IPRP unless the restaurant or bar is within a multiple or mixed-use development and the applicant provides evidence that motor vehicle parking is provided at one space per 100 square feet gross floor area and outdoor seating area for restaurants and one space per 50 square feet gross floor area for bars during peak use times.

- **Individual Parking Reduction Plan Requirements**
  An IPRP must include the following information:

  - Preparation by a traffic engineer or similar transportation professional;
  - Number of required and proposed parking spaces. Indicate the data source (i.e. traffic study, parking plan, ITE trip generation manual, Land Development Code, etc.) used in establishing the number of proposed parking spaces;
  - Location of parking spaces, including accessible parking spaces;
  - Existing and proposed site conditions and uses, including any available on-street parking;
  - Site access and traffic circulation patterns;
  - Location and distance from the project site to existing residential neighborhoods;
  - Availability, location, and distance to alternate modes of transportation;
  - Hours of operation and peak use time(s) of each use;
  - Evidence that all required parking for the proposed uses will either be on-site or at an approved off-site parking location;
  - Existing and proposed shared parking agreements, when applicable. The shared parking agreement must be prepared in a manner acceptable to the Planning Director;
  - For projects within 300 feet of a residential or more restrictive zone, the IPRP project must address how the proposal will not cause a safety hazard, noise, or parking impacts on an adjacent existing neighborhood. The IPRP shall include the following:
    1) Methods to avoid potential increases in noise and light intrusion;
    2) Methods to deter vehicular access into adjacent residential neighborhoods using signage or other means; and
    3) Methods to prevent drive-through traffic or habitual parking within adjacent residential neighborhoods or commercial development.

- Any other information deemed appropriate by the Planning Director including a traffic study.

- **Findings for Approval**
  The Planning Director may approve an IPRP if all of the following criteria are met in the IPRP and documented in findings:
  - The zone permits the proposed use(s);
  - All parking is provided on-site or at an off-site location in accordance with the dimensional standards contained in the Town of Marana Land Development Code, Off-Street Parking and Loading requirements;
  - For multiple or mixed use projects, the site can accommodate shared parking arrangements for uses with alternate hours of operation or peak use times;
  - Site access and traffic circulation are not obstructed;
  - Accessible parking spaces required by the Town of Marana's adopted Building Code have not been reduced or eliminated;
  - Vehicular access, drive-through traffic, and habitual parking in adjacent commercial development and residential neighborhoods is deterred; and
  - Light intrusion onto an adjoining residential use or zone is not created. Outdoor lighting shall comply with the Town of Marana Outdoor Lighting Code.
  -

- **Review and Approval Procedures**
  - Notice will be given to Riverside at Silverbell residential property owners within 300 feet of the proposed IPRP. Such notice shall be mailed by US Postal Service 1st class and shall be postmarked at least 15 days prior to the Planning Director's decision. A Decision for an IPRP shall follow the "Findings for Approval" procedure and will be followed by written confirmation to the applicant.

- **Amendments**
  A revised IPRP is required when one or more of the following occurs:
  - A change of use to a more parking intensive use or different hours of operation or peak use times than the use shown on the last approved IPRP;
  - An expansion of a building; or,
  - An expansion of a use that is more parking intensive than the use it is partially or entirely replacing.
  - The parking or the mitigation methods as set forth in the existing IPRP no longer comply with one or more of the required findings for approval as provided in the section above.

- Handicap Parking spaces shall be in conformance with the Americans with Disabilities Act (ADA), the Building Code, ICC/ANSI and ADAAG both in dimension and in quality for specific uses.

- Mixed use parking: For multi-story residential and non-residential uses, parking shall be provided at a rate of 1 space per 1-bedroom apartment, 2 spaces per unit for each 2 bedroom apartment or larger with no less than one space per unit being provided. In addition, 1 guest space per three units shall be provided. Parking may be provided off-site or by a shared parking agreement.

Residential Parking

Unless contained herein, residential parking Standards shall be in accordance with the standards delineated in the Town of Marana *Land Development Code*.

Non-Residential Parking

Unless contained herein, non-residential parking Standards shall be in accordance with the standards delineated in the Town of Marana *Land Development Code*.

4. Landscape Buffering and Screening Standards

Land use transitions are required to ensure that the surrounding land uses and permitted residential uses adjacent to permitted non-residential uses are buffered appropriately throughout the development. The proposal is to enhance landscaping and screening walls between these uses. The following is a list of general guidelines for land use transitions.

- Where a parcel abuts open space, there shall be no bufferyard requirements.
- Where a parcel abuts a public street, the minimum landscape buffer shall be 10-feet wide with a minimum 5-foot high decorative masonry wall except for commercial and attached residential. All or part of the buffer may be within the right-of-way subject to Riverside at Silverbell Design Review Committee (RSDRC) and Town of Marana Right-of-way Licensing approval and site visibility requirements.
- Bufferyards may be used for passive recreation, and may include recreational trail, seating and public art. All buffer requirements, including required plants and screening shall be met.
- Refuse areas and loading areas shall be screened from adjoining properties and public right-of-way in accordance with Town of Marana *Land Development Code* standards or as otherwise specified within this Specific Plan.
- The perimeter of all commercial parking lots shall be screened in accordance with the Commercial Design Standards of the Town of Marana *Land Development Code*.

5. General Landscape Program

A landscape-planting theme will be established, creating a community framework for all common and public areas. The intent of this landscape theme is to provide high-quality landscape criteria for building sites, rights-of-way and open space within the development. The purpose of the landscaping is to soften and blend features between sites to create visual corridors and connections to the project. Impacts shall be mitigated using these standards to ensure that:

- To the greatest extent practical, landscaping shall be integrated with building design in internal areas of the site. Consideration shall be given to plant materials, types, growth rates, canopy size and required maintenance in relationship to building location, operation, site lines and site utilities;
- A variety of plant materials shall be incorporated, including indigenous, low water use vegetation;
- The use of climbing plant materials along walkways and on trellises and pergolas is encouraged;
- All walls and fences shall be painted, stained, or contain integral color. Uncolored gray block walls will not be permitted;
- A minimum tree size of 15 gallons shall be required for all trees.
- Trees that produce large canopies and provide shade are especially encouraged in parking zones;
- All planter areas within parking lots shall be provided with trees at the rate of not less than one tree per eight parking stalls;
- All landscape areas shall be irrigated using an underground drip irrigation system. Use of turf is prohibited except within park areas. Water should be from a non-potable water source where possible;
- All irrigation shall be designed and maintained to be as efficient as possible. This shall be implemented with the following:
    - Drip irrigation for trees, shrub beds and areas of ground cover to eliminate evaporation losses;
    - Efficient sprinkler irrigation that may employ low volume heads and a high irrigation efficiency rating;
- Trees within landscape areas should be sited and spaced to avoid conflicts with overhead light fixtures;
- Landscape plans shall be coordinated with above- and below-ground utilities to avoid conflicts at the time of installation;
- The majority of new landscaping shall be listed by the Arizona Department of Water Resources/Town of Marana approved plant list and/or low-water use once established; and
- All common areas shall be maintained by the HOA and regulated by CC&R's.

D. Design Guidelines

1. Purpose and Intent

Each Planning Area is to provide for a mix of uses that foster retail service, employment and high-density residential housing for the Town of Marana. The intent of these design guidelines is to ensure compatibility between uses and the proposed development standards for commercial and residential development. These guidelines will be applied to the Mixed-Use planning area where appropriate, and in some cases, the guidelines will require review by the Riverside at Silverbell Design Review Committee (RSDRC) and Town of Marana staff to ensure compatibility with the Town's vision for the area and surrounding land uses.

2. Applicability

Commercial and residential design guidelines contained in this Specific Plan take precedence over the General Development Regulations set forth within Title 8 of the Town of Marana *Land Development Code*. Standards set forth within this Specific Plan shall prevail in case of conflict between the Specific Plan and the *Land Development Code*.

3. Design Review Committee

The Master Developer will be responsible for establishing the Riverside at Silverbell Design Review Committee (RSDRC). This Committee will consist of a minimum of five members responsible for review and approval of architectural styles, screen wall design, entry features, landscape plans, utility design and construction, and signage design. The committee will have approval authority on these matters until such time that the property is entirely transferred from the Master Developer or is assigned to Builders within the project.

4. Single-Family Residential Attached and Multi-Family Residential Guidelines

The following residential design standards for the single family attached and multi-family buildings shall be applied to all residential development.

a. Site Planning:

- Development should be planned to maintain view corridors from the interior of the site as well as from Ina and Silverbell Roads to protect existing views and maximize the feeling of open spaces. Design approaches include open-air courtyards, ground floor view openings in or in between buildings, road orientation toward open areas, and bulk reduction of the upper stories of buildings.
- Where feasible, utilize grading; curb cutting, and drainage techniques to maximize water harvesting.
- Building placement on adjoining parcels should be varied to create a more interesting streetscape.
- Pedestrian and bicycle connections should be made to existing and planned bicycle and pedestrian paths in the area with emphasis on The Loop.

b. Architectural Design Guidelines:

- A building's scale, proportion and massing should create a comfortable and well-detailed urban environment by establishing a broad variety of buildings, heights, architectural form and detail. Scale, proportion, and massing should also establish architectural patterns or features that relate to adjacent developments. Large areas of undifferentiated or blank building facades or out-of-scale buildings should be avoided. Varying proportions are encouraged. The building design

and street level architectural details should reinforce active streetscapes and be of visual interest to pedestrians.

- Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet height to avoid monolithic shapes and surfaces.
- A variety of colors, heights and setbacks are encouraged to avoid unarticulated building facades.
- For vertical mixed-use buildings, first floors should have a significant portion of the facade area with windows that highlight visible activity within and outside the building. All retail floor space, or space intended for future conversion to retail floor space, provided on a ground floor of a mixed-use building should have a minimum floor-to-ceiling height of 11 feet.
- All rooftop mechanical equipment shall be screened by incorporating screening into the structure and by utilizing materials compatible with the supporting building. It shall be screened in a method, such as line of site sufficient enough to ensure no adjacent properties are negatively affected by either their appearance or any noise generated by this equipment.
- Integration of fabric/canvas awnings, flat metal awnings, and trellises is encouraged.
- The maximum length of continuous, unbroken fence or wall plane shall be 75 feet. Walls shall be articulated using a combination of decorative columns, diversity in texture and/or materials, offsets, or landscape pockets.
- The use of chain link fencing or exposed cinder block walls is not permitted.

c. Materials:

The following section provides guidance on approved material types, colors, and treatment.

- The use of cast stone lintels, corbels, arches, stone detailing, entablatures, friezes, columns and other such elements are encouraged. Other materials include:
  - Adobe brick or brick veneer
  - Smooth or Sand Finish Stucco
  - Stone veneers and faux stone products on building facades
  - Integrally colored and painted concrete masonry units (CMU's). Smooth and split-face units of four, six, and eight inches tall.
  - Vision and spandrel glasses
  - Ornamental metal fencing
  - Standing seam metal roofing
  - Shade cloth screening
  - Cast stone concrete caps
  - Rusted steel accents

5. Commercial Design Guidelines

The commercial design guidelines shall be in conformance with Title 8 of the *Land Development Code*, General Development Regulations. Additional commercial design guidelines have been added to provide further design and development criteria for Riverside at Silverbell.

- Live/work units and vertical mixed uses may be incorporated.
- First floors of buildings should have a significant portion of the facade area with windows that highlight visible activity within and outside the building. All retail floor space, or space intended for future conversion to retail floor space, provided on a ground floor of a mixed-use building should have a minimum floor-to-ceiling height of 11 feet.
- Proposed outdoor seating areas shall be 100 feet or more from residential properties unless separated by a building. Combined residential and non-residential development in a single structure or unified development project is exempt from this finding.
- Outdoor loudspeakers or music (live or recorded) must be 500 feet or more from residential properties.
- Energy conservation techniques should be considered during site planning.
- Blank walls void of architectural details or other variation are prohibited. All facades should have a varied design to avoid a monolithic appearance and break down the building into smaller sections or a more pedestrian scale with each side or section varying in its architectural features, type, material, and or color.
- Frame major project entries with structures, enhanced landscaping, distinctive entry features and/or public art.
- All buildings larger than 50,000 square feet shall provide public art. Adjacent property owners are encouraged to develop shared artwork, especially within any shared plaza areas.
- All public art should generally reflect the character, heritage and traditions found in the southwest.
- All potential public art improvements will be reviewed and approved by the RSDRC. Installation will be supervised by the RSDRC and there will be correspondence with the Town of Marana Planning Department.

6. Monumentation and Signage

The Master Developer will work with the Planning Director regarding the possible dedication of property at the northeast corner of the property. If it is decided that the creation of a “gateway” is desired at this location, the Town would build any future monument signage. Additionally, any entry monumentation into Riverside at Silverbell along either Ina or Silverbell Roads will be coordinated with the Planning Director for compliance with all applicable signage guidelines. In order to ensure installation of a safe and visually appealing signage program with unifying elements, a comprehensive planned sign program (PSP) will be submitted at the time of Subdivision Plat or Development Plan review and shall be subject to Town of Marana signage regulations.

7. Lighting

All lighting shall adhere to the Town of Marana Outdoor Lighting Code.

8. Recreation, Bicycle and Pedestrian Circulation

As part of the platting and development plan review process, a proposed recreation, bicycle and pedestrian plan will be submitted that describes the proposed trail connections and any other recreational features to be provided as part of the Specific Plan development in conformance with the Town's guidelines.

a. Pedestrian and Bicycle Connections

Pedestrian access will be required throughout the development. All public rights-of-way will be constructed to Town of Marana Street Standards, and where bicycle lanes are required, all on-street bicycle lanes shall be built in conformance with Town standards. In addition, the following will be incorporated into the Specific Plan:

- A continuous network of on-site pedestrian walkways will be provided to allow for direct access and connections to and between the following:
    - The Santa Cruz River Park shared-use path (The Loop);
    - The primary entrance or entrances to each commercial building on the site;
    - Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the commercial development;
    - Public sidewalks along the perimeter streets adjacent to the commercial development;
    - Adjacent land uses and development, including, but not limited to, adjacent residential developments and retail shopping centers; and
    - Shading along pedestrian paths will be provided.
- At each point that a designated on-site pedestrian walkway crosses a parking lot, street or driveway, the walkway will be clearly visible to pedestrians and motorists through the use of one or more of the following delineation methods:
    - A change in paving material, paving height or paving color;
    - Decorative bollards;
    - A painted crosswalk;
    - Signage; or
    - A safely delineated median walkway buffered by landscaping.

b. Proposed Pathways and Trail Connections

An interconnected system of pathways throughout Riverside at Silverbell will connect to The Loop along the eastern boundary as well as to the Silverbell Road Greenway, bike lanes and other paths in the area. The Loop provides an opportunity for residents to

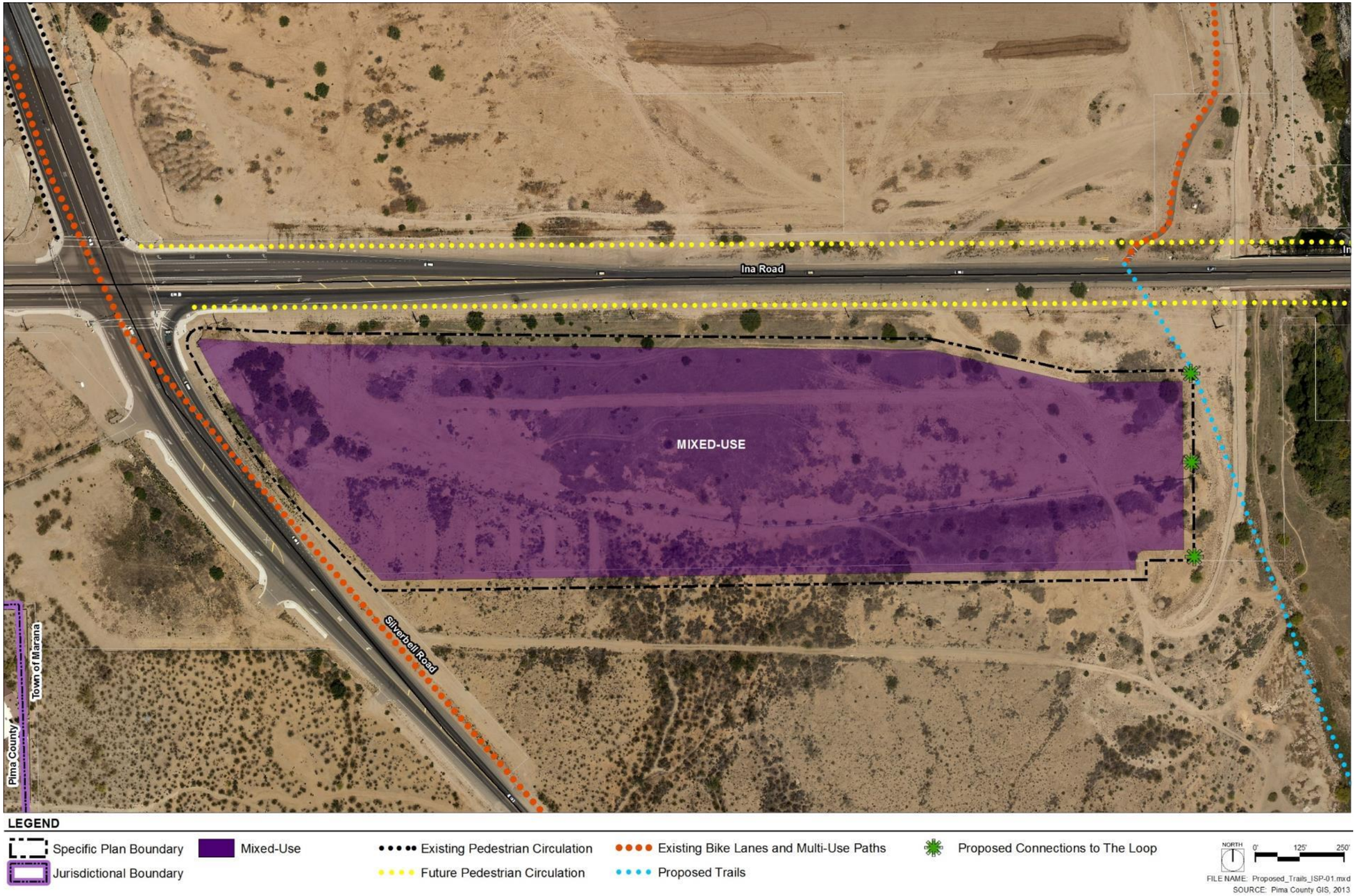
engage in active recreation, leisure and commuting in addition to offering a cool, shaded, respite from the Arizona sun.

Additional connections to The Loop shared-use path combined with passive recreational elements or outdoor gathering spaces are also encouraged along the eastern boundary as shown on *Exhibit IV.D.8: Proposed Bicycle and Pedestrian Circulation*. The proposed connections to The Loop are conceptual; final locations will be determined during the platting/development process.

Pedestrian and multi-use paths will also be constructed within Riverside at Silverbell to provide a safe pedestrian network throughout the community and to neighboring areas. The following multi-use trail standards shall apply:

- Multi-use paths covered in natural substrate such as decomposed granite will be constructed with 8- to 10-feet of right-of-way within a 20-foot common area.
- Paved multi-use paths will be constructed with 12- to 15-feet of right-of-way within a 20-foot common area.
- All trails will be subject to review by the Town of Marana staff.

Exhibit IV.D.8: Proposed Bicycle and Pedestrian Circulation



E. Definitions

A

accessory structure: a structure, or part of a structure, that is (1) incidental to and customarily associated to the main structure on the site, and (2) located on the same lot as the principal building.

architectural feature: an ornamentation or decorative feature attached to or protruding from an exterior wall. Features include, but are not limited to windows (e.g. bay windows), chimneys, columns or awnings.

attached housing: a building containing 2 or more dwelling units.

B

banking and financial institutions: a financial institution that engages in deposit banking and closely related functions such as making loans, investments, and fiduciary activities. Drive-up windows and drive-thru automated teller machines (ATM) are permitted as an accessory use.

building height: The vertical dimension of a structure measured from a specified point on the ground. The vertical distance of a building is measured from design grade elevation, at any individual point within the building footprint, to the highest point of a flat roof; to the deck line of a mansard roof; or to the middle (between the eave and ridge) of the highest gable of a pitched or hipped roof.

C

child care facilities: a commercial or non-profit facility that provides shelter, care, activity, and supervision of children for periods of less than 24 hours a day and is licensed by the state.

commercial retail: retail sales of any article, substance, or commodity within a building or structure. Commercial retail uses include, but are not limited to: convenience stores, gasoline service stations, package liquor stores, grocery stores, drug stores and home improvement stores, laundry services and retail shops.

communication facilities or telecommunication towers: a structure on which there are electronic facilities for receiving or transmitting communication signals.

community center: a meeting place used by the community in which community members may gather for social, educational, recreational or cultural activities. Uses include recreation, a fitness center, meeting areas, and small food and beverage areas such as cafés. Community center use may be restricted to dues paying members.

condominium: a single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property.

convenience store: any retail establishment offering for sale gasoline and a limited line of groceries and household items intended for the convenience of the neighborhood. Automotive washing is permitted as an accessory use as long as it is limited to a single wash bay.

D

detached housing: a site-built building containing only one dwelling unit. This use is not permitted within the Specific Plan area.

E

educational facilities (public and private): an institution for the teaching of children or adults including primary and secondary schools, colleges, professional schools, art schools, trade schools, and similar facilities.

entry monuments: primary points of vehicular entry into the property that are enhanced with Landscaping, architectural treatments and lighting.

F

financial services: Accounting, auditing, bookkeeping, tax consultation, collection agencies, credit services, insurance and investment, security and commodity brokers, dealers and exchanges, insurance and financial planning.

G

group homes: a residential structure that is licensed to provide room, board, and supervised care on an on-going basis, but who do not require continuous nursing care, for adults over the age of 18 who are aged, mentally ill, developmentally disabled, physically handicapped, or undergoing treatment or rehabilitation from chemical dependency.

H

home improvement centers: the retail sale of a diverse range of hardware and related materials generally used in the maintenance, repair, or construction of building or other structures, including lawn and garden supplies.

I – K Reserved for "I – K" Definitions

L

Landscape buffer: consists of a land area between two separate land uses consisting of vertical screening treatments such as plants, berm, fences and or walls to ensure compatibility between uses and allow for appropriate land use transitions.

Live/work occupation: An occupation or activity which is clearly incidental and secondary to uses of the premises as a dwelling and which is carried on wholly or in

part within a main building or accessory building by a member of the family who resides on the premises. A home occupation use shall not change the residential character of the property or the neighborhood and shall meet all applicable legal requirements.

lodging facilities: a building in which lodging is offered for compensation for a period of less than 30 days. This use includes hotels, motels, inns, and bed and breakfast residences, but does not include group homes and boarding houses.

lot coverage: The area by percent (%) of the site to be occupied by buildings, driveways and accessory structures.

M

manufacturing: Manufacturing is the assembling, finishing, and compounding of preprocessed materials into a finished product or component. Manufacturing shall be limited to indoor uses. Typical uses include the assembly of furniture, cloth goods, and plastic goods and the compounding of chemicals not otherwise classified as hazardous materials. Other types of manufacturing may include, but are not limited to: electronics, instruments, office and machinery, pharmaceutics, laboratories, manufacture and maintenance of signs novelties and holiday paraphernalia, rubber and metal stamps, furniture and upholstering, candy, canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper, precious or semiprecious stones or metals, plaster, shells textiles, wood, yarns.

Master Developer: The entity responsible for: (1) Establishing the Riverside at Silverbell Design Review Committee (RSDRC); (2) assuring that development conforms to the Riverside at Silverbell Design Guidelines and Development Regulations; and (3) designating the custodial agency that will maintain natural undisturbed set-aside areas in accordance with the Management Program.

mixed-use: a tract of land, building, or structure developed for two of more different uses such as, but not limited to, residential, office, retail, public, or entertainment. The mix of uses may occur either on the same tract of land, but compartmentalized into separate buildings, or, located within the same building (e.g. retail on the first floor and office or retail on the floors above the retail).

multi-family: a dwelling that is attached to another dwelling at one or more sides by a wall, excluding accessory dwellings. Multi-family use includes townhomes, apartment complexes and residential condominiums.

N Reserved for “N” Definitions

O Reserved for “O” Definitions

P

personal services: establishments providing non-medically related services generally related to personal needs, including beauty and barber shops, day spas, garment and shoe repair shops, laundry services (including dry cleaning), photographic studios, dance studios, and health clubs. These uses may include the accessory retail sales of products related to the services provided.

planning area: unique areas of the project guided by land use regulations.

processing and cleaning: processing and cleaning is a use which provides dry cleaning, dyeing, laundering, or rug cleaning services. Typical uses include dry cleaning plants, diaper services, and linen supply services.

professional office: a room or group of rooms used for conducting the affairs of a business, medical, professional, or service industry.

public facilities: any non-commercial land use (whether publicly- or privately-owned) which is to be used and/or allocated for the general good of the public. These uses include, but are not limited to: governmental offices, parks, major and minor utilities, and community centers. Privately-owned facilities will be subject to applicable land use regulations. Public facilities may also include detective and protective services, employment services and public utility offices.

Q Reserved for "Q" Definitions

R

recreational facilities: any area intended for active recreational use, structure, or building associated with and located on a parks and open space use. Recreational facilities include, but are not limited to: clubhouses, tennis courts, basketball courts, pools, playground equipment, etc.

residential (single-family attached): A dwelling unit attached to one or more dwelling units by structural elements common to the attached units with each dwelling unit located on its own individual lot. The structural elements include common wall construction, roof, and other similar improvement. Elements like trusses, beams, and patio walls are not included.

residential (multi-family): is a classification of housing where multiple separate housing units are contained within one building. The most common form is an apartment building.

S

street sideyard: the area adjacent to public or private rights-of-way, excluding alleys.

specific plan: Riverside at Silverbell Specific Plan.

subdivision: the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose of residential, industrial, office and business development or other use.

T

temporary use: any use allowed for a specified period of time. A use not of a permanent nature.

theaters (not including drive-ins): an outdoor or indoor area or building used for dramatic, operatic, motion pictures, or other performances

Town: The Town of Marana, County of Pima, State of Arizona together with its successors and assigns.

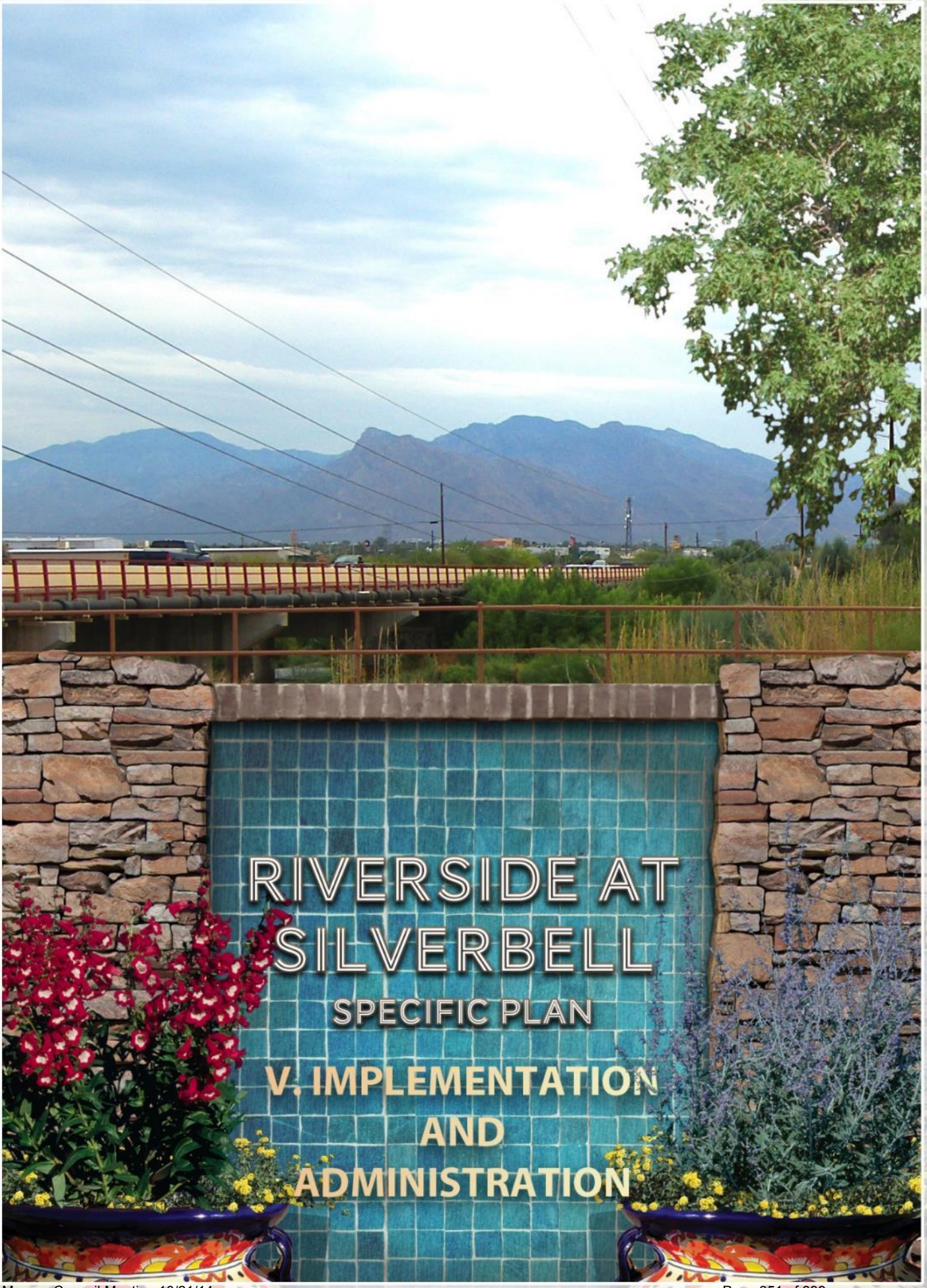
traffic impact analysis: a supplement to the master transportation study that addresses the traffic impacts associated with specific sites and/or subdivisions, identifies proposed design features to mitigate impacts, and includes a commitment to implement or pay for such design features within a specified time frame.

U

unified development project: A unified development project is one in which multiple uses and/or buildings are built together on the same lot, block or parcel under the same ownership. The project may or may not have a single developer or builder.

V Reserved for "V" Definitions

W-Z Reserved for "W – Z" Definitions



V. IMPLEMENTATION AND ADMINISTRATION

A. Purpose

This section of the Specific Plan is intended to provide regulatory procedures designed to guide the implementation for the Specific Plan throughout the duration of the project. This section also provides guidance regarding the general administration of amendment procedures to the Specific Plan. The Provisions below shall apply to the entire project site as defined in this Specific Plan.

1. Extent of the Specific Plan to Supplement or Supersede Adopted Town Zoning Regulations

The Development Regulations section of the Specific Plan addresses only those areas that differ from the Town of Marana *Land Development Code*. If an issue, condition or situation arises that is not covered or provided for in this Specific Plan, those regulations of the Town of Marana *Land Development Code* that are in place at the time of development shall be used by the Planning Director as the guidelines to resolve the unclear issue, condition or situation.

Appeals to the Planning Director's interpretation may be made to the Board of Adjustment within 15 working days of the date of interpretation.

2. General Implementation Responsibilities

The implementation of Riverside at Silverbell Specific Plan is the responsibility of the Master Developer, the Builder, the Riverside at Silverbell Master Association, the Sub-Association and the Town of Marana.

The Master Developer is the entity responsible for providing the basic infrastructure needs including roads, sewer and water in a timely and efficient manner. The Master Developer forms the Riverside at Silverbell Master Association and is responsible for recording the Master CC&R's. The Master Developer for this Specific Plan has not yet been determined.

The Builder, residential or commercial, is the purchaser of a development area, or portions of a development area, which may or may not require additional infrastructure improvements, such as utility extensions or local streets. The Builder is responsible for all construction and lot improvements not made by the Master Developer within their area(s) of ownership. Should the Builder purchase a development area without the infrastructure improvements generally provided by the Master Developer, the Builder becomes the responsible party for the construction or installation of those improvements.

At any time, the Master Developer may relinquish its rights and assign any or all rights to one or more Builders. Associated responsibilities of the Master Developer would also be transferred to the Builder at that time.

The Riverside at Silverbell Master Association ("the Association") is a non-profit entity that governs all other property owners' associations within the community. The Association establishes the Design Review Committee that reviews all plans for proposed construction within the Specific Plan area. It is also responsible for the maintenance and management of all shared private common areas that are not dedicated to the Town of Marana or maintained by a subdivision homeowners association. It also may maintain area dedicated to the Town. The Sub-Association(s) is a non-profit homeowners' association established by the CC&R's for individual subdivisions within the community. It is responsible for managing, establishing and maintaining community property and services within the subdivision. It may also establish its own sub-architectural review committee (SARC) to review all plans for modification, remodel or any other constructed improvements within the subdivision. The SARC will be responsible for reviewing variances or appeals.

The Town of Marana Development Services Department will be responsible for ensuring all policies and standards laid out in the Specific Plan are adhered to during the review of all development in the Specific Plan. The Town of Marana shall be responsible for the maintenance and management of all public roadways and recreation/open space areas dedicated to the Town.

3. Interpretation

The Planning Director shall be responsible for interpreting the provisions of this Specific Plan. Appeals to the Planning Director's interpretation may be made to the Town Council within fifteen (15) working days from the date of the interpretation.

4. Development Review Procedures

The requirements of the Riverside at Silverbell Specific Plan and the development agreements between Master Developer and the Town of Marana shall not have the effect of superseding the requirements of the adopted building codes. The RSDRC shall review and approve/disapprove all new construction conducted by the Builder including all homes, subdivision plats and improvements, development plans, landscaping, signage and all variances and appeals prior to submittal to the Town of Marana for approval and permitting in accordance with Town procedures. Final decisions on grading, drainage, final road alignment, improvement plans, revegetation and other matters will be made after the approval of the preliminary plat. Builders will not be allowed to pull permits until the requisite approval of the plan has been given by the ARC.

No structures, including signs, shall be erected, improved or altered, nor shall any grading, excavation, tree removal or any other work which in any way alters the exterior appearance of any structure or area of land commence unless it has been

approved in writing by the ARC. The ARC will review all development proposals for compliance with the established Community Design Guidelines.

Approval of a subdivision plat, development plan or building permit is subject to the following requirements:

- Conformance with the Riverside at Silverbell Specific Plan, as adopted;
- Conformance with the development agreement between the Master Developer and the Town of Marana;
- Dedication of appropriate rights-of-way and easements for roads, utilities and drainage areas by plat or by separate instrument if the property is not to be subdivided; and
- Preliminary plat, final plat and development plan submittals shall follow Town of Marana procedures current at the time of application.

The SARC shall review all exterior modifications proposed by homeowners within the associated subdivision. This includes modifications, remodels, additions and all landscape improvements not already constructed by the Master Developer or Builder. Upon the SARC's approval, exterior modifications proposed by the homeowner will then be sent to the ARC for its approval. If there is no SARC, then the proposed modification will be sent directly to the ARC for its review and approval.

The primary goal of both the ARC and SARC is to review plans, specifications, materials and samples to determine if the proposed improvements comply with the Community Design Guidelines. The architectural committees' review is limited to design compliance only and it assumes no responsibility for non-design compliance issues including, but not limited to: structural adequacy, quality, capacity or safety of improvement or structure; soil conditions such as compaction, erosion and stability; compliance with all building codes and other governmental laws and regulations; or contractor performance and quality-of work issues.

5. Specific Plan Amendments

Amendments to the Riverside at Silverbell Specific Plan may become necessary for various reasons including but not limited to responding to changes resulting from new development conditions, financial conditions, and/or to respond to the requirements of potential users or builders of the property. The Master Developer, the Town of Marana, other developers, or agents representing either may request amendments to the approved Specific Plan.

6. Administrative Change

Certain changes to the explicit provisions in the Specific Plan may be made administratively by the Town of Marana Planning Director, provided such changes are not in conflict with the overall intent as expressed in the Riverside at Silverbell Specific Plan.

The Planning Director's decision regarding administrative changes and determination of substantial change, as outlined below, shall be subject to appeal to the Town Council. Categories of administrative changes include, but are not limited to:

- The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines, as interpreted by the Planning Director;

- Changes to infrastructure, such as drainage and utilities, which do not change the overall intent of the Specific Plan;

- Any comparable interpretations of the list of permitted and temporary uses of the property set forth in the Specific Plan;

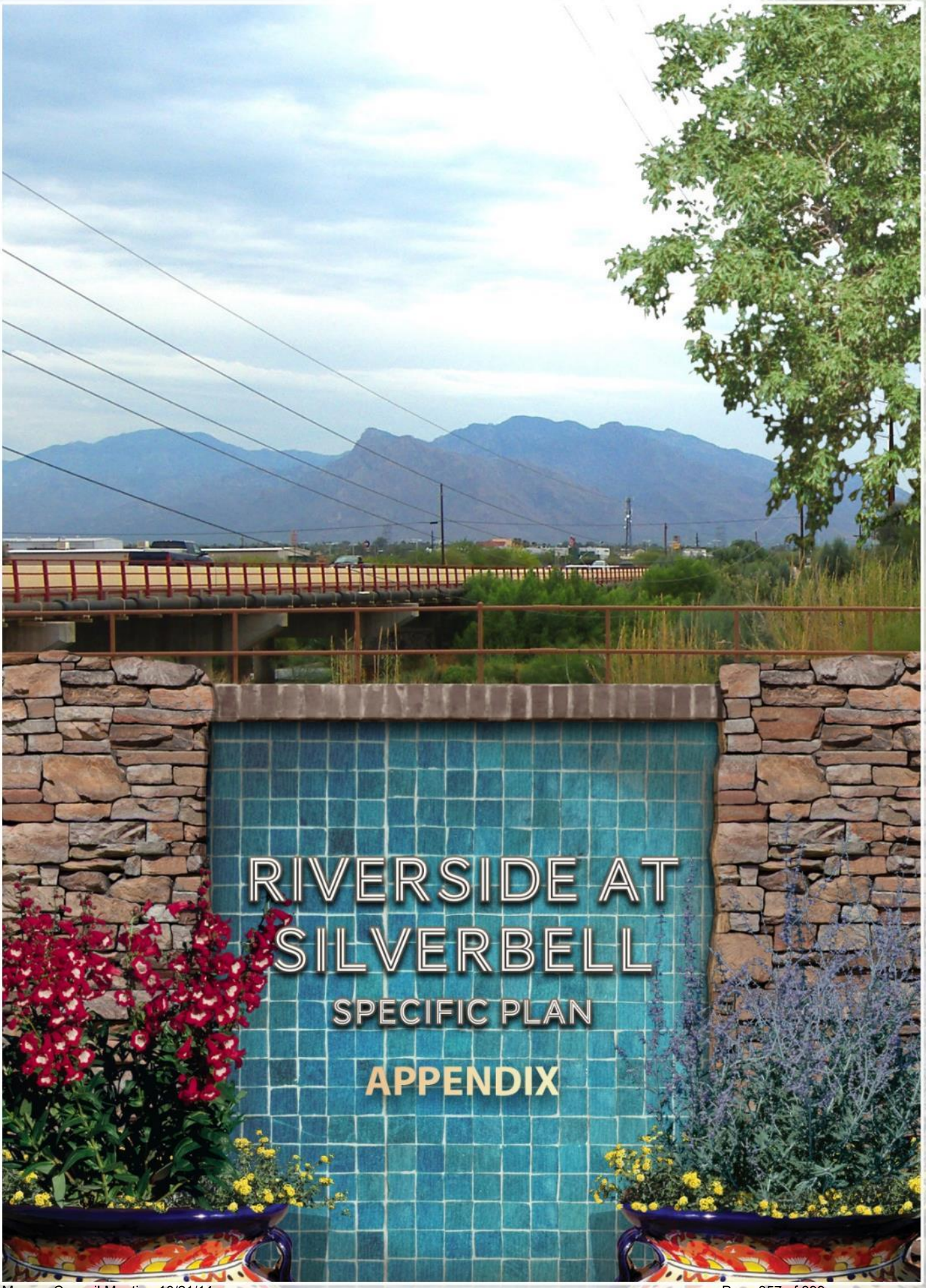
- Changes in the land use designation boundary, division of plan areas or combinations of areas;

- Minor modifications or adjustments to intrusions, encroachments, easements, rights-of-way, or open spaces, so long as the modifications do not conflict with the overall intent of the Specific Plan; and

- The determination that a use may be allowed which is not specifically listed as permitted, but which may not be determined as analogous and/or accessory use explicitly listed as permitted, as made by the Planning Director.

7. Substantial Change

This Specific Plan may be substantially amended by the procedure outlined in the Town of Marana *Land Development Code*, Title 5 Section 05.06.07, Specific Plan Changes. The owner or agent of the property may submit to the Planning Director a written application to amend one or more of the Specific Plan regulations. Depending on the type of request, the Planning Director may determine the request to be a substantial change to the Specific Plan. A substantial change requires the applicant to submit all sections or portions of the Riverside at Silverbell Specific Plan that are affected by the change(s). After review, the Planning Director shall refer the request to amend with his recommendations to the Planning Commission for noticed public hearing. The Planning Commission shall make its recommendation to the Town Council which, after public hearing, shall approve, reject, or modify the proposed amendment.


RIVERSIDE AT
SILVERBELL
SPECIFIC PLAN
APPENDIX

ILLUSTRATIVE SITE PLAN



RIVERSIDE AT SILVERBELL SPECIFIC PLAN

PROJECT: ISP-01 DATE: 12/09/13
FILE NAME: ISP-01-SITEPLAN_B_120613.DWG

THE PLANNING CENTER
a division of TPC Group, Inc.

B. Bibliography

Aerial Photographs, Pima Association of Governments, 2012.

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Town of Marana *Land Development Code*, Title 6 - Subdivision Requirements, revised March 2011.

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Town of Marana General Plan, 2010.

Town of Marana Strategic Plan II, March 2012.

Town of Marana Parks, Recreation, Trails, and Open Space Master Plan, 2010.

FEMA Flood Insurance Rate Map, Pima County, Arizona.

Institute of Transportation Engineers, Trip Generation Manuals, 7th Edition, Volumes 1 & 3, 2003.

MapGuide, Pima County Geographic Information Systems, 2013.

Pima Regional Trail System Master Plan, revised May 2012.

PIMA COUNTY
DEVELOPMENT SERVICES

September 16, 2014 SENT VIA EMAIL

Steven E Vasquez
Planner I,
Planning Department,
Town of Marana
Marana, AZ 85653

Subject: Riverside at Silverbell Specific Plan – PCZ-14014

Dear Steven:

Thank you for the opportunity to review and comment on the proposed Riverside at Silverbell Specific Plan within the Town of Marana. The 14-acre site is located east of areas under Pima County's jurisdiction. The following Pima County departments have the provided comments on the proposed plan:

Regional Flood Control District
The District notes that the site is impacted by floodplains and is adjacent to the Santa Cruz River, county-owned bank protection and river parks. Drainage and landscaping should be designed to prevent impacts to The Loop and bank protection and enhance those amenities. The eastern half of the site also includes Pima County Regulated Riparian Habitat.

The District disagrees with the statement in Section H.3 that, "[t]he site has been designed to preserve remnant wash areas and vegetation..." as the site plan and land use designations proposed do not reflect this. The District requests that native riparian vegetation be used in conjunction with drainage improvements, The Loop, and Santa Cruz River to enhance the habitat remaining and mitigate that which has been previously disturbed. Water harvesting and techniques can be used successfully to support these enhancements. Within the county a fee in-lieu of on-site mitigation would have been requested to support Santa Cruz River and The Loop habitat landscape enhancement.

Development Services Department, Planning Division
The Specific Plan site is between 500-1000 feet east of Pima County lands with Low Intensity Urban 0.3 and Resource Transition Comprehensive Plan land use designations, and SR Suburban Ranch, SH Suburban Homestead and CR-1 Single Residence zoning. The site is also immediately west of the Santa Cruz River corridor, which is managed by Pima County.

Below are comments on the plan related to Arizona Smart Growth principles:

Mixed Land Uses: there are currently commercial / retail services about a ½ mile north of the site at Silverbell and Cortaro Roads, and about 1 mile east of the site on Ina Road. There are

also Town of Marana park facilities about a ¼ mile north on Silverbell Road. The entire Specific Plan site is proposed for mixed use development, as is also proposed for the Silverbell Gateway Specific Plan, the 92-acre site immediately to the north – planning for both sites should be considered together to ensure true mixed use and an adequate mix of residential and commercial development across both sites.

Compact Building / Range of Housing / Development Directed to Existing Communities: the Specific Plan lists a maximum gross density of 30 residences per acre for single-family (attached) and multi-family development – this is high density development that promotes a compact building pattern that contributes to walkability in mixed use areas.

Walkable Neighborhoods / Variety of Transportation: the Specific Plan shows the site as having access to Ina Road pedestrian access and the Santa Cruz River Shared Use Path (The Loop) to support walking or bicycling on the site (though The Loop on the west side of the Santa Cruz River is as yet conceptual only). However, despite being at the intersection of two heavily-used arterial roads, the site is not currently served by public transit – there are SunTran bus routes available at Silverbell and Cortaro, and I-10 and Ina, from ½ to 1 mile away.

Open Space: the Specific Plan site and surrounding lands are designated *Biological Core Management Area* (8 ac.) and *Important Riparian Area* (6 ac.) under the Maeveen Marie Behan Conservation Lands System (MMBCLS). MMBCLS was enacted to protect and maintain populations of vulnerable species, connectivity between larger reserves with functional corridors, and the contiguity of habitat at the landscape level. The Conservation Guideline for Biological Core Management Areas is 80 percent set-aside of natural undisturbed open space, with a 95 percent set-aside for Important Riparian Areas. Full application of MMBCLS guidelines would leave about 12 acres of the site as natural open space.

The Specific Plan discusses conserving open space and protecting natural desert landscapes; provision of open space, active recreation areas, pedestrian pathways and trails; and, thoughtfully integrating open space into community design as a viable use. However, there is no mention in the plan of an amount of open space to be set aside, or which specific areas may possess higher-quality open space – the site appears to have been previously disturbed and lacking in natural undisturbed open space.

Other general planning comments:

- Implementation and Administration (p. 89-93): the Pima County Planning Director strongly advises inclusion of a section that provides clear direction on the procedure for changes and interpretations of the Specific Plan

PIMA COUNTY
DEVELOPMENT SERVICES

Sincerely,

Mark Holden
Senior Planner
Pima County Development Services Department

PIMA COUNTY
FLOOD CONTROL

MEMORANDUM

DATE: September 15, 2014

TO: Mark Holden, DSD
Senior Planner

FROM: Greg Saxe, Ph.D.
Env. Plg. Mgr

SUBJECT: **PCZ-14014 – Riverside at Silverbell Specific Plan - Marana**

The Regional Flood Control District has reviewed the plan and has the following comments:

1. The site is impacted by floodplains and is adjacent to the Santa Cruz River, county owned bank protection and river parks. Drainage and landscaping should be designed to prevent impacts to the loop and bank protection and enhance those amenities.
2. The eastern half of the site includes Pima County Regulated Riparian Habitat. I disagree with the statement in section H3 that "the site has been designed to preserve remnant wash areas and vegetation..." the site plan and land use designations proposed do not reflect this. We request that native riparian vegetation be used in conjunction with drainage improvements, the Loop and the Santa Cruz River to enhance the habitat remaining and mitigate that which has been previously disturbed. Water harvesting and techniques can be used successfully to support these enhancements. Within the County a fee in-lieu of on-site mitigation would have been requested to support Santa Cruz River and Loop habitat landscape enhancement.

If you have any questions regarding these comments, please contact us at 724-4600.

GS/sm

Cc: File

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item A3

To: Mayor and Council

From: Frank Cassidy, Town Attorney

Date: October 21, 2014

Strategic Plan Focus Area:
Community

Strategic Plan Focus Area Additional Info:
Initiative 1: Secure all necessary water resources and infrastructure

Subject: Resolution No. 2014-107: Relating to Utilities; approving and authorizing the Mayor to execute the intergovernmental agreement with the City of Tucson relating to effluent (Frank Cassidy)

Discussion:

Based on a 1979 City of Tucson/Pima County intergovernmental agreement (as modified by a 2000 supplemental IGA), Pima County owns all sewer facilities previously owned by Tucson, and Tucson is entitled to the beneficial use of 90% of all effluent treated at Pima County-operated metropolitan-area wastewater reclamation facilities (WRFs) after subtracting 28,200 acre-feet, plus losses, per year managed by the Secretary of Interior under the Southern Arizona Water Rights Settlement Act (SAWRSA) and up to 10,000 acre-feet per year reserved for riparian projects as part of the conservation effluent pool.

The 2000 supplemental IGA requires Tucson to make reasonable efforts to give other water providers a fair share of metropolitan-area WRF effluent derived from their source waters. The effluent IGA presented by this item accomplishes that objective with respect to waters of Marana treated at Pima County-operated metropolitan-area WRFs. As of now, the only waters of Marana (Marana Utilities Department water deliveries) treated by Pima County are treated at the Tres Rios WRF (formerly known as the Ina Road WRF). If this IGA is approved, Marana will begin to receive credits as calculated in this effluent IGA for waters of Marana treated at the Tres Rios WRF.

No waters of Tucson are currently treated at the two WRFs owned by the Town of Marana. Under this effluent IGA, if any waters of Tucson are ever treated at a Marana-owned WRF at any time in

the future, the Town will need to transfer effluent or effluent credits to Tucson in amounts consistent with the calculation of credits to Marana under this IGA, with adjustments similar to those found in Exhibit 1 to this effluent IGA.

The adjustments and calculations in Exhibit 1 to this effluent IGA are consistent with the adjustments and calculations in similar City of Tucson effluent IGAs with Metropolitan Domestic Water Improvement District and the Town of Oro Valley.

Financial Impact:

The Town of Marana currently purchases water credits from available sources. When available, one-time water credits are currently selling for about $1,600 per acre-foot. Each acre-foot of effluent transferred to the Town under this effluent IGA will save the Town about $1,600.

Staff Recommendation:

Staff recommends adoption of Resolution 2014-107, approving and authorizing the Mayor to execute the effluent IGA with the City of Tucson.

Suggested Motion:

Resolution No. 2014-107: Relating to Utilities; approving and authorizing the Mayor to execute the intergovernmental agreement with the City of Tucson relating to effluent

Attachments: Resolution No. 2014-107
Exh A to Reso_Tucson Effluent IGA

MARANA RESOLUTION NO. 2014-107

RELATING TO UTILITIES; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF TUCSON RELATING TO EFFLUENT

WHEREAS the City of Tucson and Pima County entered into an intergovernmental agreement in 1979, recorded in the office of the Recorder of Pima County, Arizona, on June 28, 1979 at Book 6059, Page 1088 (the "1979 IGA"); and

WHEREAS the City of Tucson and Pima County amended the 1979 IGA with a Supplemental Intergovernmental Agreement Relating to Effluent, recorded as Exhibit A to its authorizing resolutions in the office of the Recorder of Pima County, Arizona, on March 14, 2000, at Docket 11254, Page 1533, and re-recorded with additional signatures as Exhibit A to its authorizing resolutions in the office of the Recorder of Pima County, Arizona, on February 6, 2004, at Docket 12233, Page 1156 (the "2000 Supplemental IGA"); and

WHEREAS the City of Tucson owns the right to put the Effluent derived from the Metropolitan Area wastewater reclamation facilities (WRFs) to beneficial use pursuant to the 1979 IGA and the 2000 Supplemental IGA, subject to the Conservation Effluent Pool established in the 2000 Supplemental IGA, the entitlement of Pima County to 10% of the Effluent, and the entitlement of the Secretary of Interior to the Southern Arizona Water Rights Settlement Act (SAWRSA) Effluent; and

WHEREAS three Metropolitan Area WRFs are currently operation—the Tres Rios WRF (formerly known as the Ina Road WRF), the Agua Nueva WRF (which replaced the now-decommissioned Roger Road WRF), and the Randolph Park WRF; and

WHEREAS Marana owns and operates the Marana WRF and the Rillito Vista WRF Pursuant to a 2013 settlement agreement with Pima County; and

WHEREAS the Marana WRF and Rillito Vista WRF currently treat sewage derived from source waters not delivered by Tucson, and were Non-Metropolitan Area WRFs under the 1979 IGA and the 2000 Supplemental IGA while they were owned and operated by Pima County; and

WHEREAS the City of Tucson has waived its right to control Effluent derived from Non-Metropolitan Area WRFs, subject to certain conditions in the 2000 Supplemental IGA; and

WHEREAS the Marana WRF and Rillito Vista WRF are not subject to the 1979 IGA and the 2000 Supplemental IGA, and no Waters of Tucson are treated at the Marana WRF and Rillito Vista WRF as of the date of this IGA, but the Parties wish to confirm and establish the City of Tucson's rights in the event sewage derived from Waters of Tucson are ever treated at the Marana WRF, Rillito Vista WRF, or any future Marana-Owned WRFs; and

WHEREAS the IGA addressed by this resolution is intended to comply with the 2000 Supplemental IGA, which declares that, "Reasonable efforts should be made, consistent with the principles and purposes of this Supplemental IGA, to give other Water Providers reasonable access to Effluent derived from the water they supply, so long as they pay all costs associated with the use of said Effluent" (2000 Supplemental IGA at Section 2.4); and

WHEREAS the Mayor and Council of the Town of Marana find that the best interests of Marana and its citizens are served by entering into this intergovernmental agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that the "City of Tucson—Town of Marana Intergovernmental Agreement Relating to Effluent" attached to this resolution as Exhibit A is hereby approved, and the Mayor is authorized to execute it for and on behalf of the Town of Marana.

IT IS FURTHER RESOLVED that the Town Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, conditions and objectives of the intergovernmental agreement.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of October, 2014.

_____
Mayor Ed Honea

ATTEST:

_____
Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

CITY OF TUCSON—TOWN OF MARANA
INTERGOVERNMENTAL AGREEMENT
RELATING TO EFFLUENT

This intergovernmental agreement ("this IGA") is entered into by and between the CITY OF TUCSON ("Tucson"), an Arizona municipal corporation, and the TOWN OF MARANA ("Marana"), an Arizona municipal corporation. Tucson and Marana are sometimes collectively referred to as the "Parties" and each individually referred to as a "Party."

SECTION I. RECITALS.

The following recitals represent the Parties' general principles of agreement, which are incorporated in the specific covenants that follow.

1.1 Tucson and Marana are empowered by A.R.S. Title 11, Chapter 7, Article 3 to enter into this IGA.

1.2 Marana owns and operates a water utility within and outside Marana's town boundaries.

1.3 Marana owns and operates a wastewater utility within and outside Marana's town boundaries.

1.4 Tucson is authorized by the Tucson Charter, Chapter IV, Section 1(7) "...to establish, maintain, equip, own and operate, works and appliances within and without city for supplying Tucson and its inhabitants also persons, firms and corporations outside Tucson, including other municipal corporations, with water...."

1.5 Tucson owns and operates a water utility within and outside the city limits of Tucson, and provides water service within Marana's town limits.

1.6 Tucson and Pima County entered into an intergovernmental agreement in 1979, recorded in the office of the Recorder of Pima County, Arizona, on June 28, 1979 at Book 6059, Page 1088 (the "1979 IGA").

1.7 Tucson and Pima County amended the 1979 IGA with a Supplemental Intergovernmental Agreement Relating to Effluent, recorded as Exhibit A to its authorizing resolutions in the office of the Recorder of Pima County, Arizona, on March 14, 2000, at Docket 11254, Page 1533, and re-recorded with additional signatures as Exhibit A to its authorizing resolutions in the office of the Recorder of Pima County, Arizona, on February 6, 2004, at Docket 12233, Page 1156 (the "2000 Supplemental IGA").

1.8 Pursuant to the 1979 IGA and the 2000 Supplemental IGA, Tucson owns the right to put the Effluent derived from the Metropolitan Area WRFs to beneficial use, subject to the Conser-

vation Effluent Pool established in the 2000 Supplemental IGA, the entitlement of Pima County to 10% of the Effluent, and the entitlement of the Secretary of Interior to the SAWRSA Effluent.

1.9 Three Metropolitan Area WRFs are in operation as of the date of this IGA, the Tres Rios WRF (formerly known as the Ina Road WRF), the Agua Nueva WRF (which replaced the now-decommissioned Roger Road WRF), and the Randolph Park WRF.

1.10 Pursuant to a 2013 settlement agreement with Pima County, Marana owns and operates the Marana WRF and the Rillito Vista WRF. The Marana WRF is located northwest of the intersection of Luckett and Marana roads, approximately 17 miles northwest of Tucson. The Rillito Vista WRF is located adjacent to the Arizona Portland Cement plant near the Tangerine Road interchange on I-10 in the unincorporated community of Rillito. The Marana WRF and Rillito Vista WRF currently treat sewage derived from source waters not delivered by Tucson, and were Non-Metropolitan Area WRFs under the 1979 IGA and the 2000 Supplemental IGA while they were owned and operated by Pima County.

1.11 Tucson has waived its right to control Effluent derived from Non-Metropolitan Area WRFs, subject to certain conditions in the 2000 Supplemental IGA.

1.12 Under Marana's ownership and operation, the Marana WRF and Rillito Vista WRF are not subject to the 1979 IGA and the 2000 Supplemental IGA, and no Waters of Tucson are treated at the Marana WRF and Rillito Vista WRF as of the date of this IGA, but the Parties wish to confirm and establish Tucson's rights in the event sewage derived from Waters of Tucson are ever treated at the Marana WRF, Rillito Vista WRF, or any future Marana-Owned WRFs.

1.13 This IGA is intended to comply with the 2000 Supplemental IGA, which declares that, "Reasonable efforts should be made, consistent with the principles and purposes of this Supplemental IGA, to give other Water Providers reasonable access to Effluent derived from the water they supply, so long as they pay all costs associated with the use of said Effluent." 2000 Supplemental IGA, Exhibit 2, at Section 2.4.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained in this IGA, the Parties covenant and agree as follows:

SECTION II. STATEMENT OF PURPOSE.

This IGA is intended to create, set forth, and define the relationships between Marana and Tucson regarding the disposition of the following classes of Effluent and to describe the rights and duties of each Party to the other regarding this Effluent:

2.1 Marana Metropolitan-Treated Effluent

2.2 Marana Self-Treated Effluent

2.3 Tucson Marana-Treated Effluent

SECTION III. DEFINITIONS.

Notwithstanding any similarities as may appear when compared to the definitions in the 1980 Groundwater Management Act or elsewhere in Arizona Revised Statutes Title 45, or any other statute, the following words and phrases shall have the following defined meanings for the purpose of this IGA:

3.1 Addendum. An amendment, addition, or deletion to this IGA adopted and approved by the Parties shall be called an "Addendum'' and shall be numbered and dated, such as "Addendum 1, Adopted May 1, 2015."

3.2 Available Effluent. The quantity of remaining Effluent in any calendar year after the delivery of SAWRSA Effluent to the United States and the delivery of the Conservation Effluent Pool.

3.3 Conservation Effluent Pool. Effluent from the Metropolitan Area WRFs reserved for Riparian Projects (as defined by the 2000 Supplemental IGA) under Section V of the 2000 Supplemental IGA.

3.4 Default. An act or omission that violates this IGA.

3.5 Effluent. Wastewater that has received a minimum of secondary wastewater treatment necessary to meet discharge permit standards, including wastewater that has received treatment to Reclaimed Water standards or higher standards.

3.6 Marana DMA. The Marana Designated Management Area as approved by the United States Environmental Protection Agency under Section 208 of the Clean Water Act.

3.7 Marana Metropolitan-Treated Effluent. Effluent derived from the Waters of Marana, treated at a Metropolitan Area WRF, and assigned by Tucson to Marana pursuant to this IGA.

3.8 Marana-Owned WRF. A WRF owned by Marana that serves the Marana DMA. As of the date of this IGA, the Marana WRF and the Rillito Vista WRF are the only Marana-Owned WRFs.

3.9 Marana Self-Treated Effluent. Effluent derived from the Waters of Marana and treated at a Marana-owned WRF.

3.10 Metropolitan Area WRF. A current or future WRF that serves the Pima County DMA and (1) is physically integrated into the existing metropolitan sewerage system; (2) serves any portion of the integrated water service area of Tucson; or (3) serves any portion of the water service area of a Water Provider that was served by WRFs in the metropolitan area, as defined in the 1979 IGA, as of February 8, 2000. The Tres Rios WRF, the Agua Nueva WRF, and the Randolph Park WRF are Metropolitan Area WRFs as of the date of this IGA.

3.11 Non-Metropolitan Area WRF. A current or future WRF that does not meet the definition of a Metropolitan Area WRF. WRFs in the Marana DMA (currently the Marana WRF and the Rillito Vista WRF) and the existing WRFs at Mount Lemmon, Arivaca Junction, Avra Val-

ley, Green Valley, Corona de Tucson, and Pima County Fairgrounds are Non-Metropolitan Area WRFs.

3.12 Pima County DMA. The Pima County Designated Management Area as approved by the United States Environmental Protection Agency under Section 208 of the Clean Water Act.

3.13 Reclaimed Water. Wastewater that has received treatment to a quality suitable for open access reuse under state and federal laws.

3.14 SAWRSA Effluent. The 28,200 acre feet, plus losses, of annual Effluent entitlement which Tucson assigned and conveyed to the United States by contract dated October 11, 1983, pursuant to the provisions of the Southern Arizona Water Rights Settlement Act ("SAWRSA").

3.15 Tucson Marana-Treated Effluent. Future effluent derived from the Waters of Tucson, treated at a Marana-Owned WRF, and assigned by Marana to Tucson pursuant to this IGA.

3.16 Waters of Tucson. All water purchased, pumped or developed by Tucson in any way, including Central Arizona Project water, groundwater, surface water, and Effluent, for which Tucson has a water right or a contractual right. The term "Waters of Tucson" does not include Tucson water deliveries Marana reimbursed with water credits pursuant to the intergovernmental agreement between Tucson and Marana regarding Tucson water service within the Marana town boundaries recorded in the Pima County Recorder's office on December 13, 2000 at Docket 11444, Page 1792 or any extensions of it (collectively the "Water Service IGA").

3.17 Waters of Marana. All water purchased, pumped or developed by Marana in any way, including Central Arizona Project water, groundwater, surface water, and Effluent, for which Marana has a water right or a contractual right. The term "Waters of Marana" includes Tucson water deliveries Marana reimbursed with water credits pursuant to the Water Service IGA.

3.18 WRF. Water reclamation facility.

SECTION IV. PROVISIONS RELATING TO EFFLUENT.

4.1 Marana's Rights to Marana Self-Treated Effluent. Tucson disclaims any right (if any) to put Marana Self-Treated Effluent to beneficial use, and recognizes Marana's right to put Marana Self-Treated Effluent to beneficial use.

4.2 Marana's Rights to Marana Metropolitan-Treated Effluent. Subject to subparagraphs 4.2.1 through 4.2.4 below, Tucson hereby assigns to Marana its right to put that quantity of Marana Metropolitan-Treated Effluent to beneficial use in any calendar year during this IGA determined in accordance with Exhibit 1 to this IGA.

4.2.1 The 1979 IGA and 2000 Supplemental IGA assign the Effluent produced at the Metropolitan Area WRFs to Tucson. Tucson's assignment of rights in Effluent to Marana is subject to such obligations as Tucson may have under the terms of the 1979 IGA and 2000 Supplemental IGA with Pima County.

4.2.2 The quantity of Effluent assigned by Tucson to Marana annually under this IGA shall be calculated in accordance with the Effluent Allocation Formula in Exhibit 1 to this IGA. Marana's share of the Effluent, as calculated pursuant to the Effluent Allocation Formula, shall be reduced by its proportionate participation annually in providing Effluent to meet the following pre-existing obligations of Tucson under the 1979 IGA and 2000 Supplemental IGA:

4.2.2.1. Under SAWRSA, to make SAWRSA Effluent available each year to the United States;

4.2.2.2. To contribute Effluent to the Conservation Effluent Pool established in the 2000 Supplemental IGA; and

4.2.2.3. Under the 1979 IGA and the 2000 Supplemental IGA, the grant to Pima County of the use of 10% of Tucson's Effluent entitlement remaining after the SAWRSA Effluent and the Conservation Effluent Pool.

4.2.3 The point of delivery of Marana Metropolitan-Treated Effluent will be at the Tres Rios WRF outfall or at some other point or points reasonably agreed upon in writing by Tucson and Marana.

4.2.4 The schedule for delivery of Effluent assigned to Marana under this IGA shall be the quantity established by the application of the Effluent Allocation Formula attached as Exhibit 1 to this IGA.

4.3 Tucson's Rights to Tucson Marana-Treated Effluent.

4.3.1 In consideration of the rights granted to Marana under this IGA, and notwithstanding any potential claim of right to Effluent derived from Marana-Owned IGAs pursuant to the doctrine established in *Arizona Public Service Co. v. Long*, 160 Ariz. 429, 773 P.2d 988 (1989), Marana hereby assigns to Tucson the right to put Tucson Marana-Treated Effluent to beneficial use in a quantity to be determined based on the limitations and conditions existing when Marana first begins treating Waters of Tucson, using the same factor ("F") used by the Parties as described in Exhibit 1 to this IGA, and adjusting for then-existing obligations of Marana in a way similar to the adjustment for Tucson obligations as set forth in Exhibit 1 to this IGA.

4.3.2 Tucson shall be involved in and shall be given an opportunity to comment on any proposal to revise Marana's designated management area for sewer service under Section 208 of the Clean Water Act that results or may result in Tucson water service areas being brought within Marana's designated management area.

4.4 Recharge of Effluent.

4.4.1 Marana shall not oppose any Effluent recharge or storage project, whether a "constructed" recharge project or a "managed" recharge project, developed by Tucson for the storage of Effluent, unless the project causes material harm to Marana.

4.4.2 Tucson shall not oppose any Effluent recharge or storage project, whether a "constructed" recharge project or a "managed" recharge project, developed by Marana for the storage of Marana Self-Treated Effluent or Marana Metropolitan-Treated Effluent, unless the project causes material harm to Tucson.

4.4.3 Marana may store Marana Metropolitan-Treated Effluent in the managed or constructed recharge facilities of Tucson pursuant to an Effluent storage permit issued by Arizona Department of Water Resources ("ADWR") to Marana, on the same terms and conditions as Tucson's agreement to store Pima County's Effluent under Sections 6.5 and 7.2 of the 2000 Supplemental IGA. Additional reasonable terms for Marana's use of the recharge facilities may be established by written agreement between Marana and Tucson.

4.4.4 Tucson will recover for Marana, as part of Tucson's program to recover its stored Effluent, Marana Metropolitan-Treated Effluent stored by Marana in a Tucson managed or constructed recharge facility if, and to the extent that, Marana and Tucson reach written agreement on the terms of the recovery of that stored Marana Metropolitan-Treated Effluent.

4.4.5 In no event shall any recharge credits (whether long-term storage credits or annual storage credits) derived from either Tucson's Effluent or Marana Metropolitan-Treated Effluent lead to any water withdrawals within the other Party's then existing water service area, unless those withdrawals are within the area of hydrologic impact of the Effluent storage facility where the recharge credits were earned or unless the withdrawal has been approved in writing by the Party from whose water service area the withdrawal is to be made. Withdrawals within the Marana town limits or within the geographic boundaries of the Cortaro-Marana Irrigation District or Cortaro Water Users' Association shall be in accordance with the intergovernmental Agreement Regarding Permitting and Operating Managed In-Channel Recharge of Effluent in the Santa Cruz River Channel recorded in the office of the Recorder of Pima County, Arizona, on June 6, 2003, at Docket 12066, Page 3364, and the 2007 Master Recovery Plan Pursuant to that Intergovernmental Agreement of 2003 Regarding Permitting and Operating Managed In-Channel Recharge of Effluent in the Santa Cruz River Channel, a copy of which is attached to and incorporated in this IGA as Exhibit 2 to this IGA, as each may be amended from time to time.

4.4.6 Marana (or its Effluent customers) shall be solely responsible for all costs associated with (1) the recharge, use or reuse of Marana Metropolitan-Treated Effluent, and (2) delivery of Marana Metropolitan-Treated Effluent to any recharge facility or use or reuse facility. None of the costs of recharge, use, reuse, delivery or treatment of Marana Metropolitan-Treated Effluent shall be charged, directly or indirectly, by Marana to water ratepayers of Tucson or to sewer ratepayers located within Tucson's water service area unless those water ratepayers or sewer ratepayers are located within Marana's boundaries. None of the costs or recharge, use, reuse, delivery or treatment of Tucson's Effluent shall be charged, directly or indirectly, by Tucson to water ratepayers of Marana or to sewer ratepayers located

within Marana's water service area unless those water ratepayers or sewer ratepayers are located within Tucson's boundaries.

4.5 Tucson's Sale of Effluent or Reclaimed Water for Use Within Marana. Tucson will not sell any Effluent or Reclaimed Water to municipal or industrial customers for use within Marana's water service area without Marana's written approval. If Marana's water service area expands in the future, this provision does not apply to any municipal or industrial Effluent customers of Tucson with whom Tucson has a contractual relationship in effect at the time of the expansion of Marana's water service area.

SECTION V. MISCELLANEOUS PROVISIONS.

5.1 Force Majeure. If any Party is rendered unable, wholly or in part, by force majeure reasons to carry out its obligations under this IGA, the obligations of both Marana and Tucson so far as they are affected by such force majeure shall be suspended during the continuance of any inability so caused, but for no longer period; and such cause shall be so far as possible remedied with the best efforts of the disabled Party and with all reasonable dispatch. The term "force majeure" as employed in this IGA shall mean acts of God, strikes, lockouts or other industrial or labor disturbances, acts of the public enemy, wars, blockades, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, unavoidable interruptions in electric power to drive pumps, interruptions by government not due to the fault of the Parties, including injunctions, civil disturbances, explosions, well collapses, breakage or accident to machinery or transmission facilities, or action or non-action by governmental bodies in approving or failing to act upon applications for approvals or permits which are not due to the negligence or willful action of the Parties. Nothing in this paragraph shall be construed as requiring either Party to settle a strike or labor dispute against its will or as prohibiting either Party at its own expense from using whatever self-help remedies may be available to it.

5.2 Alternative Dispute Resolution. The following non-binding alternative dispute resolution process shall be followed for any dispute arising under this IGA:

5.2.1 Tucson and Marana shall meet and confer about any controversy or claim arising out of or related to this IGA, or Default under this IGA, in an attempt to resolve the matter. If the matter that cannot be resolved by Tucson and Marana, each shall appoint one arbitrator to a three party panel of arbitrators which will decide the dispute. The appointment of the two arbitrators will occur within 30 days of the meeting referred to above.

5.2.2 Arbitrators appointed to the arbitration panel shall be skilled and experienced in the field or fields pertaining to the dispute. The two selected arbitrators shall meet within 30 days of the later of the two arbitrators' appointment, and at their first meeting they shall appoint a third neutral arbitrator to complete the arbitration panel. The third arbitrator shall act as a chairperson of the arbitration panel and shall direct the arbitration proceedings.

5.2.3 The arbitration process shall be limited to the matter submitted by Tucson or Marana. The arbitration panel shall not rewrite, amend, or modify this IGA or any other agreement between the Parties or to which either of the Parties is a party.

5.2.4 There shall be no discovery beyond the information and documents made available during the informal meet and confer process provided for in this section and the exchange of information or documentation provided for in this IGA.

5.2.5 No formal evidentiary hearing shall be provided unless one is requested by either Tucson or Marana in writing no later than the conclusion of the meeting where the neutral arbitrator is appointed. If no hearing has been requested, the arbitration panel will meet as deemed necessary by the panel and shall, in a manner it deems appropriate, receive evidence, receive argument or written briefs from Tucson and Marana, and otherwise gather whatever information is deemed helpful by the panel. The arbitration process to be followed shall be informal in nature, and Tucson and Marana shall not be entitled to trial-type proceedings under, for example, formal rules of evidence.

5.2.6 If Tucson or Marana requests a hearing, the arbitration panel shall meet to receive evidence and receive arguments and written briefs from Tucson and Marana as follows:

5.2.6.1. The arbitration panel shall, within five days of the appointment of the neutral arbitrator, schedule a date for a hearing, which shall be held within 60 days of the appointment of the neutral arbitrator.

5.2.6.2. Within ten days of the appointment of the neutral arbitrator, Tucson and Marana shall each submit a brief of no longer than 15 pages setting forth its case. The brief shall include discussion of all issues relevant to the Party's case. Each Party shall, as an attachment to its brief, include declarations of not more than two experts and any relevant factual witness. Declarations of expert witnesses must include all opinions to be elicited upon direct testimony and a complete explanation of the basis of these opinions. Disputes with respect to the sufficiency of declarations or the appropriateness of the testimony shall be resolved by the witnesses available for cross-examination at the time of the arbitration hearing. Factual witnesses for which a declaration is prepared shall be made available for cross-examination at the time of the arbitration hearing only if requested by the other Party.

5.2.6.3. Each Party shall have the opportunity, within five days of the close of hearing, to submit a closing brief not to exceed ten pages. The closing brief shall be argument with no additional factual evidence to be submitted.

5.2.6.4. Factual witnesses shall not be permitted to give testimony under direct examination.

5.2.6.5. Each Party shall have a maximum of four hours to present its case in total. This time shall include opening and closing statements, direct presentation and any cross-examination of the other party's witnesses. Each Party shall have the right to reserve part of its time to present up to one hour of rebuttal testimony.

5.2.6.6. The matter shall be deemed submitted at the submission of closing briefs.

5.2.6.7. The panel of arbitrators shall render its final decision in the dispute within 60 days after the date of naming the third arbitrator. If the arbitrators disagree as to the determination, any two of the three arbitrators may join to form a majority and the decision of those two arbitrators will be final for the panel. The panel will issue a written decision.

5.2.7 If a Party declines to accept the decision of the arbitration panel, it may initiate an action in the appropriate court within 60 days of the issuance of the panel's written decision to obtain a judicial determination of the underlying dispute. If an action is not filed within 60 days of the panel's decision, the decision of the panel shall be deemed to be final and not subject to judicial review. The decision of the panel and record of the arbitration shall not be privileged and may be submitted as part of the record by either Party in support of its case.

5.2.8 All costs incurred by the arbitration panel shall be shared equally by Tucson and Marana, and the expenses of the arbitration panel shall be paid expeditiously.

5.2.9 A Party shall not be considered in Default for an issue being addressed in the alternative dispute resolution process or appropriate judicial proceeding until a final decision has been rendered.

5.3 Information Exchange. Upon reasonable request, Tucson and Marana will provide to each other all necessary information and documentation required for the purpose of this IGA, to the extent the information and documentation is reasonably in its possession. The requesting Party will reimburse the other Party for all costs of providing the information and documentation, including staff time and reproduction costs.

5.4 Attorneys' Fees. In the event of any litigation between the Parties to enforce any provision of this IGA or any right of either Party under this IGA, the unsuccessful Party agrees to pay to the successful Party all reasonable costs and expenses, including reasonable attorneys' fees, incurred in the litigation by the successful Party, all of which shall be included in and as part of the judgment rendered in the proceeding.

5.5 Assignment of IGA. No Party shall have the right to assign this IGA or any interest in this IGA except to their respective successors. This IGA shall be binding on the successors of the Parties.

5.6 Notices. All notices shall be in writing and together with other mailings pertaining to this IGA shall be made to:

FOR MARANA:

Town Manager
Town of Marana
11555 West Civic Center Drive, Bldg. A
Marana, Arizona 85653

WITH COPIES TO:

Marana Utilities Director
Town of Marana
5100 West Ina Road
Tucson, Arizona 85743

Marana Town Attorney
Town of Marana
11555 West Civic Center Drive, Bldg. A
Marana, Arizona 85653

FOR TUCSON:

Director
Tucson Water
P.O. Box 27210
Tucson, AZ 85726

WITH COPY TO:

City Attorney
City of Tucson
P.O. Box 27210
Tucson, AZ 85726

or as otherwise specified from time to time by each Party

5.7 Waiver. Waiver by either Party of any breach of any term, covenant or condition contained in this IGA shall not be deemed a waiver of any other term, covenant or condition, or any subsequent breach of the same or any other term, covenant, or condition contained in this IGA.

5.8 Amendment. This IGA shall not be amended except by written instrument mutually agreed upon and executed by the Parties.

5.9 Entire IGA. This IGA, its exhibits, and its recitals constitutes the entire agreement between the Parties regarding the subject matter of this IGA, and supersedes all prior oral and written agreements of the Parties regarding the subject matter of this IGA. All warranties and guarantees and representations shall survive during the life of this IGA.

5.10 Construction and Interpretation. All provisions of this IGA shall be construed to be consistent with the intention of the Parties expressed in the recitals of this IGA.

5.11 Term. The term of this IGA shall be 50 years from the Effective Date, and shall be automatically renewed for successive 10-year periods unless a Party gives the other Party notice of termination at least six months before the end of a respective term.

5.12 Authority. Marana represents and warrants that it has legal authority and capacity to enter into this IGA upon the terms and conditions provided within this IGA, and has properly and legally authorized and executed this IGA. Tucson represents and warrants that it has the legal authority and capacity to enter into this IGA upon the terms and conditions provided within this IGA, and has properly and legally authorized and executed this IGA.

5.13 Legal Jurisdiction. Nothing in this IGA shall be considered as either limiting or extending the legal jurisdiction of either Marana or Tucson.

5.14 Non-severability. If any provision of this IGA is held by a court of law to be in violation in whole or in part of any applicable local, state or federal ordinance, statute, law, administrative or judicial decision, or public policy, and to be illegal, invalid or unenforceable as written, then the Parties shall make good faith efforts to modify the provision to the minimum extent necessary to make it or its application valid and enforceable; however, if the Parties are unable to agree to modify the provision to the extent necessary to make it or its application valid and enforceable, this entire IGA shall be of no force and effect.

5.15 Effective Date. This IGA shall be effective upon filing of the original executed IGA with the office of the Pima County Recorder.

IN WITNESS WHEREOF, each of the Parties has executed this IGA as of the signature date below.

CITY OF TUCSON	**TOWN OF MARANA**
Mayor Jonathan Rothschild	Mayor Ed Honea
Date:_____	Date:_____
ATTEST:	ATTEST:
City Clerk	Jocelyn C. Bronson, Town Clerk

ATTORNEY CERTIFICATION

The foregoing intergovernmental agreement between the Town of Marana and the City of Tucson, has been reviewed on the date set forth below pursuant to A.R.S. § 11-952 by the undersigned attorneys, each of whom has determined that it is in proper form and within the powers and authority granted under the laws of the State of Arizona to the Party represented by the respective undersigned attorney.

Mike Rankin, City Attorney City of Tucson	Frank Cassidy, Town Attorney Town of Marana
Date:_____	Date:_____

EXHIBIT 1

EFFLUENT ALLOCATION FORMULA

Definitions

"Q" is the sum of the following:

> The quantity of potable water, in acre-feet, delivered by Marana to its customers within the service area of Metropolitan Area WRFs during the previous calendar year, as determined by billing records; excluding any potable water delivered by Marana for golf course irrigation, parks irrigation, and other turf irrigation
>
> The quantity of potable water, in acre-feet, delivered by Tucson to its customers whose water deliveries Marana reimbursed with water credits pursuant to the Water Service IGA, as determined by billing records

"F" is the agreed factor to be applied to Q to calculate the amount of wastewater delivered to Pima County from Waters of Marana; the agreed factor in this IGA is .62. Tucson and Marana intend "F" to reasonably approximate the amount of wastewater delivered to Metropolitan Area WRFs from Waters of Marana, and this factor may be altered at the request of either party if reliable data shows that it does not reasonably approximate these deliveries at the time of the request.

"W" is the product of "Q" times "F", equaling the amount of wastewater delivered to Pima County from Waters of Marana.

"L" is the percentage of Effluent remaining after processing the wastewater at all of the Metropolitan Area WRFs during the previous calendar year.

"I" is the quantity of wastewater inflow received at all of the Metropolitan Area WRFs during the preceding calendar year as reported in Pima County's Discharge Monitoring Reports for each WRF.

"E" is the quantity of Effluent discharged from all of the Metropolitan Area WRFs during the preceding calendar year as reported in Pima County's Discharge Monitoring Reports for each WRF.

"MUGAE" is the gross amount of Effluent derived from the Waters of Marana for the year in which the calculation is made.

"S" is the SAWRSA Effluent.

"MUS" is Marana's contribution to S for the year in which the calculation is made.

"CEP" is the Conservation Effluent Pool for the previous calendar year.

"MUCEP" is Marana's contribution to CEP for the year in which the calculation is made.

"MUPE" is Marana's contribution to Pima County's share of the Effluent for the year in which the calculation is made.

"MUE" is the amount of Marana's Effluent for the calendar year in which the calculation is made.

Step One—Calculation of the "L" loss factor.

"E"/"I" = "L"—the loss factor.

Step Two—Calculation of the "MUGAE".

"Q" x "F" x "L" = "MUGAE"—Marana's Gross Amount of Effluent

Step Three—Calculation of amounts of Effluent to be deducted, pursuant to subparagraph 4.2.2 of the IGA, from the "MUGAE".

SAWRSA Effluent

("S"/"E") x "MUGAE" = "MUS"—Marana's contribution to the SAWRSA Effluent.

Conservation Effluent Pool

"CEP"/("E" – "S") x ("MUGAE" – "MUS") = "MUCEP"—Marana's contribution to the Conservation Effluent Pool.

Pima County Effluent

("MUGAE" – "MUS" – "MUCEP") x .1 = "MUPE"—Marana's contribution the Pima County Effluent.

Step Four—Calculation of amount of ME for the year in which the calculation is made.

"MUGAE" – "MUS" – "MUCEP" – "MUPE" = "MUE"—Marana's Effluent.

Delivery Schedule.

Marana's daily entitlement of Effluent will be 1/365 of the "MUE".

The delivery schedule is subject to modification or adjustment by written Addendum between the Parties.

EXAMPLE

The following is an example, for illustrative purposes only, of the application of the above formula and delivery schedule assuming the following data:

"Q" The quantity of potable water delivered by Marana to its customers within the area served by Metropolitan Area WRFs in the previous calendar year was 1,200 acre feet of which 200 acre feet was irrigation water.

"F" The agreed factor is .62.

"I" The wastewater inflow at all Metropolitan Area WRFs in the previous calendar year was 80,000 acre feet.

"E" The Effluent discharged from the Metropolitan Area WRFs in the previous calendar year was 70,000 acre feet.

"S" The SAWRSA Effluent is 30,000 acre feet.

"CEP" The Conservation Effluent Pool was 5,000 acre feet in the previous calendar year

Step One.

70,000 divided by 80,000 equals .875—the "L"

Step Two.

1,000 times .62 equals 620 acre feet. 620 times .875 equals 542.5 acre feet—the "MUGAE"

Step Three.

30,000 divided by 70,000 equals .4286, .4286 times 542.5 equals 232.5155 acre feet—the "MUS"

5,000 divided by 40,000 (70,000 minus 30,000) equals .125, .125 times 309.9845 (542.5 – 232.5155) equals 38.748 acre feet—the "MUCEP"

542.5 minus 232.5155 minus 38.748 equals 271.23644, 271.23644 times 0.1 equals 27.12364 acre feet—the "MUPE"

Step Four.

542.5 minus 232.5155 minus 38.748 minus 27.12364 equals 244.11286 acre feet—the "MUE"

Delivery Schedule

Marana's total daily delivery entitlement is 244.11286 divided by 365 equals 0.6688 acre feet.

Example Summary

Under the factual assumptions stated in this example, Marana would be assigned 244.11286 acre feet of Tucson's Effluent. Marana's total daily Effluent entitlement would be 0.6688 acre feet.

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item A4

To: Mayor and Council

From: Frank Cassidy, Town Attorney

Date: October 21, 2014

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2014-108: Relating to Utilities; approving and authorizing the Mayor to execute the Sunset Ranch Water Service Transfer Agreement with the City of Tucson (Frank Cassidy)

Discussion:

The Sunset Ranch water service area addressed by this item is located south of Pima Farms Road and west of Continental Ranch Loop Road, adjacent to the Continental Reserve and Ironwood Reserve developments.

When the Town approved development of Continental Reserve, the Town of Marana Utilities Department determined that providing Marana water service to the development would be in the best interests of the Town and its residents. To accomplish that objective,the Town entered into an agreement with the City of Tucson that provided that Marana Utilities Department would serve Continental Reserve, but that Tucson Water would continue to serve existing Tucson Water customers in the Sunset Ranch water service area via an interconnect to the Marana Utilities water system. Under the agreement, the Town provides the physical water and the water resources for the area.

The agreement presented by this item transfers the Sunset Ranch water service area to the Town of Marana for a negotiated acquisition price of $50,851 -- a price both parties agree is not reflective of the price Tucson would accept or Marana would pay on a per-account basis for typical water accounts not subject to the unique facts, circumstances, and history of the Sunset Ranch water service area.

If the agreement is approved, Tucson Water and Marana Utilities Department staffs will work together to make the transfer of ownership as smooth as possible for the affected water customers. However, customers will see slight changes in rates. In general, Tucson Water has lower base rates

and steeper consumption pricing than Marana, so Marana's acquisition of the area will typically result in slightly higher bills for customers with low water usage, and slightly lower bills for customers with high water usage. There are 29 active accounts in the Sunset Ranch area that would be transferred from Tucson Water to Marana Utilities.

Financial Impact:

Fiscal Year:	2015
Budgeted Y/N:	Y
Amount:	$50,851

It is anticipated that monies will be made available from the existing water capital fund to provide the amount requested for this acquisition.

Staff Recommendation:

Staff recommends adoption of Resolution 2014-108, authorizing the acquisition of the Sunset Ranch water service area.

Suggested Motion:

I move to adopt Resolution 2014-108, authorizing the acquisition of the Sunset Ranch water service area.

Attachments: Resolution No. 2014-108
Exh A to reso_Sunset Ranch water service area acquisition agreement

MARANA RESOLUTION NO. 2014-108

RELATING TO UTILITIES; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE SUNSET RANCH WATER SERVICE TRANSFER AGREEMENT WITH THE CITY OF TUCSON

WHEREAS the City of Tucson currently provides water service in an area referred to as the "Sunset Ranch Water Service Area" in the Agreement addressed by this resolution, which includes all of the land in the Northeast Quarter of the Southeast Quarter of Section 29, Township 12 South, Range 12 East, Gila and Salt River Base and Meridian; including the thirty lots depicted on the subdivision plat of Sunset Ranch Estates Lots 1-30 recorded in the office of the Pima County Recorder at Book 47 of Maps and Plats, Page 18 and the three residential lots located northwest of that subdivision within the said Northeast Quarter of the Southeast Quarter of Section 29; and

WHEREAS the Town of Marana provides water service to the areas located east and south of the Sunset Ranch Water Service Area; and

WHEREAS the Town of Marana provides, via system interconnect, the water used by the City of Tucson to serve the Sunset Ranch Water Service Area; and

WHEREAS the Town of Marana desires to purchase and the City of Tucson desires to sell the Sunset Ranch Water Service Area; and

WHEREAS the Mayor and Council of the Town of Marana find that the best interests of Marana and its citizens are served by entering into this agreement and acquiring the Sunset Ranch Water Service Area.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that the "Sunset Ranch Water Service Transfer Agreement between the City of Tucson and the Town of Marana" attached to this resolution as Exhibit A is hereby approved, and the Mayor is authorized to execute it for and on behalf of the Town of Marana.

IT IS FURTHER RESOLVED that the Town Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, conditions and objectives of the agreement.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 21st day of October, 2014.

Mayor Ed Honea

ATTEST:

Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

SUNSET RANCH WATER SERVICE TRANSFER AGREEMENT BETWEEN THE CITY OF TUCSON AND THE TOWN OF MARANA

THIS AGREEMENT is made and entered into by and between the CITY OF TUCSON, an Arizona municipal corporation ("TUCSON") and the TOWN OF MARANA, an Arizona municipal corporation ("MARANA"). TUCSON and MARANA are sometimes collectively referred to as the "Parties," either of which is sometimes individually referred to as a "Party."

RECITALS

A. TUCSON and MARANA are municipal water service providers, each of which provides water service in designated service areas in and near the jurisdictional boundaries of the Town of Marana.

B. TUCSON currently provides water service in an area known as and referred to in this Agreement as the "Sunset Ranch Water Service Area" with water provided by MARANA pursuant to an intergovernmental agreement with TUCSON. For purposes of this Agreement, the Sunset Ranch Water Service Area includes all of the land in the Northeast Quarter of the Southeast Quarter of Section 29, Township 12 South, Range 12 East, Gila and Salt River Base and Meridian; including the thirty lots depicted on the subdivision plat of Sunset Ranch Estates Lots 1-30 recorded in the office of the Pima County Recorder at Book 47 of Maps and Plats, Page 18 and the three residential lots located northwest of that subdivision within the said Northeast Quarter of the Southeast Quarter of Section 29.

C. MARANA desires to purchase and TUCSON desires to sell the Sunset Ranch Water Service Area based on the terms set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing premises and the mutual covenants set forth in this Agreement, the Parties hereby agree as follows:

1. *Transfer of Sunset Ranch Water Service Area.*

(A) TUCSON shall transfer to MARANA all of the following:

(i) The right to provide water service to the Sunset Ranch Water Service Area and all land and customers located there.

(ii) All existing lines, valves, and other water-related facilities, a general description of which is set forth on Exhibit A attached to and incorporated in this Agreement by this reference.

(iii) Groundwater service area rights.

(iv) Any and all other necessary appurtenances and rights, corporeal and incorporeal, currently owned or held by TUCSON and used for the provision of water service within or relating to the Sunset Ranch Water Service Area.

(v) Tucson's obligations to provide water service within the Sunset Ranch Estates area as established in Section I of that Agreement for Construction of Facilities Under Private Contract between the City of Tucson and Scenic Farms Development Partnership, dated April 26, 1996.

(B) Transfer of the Sunset Ranch Water Service Area shall occur automatically effective January 1, 2015, without further action by TUCSON upon MARANA's payment of the amount specified in paragraph 2 below. However, TUCSON shall execute any further documents reasonably requested by MARANA to evidence the transfer, including without limitation one or more bills of sale, deeds and easements. TUCSON shall provide the documents at the time MARANA tenders payment pursuant to Paragraph 2 below, or, if MARANA requests documentation after payment, within ten business days of receiving a written request from MARANA.

2. *Payment by MARANA*. In consideration of the transfer of the Sunset Ranch Water Service Area as specified in paragraph 1 above, MARANA shall pay TUCSON the sum of $50,851.00 to be paid by check within thirty days after the effective date of this Agreement.

3. *The Parties' mutual representation about the purchase price*. The Parties mutually represent that the purchase price of $50,851.00 was arrived at by negotiation only, based on the unique facts and circumstances that apply to the Sunset Ranch Water Service Area. The purchase price shall not be treated by either Party as reflective of the price TUCSON would accept or MARANA would pay on a per-account basis for water accounts that do not share the unique facts and circumstances that apply to the Sunset Ranch Water Service Area. These unique facts and circumstances include, but are not limited to, the prior history and agreements relating to the Sunset Ranch Water Service Area.

4. *The Parties' coordination with customers*. To the extent possible within the constraints of any applicable law, the Parties will coordinate with respect to:

(A) the mutual notification of affected customers regarding the transfer of the Sunset Ranch Water Service Area; and

(B) avoiding customer disruptions; and

(C) transferring customer billing information.

5. *TUCSON's representations and warranties.* In addition to other representations reflected in the express terms of this Agreement, TUCSON represents and warrants to MARANA and upon transfer of the Sunset Ranch Water Service Area shall be deemed to warrant and represent as follows:

(A) Tucson will not to compete or interfere with Marana's provision of water service to the Sunset Ranch Water Service Area.

(B) Tucson is a municipal corporation duly organized, validly existing and in good standing under the laws of the State of Arizona and has the full power and authority to execute and deliver this Agreement, and to perform and carry out all covenants and obligations to be performed and carried out by Tucson under this Agreement.

(C) This Agreement and any deeds, assignments, certificates or other instruments or documents executed or delivered by Tucson in connection with the transactions contemplated

in this Agreement constitute legal, valid and binding obligations of Tucson, enforceable against Tucson in accordance with their respective terms.

(D) To Tucson's actual knowledge upon good faith investigation, the execution, delivery and performance of this Agreement by Tucson and the consummation of the transactions contemplated in this Agreement will not:

(i) result in a breach or acceleration of or constitute a default or event of termination under the provisions of any agreement or instrument to which TUCSON is a party or bound;

(ii) result in the creation or imposition of any lien, charge or encumbrance on or against the Sunset Ranch Water Service Area any portion of it; or

(iii) constitute or result in the violation or breach by TUCSON of any judgment, order, writ, injunction or decree issued against or imposed upon TUCSON.

(E) To TUCSON's actual knowledge upon good faith investigation, as of the date this Agreement is executed there is no pending litigation affecting the Sunset Ranch Water Service Area, TUCSON's right to provide water service to the Sunset Ranch Water Service Area, or any of the water related facilities being transferred to MARANA under this Agreement. If TUCSON becomes aware of any litigation affecting the Sunset Ranch Water Service Area, TUCSON's right to provide water service to the Sunset Ranch Water Service Area, or any of the water related facilities being transferred to MARANA under this Agreement at any time prior to the payment required by Paragraph 2 above, TUCSON shall give prompt written notice thereof to MARANA before accepting monies tendered by MARANA pursuant to this Agreement.

(F) TUCSON has not received notice, formal or informal, from any governmental agency of any violation by TUCSON of any laws, ordinances, rules or regulations with respect to the provision of water service to the Sunset Ranch Water Service Area and to TUCSON's actual knowledge upon good faith investigation no such violations exist. If TUCSON becomes aware of any such violation prior to the payment required by Paragraph 2 above, TUCSON shall give prompt written notice thereof to MARANA before accepting monies tendered by MARANA pursuant to this Agreement.

6. *MARANA's representations and warranties*. In addition to other representations reflected in the express terms of this Agreement, MARANA represents and warrants to TUCSON and upon transfer of the Sunset Ranch Water Service Area shall be deemed to warrant and represent as follows:

(A) MARANA is a municipal corporation duly organized, validly existing, and in good standing under the laws of the State of Arizona, and has the full power and authority to execute and deliver this Agreement, and to perform and carry out all covenants and obligations to be performed and carried out by MARANA under this Agreement.

(B) This Agreement constitutes a legal, valid and binding obligation of MARANA, enforceable against MARANA in accordance with its terms.

(C) To MARANA's actual knowledge upon good faith investigation, the execution, delivery and performance of this Agreement by MARANA and the consummation of the transactions contemplated in this Agreement will not

(i) result in a breach or acceleration of or constitute a default or event of termination under the provisions of any agreement or instrument to which MARANA is a party or bound; or

(ii) constitute or result in the violation or breach by MARANA of any judgment, order, writ, injunction or decree issued against or imposed upon MARANA.

7. *Intergovernmental agreement*. To the extent this Agreement constitutes a contract for services or a joint exercise of powers common to MARANA and TUCSON, it shall be considered an intergovernmental agreement executed under the authority of A.R.S. § 11-952.

8. *Notices*. All notices, requests and other communications under this Agreement shall be given in writing and either (i) personally served on the party to whom it is given, or (ii) mailed by registered or certified mail, postage prepaid, return receipt requested, or (iii) sent by private overnight courier such as Federal Express or Airborne, or (iv) transmitted by facsimile (provided that a confirming copy of the facsimile transmission is mailed on the date of such transmission), addressed as follows:

If to TUCSON:

CITY OF TUCSON
255 West Alameda Street, 10th Floor
P.O. Box 27210
Tucson, Arizona 85726-7210
(520) 791-4204
Fax (520) 791-5198

If to MARANA:

TOWN OF MARANA
11555 W. Civic Center Dr.
Marana, Arizona 85653
(520) 382-1999
Fax (520) 382-1945

All notices shall be deemed given when delivered or transmitted by facsimile or, if mailed as provided above, on the second day after the day of mailing, and if sent by overnight courier, on the next day after the date of deposit with the courier. Either Party may change its address for the receipt of notices at any time by giving written notice thereof to the other Party in accordance with the terms of this section. The inability to deliver notice because of a changed address of which no notice was given, or rejection or other refusal to accept any notice, shall be deemed to be the effective receipt of the notice as of the date of such inability to deliver or rejection or refusal to accept.

9. *Miscellaneous.*

(A) This Agreement may not be modified except in a writing signed by the Parties.

(B) Time is of the essence of this Agreement.

(C) This Agreement shall be governed by and interpreted in accordance with the laws of the State of Arizona, and any lawsuit to enforce any provision of this Agreement or to obtain any remedy with respect to this Agreement shall be brought in the Pima County Superior

Court, and for this purpose the Parties expressly and irrevocably consent to the jurisdiction of the Pima County Superior Court.

(D) If either of the Parties fails to perform any of its obligations under this Agreement or if a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the defaulting party or the party not prevailing in the dispute, as the case may be, shall pay any and all costs and expenses incurred by the other party in enforcing or establishing its rights under this Agreement, including, without limitation, court costs and reasonable attorneys' fees.

(E) This Agreement may be executed in multiple counterparts, each of which shall, for all purposes, be deemed an original and all of which, taken together, shall constitute one and the same agreement.

(F) This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors in interest and assigns; provided, however, that no assignment of this Agreement shall in any way relieve the assignor of its obligations under this Agreement.

(G) This Agreement is subject to A.R.S. § 38-511, which provides for cancellation of contracts in certain instances involving conflicts of interest.

(H) Upon execution by the Parties, this Agreement shall be filed with the office of the Pima County Recorder.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the last date set forth below their respective representatives' signatures, which shall be the effective date of this Agreement.

CITY OF TUCSON	**TOWN OF MARANA**
_____	_____
Mayor Jonathan Rothschild	Mayor Ed Honea
Date:_____	Date:_____
ATTEST:	ATTEST:
_____	_____
City Clerk	Jocelyn C. Bronson, Town Clerk

ATTORNEY CERTIFICATION

The foregoing intergovernmental agreement between the Town of Marana and the City of Tucson, has been reviewed on the date set forth below pursuant to A.R.S. § 11-952 by the undersigned attorneys, each of whom has determined that it is in proper form and within the powers and authority granted under the laws of the State of Arizona to the Party represented by the respective undersigned attorney.

Mike Rankin, City Attorney City of Tucson	Frank Cassidy, Town Attorney Town of Marana
Date:_____	Date:_____

11555 W. CIVIC CENTER DRIVE, MARANA, ARIZONA 85653

Item A5

To: Mayor and Council

From: Cynthia Ross, Planner II

Date: October 21, 2014

Strategic Plan Focus Area:
Commerce

Strategic Plan Focus Area Additional Info:
Strategic Plan Initiative 5 – Evaluate and implement annexation that enhance commerce, business, industry and other Strategic Plan initiatives. Strategy a.ii: Complete annexation of Twin Peaks interchange area.

Subject: PUBLIC HEARING: Relating to Annexation; discussion and consideration of an application to annex an approximately 9.2 acre parcel of property generally located on the north side of Twin Peaks Road between Tiffany Loop and the Casa Grande Highway (Interstate 10) (Cynthia Ross)

Discussion:
The Town of Marana is processing an annexation for an approximately 9.2 acre parcel of property generally located on the north side of Twin Peaks Road between Tiffany Loop and the Casa Grande Highway (I-10) within a portion of the northwest quarter of Section 22, Township 12 South, Range 12 East, Gila and Salt River Base and Meridian.

The proposed annexation area is contiguous to the Town's corporate limits and is within the Town of Marana's General Plan Planning Area. Pima County's Comprehensive Plan land use for this parcel is Urban Industrial (I). The adopted Land Use Plan for the Town of Marana designates this site as Industrial (I).

In the County, this property is currently zoned General Business (CB-2). This allows a broad range of business and light industrial uses. The Town typically uses Village Commercial (VC) and Regional Commercial (RC) zones for translation of County CB-2. The San Joaquin Pre-Annexation Development Agreement adopted on March 4, 2014 by Ordinance 2014.007 commits the Town to the specific zoning translation for this particular property, if annexed. The

property owner plans to develop this property with convenience, gas, hotel, restaurant, and similar uses, as dictated by market conditions.

A blank annexation petition was filed with the Pima County Recorder's office on September 26, 2014. This public hearing is mandated by state law (A.R.S. § 9-471(A)(3)), which requires the Town to hold a public hearing on the annexation not less than 20 nor more than 30 days after the filing of the blank petition.

Staff Recommendation:

No action required - public hearing only.

Suggested Motion:

No motion required.

Attachments: Blank annexation petition
Location Map

ANNEXATION PETITION

[TIFFANY LOOP & TWIN PEAKS ANNEXATION]

TO THE HONORABLE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA:

We, the undersigned, being the owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property, as shown by the last assessment of said property by the County Assessor or by the Arizona Department of Revenue, which would be subject to taxation by the Town of Marana in the event of annexation within the territory proposed to be annexed, which is described in the legal description attached to and incorporated in this Petition as Exhibit A, said territory being contiguous to the corporate limits of the Town of Marana, with the exterior boundaries of the territory proposed to be annexed shown on the map attached to and incorporated in this Petition as Exhibit B, request the Town of Marana to annex the described territory as provided in A.R.S. § 9-471.

PROPERTY OWNER: _____

_____

PROPERTY ADDRESS: _____

_____

PROPERTY DESCRIPTION: _____
(or parcel number or _____
legal description) _____

AZ STATE TAX CODE #: _____

AUTHORIZED SIGNATURES(S) _____ Date: _____

_____ Date: _____

_____ Date: _____

_____ Date: _____

(NOTE: Each signature *must* be dated.)

Exhibit A
Legal Description of Twin Peaks Property

RICK ENGINEERING COMPANY

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, AND THE PROPERTY THAT CONSISTS OF THE FOLLOWING VESTING DEEDS RECORDED AT THE PIMA COUNTY RECORDER'S OFFICE, DOCKET 7478 AT PAGE 78, DOCKET 7703 AT PAGE 413, DOCKET 7523 AT PAGE 1750 AND DOCKET 8889 AT PAGE 30, EXCEPT THAT PORTION IN DOCKET 8889 AT PAGE 27, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22;

THENCE SOUTH 00°40'40" EAST 75.00 FEET UPON THE WEST LINE OF SAID NORTHWEST QUARTER TO A LINE BEING 75.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 89°34'30" EAST 76.50 FEET UPON SAID PARALLEL LINE AND UPON THE NORTH LINE OF SAID PROPERTY TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 89°34'30" EAST 225.86 FEET UPON SAID PARALLEL LINE AND UPON SAID NORTH LINE OF SAID PROPERTY TO THE NORTHEAST CORNER OF SAID PROPERTY;

THENCE SOUTH 35°01'59" EAST 550.27 FEET UPON THE EAST LINE OF SAID PROPERTY TO AN ANGLE POINT;

THENCE SOUTH 35°43'15" EAST 515.63 FEET UPON SAID EAST LINE TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED AS PARCEL 2 IN THE FINAL ORDER OF CONDEMNATION RECORDED IN DOCKET 13527 AT PAGE 1959;

THENCE SOUTH 46°13'03" WEST 105.01 FEET UPON THE NORTH LINE OF SAID PARCEL 2 TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEARS NORTH 35°05'41" WEST;

THENCE SOUTHWESTERLY UPON SAID NORTH LINE OF SAID PARCEL 2 AND UPON THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 7479.44 FEET AND A CENTRAL ANGLE OF 00°57'36", FOR AN ARC DISTANCE OF 125.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2 BEING ON THE SOUTH LINE OF SAID PROPERTY;

THENCE SOUTH 70°05'43" WEST 217.85 FEET UPON SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED AS PARCEL 1 IN SAID FINAL ORDER OF CONDEMNATION RECORDED IN DOCKET 13527 AT PAGE 1959;

THENCE NORTH 72°41'33" WEST 0.15 FEET UPON THE EAST LINE OF SAID PARCEL 1 TO AN ANGLE POINT;

THENCE NORTH 26°29'20" WEST 922.86 FEET UPON THE EAST LINE OF SAID PARCEL 1 TO A NON-TANGENT CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEARS NORTH 65°41'04" EAST;

THENCE NORTHERLY UPON SAID EAST LINE OF SAID PARCEL 1 AND UPON

3945 East Fort Lowell Road • Suite 111 • Tucson • Arizona • 85712 • (520) 795-1000 • Fax: (520) 322-6956 • www.rickengineering.com

THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 527.96 FEET AND A CENTRAL ANGLE OF 23°47'30", FOR AN ARC DISTANCE OF 219.23 FEET TO A TANGENT LINE;

THENCE NORTH 00°31'26" WEST 46.95 FEET UPON SAID EAST LINE OF PARCEL 1 TO THE **POINT OF BEGINNING.**

THIS LEGAL DESCRIPTION WAS PREPARED BASED ON THE LEGAL DESCRIPTIONS AND CALLS IN THE FINAL ORDER OF CONDEMNATION RECORDED IN DOCKET 13527 AT PAGE 1959, RECORDS OF THE PIMA COUNTY RECORDER.

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EXHIBIT B

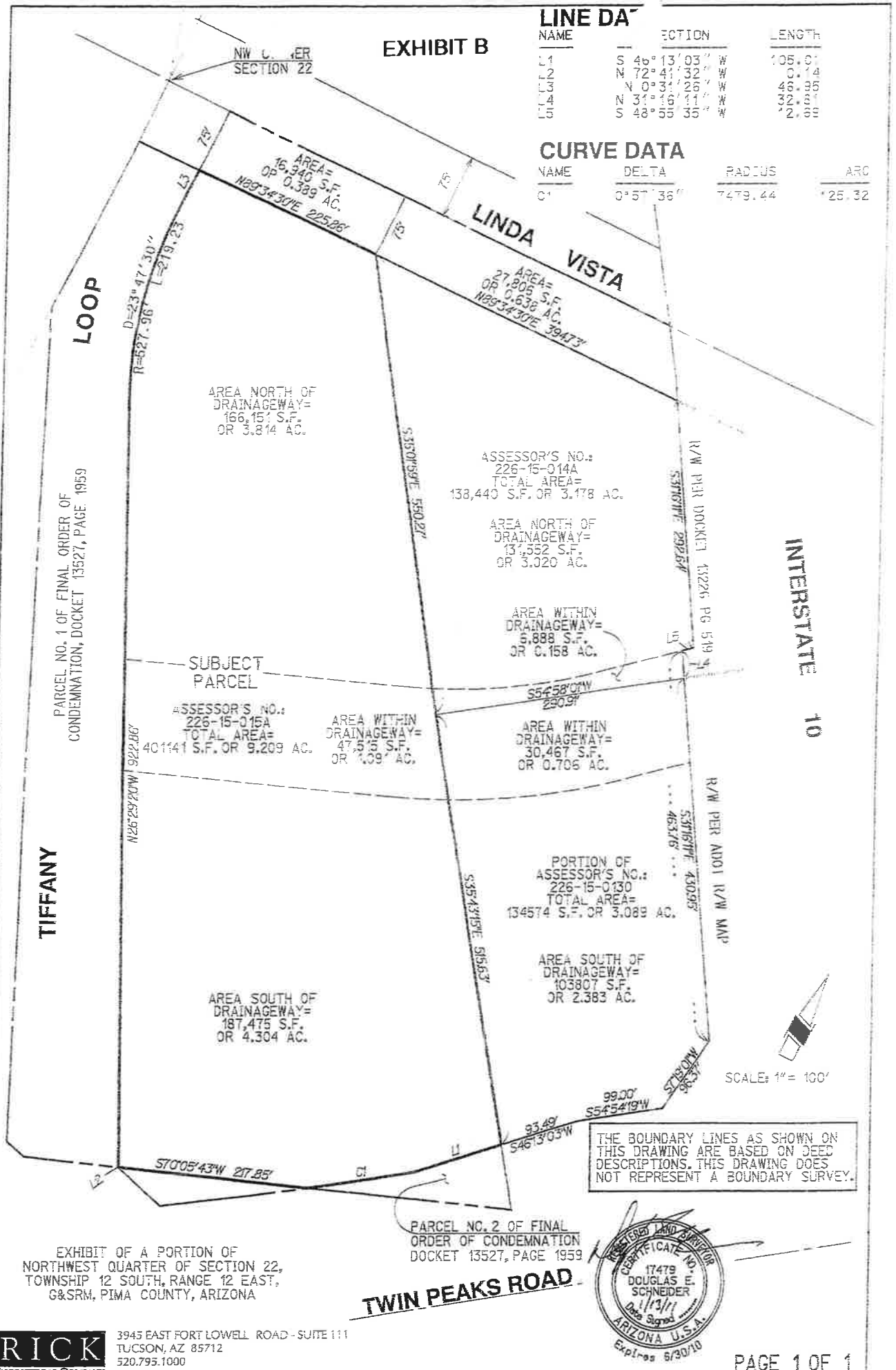


EXHIBIT OF A PORTION OF NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 12 EAST, G&SRM, PIMA COUNTY, ARIZONA

RICK ENGINEERING COMPANY
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
(FAX)520.322.6956

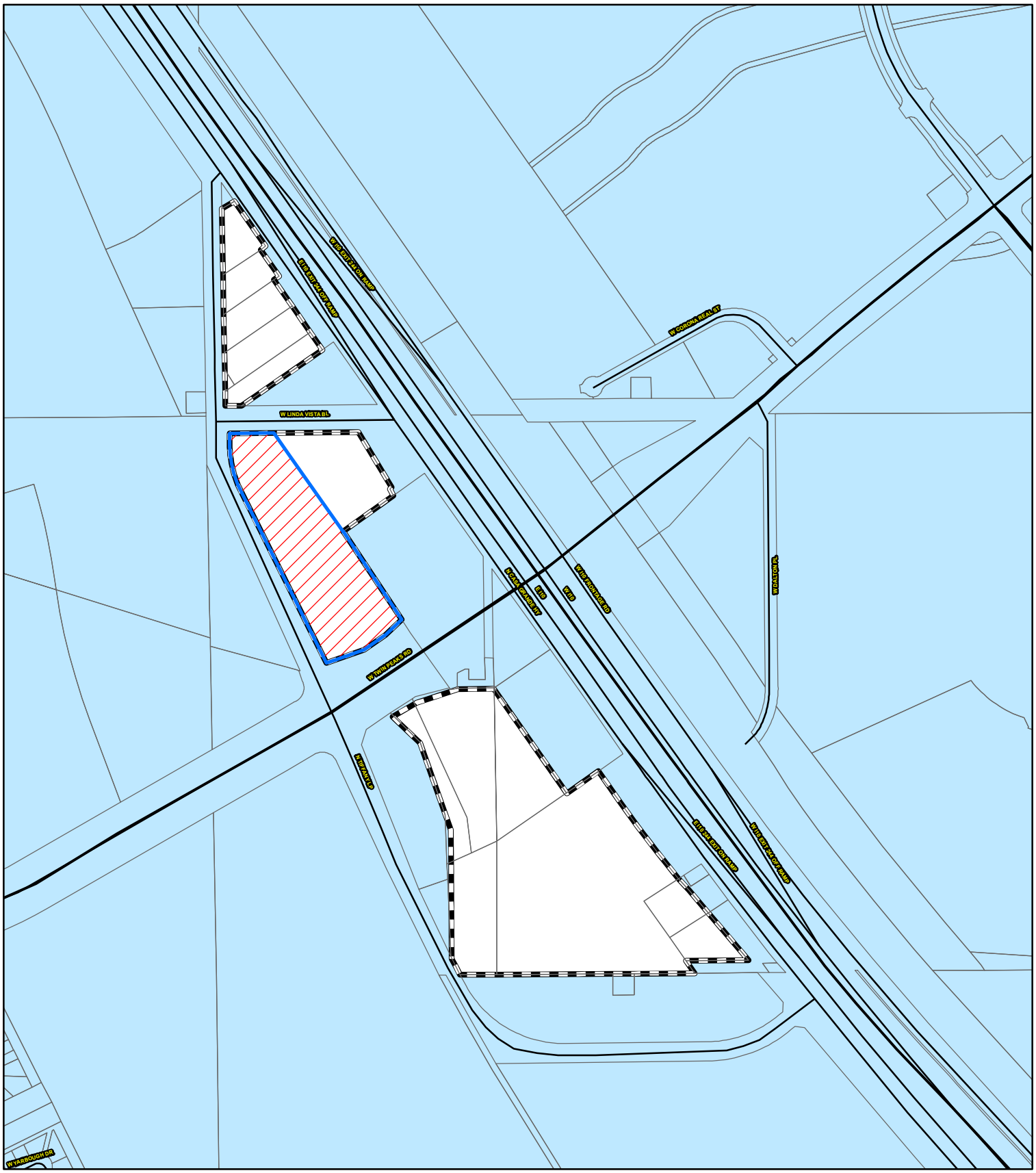
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PAGE 1 OF 1

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Tiffany Loop and Twin Peaks Annexation

CASE ANX1304-001



An annexation of approximately 9.2 acres located on the northeast corner of Tiffany Loop and Twin Peaks Rd.

Data Disclaimer: The Town of Marana provides this map information "As Is" at the request of the user with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. In no event shall The Town of Marana be liable to the user or any third party for any loss or direct, indirect, special, incidental, or consequential damages, including but not limited to time, money, or goodwill, arising from the use or modification of the data.

Proposed Tiffany Lp\Twin Peaks Annex

0 500 1,000 Feet

N

U:\Annexations\Proposed Tiffany Lp and Twin Peaks Annex Letter.mxd