MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, September 15, 2020, 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
John Officer, Council Member
Roxanne Ziegler, Council Member

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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 September 15, 2020, at or after 6:00 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 electronic devices.**

## Meeting Times

Welcome to this Marana Town Council meeting. Regular Council meetings are usually held the first and third Tuesday of each month at 6:00 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.maranaaz.gov under Agendas and Minutes. For questions about the Council meetings, special services or procedures, please contact the Town Clerk, at (520) 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.maranaaz.gov under Agendas and Minutes.

**Due to concerns related to the COVID-19 pandemic, meetings may be viewed online by clicking the below link:**
**http://maranaaz.swagit.com/live**

**As an alternative to appearing in person, citizens may speak during the Call to the Public or Public Hearings or when called upon by Council by using Zoom, as directed below:**

**Please click the link below to participate in the Council meeting (refer to the instructions below for how to participate):**

**https://us02web.zoom.us/j/88519959644pwd=OFREMlBtS0RxRnBaRVFBS0p5dlBCQT09**
**Passcode: 536715**

**For instructions on participating virtually in the Town Council Meeting click here:**
**https://www.maranaaz.gov/virtual-meetings**

**Please note that by participating virtually, you will not be able to watch video of the Council meeting, you will only be able to hear the meeting and to speak if you are called upon.**

# 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. 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

P1 Proclamation honoring Steve Bejarano, Marana Operations Division Patrol Officer (Cherry L. Lawson)

## MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

## MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

## PRESENTATIONS

## 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. 2020-098: Relating to Personnel; approving and adopting an amendment to the Town's Personnel Policies and Procedures, revising Chapter 6 - Performance Management and Employee Development, Policy 6-2 "Education Assistance" (Curry C. Hale)

C2 Resolution No. 2020-100: Relating to Development; approving a final plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A" (Private Streets), "B" (Natural Open Space, Drainage, Landscape, Pedestrian, Public and Private Sewer and Utilities), and "C" (Active Open Space) located east of Twin Peaks Road, west of Blue Bonnet Road, and north of Lambert Lane (Brian D. Varney)

C3 Resolution No. 2020-101: Relating to Development; approving a Final Plat for LaLama, Lots 1-2, located south of Pima Farms Road approximately one-half mile west of Continental Reserve Loop (Brian D. Varney)

C4 Resolution No. 2020-102: Relating to Development; approving a preliminary plat for Gladden Farms Block 42 Lots 1-157, Common Areas A-1 - A-11 (Landscape, Utilities, Drainage and Grading), B-1 - B-4 (Recreation, Landscape, Utilities, Drainage and Grading) and C-1 (Recreation and Landscaping) located approximately a half-mile east of the intersection of Tangerine and Midfield Roads (Steven E. Vasquez)

C5 Resolution No. 2020-103: Relating to Police Department; approving and authorizing the Chief of Police to execute a Task Force Agreement between the United States Department of Justice, Drug Enforcement Administration and the Marana Police Department for Fiscal Year 2021 (Libby Shelton)

C6 Approval of the Regular Council Meeting Summary Minutes of September 1, 2020 (Cherry L. Lawson)

## LIQUOR LICENSES

L1 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for Location Transfer of a series #009 Liquor Store liquor license submitted by Kim Kenneth Kwiatkowski on behalf of Circle K Store #9539, located at 11403 W. Tangerine Road, Marana, Arizona 85653 (Cherry L. Lawson)

## BOARDS, COMMISSIONS AND COMMITTEES

## COUNCIL ACTION

A1 PUBLIC HEARING: Ordinance No. 2020.010: Relating to Development; approving an amendment to the Pima Farms North Specific Plan – Villas at Sombrero Peak to add approximately 0.68 acres of land to the specific plan boundary with a land use designation of Village Core – Commercial (C) located at 8861 N. Continental Reserve Loop, approximately 250 feet south of Silverbell Road, on the west side of Continental Reserve Loop (Cynthia Ross)

Resolution No. 2020-104: Relating to Development; declaring as a public record filed with the Town Clerk the amended Pima Farms North Specific Plan – Villas at Sombrero Peak adopted by Ordinance No. 2020.010 (Cynthia Ross)

A2 Ordinance No. 2020.011: Relating to Annexation; annexing into the corporate limits of the Town of Marana that territory known as the La Puerta Del Norte East Annexation, approximately 45.30 acres of land located south of Coachline Boulevard in the east half of Section 17, Township 12 South, Range 12 East; approving a plan to provide the annexed territory with appropriate levels of infrastructure and services to serve anticipated new development; and establishing original Town of Marana zoning (Frank Cassidy)

A3 Ordinance No. 2020.012: Relating to Development; adding Marana Standard Detail 100-7 for "Ranchette Street" and accompanying Marana Subdivision Street Standards Manual text; and establishing an effective date (Keith Brann)

Resolution No. 2020-105: Relating to Development; declaring as a public record filed with the Town Clerk the amendments adopted by Ordinance No. 2020.012, Marana Standard Detail 100-7 for "Ranchette Street" and accompanying Marana Subdivision Street Standards Manual text (Keith Brann)

A4 Resolution No. 2020-106: Relating to Development; approving a development plan for Home 2 Suites by Hilton at Cortaro Ranch located north of Cortaro Farms Road and west of Cerius Stravenue (Brian D. Varney)

A5 Ordinance No. 2020.013: Relating to Finance; exempting two Habitat for Humanity Tucson, Inc. projects from certain Town of Marana development and building fees in a total amount of up to $40,000 (Heath Vescovi-Chiordi)

A6 Resolution No. 2020-099: Relating to Development; approving the final plat for Linda Vista Village at Cascada, Village I (Lots 1-39), Village II (Lots 1-93), Village III (Lots 1-131), Blocks I-VII, and Common Areas "A", "B", "C", "D", "E", "F", "G", and "H" located southeast of Twin Peaks Road and north and south of Linda Vista Boulevard; and approving and authorizing the Mayor to sign the Linda Vista Village TEP Easement Agreement (Brian D. Varney)

## ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 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 (Jamsheed Mehta)

## 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), Council may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

## 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

**Council-Regular Meeting** **P1**

**Meeting Date:** 09/15/2020

**From:** Cherry L. Lawson, Town Clerk

**Date:** September 15, 2020

**Subject:** Proclamation honoring Steve Bejarano, Marana Operations Division Patrol Officer (Cherry L. Lawson)

## Attachments

Proclamation

**PROCLAMATION**
**Honoring Steve Bejarano**
**Marana Operations Division Patrol Officer**

**WHEREAS,** Steve Bejarano is retiring from the Town of Marana Police Department after having served in various positions since joining the department on June 20, 1998. After serving a total of 22 years with the Marana Police Department, Steve will retire on September 25, 2020, ending his career as an Operations Division Patrol Officer; and

**WHEREAS,** Steve began his career in law enforcement in 1990 as a Police Explorer with the City of South Tucson Police Department. In January 1993, he was hired as a 911 Dispatcher for South Tucson. Later, in December 1994, he was hired by the City of Nogales Police Department where he attended the Arizona Law Enforcement Training Academy (ALETA), and he remained with that agency until September 1996; and

**WHEREAS,** Steve later returned to the City of South Tucson Police Department in October 1996 as a Police Officer where he worked until June 1998; and

**WHEREAS,** on June 20, 1998, Steve landed a position with the Town of Marana Police Department as a Police Officer and began to quickly rise in his career. He served as a Field Training Officer and Police Explorer Instructor, was assigned to the Metropolitan Area Narcotic Trafficking Interdiction Squads (MANTIS), and served as a Sergeant from November 2002 to January 2015; and

**WHEREAS,** although he has not yet decided how he plans to spend his retirement years, Steve has set the date of retirement on September 25, 2020 where he will likely spend his time with his children (Steven, Raeanna, and Nikolas Bejarano), as well as his many family members and friends.

**NOW, THEREFORE, be it resolved,** the Mayor and Council of the Town of Marana commend and thank **Steve Bejarano** for his years of service to the Marana community and urge citizens join them in congratulating him on his retirement.

Dated this 15th day of September 2020.

ATTEST:

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Cherry Lawson, Town Clerk

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Ed Honea, Mayor

DRAFT

**Council-Regular Meeting** **C1**

**Meeting Date:** 09/15/2020

**To:** Mayor and Council

**Submitted For:** Curry C. Hale, Human Resources Director

**From:** Libby Shelton, Senior Assistant Town Attorney

**Date:** September 15, 2020

**Strategic Plan Focus Area:**
Not Applicable

**Subject:** Resolution No. 2020-098: Relating to Personnel; approving and adopting an amendment to the Town's Personnel Policies and Procedures, revising Chapter 6 - Performance Management and Employee Development, Policy 6-2 "Education Assistance" (Curry C. Hale)

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**Discussion:**

This item proposes to amend Policy 6-2 "Education Assistance" of the Town's Personnel Policies and Procedures. The amendment clarifies that approved courses must be related to either an employee's present job or to a position an employee could logically have in the future. Moreover, the approved courses must have applicability to Town business.

Additionally, the amendment allows for a flexible timeframe for submission of the application to accommodate both the enrollment process and the approval process. The amendment authorizes employees seeking education assistance in the form of tuition reimbursement to complete a tuition reimbursement application before the first day of class. The current policy mandates that the application be completed before registering for any courses. This amendment would allow the Town to determine budget capacity for tuition reimbursement for employees who participate in "Fast Track" programs requiring registering for classes for an entire year. This amendment would also facilitate employees registering for classes without further delay due to the reimbursement application process.

**Staff Recommendation:**

Staff recommends approval of the policy amendment identified in Chapter 6.

**Suggested Motion:**

I move to adopt Resolution No. 2020-098, approving and adopting an amendment to the Town's Personnel Policies and Procedures, revising Chapter 6 - Performance Management and Employee Development.

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**Attachments**

Resolution No. 2020-098

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# MARANA RESOLUTION NO. 2020-098

RELATING TO PERSONNEL; APPROVING AND ADOPTING AN AMENDMENT TO THE TOWN'S PERSONNEL POLICIES AND PROCEDURES, REVISING CHAPTER 6 – PERFORMANCE MANAGEMENT AND EMPLOYEE DEVELOPMENT, POLICY 6-2 "EDUCATION ASSISTANCE"

WHEREAS Chapter 3-3 of the Marana Town Code provides that the Town Council may adopt personnel policies, rules, and regulations that follow the generally accepted principles of good personnel administration and which may be modified or changed from time to time; and

WHEREAS the Town Council adopted Personnel Policies and Procedures via Town of Marana Ordinance 99.12 and Resolution 99-38 on May 18, 1999; and

WHEREAS the Council finds that adoption of the amendment to the Town's Personnel Policies and Procedures as set forth in this resolution is in the best interests of the Town and its employees.

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

SECTION 1. Policy 6-2 of the Town's Personnel Policies and Procedures, entitled "Education Assistance" is hereby amended as follows (with deletions shown with ~~strikeouts~~ and additions shown with double underlining):

**POLICY 6-2 EDUCATION ASSISTANCE**

**[No revisions to Sections 6-2-1 through 6-2-4]**

**Section 6-2-5 Criteria for Approval**

A. ~~All c~~Courses shall be directly related either to the employee's present job or to a position within the Town to which the employee could logically progress in the future, and courses ~~or a part of a planned program leading to an undergraduate or graduate degree in a field that has~~ shall have applicability to Town business ~~(e.g., accounting, engineering, criminal justice)~~.

B. ~~All c~~Courses shall be taken on the employee's own time, during off duty hours.

C. ~~All c~~Courses shall be taken at accredited colleges, universities or community colleges or at Town-approved vocational and trade schools.

**Section 6-2-6 Application and Reimbursement Procedures**

A. Employees shall complete a tuition reimbursement application, available through the Human Resources Department, before the first day of class ~~registering for any courses~~.

B. All applications must have the prior approval of the employee's Department Head, as indicated by the Department Head's signature on the application.

C. Applications shall be reviewed and approved or disapproved by the Human Resources Director or designee and the Town Manager or designee. Employees ~~shall~~ may not be reimbursed for any courses enrolled in prior to receiving written confirmation of approval from the Town Manager or designee.

D. If the application is approved, employees must submit a completed request for reimbursement, along with proof of satisfactory grade(s), within 45 calendar days of the completion of each course. Failure to submit the completed request as required within the time limit shall result in disqualification for tuition assistance.

E. Requests for reimbursement shall be reviewed by the Human Resources Director and then routed to the Town Manager or designee. Upon final approval of the request for reimbursement by the Town Manager or designee, reimbursement shall be distributed to the employee.

F. The approval of an employee's participation in the education assistance program is not a guarantee that the employee will receive reimbursement. Reimbursement is based upon the employee's continued satisfactory work performance.

**[No revisions to Section 6-2-7]**

SECTION 2. All ordinances, resolutions, or motions and parts of ordinances, resolutions, or motions of the Council in conflict with the provisions of this resolution are hereby repealed, effective as of the effective date of this resolution.

SECTION 3. The Town's manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of the aforementioned amendments.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 15th day of September, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

**Council-Regular Meeting** **C2**

**Meeting Date:** 09/15/2020

**To:** Mayor and Council

**From:** Brian Varney, Senior Planner

**Date:** September 15, 2020

**Strategic Plan Focus Area:**
Not Applicable

**Subject:** Resolution No. 2020-100: Relating to Development; approving a final plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A" (Private Streets), "B" (Natural Open Space, Drainage, Landscape, Pedestrian, Public and Private Sewer and Utilities), and "C" (Active Open Space) located east of Twin Peaks Road, west of Blue Bonnet Road, and north of Lambert Lane (Brian D. Varney)

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**Discussion:**

**Request**
The WLB Group, Inc., representing Meritage Homes and the property owner, is requesting approval of a final plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A" (Private Streets), "B" (Natural Open Space, Drainage, Landscape, Pedestrian, Public and Private Sewer and Utilities), and "C" (Active Open Space).

**Zoning and Land Use**
The Marana Town Council approved a rezoning of the 34-acre property on April 4, 2017, by the adoption of Marana Ordinance No. 2017.008, changing the zoning from R-144 (single-family residential) to R-6 (single-family residential). On March 17, 2020, the Town Council adopted Marana Ordinance No. 2020.005, an amendment to Ordinance No. 2017.008, that consisted of a revision to the conceptual development plan to remove certain affected lots from within the boundaries of the erosion hazard setbacks and to increase the total lot yield from 59 lots to 62 lots. The Town Council approved the preliminary plat for the proposed subdivision on July 21, 2020 with the adoption of Resolution No. 2020-072. The final plat proposes a minimum lot size of 6,974 square feet, a maximum lot size of 31,846 square feet, and an average lot size of 9,699 square feet. The proposed density is 1.81 residences per acre.

**Recreation Area**
An active recreation area of approximately .5 acres is proposed to be centrally located in the development. The area will include amenities such as a large turfed area, a covered play structure, a ramada-covered picnic table, bench seating, and shade trees. Private natural earth trails, maintained by a homeowner's association, are proposed throughout the subdivision. The private trails will connect to a public trail planned along the east and south boundary of the subdivision. The final plat dedicates a public trail easement to the Town.

**Access and Traffic Circulation**
Access is provided directly from Twin Peaks Road by a divided roadway into the subdivision. A secondary emergency access will be provided from Twin Peaks Road via a 30-foot wide emergency access, sewer and utility easement located between Lots 11 and 12. The plat proposes a total of .47 miles of new private streets. The appropriate right-of-way will be dedicated for both Blue Bonnet Road and Lambert Lane.

**Utility Service**
Water service will be provided to the subdivision by Marana Water. Sewer service will be provided by Pima County Regional Wastewater Reclamation Department. The Metropolitan Domestic Water Improvement District will be locating water facilities within the dedicated right-of-way for Lambert Lane as part of its infrastructure for the Metro Water District Northwest Recharge and Recovery Project.

**Staff Recommendation:**

Staff has reviewed the proposed plat against the requirements of Marana Ordinance No. 2020.005, the Marana Land Development Code, the Marana Town Code, the Twin Peaks Corridor Study, the Marana General Plan, and the approved preliminary plat. The proposed plat is in substantial conformance with all required development regulations, and staff recommends approval.

**Suggested Motion:**

I move to adopt Resolution No. 2020-100, approving a final plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A", "B", and "C".

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**Attachments**

Resolution No. 2020-100
PRV 2004-002 TPLL FP
PRV 2004-002 TPLL FP Map
PRV2004-002 TPLL FP Application

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# MARANA RESOLUTION NO. 2020-100

RELATING TO DEVELOPMENT; APPROVING A FINAL PLAT FOR TWIN PEAKS AND LAMBERT LANE, LOTS 1-62 AND COMMON AREAS "A" (PRIVATE STREETS), "B" (NATURAL OPEN SPACE, DRAINAGE, LANDSCAPE, PEDESTRIAN, PUBLIC AND PRIVATE SEWER AND UTILITIES), AND "C" ( ACTIVE OPEN SPACE) LOCATED EAST OF TWIN PEAKS ROAD, WEST OF BLUE BONNET ROAD, AND NORTH OF LAMBERT LANE

WHEREAS, on April 4, 2017, the Town Council adopted Ordinance No. 2017.008 approving a rezoning of 34 acres of land from R-144 (single-family residential) to R-6 (single-family residential); and

WHEREAS, on March 17, 2020, the Town Council adopted Ordinance No. 2020.005 approving an amendment to Ordinance No. 2017.008 consisting of a revision to the conceptual development plan and an increase in the maximum number of lots from 59 lots to 62 lots; and

WHEREAS, on July 21, 2020, the Town Council adopted Resolution No. 2020-072 approving the Preliminary Plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A" through "C"; and

WHEREAS the WLB Group, Inc., representing Meritage Homes and the property owner, has applied for approval of a final plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A" (Private Streets), "B" (Natural Open Space, Drainage, Landscape, Pedestrian, Public and Private Sewer and Utilities), and "C" (Active Open Space) (the "Twin Peaks and Lambert Lane Final Plat") located east of Twin Peaks Road, west of Blue Bonnet Road, and north of Lambert Lane; and

WHEREAS the Twin Peaks and Lambert Lane Final Plat abandons a 60-foot ingress, egress, and utility easement (the "Easement"), which was created by the Deed of Abandonment recorded in the Pima County Recorder's office on February 19, 2010, at Docket 13749 Page 492 (Sequence 20100330239); and

WHEREAS the Easement reserved the right of ingress and egress over a portion of the property included in the Twin Peaks and Lambert Lane Final Plat if and to the extent any land adjoining the abandoned roadway was left without a public or private legal access connecting the land with an established public roadway; and

WHEREAS the access reserved in the Easement is now being replaced by alternate access provided in the Twin Peaks and Lambert Lane Final Plat; and

WHEREAS Trico Electric Cooperative, Inc. ("Trico") owns facilities located in the Easement that are now accommodated in another easement shown on the Twin Peaks and Lambert Lane Final Plat, as agreed to by Trico and the property owner; and

WHEREAS the Mayor and Town Council, at its September 15, 2020 meeting, determined that the Twin Peaks and Lambert Lane Final Plat, including the abandonment of the Easement, should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the Twin Peaks and Lambert Lane Final Plat is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 15th day of September, 2020.

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Mayor Ed Honea

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

## GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION =1,489,205 SQ.FT. OR 34.19 ACRES, MORE OR LESS.
2. THE EXISTING ZONING FOR THIS PROJECT IS "R-6" RESIDENTIAL AND IS SUBJECT TO THE TERMS AND CONDITIONS OF MARANA ORDINANCE 2017.008 AND MARANA ORDINANCE 2020.005.
3. THE NUMBER OF LOTS IS 62. DENSITY IS 1.81 RAC.
4. THE MINIMUM ALLOWABLE LOT SIZE IS SIX THOUSAND (6,000) SQUARE FEET.
5. LOT SIZE: MAXIMUM LOT AREA=31,846 SQ FT. MINIMUM (ACTUAL) LOT AREA=6,974 SQ. FT. AVERAGE LOT SIZE IS 9,699 SQ. FT.
6. BUILDING HEIGHTS:BUILDINGS AND STRUCTURES SHALL HAVE HEIGHT NOT GREATER THAN TWO-STORIES OR TWENTY FIVE (25) FEET
7. MINIMUM FRONT, SIDE AND REAR YARDS SETBACKS
   - A. THE REQUIRED FRONT YARD SETBACK SHALL BE A MINIMUM OF SIXTEEN (16) FEET, EXCEPT WHERE GARAGES OPEN OR FACE DIRECTLY ONTO AN ABUTTING STREET, IN WHICH CASE THE GARAGE SETBACK SHALL BE A MINIMUM OF TWENTY (20) FEET. MAXIMUM OF 35% OF THE LOTS MAY HAVE A REDUCED SETBACK TO 16 FEET, WITH THE BALANCE OF THE SETBACKS BEING 20 FEET OR GREATER.
   - B. THE REQUIRED SIDE YARD SETBACK SHALL BE A MINIMUM OF FIVE (5) FEET, WITH A STREET SIDE SIDE YARD SETBACK HAVING A MINIMUM OF TEN (10) FEET.
   - C. THE REQUIRED REAR YARD SETBACK SHALL BE A MINIMUM OF TWENTY (20) FEET.
   - D. WHERE THE FRONT YARD SETBACK IS INCREASED ABOVE THE TWENTY (20) FEET, THE REAR YARD SETBACK MAY BE REDUCED BY ONE FOOT FOR EACH FOOT OF FRONT YARD INCREASE, BUT SHALL NOT BE REDUCED TO BELOW FIFTEEN (15) FEET. WHERE THE FRONT YARD SETBACK IS DECREASED BELOW THE MINIMUM TWENTY (20) FEET, THE REAR YARD SETBACK SHALL BE INCREASED BY ONE (1) FOOT FOR EACH FOOT OF FRONT YARD DECREASE, BUT SHALL NOT BE REQUIRED TO BE OVER TWENTY-FIVE (25) FEET.
8. LOTS 5-13, AND 41-62 SHALL BE RESTRICTED TO SINGLE-STORY CONSTRUCTION PER ORDINANCE 2020.005.
9. PARKING SPACES: 2 PER LOT IN GARAGE; 2 PER LOT IN DRIVEWAY = 248 SPACES.
10. THE BASIS OF BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER (SW 1/4) OF SECTION 11, T-12-S, R-12-E, GILA AND SALT MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA, SAID BEARING BEING N02°02'18"W.
11. NO FURTHER SUBDIVIDING OR LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA, TOWN 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. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
14. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
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 FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
16. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE, AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
17. A TOTAL OF 0.47 MILES OF NEW STREETS WILL BE CONSTRUCTED (ALL STREETS ARE PRIVATE).
18. 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. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY. A PORTION OF THE REQUIRED LANDSCAPE BUFFER, ALONG TWIN PEAKS, WILL BE PROVIDED WITHIN THE PUBLIC RIGHT-OF-WAY, WITH APPROVAL OF THE APPROPRIATE LICENSE AGREEMENT AND RIGHT-OF-WAY USE PERMIT, BY THE TOWN OF MARANA.
19. A STREET TREE SHALL BE PLANTED ON EACH LOT IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN AND WILL BE SUBJECT TO THE MAINTENANCE REQUIREMENTS DEFINED IN THE MARANA LAND DEVELOPMENT CODE.
20. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. §45-576.
21. ALL DEVELOPMENT WITHIN THE PLAT AREA WILL BE SUBJECT TO THE TOWN OF MARANA RESIDENTIAL DESIGN STANDARDS.

## ASSURANCES

ASSURANCES IN THE FORM OF THIRD PARTY TRUST FROM TITLE SECURITY AGENCY, LLC AS RECORDED IN SEQUENCE NUMBER _____ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA HAVE BEEN PROVIDED TO GUARANTEE INSTALLATION OF REQUIRED STREET, SEWER, ELECTRIC, GAS AND WATER UTILITIES, DRAINAGE, FLOOD CONTROL AND OTHER SUBDIVISION IMPROVEMENTS MEETING ESTABLISHED MINIMUM STANDARDS OF DESIGN AND CONSTRUCTION.

BY _____ _____
TOWN OF MARANA DATE

## BASIS OF BEARINGS

THE EAST LINE OF THE S.E. 1/4 OF SECTION 11, T-12-S, R-12-E, G.S.R.M. TOWN OF MARANA, PIMA COUNTY, ARIZONA SAID BEARING BEING: N02°02'18"W.

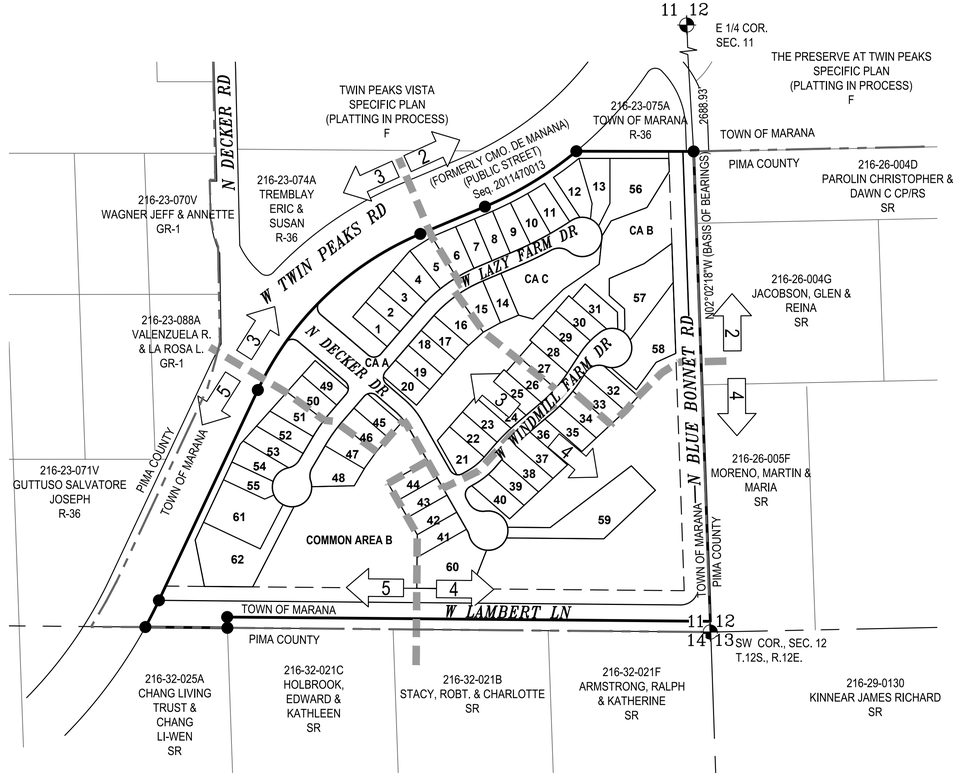
## BASIS OF ELEVATION

BEING A 2-3/4" BCSM IN CONCRETE "T.O.M. RLS 19316", 48' EAST OF THE INTERSECTION OF TWIN PEAKS & BLUE BONNET. SAID ELEVATION BEING: 2386.61 FEET (NAVD 88)

## ASSURED WATER SUPPLY

A CERTIFICATE OF ASSURED WATER SUPPLY HAS BEEN RECEIVED FROM THE DIRECTOR OF WATER RESOURCES.

_____ _____
MARANA WATER DIRECTOR DATE




PROJECT LAYOUT
SCALE: 1"=200'

## LAND USES

| LAND AREA: | | | USE: |
|---|---|---|---|
| COMMON AREA "A" | = | 147,543 SQ. FT. or 3.387 Acres | ROADWAY (PRIVATE) |
| COMMON AREA "B" | = | 596,777 SQ. FT. or 13.700 Acres | NATURAL OPEN SPACE / DRAINAGE / LANDSCAPE / PEDESTRIAN / PUBLIC SEWER & UTILITIES |
| COMMON AREA "C" | = | 28,460 SQ. FT. or 0.653 Acres | ACTIVE OPEN SPACE |
| RESIDENTIAL LOTS: LOTS 1-62 | = | 601,314 SQ. FT. or 13.77 Acres | |
| DEDICATED PUBLIC RIGHT-OF-WAY: | = | 115,110 SQ. FT. or 2.64 Acres | |
| SQ. FT. TOTAL | = | 1,489204 SQ. FT. or 34.187 Acres | |

## LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT LOT LINE
- LOT LINE
- EASEMENT LINE
- MATCH LINE
- SECTION LINE
- RIGHT OF WAY
- CENTER LINE
- INDICATES BRASS DISK SURVEY MONUMENT TO BE SET UPON COMPLETION OF ROAD CONSTRUCTION
- FOUND MONUMENT AS NOTED
- 1/2" IRON PARCEL PIN TO BE SET BY AN ARIZONA RLS
- 100 YEAR FLOOD LINE
- EROSION HAZARD SETBACK LINE
- TOWN LIMITS
- CA — COMMON AREA
- SVT — SIGHT VISIBILITY TRIANGLE
- NAE — NO ACCESS EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- R-7 — ZONING DESIGNATION
- SECTION CORNER / QUARTER SECTION CORNER
- 3 — SHEET INDEX SHEET INDICATOR


The WLB Group INC. **WLB**
Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix, Flagstaff, and Las Vegas, NV.
1600 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH.(480) 736-1600


## TOWN OF MARANA APPROVALS

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

BY _____ _____
MARANA DEVELOPMENT SERVICES DIRECTOR DATE

## PIMA COUNTY WASTEWATER APPROVAL

BY _____ _____
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT DATE

## CERTIFICATION

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 _____, 2020.

BY _____ _____
CLERK OF THE TOWN OF MARANA DATE

## RECORDING

STATE OF ARIZONA } SS
COUNTY OF PIMA }

FEE _____
NO _____

THIS PLAT WAS FILED FOR RECORD AT THE REQUEST OF THE WLB GROUP, INC., ON THIS _____ DAY OF _____, 2020 AT _____ __.M. IN SEQUENCE NUMBER _____

F. ANN RODRIQUEZ
PIMA COUNTY RECORDER
BY: _____
DEPUTY

## CERTIFICATION

I HEREBY CERTIFY THAT THE FLOODPLAIN LIMITS AND EROSION HAZARD SETBACKS AS SHOWN ON THIS PLAT WERE PREPARED UNDER MY DIRECTION.

_____
WARREN D. THOMPSON PE NO. 14854

## CERTIFICATION

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

_____
PETER D. COTE RLS NO. 44121

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 14854 WARREN D. THOMPSON DATE SIGNED 5/20/20 ARIZONA U.S.A.

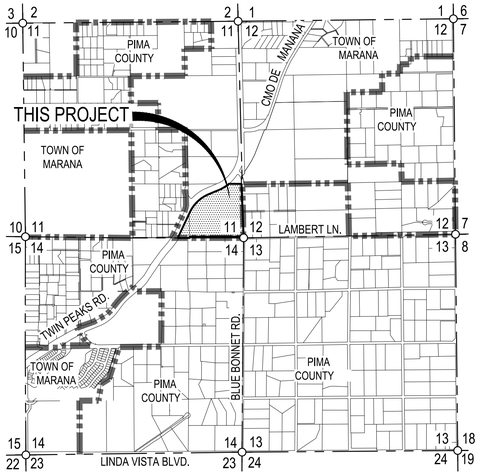
REGISTERED LAND SURVEYOR CERTIFICATE NO. 44121 PETER D. COTE DATE SIGNED 5/20/20 ARIZONA U.S.A.

## SHEET INDEX

| | |
|---|---|
| SHEET 1 | COVER SHEET |
| SHEETS 2-5 | PLAN SHEETS |
| SHEETS 6-8 | FLOOD INFO |
| SHEET 9 | TABLES |
| SHEET 10 | DETAILS |

## OWNER

MERITAGE HOMES
5326 N. LA CHOLLA
TUCSON, AZ 85741
ATTEN: LISA HOSKINS
PHONE: (520)429-2700




LOCATION PLAN
A PORTION OF SECTION 11, T. 12 S., R. 12 E., G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA
SCALE 3"=1 MILE

## 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 THIS LAND IN THE MANNER SHOWN ON THIS PLAT.

WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL RIGHTS-OF-WAY SHOWN ON THIS PLAT (N. BLUE BONNET LANE & W. LAMBERT LANE), DRAINAGEWAYS, AND EASEMENTS, INCLUDING NO ACCESS EASEMENTS. UTILITY EASEMENTS AS SHOWN ON THIS PLAT, ARE DEDICATED TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS. NO ACCESS EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OF ACCESS CONTROL TO ADJACENT RIGHTS-OF-WAY. OTHER EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OR PURPOSES NOTED ON THIS PLAT. WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL PUBLIC TRAIL EASEMENTS AS SHOWN ON THIS PLAT FOR NON-MOTORIZED TRAVEL BY THE GENERAL PUBLIC.

WE, THE UNDERSIGNED, OUR 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.

PRIVATE DRAINAGEWAYS AND COMMON AREAS, AS SHOWN ON THIS PLAT, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES. COMMON AREAS, BUT NOT PRIVATE DRAINAGEWAYS, ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS. PRIVATE DRAINAGEWAYS ARE ALSO RESERVED FOR THE FLOW OF WATER, WHETHER SURFACE, FLOOD, OR RAINFALL, FROM THIS SUBDIVISION AND OTHER LANDS AS APPROVED BY THE TOWN ENGINEER. TITLE TO THE LAND OF ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NO. _____, IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH WILL ACCEPT ALL RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TRUST NO. 202057-S, AS TRUSTEE ONLY AND NOT OTHERWISE.

_____ _____
TRUST OFFICER OF TRUST No. 202057-S DATE

BENEFICIARY OF TRUST
CHUNG-YING FRANK LIN
6088 W. ARIZONA PAVILIONS #1
TUCSON, AZ 85743

## ACKNOWLEDGEMENT

STATE OF ARIZONA } SS
COUNTY OF }

FEE _____
No. _____

ON THIS THE _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, DIANE SLOANE, WHO ACKNOWLEDGED HERSELF TO BE AN OFFICER OF TRUST NO. 202057-S. AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HERSELF AS SUCH OFFICER.

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

ADMINISTRATIVE ADDRESS: 5565 W. TWIN PEAKS RD, TUCSON, AZ 85742

*FINAL PLAT*

# TWIN PEAKS AND LAMBERT LANE

LOTS 1 THRU 62 AND COMMON AREA "A" (PRIVATE STREETS), COMMON AREA "B" (NATURAL OPEN SPACE, DRAINAGE, LANDSCAPE, PEDESTRIAN, PUBLIC & PRIVATE SEWER AND UTILITIES) & COMMON AREA "C" (ACTIVE OPEN SPACE),

A PORTION OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

PROJECT NO. PRV 2004-002
RELATED CASE NOS. – PRV1812-003, PCZ1606-002, ENG1905-001, ENG1905-002, ENG1905-003 & ENG2004-005

MAY, 2020 WLB JOB NO. 114013 SHEET 1 OF 10

SEQUENCE NUMBER _____

SEQUENCE NUMBER

G:\114013\CAD\02\04 Platting\08 Final\PL_FP.dwg

216-23-075A
TOWN OF MARANA
R-36

FND ¾" REBAR RLS 19316

20' LANDSCAPE BUFFERYARD

S89°53'53"E 297.76'

FND ¾" REBAR RLS 13178

TOWN OF MARANA
PIMA COUNTY

DRAINAGE ESMT DKT. 13586, PG. 3817

COMMON AREA B
596,777 SF
13.70 AC

86.82'

164.46'

20' LANDSCAPE BUFFERYARD

75.00'

FND BCSM T.O.M.

75.00'

FND BCSM T.O.M.

W TWIN PEAKS ROAD
(FORMERLY CMO. DE MANANA)
(PUBLIC STREET)
Seq. 20114700013

FND PCP RLS 18557

L=299.86', R=1030.00', Δ=16°40'49"

N67°06'42"E 196.11'

FND PCP RLS 18557

N67°06'42"E 169.54'

40.33'

56.99'

72.22'

30' EMERGENCY ACCESS, PUBLIC SEWER & UTILITY ESMT DEDICATED BY THIS PLAT

1' NAE

S53°23'19"E 128.74'

S29°41'07"E 128.47'

S25°58'44"E 128.12'

S22°52'58"E 127.15'

S22°52'58"E 127.05'

S23°46'46"E 127.11'

S31°16'11"E 132.96'

10' PUE

10' PUE

10' PUE

10' PUE

C76 C77 C78 C79 C80 C65 C64 C63 C62 C66 C67 C68 C69 C70

12
9,359 SF
0.21 AC

13
10,690 SF
0.25 AC

11
7,593 SF
0.17 AC

10
7,593 SF
0.17 AC

9
7,463 SF
0.17 AC

8
6,988 SF
0.16 AC

7
7,114 SF
0.16 AC

6
8,205 SF
0.19 AC

N33°22'55"W 133.97'

S19°19'54"E 131.09'

44.02'

S5°49'13"W

S0°02'51"W 125.81'

70.76'

S26°36'05"W

56
22,892 SF
0.53 AC

S52°02'12"E 36.16'

1' NAE

S31°43'32"W 118.75'

N69°30'59"E 106.73'

S33°41'24"E 34.00'

N56°25'28"E 55.00'

S31°08'28"W 60.24'

100 YEAR FLOOD LINE
SEE SHEETS 6-8

N87°57'47"E 234.72'

25' WATER AND UTILITIES ESMT DEDICATED BY THIS PLAT

N87°57'47"E 240.78'

CA A
147,543 SF
3.39 AC

W LAZY FARM DR
(PRIVATE)

L=188.62', R=1000.00', Δ=10°48'26"

L=243.77', R=55.00', Δ=253°56'34"

C59 C60

Δ=5°38'06"

L=100.42', R=1021.00'

N67°07'02"E 112.41'

55.00'

9.00'

48.41'

70.16'

S5°55'14"W

EROSION HAZARD SETBACK SEE SHEETS 6-8

COMMON AREA C
28,460 SF
0.65 AC

54.86'

S54°12'55"W 38.93'

S55°22'01"W 83.18'

EROSION HAZARD SETBACK FOLLOWS FLOOD LINE

N53°51'39"E 95.98'

1' NAE

108.96'

1' NAE

N66°51'01"E 105.78'

47.69'

N0°00'00"E

57
23,925 SF
0.55 AC

N36°45'38"E 201.45'

N2°02'12"W 307.77'

391.92'

40' LANDSCAPE BUFFERYARD

198.80'

S65°34'57"W 60.24'

1' NAE

S36°00'17"W 94.50'

N48°45'57"W 93.50'

COMMON AREA B
596,777 SF
13.70 AC

1' NAE

L=193.73', R=400.00', Δ=26°19'03"

C58

2.55'

55.00'

21.00'

21.00'

15
8,729 SF
0.20 AC

14
6,985 SF
0.16 AC

S24°49'54"E 127.00'

S22°52'58"E 127.00'

S67°07'02"W 55.00'

2.55'

S61°08'34"W 52.46'

N74°50'07"W 41.24'

S45°47'45"W 118.86'

N41°14'03"E 55.00'

55.00'

N41°14'03"E 165.00'

55.00'

31
7,512 SF
0.17 AC

S48°45'57"E 120.00'

N48°45'57"W 56.73'

S48°45'57"E 128.44'

30
7,285 SF
0.17 AC

S0°54'58"E 47.23'

56.33'

N0°54'58"W

N48°45'57"W 128.20'

S48°45'57"E 141.20'

10' PUE

C39 C38 C37

29
7,085 SF
0.16 AC

C40 C41

S35°28'21"E 34.00'

L=74.88', R=200.00', Δ=21°27'06"

L=227.23', R=55.00'

C35 C36

S2°49'56"W 55.00'

N41°14'04"E 55.00'

55.00'

1' NAE

N48°45'57"W 131.53'

28
7,451 SF
0.17 AC

S48°45'57"E 139.42'

10.50'

C42

CA A
147,543 SF
3.39 AC

58
22,289 SF
0.51 AC

N48°45'57"W 130.67'

27
7,326 SF
0.17 AC

S48°45'57"E 134.39'

W WINDMILL FARM DR
(PRIVATE)

N33°19'45"E 65.26'

54.76'

C43

C33 C34

7.82'

10' PUE

20.27'

S48°45'57"E 128.45'

32
8,194 SF
0.19 AC

C32

S48°45'57"E 153.06'

33
8,067 SF
0.19 AC

S41°14'03"W 55.00'

1' NAE

55.28'

C44

21.00'

21.00'

Δ=16°41'27"

L=116.52', R=400.00'

SHEET 3

SHEET 4

1' NAE

1.52'

N. BLUE BONNET DR
(PUBLIC STREET)

TOWN OF MARANA
PIMA COUNTY

S2°02'12"E 1314.47'

40' SEWER ESMT SEQ. 20162600054

TOWN OF MARANA
PIMA COUNTY

15' TRAIL ESMT DEDICATED BY THIS PLAT

30' PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT

216-26-004D
PAROLIN CHRISTOPHER &
DAWN C CP/RS
SR

216-26-004G
JACOBSON, GLEN &
REINA
SR

SEQUENCE NUMBER

1' NAE

26.54'

15.00'

80.37'

25.00'

1' NAE

1' NAE

1' NAE

SEQUENCE NUMBER

216-23-074A
TREMBLAY ERIC & SUSAN
R-36

216-23-070V
WAGNER JEFF & ANNETTE
GR-1

216-23-071V
GUTTUSO SALVATORE
JOSEPH
R-36

W TWIN PEAKS ROAD
(FORMERLY CMO: DE MANANA)
(PUBLIC STREET)
Seq: 20114700I3

FND BCSM
T.O.M.

FND PCP
RLS 18557

20' LANDSCAPE BUFFERYARD

75.00'

75.00'

C83

L=644.11', R=880.00', Δ=41°56'15"

L=699.01', R=955.00', Δ=41°56'15"

L=451.68'

L=247.33'

75.00'

S49°58'54"E 129.09'

C82

L=76.26'

54.09'

49.00'

L=137.08', R=10049.00', Δ=0°46'54"

N DECKER DR
(PRIVATE)

L=136.41', R=10000.00', Δ=0°46'54"

C1

25.88'

C81

L=135.74', R=9951.00', Δ=0°46'54"

C74

27.56'

244.90'

57.35'

N49°12'01"W

CA A
147,543 SF
3.39 AC

CA B
596,777 SF
13.70 AC

CA B
596,777 SF
13.70 AC

CA B
596,777 SF
13.70 AC

1' NAE

55.00'

63.10'

122.30'

127.98'

N49°12'01"W 127.98'

S52°45'54"E 130.29'

10' PUE

40.41'

25.71'

C4

C3

140.12'

51

**49**
6,990 SF
0.16 AC

**50**
7,600 SF
0.17 AC

FND BCSM
T.O.M.

PIMA COUNTY
TOWN OF MARANA

52

53

54

SHEET 5

N40°47'59"E 385.02'

71.19'

SVT SEE DETAIL 1
SHEET 10

113.84'

N49°12'01"W

67.84'

C16

C17

S49°12'01"E

67.84'

40.29'

10' PUE

S49°12'01"E 124.09'

**45**
6,974 SF
0.16 AC

**46**
7,097 SF
0.16 AC

S49°12'01"E 127.00'

55.00'

50.83'

C84

S49°39'29"E 127.35'

S35°38'50"W
4.18'

59.83'

S40°47'59"W 105.83'

1' NAE

=68.25', R=200.00'
Δ=19°33'11"

C18

C53

105.51'

21.00'

21.00'

S29°38'49"E 330.63'

205.84'

SVT SEE DETAIL 2
SHEET 10

N29°38'49"W 330.63'

44

**1**
6,985 SF
0.16 AC

N49°12'01"W 127.00'

55.00'

21.00'

21.00'

55.00'

244.90'

**2**
6,985 SF
0.16 AC

S49°12'01"E 127.00'

55.00'

10' PUE

**3**
7,408 SF
0.17 AC

S49°12'01"E 127.73'

**4**
8,344 SF
0.19 AC

S46°15'03"E 127.73'

**5**
8,534 SF
0.20 AC

S38°45'57"E 136.22'

S37°16'11"E 102.96'

72.66'

N57°33'25"E

72.74'

61.57'

N40°47'59"E 244.31'

1' NAE

55.00'

C71

C72

C73

L=183.73', R=400.00', Δ=26°19'03"

33.34'

W LAZY FARM DR
(PRIVATE)

**6**

**7**

**8**

**9**

**10**

**11**

**12**

**13**

**14**

**15**

**16**
9,098 SF
0.21 AC

C57

10' PUE

N24°49'54"W 127.00'

C56

S49°12'01"E 127.00'

46.90'

**17**
6,989 SF
0.16 AC

S49°12'01"E 127.00'

S47°59'03"W
8.17'

S47°59'03"W
54.66'

**18**
6,985 SF
0.16 AC

S49°12'01"E 127.00'

46.90'

55.00'

**19**
6,985 SF
0.16 AC

S49°12'01"E 127.00'

55.00'

42.00'

**20**
7,215 SF
0.17 AC

N49°12'01"W 122.00'

1' NAE

55.00'

214.90'

S40°47'59"W

C54

C55

67.84'

N49°12'01"W

57.00'

EROSION HAZARD SETBACK
SEE SHEETS 6-8

100 YEAR FLOOD LINE
SEE SHEETS 6-8

SHEET 2

**26**
7,310 SF
0.17 AC

N48°45'57"W 134.39'

N41°14'03"E

55.00'

N41°14'03"E

55.00'

N48°45'57"W 130.08'

138.83'

**25**
7,409 SF
0.17 AC

N48°45'57"W 130.58'

140.02'

C45

0.79'

**24**
7,479 SF
0.17 AC

N41°14'03"E 216.54'

55.00'

1' NAE

N48°45'57"W 132.29'

55.62'

30.20'

C46

**23**
7,157 SF
0.16 AC

N48°45'57"W 128.78'

**22**
7,083 SF
0.16 AC

N48°45'57"W 128.97'

10' PUE

C47

C48

C49

38.11'

51.54'

N29°38'49"W 159.81'

N29°38'49"W 110.24'

C50

C51

16.20'

52

**21**
8,804 SF
0.20 AC

N29°38'49"W 330.63'

SHEET 4

W WINDMILL FARM DR
(PRIVATE)

27

28

29

30

31

32

33

34

35

36

*FINAL PLAT*

# *TWIN PEAKS AND LAMBERT LANE*

LOTS 1 THRU 62 AND COMMON AREA "A" (PRIVATE STREETS), COMMON AREA "B" (NATURAL OPEN SPACE, DRAINAGE, LANDSCAPE, PEDESTRIAN, PUBLIC & PRIVATE SEWER AND UTILITIES) & COMMON AREA "C" (ACTIVE OPEN SPACE),

A PORTION OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

PROJECT NO. PRV 2004-002,
RELATED CASE NOS. – PRV1812–003, PCZ1606–002, ENG1905–001, ENG1905–002, ENG1905–003 & ENG2004–005

MAY, 2020 WLB JOB NO. 114013 SHEET 3 OF 10


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Tempe Az. 85282 PH.(480) 736–1600


0' 40' 80' 120'

Registered Professional Engineer (Civil) CERTIFICATE NO. 14654 WARREN D. THOMPSON DATE SIGNED 9/20/20 ARIZONA, U.S.A.

Warren D. Thompson

REGISTERED LAND SURVEYOR CERTIFICATE NO. 44121 PETER D. COTE DATE SIGNED 9/20/20 U.S.A.

SEQUENCE NUMBER

SHEET 2

SHEET 3

SHEET 5

W WINDMILL FARM DR (PRIVATE)

N DECKER DR (PRIVATE)

N BLUE BONNET DR (PUBLIC STREET)

W LAMBERT LN (PUBLIC)

**34** 7,587 SF 0.17 AC

**35** 7,496 SF 0.17 AC

**36** 7,633 SF 0.18 AC

**37** 7,751 SF 0.18 AC

**38** 7,652 SF 0.18 AC

**39** 7,366 SF 0.17 AC

**40** 7,453 SF 0.17 AC

**44** 6,985 SF 0.16 AC

**43** 6,985 SF 0.16 AC

**42** 6,985 SF 0.16 AC

**41** 7,864 SF 0.18 AC

**60** 22,208 SF 0.51 AC

**59** 31,846 SF 0.73 AC

CA A 147,543 SF 3.39 AC

COMMON AREA B 596,777 SF 13.70 AC

COMMON AREA B 596,777 SF 13.70 AC

100 YEAR FLOOD LINE SEE SHEETS 6-8

EROSION HAZARD SETBACK SEE SHEETS 6-8

LIMIT OF RIPARIAN AREA

FEMA FLOOD LINE

40' LANDSCAPE BUFFERYARD

15' TRAIL ESMT DEDICATED BY THIS PLAT

40' SEWER ESMT SEQ. 20162600054

30' PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT

30' PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT TOWN OF MARANA PIMA COUNTY

20' PUBLIC SEWR & UTILITY ESMT DEDICATED BY THIS PLAT

15' WATER ESMT DEDICATED BY THIS PLAT

PUBLIC SEWR & UTILITY ESMT DEDICATED BY THIS PLAT

20' ELECTRIC ESMT DKT 4471, PG 159

45' PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT

(PUBLIC) DKT. 533, PG. 440

TOWN OF MARANA
PIMA COUNTY

216-26-005F
MORENO, MARTIN & MARIA
SR

216-32-021B
STACY, ROBT. & CHARLOTTE
SR

216-32-021F
ARMSTRONG, RALPH & KATHERINE
SR

DETAIL
1"=20'

FND 1" OPEN PIPE

FND ½" REBAR NO TAG

FND ½" REBAR NO TAG

FND ½" REBAR NO TAG

*FINAL PLAT*

# *TWIN PEAKS AND LAMBERT LANE*

LOTS 1 THRU 62 AND COMMON AREA "A" (PRIVATE STREETS), COMMON AREA "B" (NATURAL OPEN SPACE, DRAINAGE, LANDSCAPE, PEDESTRIAN, PUBLIC & PRIVATE SEWER AND UTILITIES) & COMMON AREA "C" (ACTIVE OPEN SPACE),

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MAY, 2020 WLB JOB NO. 114013 SHEET 4 OF 10


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0' 40' 80' 120'

Registered Professional Engineer (Civil) CERTIFICATE NO. 14854 WARREN D. THOMPSON DATE SIGNED 07/29/20 ARIZONA, U.S.A.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 44121 PETER D. COTE DATE SIGNED 8/28/20 ARIZONA, U.S.A.

G:\114013\2002\04 Plotting\08 Plat\TPL_FP.dwg



SEQUENCE NUMBER

SEQUENCE NUMBER

FND BCSM T.O.M.

PIMA COUNTY
TOWN OF MARANA

W TWIN PEAKS ROAD
(FORMERLY CIMO DE MANANA)
(PUBLIC STREET)
Seq. 20114700013

N25°10'27"E 650.29'

30' ELECTRIC ESMT PER THIS PLAT

N1°20'36"W 44.80'

N25°10'27"E 649.70'

513.14'

S25°10'27"W 640.51'

131.17'

55.00'

S64°49'33"E 175.00'

S11°16'03"E 132.23'

1' NAE

20' LANDSCAPE BUFFERYARD

FND BCSM T.O.M.

FND 1/2" REBAR RLS 25071

N25°10'27"E 0.59'

L=83.15', R=1064.00', Δ=3°35'34"

FND PCP RLS 18557

N89°29'32"W 229.31'

75' PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT

216-32-025A
CHANG LIVING TRUST & CHANG LI-WEN
SR

SHEET 3

SHEET 4

**51** 8,459 SF 0.19 AC

**52** 8,021 SF 0.18 AC

**53** 8,469 SF 0.19 AC

**54** 8,057 SF 0.18 AC

**55** 7,423 SF 0.17 AC

**61** 23,888 SF 0.55 AC

**62** 29,282 SF 0.67 AC

**47** 8,377 SF 0.19 AC

**48** 11,350 SF 0.26 AC

CA A
147,543 SF
3.39 AC

CA B
596,777 SF
13.70 AC

COMMON AREA B
596,777 SF
13.70 AC

N88°44'51"E 55.00'

S88°44'51"W 119.04'

L=266.29', R=55.00', Δ=277°24'01"

Δ=10°18'19" L=60.94', R=450.00'

W LAZY FARM DR (PRIVATE)

N20°29'40"E 151.50'

N60°29'40"E 59.93'

S35°30'50"W 50.06'

S49°59'29"E 127.32'

S59°30'20"E 127.00'

S59°27'34"E 140.17'

S59°30'20"E 151.21'

S59°30'20"E 147.56'

S64°49'33"E 127.56'

S64°49'33"E 127.00'

S52°45'54"E 130.28'

N41°49'33"E 71.48'

N27°14'27"W 252.04'

N27°14'27"E 139.11'

EROSION HAZARD SETBACK SEE SHEETS 6-8

100 YEAR FLOOD LINE SEE SHEETS 6-8

60' INGRESS-EGRESS & UTILITY ESMT DKT 13749, PG 492 ABANDONED BY FINAL PLAT

N89°29'33"W 135.00'

40' LANDSCAPE BUFFERYARD

15' TRAIL ESMT DEDICATED BY THIS PLAT

16.28'

258.04'

S89°29'33"E 1457.34'

70.44'

60.11'

466.87'

20' ELECTRIC ESMT DKT 4471, PG 159

45' PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT

W LAMBERT LN (PUBLIC)

N89°29'33"W 1350.54'

30.01'

S1°21'10"E

FND 1/2" REBAR RLS 16213

TOWN OF MARANA
PIMA COUNTY

W LAMBERT LN
(PUBLIC)
DKT. 533, PG. 440

TOWN OF MARANA
PIMA COUNTY

216-32-021C
HOLBROOK, EDWARD & KATHLEEN
SR

20 21 22 23 24 25 26 36 37 38 39 40 41 42 43 44 45 46 49 50 60

*FINAL PLAT*

# *TWIN PEAKS AND LAMBERT LANE*

LOTS 1 THRU 62 AND COMMON AREA "A" (PRIVATE STREETS), COMMON AREA "B" (NATURAL OPEN SPACE, DRAINAGE, LANDSCAPE, PEDESTRIAN, PUBLIC & PRIVATE SEWER AND UTILITIES) & COMMON AREA "C" (ACTIVE OPEN SPACE),

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MAY, 2020 WLB JOB NO. 114013 SHEET 5 OF 10


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0' 40' 80' 120'

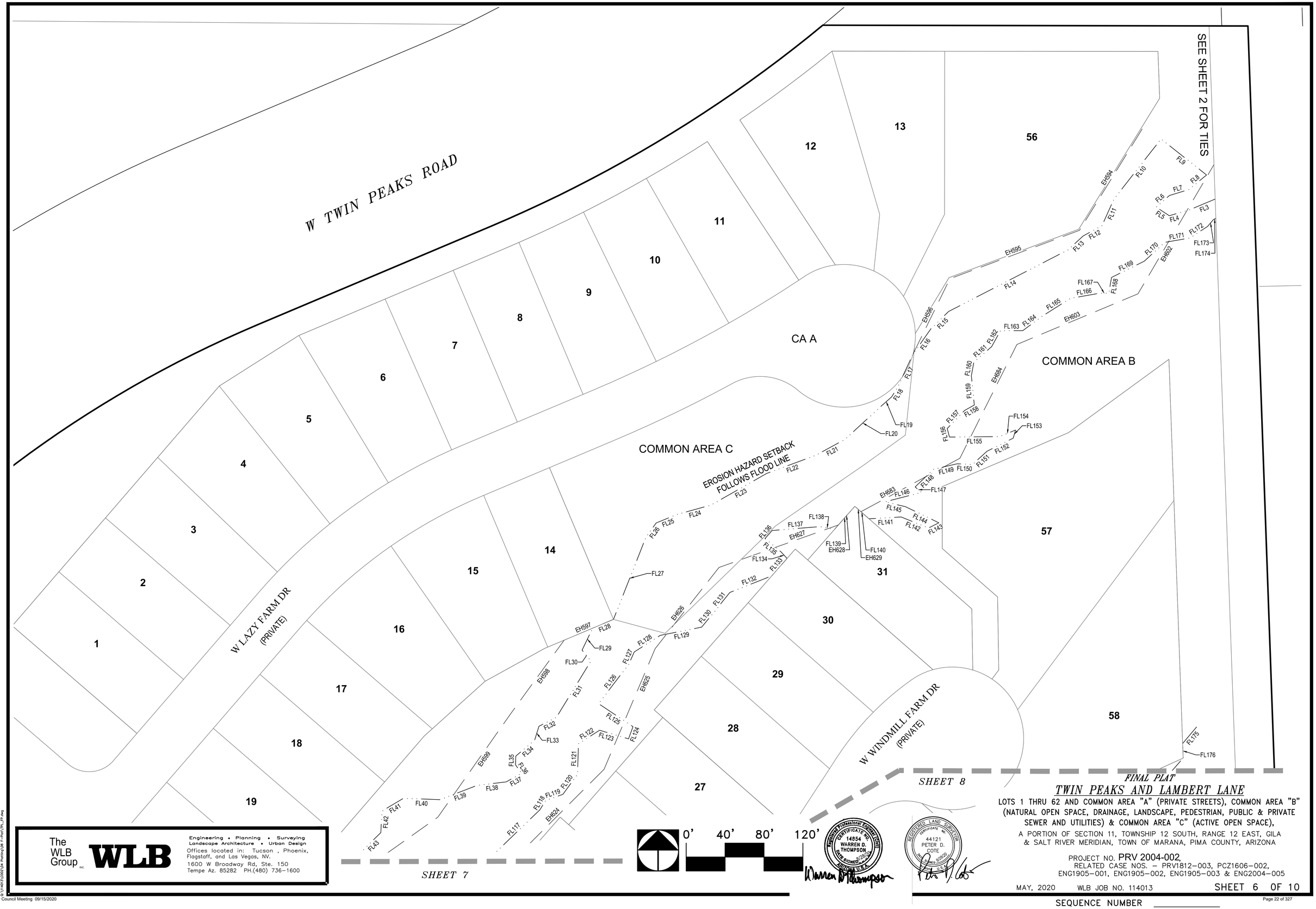
Registered Professional Engineer (Civil) CERTIFICATE NO. 14854 WARREN D. THOMPSON DATE SIGNED 04/30/20 ARIZONA U.S.A.

Registered Land Surveyor CERTIFICATE NO. 44121 PETER D. COTE DATE SIGNED 04/30/20 ARIZONA U.S.A.

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SEQUENCE NUMBER _____




SEQUENCE NUMBER

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Registered Professional Engineer (Civil) CERTIFICATE NO. 14854 WARREN D. THOMPSON STATE OF ARIZONA U.S.A. 07/29/20

REGISTERED LAND SURVEYOR CERTIFICATE NO. 44121 PETER D. COTE STATE OF ARIZONA U.S.A.

*FINAL PLAT*

# *TWIN PEAKS AND LAMBERT LANE*

LOTS 1 THRU 62 AND COMMON AREA "A" (PRIVATE STREETS), COMMON AREA "B" (NATURAL OPEN SPACE, DRAINAGE, LANDSCAPE, PEDESTRIAN, PUBLIC & PRIVATE SEWER AND UTILITIES) & COMMON AREA "C" (ACTIVE OPEN SPACE),

A PORTION OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

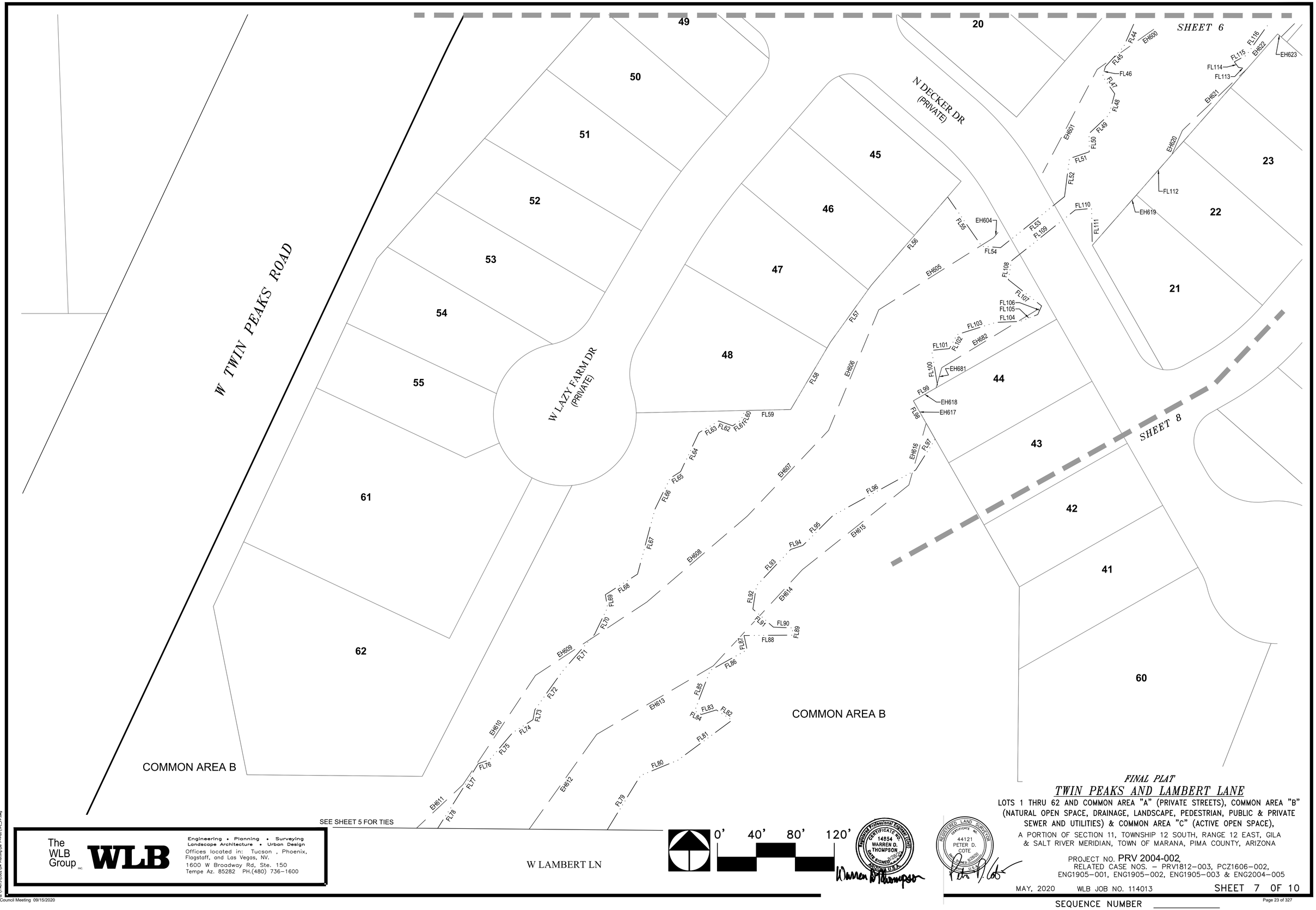
PROJECT NO. PRV 2004-002,
RELATED CASE NOS. – PRV1812-003, PCZ1606-002, ENG1905-001, ENG1905-002, ENG1905-003 & ENG2004-005

MAY, 2020 WLB JOB NO. 114013 SHEET 6 OF 10

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SEQUENCE NUMBER _____




*FINAL PLAT*

# *TWIN PEAKS AND LAMBERT LANE*

LOTS 1 THRU 62 AND COMMON AREA "A" (PRIVATE STREETS), COMMON AREA "B" (NATURAL OPEN SPACE, DRAINAGE, LANDSCAPE, PEDESTRIAN, PUBLIC & PRIVATE SEWER AND UTILITIES) & COMMON AREA "C" (ACTIVE OPEN SPACE),

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PROJECT NO. PRV 2004-002,
RELATED CASE NOS. – PRV1812–003, PCZ1606–002, ENG1905–001, ENG1905–002, ENG1905–003 & ENG2004–005

MAY, 2020 WLB JOB NO. 114013 SHEET 7 OF 10

SEQUENCE NUMBER _____

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Registered Professional Engineer (Civil) CERTIFICATE NO. 14854 WARREN D. THOMPSON DATE SIGNED 9/29/20 ARIZONA U.S.A.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 44121 PETER D. COTE DATE 9/29/20 ARIZONA U.S.A.

SEQUENCE NUMBER

SHEET 6

SHEET 7

N DECKER DR
(PRIVATE)

N BLUE BONNET DR

COMMON AREA B

FEMA FLOOD LINE

SEE SHEET 4 FOR TIES

0' 40' 80' 120'

Arizona Registered Professional Engineer (Civil)
CERTIFICATE NO.
14854
WARREN D. THOMPSON
DATE SIGNED 4/28/20
ARIZONA U.S.A.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
44121
PETER D. COTE
DATE SIGNED 4/28/20
ARIZONA U.S.A.

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*FINAL PLAT*

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MAY, 2020 WLB JOB NO. 114013 SHEET 8 OF 10

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SEQUENCE NUMBER _____

| 100 Year Flood Line Table | | |
|---|---|---|
| Line | Length | Direction |
| FL3 | 20.94' | S67°08'51"W |
| FL4 | 16.70' | S73°36'20"W |
| FL5 | 12.19' | N56°53'02"W |
| FL6 | 13.61' | N49°01'53"E |
| FL7 | 15.65' | N72°53'24"E |
| FL8 | 17.68' | N50°38'48"E |
| FL9 | 44.75' | N51°37'50"W |
| FL10 | 58.87' | S38°06'26"W |
| FL11 | 22.37' | S24°06'54"W |
| FL12 | 16.74' | S61°00'38"W |
| FL13 | 15.66' | S47°20'24"W |
| FL14 | 103.78' | S62°42'04"W |
| FL15 | 19.08' | S45°31'47"W |
| FL16 | 24.08' | S35°08'23"W |
| FL17 | 28.35' | S24°55'54"W |
| FL18 | 8.35' | S32°01'38"W |
| FL19 | 11.17' | S48°28'52"W |
| FL20 | 37.69' | S47°28'33"W |
| FL21 | 25.79' | S61°30'46"W |
| FL22 | 40.08' | S69°41'41"W |
| FL23 | 49.31' | S60°25'02"W |
| FL24 | 27.32' | S74°31'18"W |
| FL25 | 17.24' | S67°41'31"W |
| FL26 | 13.46' | S35°41'32"W |
| FL27 | 68.14' | S21°32'46"W |
| FL28 | 17.42' | S67°07'02"W |
| FL29 | 18.81' | S25°45'06"W |
| FL30 | 10.87' | S38°37'55"E |
| FL31 | 50.67' | S31°29'42"W |
| FL32 | 15.30' | S62°29'07"W |
| FL33 | 11.22' | S17°19'09"W |
| FL34 | 18.99' | S49°47'50"W |
| FL35 | 6.73' | S1°51'38"W |
| FL36 | 8.03' | S35°08'18"E |
| FL37 | 13.57' | S60°43'36"W |
| FL38 | 22.64' | S83°07'32"W |
| FL39 | 30.34' | S68°49'13"W |
| FL40 | 28.52' | N87°58'18"W |
| FL41 | 19.19' | S59°12'44"W |
| FL42 | 16.61' | S2°59'20"W |
| FL43 | 22.26' | S45°23'34"W |
| FL44 | 19.12' | S24°19'29"W |
| FL45 | 20.72' | S42°27'21"W |
| FL46 | 8.00' | S16°12'56"W |
| FL47 | 16.27' | S35°19'02"E |
| FL48 | 16.86' | S15°22'45"W |
| FL49 | 21.20' | S46°35'37"W |
| FL50 | 13.98' | S0°57'49"E |
| FL51 | 16.15' | S71°10'58"W |
| FL52 | 29.56' | S7°13'07"W |

| 100 Year Flood Line Table | | |
|---|---|---|
| Line | Length | Direction |
| FL53 | 63.00' | S51°25'55"W |
| FL54 | 14.55' | N85°55'02"W |
| FL55 | 46.24' | N34°39'40"W |
| FL56 | 89.91' | S40°47'59"W |
| FL57 | 54.25' | S35°38'50"W |
| FL58 | 59.93' | S30°29'40"W |
| FL59 | 35.39' | S88°44'51"W |
| FL60 | 7.96' | S22°02'01"W |
| FL61 | 7.70' | S55°01'40"W |
| FL62 | 11.43' | N71°04'39"W |
| FL63 | 17.68' | S59°26'57"W |
| FL64 | 33.16' | S25°09'20"W |
| FL65 | 9.70' | S57°47'45"W |
| FL66 | 26.86' | S25°52'15"W |
| FL67 | 51.37' | S14°54'42"W |
| FL68 | 29.39' | S57°25'40"W |
| FL69 | 10.11' | S8°52'51"E |
| FL70 | 22.78' | S25°41'31"W |
| FL71 | 37.32' | S41°05'12"W |
| FL72 | 36.88' | S35°34'07"W |
| FL73 | 7.79' | S10°35'21"W |
| FL74 | 18.58' | S57°34'04"W |
| FL75 | 27.56' | S40°25'01"W |
| FL76 | 9.15' | S70°57'38"W |
| FL77 | 31.06' | S31°48'59"W |
| FL78 | 27.73' | S32°23'23"W |
| FL79 | 49.08' | N31°28'43"E |
| FL80 | 31.06' | N67°38'37"E |
| FL81 | 51.83' | N53°34'44"E |
| FL82 | 14.40' | N56°25'34"W |
| FL83 | 12.08' | S73°09'12"W |
| FL84 | 5.88' | N61°32'37"W |
| FL85 | 33.34' | N20°57'12"E |
| FL86 | 32.64' | N60°42'02"E |
| FL87 | 11.19' | N12°08'21"W |
| FL88 | 36.82' | N89°36'48"E |
| FL89 | 5.65' | N7°23'30"E |
| FL90 | 14.97' | N87°46'06"W |
| FL91 | 21.03' | N48°36'29"W |
| FL92 | 18.22' | N8°40'53"E |
| FL93 | 38.37' | N43°19'31"E |
| FL94 | 9.89' | N71°44'24"E |
| FL95 | 32.79' | N45°06'14"E |
| FL96 | 72.60' | N61°13'40"E |
| FL97 | 28.20' | N32°15'39"E |
| FL98 | 34.00' | N29°38'49"W |
| FL99 | 21.65' | N60°21'11"E |
| FL100 | 28.52' | N9°45'05"W |
| FL101 | 13.86' | N84°27'26"E |
| FL102 | 12.24' | N28°22'12"E |

| 100 Year Flood Line Table | | |
|---|---|---|
| Line | Length | Direction |
| FL103 | 31.08' | N72°23'34"E |
| FL104 | 18.84' | N87°31'12"E |
| FL105 | 14.73' | N68°55'40"E |
| FL106 | 7.25' | N24°08'09"E |
| FL107 | 32.62' | N51°39'29"W |
| FL108 | 14.56' | N8°45'20"E |
| FL109 | 63.00' | N51°25'55"E |
| FL110 | 12.54' | N84°17'31"E |
| FL111 | 28.44' | S1°22'34"E |
| FL112 | 180.80' | N41°14'03"E |
| FL113 | 6.72' | N80°34'10"W |
| FL114 | 5.33' | N36°37'39"W |
| FL115 | 10.36' | N61°24'42"E |
| FL116 | 28.23' | N35°23'31"E |
| FL117 | 49.45' | N46°02'19"E |
| FL118 | 8.59' | N31°37'35"E |
| FL119 | 14.05' | N70°46'17"E |
| FL120 | 19.23' | N35°50'46"E |
| FL121 | 23.50' | N1°50'05"E |
| FL122 | 19.32' | N57°31'40"E |
| FL123 | 23.22' | S73°26'08"E |
| FL124 | 9.99' | N20°24'00"E |
| FL125 | 31.92' | N56°09'06"W |
| FL126 | 38.28' | N37°24'18"E |
| FL127 | 10.32' | N24°03'01"E |
| FL128 | 23.70' | N57°20'23"E |
| FL129 | 32.61' | N78°46'50"E |
| FL130 | 16.07' | N39°32'27"E |
| FL131 | 18.42' | N38°38'57"E |
| FL132 | 34.76' | N68°27'19"E |
| FL133 | 17.92' | N41°14'03"E |
| FL134 | 6.91' | N42°28'56"W |
| FL135 | 15.99' | N50°29'07"W |
| FL136 | 8.32' | N41°00'04"E |
| FL137 | 36.93' | N85°22'46"E |
| FL138 | 11.48' | S78°58'02"E |
| FL139 | 23.76' | N41°14'03"E |
| FL140 | 14.60' | S48°45'57"E |
| FL141 | 24.79' | N86°42'07"E |
| FL142 | 22.73' | S67°54'51"E |
| FL143 | 8.99' | N63°27'20"E |
| FL144 | 28.63' | N64°13'18"W |
| FL145 | 16.26' | N76°44'05"W |
| FL146 | 29.05' | N75°36'21"E |
| FL147 | 6.39' | N48°32'47"W |
| FL148 | 19.67' | N45°52'56"E |
| FL149 | 18.62' | N76°59'57"E |
| FL150 | 11.95' | S87°31'45"E |
| FL151 | 15.17' | N47°36'46"E |
| FL152 | 22.56' | N63°28'29"E |

| 100 Year Flood Line Table | | |
|---|---|---|
| Line | Length | Direction |
| FL153 | 6.50' | N16°07'29"E |
| FL154 | 13.49' | S67°56'22"W |
| FL155 | 38.47' | S89°29'00"W |
| FL156 | 6.82' | N14°45'14"W |
| FL157 | 19.34' | N43°51'28"E |
| FL158 | 8.59' | N60°49'02"E |
| FL159 | 22.60' | N5°49'12"W |
| FL160 | 10.82' | N10°20'11"E |
| FL161 | 18.11' | N49°03'44"E |
| FL162 | 14.17' | N29°02'08"E |
| FL163 | 17.15' | S89°46'06"E |
| FL164 | 17.73' | N53°08'06"E |
| FL165 | 26.65' | N57°34'15"E |
| FL166 | 22.84' | N80°01'46"E |
| FL167 | 7.15' | N89°26'39"E |
| FL168 | 12.28' | N9°47'01"E |
| FL169 | 28.16' | N63°36'53"E |
| FL170 | 21.47' | N47°14'56"E |
| FL171 | 19.54' | N80°20'32"E |
| FL172 | 16.41' | N56°56'04"E |
| FL173 | 7.16' | N40°38'47"E |
| FL174 | 1.91' | N67°42'04"E |
| FL175 | 16.66' | S40°10'26"W |
| FL176 | 11.26' | S2°02'12"E |
| FL177 | 132.87' | S41°13'30"W |
| FL178 | 80.00' | S41°13'30"W |
| FL179 | 3.70' | S46°02'06"W |
| FL180 | 14.84' | S11°41'01"W |
| FL181 | 14.91' | S17°43'17"W |
| FL182 | 23.49' | S43°27'46"W |
| FL183 | 8.48' | S80°05'37"W |
| FL184 | 19.76' | S45°40'29"W |
| FL185 | 19.23' | S30°19'42"W |
| FL186 | 7.76' | S80°02'20"W |
| FL187 | 16.46' | N71°40'24"W |
| FL188 | 293.98' | S46°58'22"W |
| FL189 | 15.19' | S3°07'15"E |
| FL190 | 10.61' | S73°58'02"E |
| FL191 | 12.35' | S8°47'04"E |
| FL192 | 5.67' | S59°49'39"E |
| FL193 | 63.82' | S29°50'01"W |
| FL194 | 4.35' | N60°30'10"W |
| FL195 | 68.10' | S64°18'34"W |
| FL196 | 26.35' | S4°10'18"W |
| FL197 | 36.94' | S20°07'17"W |
| FL198 | 15.78' | S3°10'12"E |
| FL199 | 43.16' | S25°56'35"W |
| FL200 | 31.92' | S21°45'32"W |
| FL201 | 35.75' | N14°28'40"E |
| FL202 | 14.93' | N36°37'51"E |

| 100 Year Flood Line Table | | |
|---|---|---|
| Line | Length | Direction |
| FL203 | 17.52' | N22°52'13"W |
| FL204 | 11.47' | N16°55'01"E |
| FL205 | 24.59' | N5°35'19"E |
| FL206 | 10.87' | N18°05'02"E |
| FL207 | 17.33' | N10°45'47"W |
| FL208 | 18.18' | N38°32'45"E |
| FL209 | 7.62' | S71°44'24"E |
| FL210 | 10.27' | N32°32'55"E |
| FL211 | 8.31' | N5°38'28"E |
| FL212 | 10.36' | N10°35'30"W |
| FL213 | 4.35' | N59°49'44"W |
| FL214 | 63.82' | N29°50'03"E |
| FL215 | 7.25' | N70°35'54"E |
| FL216 | 34.91' | N46°16'33"E |
| FL217 | 15.89' | S82°44'56"E |
| FL218 | 5.65' | N58°52'23"E |
| FL219 | 15.24' | N33°34'34"E |
| FL220 | 23.96' | N73°35'33"E |
| FL221 | 22.08' | N56°57'25"E |
| FL222 | 11.49' | N73°07'03"E |
| FL223 | 24.92' | N88°45'15"E |
| FL224 | 10.96' | S77°48'06"E |
| FL225 | 168.70' | N52°44'32"E |
| FL226 | 19.39' | S44°35'47"E |
| FL227 | 43.21' | N43°24'07"E |
| FL228 | 8.77' | N74°41'19"E |
| FL229 | 6.72' | N0°59'15"W |
| FL230 | 13.68' | N51°12'32"E |
| FL231 | 11.62' | N85°25'46"W |
| FL232 | 25.36' | N14°51'14"E |
| FL233 | 12.71' | N51°06'41"E |
| FL234 | 14.10' | N5°14'58"E |
| FL235 | 14.30' | N12°50'32"E |
| FL236 | 25.10' | N39°19'15"E |
| FL237 | 27.05' | N0°46'59"W |
| FL238 | 13.03' | N23°33'53"W |
| FL239 | 17.08' | N13°05'50"E |
| FL240 | 4.83' | N0°32'55"W |
| FL241 | 14.48' | N39°32'28"E |
| FL242 | 9.69' | N6°33'19"E |
| FL243 | 8.04' | N72°08'15"E |
| FL244 | 22.16' | N40°07'53"E |
| FL245 | 29.11' | N72°13'14"E |
| FL246 | 9.25' | N57°55'20"E |
| FL247 | 13.82' | N77°35'00"E |
| FL248 | 15.29' | S49°53'43"W |
| FL249 | 12.69' | S38°35'29"W |
| FL250 | 7.27' | S2°38'37"W |
| FL251 | 11.00' | N80°38'26"W |
| FL252 | 30.46' | S87°15'57"W |

| 100 Year Flood Line Table | | |
|---|---|---|
| Line | Length | Direction |
| FL253 | 12.13' | N16°36'35"W |
| FL254 | 22.89' | S30°12'54"W |
| FL255 | 11.61' | S54°02'00"W |
| FL256 | 19.14' | S23°07'12"W |
| FL257 | 27.31' | S51°50'16"W |
| FL258 | 4.92' | N21°19'58"W |
| FL259 | 24.76' | S67°09'25"W |
| FL260 | 6.94' | S44°03'32"W |
| FL261 | 9.38' | N85°43'38"W |
| FL262 | 21.52' | N47°29'24"W |
| FL263 | 18.28' | S43°20'41"W |
| FL264 | 13.67' | S15°22'44"W |
| FL265 | 5.70' | S38°51'37"E |
| FL266 | 8.49' | S14°54'18"W |
| FL267 | 11.53' | S61°59'49"W |
| FL268 | 9.52' | S31°01'33"W |
| FL269 | 12.92' | S81°03'14"W |
| FL270 | 8.46' | N73°49'21"W |
| FL271 | 18.08' | N31°32'28"W |
| FL272 | 34.85' | S46°43'25"W |
| FL273 | 41.97' | S30°47'47"W |
| FL274 | 25.52' | S46°26'19"W |
| FL275 | 36.51' | S29°15'23"W |
| FL276 | 13.39' | S6°58'46"W |
| FL277 | 25.73' | S47°55'08"W |
| FL278 | 29.53' | N82°51'52"W |
| FL279 | 20.94' | S48°37'18"W |
| FL280 | 18.99' | S2°03'06"E |
| FL281 | 19.49' | S25°26'00"W |
| FL282 | 49.50' | S71°10'01"W |
| FL283 | 6.61' | S66°25'27"W |
| FL284 | 3.77' | N27°36'27"E |
| FL285 | 4.19' | S86°43'55"E |
| FL286 | 33.09' | N33°49'31"E |
| FL287 | 13.73' | N52°27'09"E |
| FL288 | 34.85' | N0°06'45"E |
| FL574 | 12.76' | N11°28'34"E |
| FL575 | 5.49' | N37°35'23"E |
| FL576 | 13.82' | N23°36'57"E |
| FL577 | 10.23' | N45°57'40"W |
| FL578 | 9.50' | N24°27'36"E |
| FL579 | 26.37' | N80°48'29"E |
| FL580 | 23.30' | N74°45'57"E |
| FL581 | 49.97' | N48°16'32"E |
| FL582 | 10.48' | N55°53'44"E |
| FL583 | 21.30' | N70°40'39"E |
| FL584 | 28.65' | N80°00'21"E |
| FL585 | 13.78' | S69°29'35"E |
| FL586 | 41.77' | N74°34'38"E |
| FL587 | 17.63' | N74°50'17"E |

| 100 Year Flood Line Table | | |
|---|---|---|
| Line | Length | Direction |
| FL588 | 21.66' | N70°51'31"E |
| FL589 | 9.72' | N83°50'52"E |
| FL590 | 4.04' | S20°51'01"E |
| FL591 | 5.16' | N88°44'56"E |
| FL592 | 11.32' | N3°08'40"E |
| FL593 | 2.99' | N23°06'27"E |

| Erosion Hazard Setback Line Table | | |
|---|---|---|
| Line | Length | Direction |
| EH291 | 10.01' | N78°07'42"E |
| EH557 | 78.12' | S45°14'00"W |
| EH594 | 91.87' | S31°43'32"W |
| EH595 | 106.67' | S69°30'59"W |
| EH596 | 64.96' | S26°04'01"W |
| EH597 | 41.28' | S67°07'02"W |
| EH598 | 70.65' | S36°01'08"W |
| EH599 | 96.97' | S35°07'46"W |
| EH600 | 108.01' | S54°36'38"W |
| EH601 | 90.05' | S27°44'36"W |
| EH602 | 115.57' | N30°27'28"E |
| EH603 | 101.12' | N67°17'58"E |
| EH604 | 5.30' | S39°37'43"W |
| EH605 | 104.41' | S57°52'40"W |
| EH606 | 100.58' | S22°35'00"W |
| EH607 | 90.87' | S43°26'27"W |
| EH608 | 101.84' | S49°27'22"W |
| EH609 | 102.81' | S56°35'00"W |
| EH610 | 101.02' | S33°34'10"W |
| EH611 | 49.01' | S46°50'50"W |
| EH612 | 89.72' | N35°29'42"E |
| EH613 | 104.10' | N59°31'06"E |
| EH614 | 100.97' | N42°47'58"E |
| EH615 | 104.80' | N51°29'45"E |
| EH616 | 49.36' | N15°38'50"E |
| EH617 | 19.97' | N29°38'49"W |
| EH618 | 20.17' | N60°21'11"E |
| EH619 | 92.95' | N41°14'03"E |
| EH620 | 20.30' | N23°30'44"E |
| EH621 | 68.79' | N46°23'12"E |
| EH622 | 35.74' | N41°14'03"E |
| EH623 | 3.60' | S48°45'57"E |
| EH624 | 105.29' | N45°01'15"E |
| EH625 | 101.03' | N22°56'38"E |
| EH626 | 79.68' | N38°09'23"E |
| EH627 | 97.72' | N70°24'29"E |
| EH628 | 19.13' | N41°14'03"E |
| EH629 | 6.31' | S48°45'57"E |
| EH630 | 74.11' | S74°07'12"W |
| EH631 | 99.52' | S54°31'18"W |
| EH632 | 8.20' | S48°45'57"E |
| EH633 | 55.00' | S41°14'03"W |
| EH634 | 23.26' | S46°58'17"W |
| EH635 | 56.51' | S39°10'57"W |
| EH636 | 45.07' | S48°34'51"W |
| EH637 | 18.90' | S66°45'00"W |
| EH638 | 121.47' | S46°58'22"W |
| EH639 | 39.74' | S37°23'35"W |
| EH640 | 62.02' | S46°46'10"W |
| EH641 | 66.67' | S22°06'04"W |

| Erosion Hazard Setback Line Table | | |
|---|---|---|
| Line | Length | Direction |
| EH642 | 98.95' | S32°36'32"W |
| EH643 | 70.23' | N29°37'00"E |
| EH644 | 79.72' | N21°08'47"E |
| EH645 | 10.69' | N25°39'29"E |
| EH646 | 39.38' | N50°34'50"E |
| EH647 | 66.37' | N42°46'40"E |
| EH648 | 47.34' | N36°27'57"E |
| EH649 | 62.81' | N54°09'05"E |
| EH650 | 53.17' | N51°57'17"E |
| EH651 | 57.01' | N53°32'23"E |
| EH652 | 62.71' | N34°00'34"E |
| EH653 | 69.04' | N43°21'18"E |
| EH654 | 84.70' | N45°58'45"E |
| EH655 | 44.34' | N77°30'59"E |
| EH656 | 58.06' | N33°11'16"E |
| EH657 | 56.42' | N67°38'48"E |
| EH658 | 62.19' | N21°40'47"E |
| EH659 | 21.79' | N37°11'57"E |
| EH660 | 60.69' | N53°13'43"E |
| EH661 | 12.47' | N46°43'25"E |
| EH662 | 20.34' | N59°07'50"E |
| EH663 | 133.47' | N80°16'06"E |
| EH664 | 46.95' | N50°35'29"E |
| EH665 | 59.62' | N60°05'46"E |
| EH666 | 28.99' | S59°13'04"W |
| EH667 | 54.10' | S50°39'29"W |
| EH668 | 60.19' | S78°25'11"W |
| EH669 | 69.45' | S68°02'23"W |
| EH670 | 19.74' | S50°54'02"W |
| EH671 | 62.98' | S58°46'36"W |
| EH672 | 62.97' | S31°44'30"W |
| EH673 | 37.01' | S42°42'32"W |
| EH674 | 15.75' | S23°37'23"W |
| EH681 | 16.09' | N15°38'50"E |
| EH682 | 87.09' | N58°43'38"E |
| EH683 | 86.74' | N61°36'44"E |
| EH684 | 98.15' | N26°36'46"E |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord | Dist. |
| C1 | 41.43' | 25.02 | 94°53'01" | N82°31'58"E | 36.86' |
| C2 | 23.70' | 25.00 | 54°18'18" | S22°02'51"E | 22.82' |
| C3 | 15.57' | 25.00 | 35°41'42" | N22°57'09"E | 15.32' |
| C4 | 29.30' | 471.00 | 3°33'53" | S39°01'03"W | 29.30' |
| C5 | 55.03' | 471.00 | 6°41'40" | S33°53'16"W | 55.00' |
| C6 | 37.41' | 45.00 | 47°37'57" | N54°18'39"E | 36.34' |
| C7 | 0.84' | 45.00 | 1°04'03" | N78°39'39"E | 0.84' |
| C8 | 59.70' | 55.00 | 62°11'33" | S48°05'54"W | 56.81' |
| C9 | 39.00' | 55.00 | 40°37'28" | S3°18'36"E | 38.18' |
| C10 | 37.57' | 55.00 | 39°08'13" | S43°11'27"E | 36.84' |
| C11 | 31.73' | 55.00 | 33°03'21" | S79°17'13"E | 31.29' |
| C12 | 82.01' | 55.00 | 85°26'15" | N41°27'59"E | 74.62' |
| C13 | 16.27' | 55.00 | 16°57'11" | N9°43'44"W | 16.21' |
| C14 | 38.25' | 45.00 | 48°42'00" | S6°08'40"W | 37.11' |
| C15 | 71.24' | 429.00 | 9°30'51" | S35°15'06"W | 71.15' |
| C16 | 12.19' | 25.00 | 27°55'44" | S54°45'51"W | 12.07' |
| C17 | 27.08' | 25.00 | 62°04'16" | N80°14'09"W | 25.78' |
| C18 | 61.09' | 179.00 | 19°33'11" | S39°25'25"E | 60.79' |
| C19 | 12.87' | 45.00 | 16°23'06" | N21°27'16"W | 12.82' |
| C20 | 69.12' | 55.00 | 72°00'09" | S49°15'48"E | 64.66' |
| C21 | 69.98' | 55.00 | 72°54'15" | N58°17'00"E | 65.36' |
| C22 | 30.53' | 55.00 | 31°47'58" | N5°55'54"E | 30.13' |
| C23 | 84.99' | 55.00 | 88°32'28" | N54°14'19"W | 76.79' |
| C24 | 54.08' | 45.00 | 68°51'44" | N64°04'41"W | 50.89' |
| C25 | 39.27' | 25.00 | 90°00'00" | N15°21'11"E | 35.36' |
| C26 | 46.68' | 220.49 | 12°07'50" | N54°18'06"E | 46.60' |
| C27 | 28.74' | 221.82 | 7°25'22" | N44°31'30"E | 28.72' |
| C28 | 43.25' | 564.76 | 4°23'18" | S42°56'24"W | 43.24' |
| C29 | 47.36' | 592.65 | 4°34'43" | S47°25'24"W | 47.35' |
| C30 | 32.48' | 407.28 | 4°34'11" | N47°33'23"E | 32.48' |
| C31 | 55.04' | 421.01 | 7°29'26" | N41°36'02"E | 55.00' |
| C32 | 35.12' | 434.53 | 4°37'50" | N35°27'56"E | 35.11' |
| C33 | 57.67' | 45.00 | 73°25'55" | S69°47'30"W | 53.81' |
| C34 | 3.72' | 45.00 | 4°44'17" | N71°07'23"W | 3.72' |
| C35 | 17.68' | 55.00 | 18°24'49" | S77°57'39"E | 17.60' |
| C36 | 111.83' | 55.00 | 116°30'00" | N34°34'56"E | 93.54' |
| C37 | 31.24' | 55.00 | 32°32'57" | N39°56'32"W | 30.83' |
| C38 | 16.35' | 55.00 | 17°02'13" | N64°44'07"W | 16.29' |
| C39 | 31.07' | 55.00 | 32°22'20" | N89°26'24"W | 30.66' |
| C40 | 19.05' | 55.00 | 19°50'48" | S64°27'02"W | 18.96' |
| C41 | 38.03' | 221.00 | 9°51'31" | S49°35'53"W | 37.98' |
| C42 | 44.72' | 221.00 | 11°35'35" | S38°52'20"W | 44.64' |
| C43 | 0.81' | 379.00 | 0°07'18" | N33°08'12"E | 0.81' |
| C44 | 55.17' | 379.00 | 8°20'28" | N37°22'05"E | 55.13' |
| C45 | 54.43' | 379.00 | 8°13'41" | N45°39'09"E | 54.38' |
| C46 | 25.34' | 621.00 | 2°20'17" | S48°35'52"W | 25.34' |
| C47 | 55.13' | 621.00 | 5°05'11" | S44°53'08"W | 55.11' |
| C48 | 16.72' | 621.00 | 1°32'32" | S41°34'16"W | 16.72' |
| C49 | 0.18' | 179.00 | 0°03'26" | N40°49'42"E | 0.18' |
| C50 | 60.91' | 179.00 | 19°29'45" | N50°36'18"E | 60.61' |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord | Dist. |
| C51 | 16.09' | 25.00 | 36°52'12" | N78°47'16"E | 15.81' |
| C52 | 23.18' | 25.00 | 53°07'48" | N56°12'44"W | 22.36' |
| C53 | 75.42' | 221.00 | 19°33'11" | N39°25'25"W | 75.05' |
| C54 | 23.18' | 25.00 | 53°07'48" | S22°38'06"E | 22.36' |
| C55 | 16.09' | 25.00 | 36°52'12" | S22°21'54"W | 15.81' |
| C56 | 8.10' | 379.00 | 1°13'30" | S41°24'45"W | 8.10' |
| C57 | 86.94' | 379.00 | 13°08'36" | S48°35'48"W | 86.75' |
| C58 | 79.04' | 379.00 | 11°56'56" | S61°08'34"W | 78.90' |
| C59 | 54.01' | 45.00 | 68°46'15" | N84°07'57"W | 50.83' |
| C60 | 118.26' | 55.00 | 123°12'01" | N68°39'10"E | 96.76' |
| C61 | 30.38' | 55.00 | 31°39'12" | N17°44'56"W | 30.00' |
| C62 | 30.38' | 55.00 | 31°39'12" | N49°24'08"W | 30.00' |
| C63 | 30.38' | 55.00 | 31°39'12" | N81°03'20"W | 30.00' |
| C64 | 25.73' | 55.00 | 26°48'29" | S69°42'50"W | 25.50' |
| C65 | 5.15' | 979.00 | 0°18'05" | N56°27'38"E | 5.15' |
| C66 | 63.31' | 979.00 | 3°42'18" | N58°27'50"E | 63.29' |
| C67 | 63.30' | 979.00 | 3°42'18" | N62°10'07"E | 63.29' |
| C68 | 52.90' | 979.00 | 3°05'46" | N65°34'09"E | 52.90' |
| C69 | 6.59' | 421.00 | 0°53'48" | S66°40'08"W | 6.59' |
| C70 | 55.04' | 421.00 | 7°29'26" | S62°28'32"W | 55.00' |
| C71 | 55.04' | 421.00 | 7°29'26" | S54°59'06"W | 55.00' |
| C72 | 55.04' | 421.00 | 7°29'26" | S47°29'40"W | 55.00' |
| C73 | 21.67' | 421.00 | 2°56'57" | S42°16'28"W | 21.67' |
| C74 | 39.27' | 25.00 | 90°00'00" | N85°47'59"E | 35.36' |
| C75 | 41.42' | 25.02 | 94°52'19" | S2°30'07"E | 36.85' |
| C76 | 88.76' | 1050.00 | 4°50'37" | N53°14'51"E | 88.74' |
| C77 | 55.01' | 1050.00 | 3°00'06" | N58°48'26"E | 55.00' |
| C78 | 55.01' | 1050.00 | 3°00'06" | N61°48'32"E | 55.00' |
| C79 | 55.01' | 1050.00 | 3°00'06" | N64°48'37"E | 55.00' |
| C80 | 14.67' | 1050.00 | 0°48'02" | N66°42'41"E | 14.67' |
| C81 | 151.64' | 880.00 | 9°52'23" | N30°06'39"E | 151.45' |
| C82 | 644.11' | 880.00 | 41°56'15" | N46°08'35"E | 629.83' |
| C83 | 339.95' | 880.00 | 22°08'03" | N56°02'41"E | 337.84' |

| CENTERLINE LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N29°38'49"W | 13.75' |
| L2 | S36°45'38"W | 8.80' |

SEQUENCE NUMBER

*FINAL PLAT*

# *TWIN PEAKS AND LAMBERT LANE*

LOTS 1 THRU 62 AND COMMON AREA "A" (PRIVATE STREETS), COMMON AREA "B" (NATURAL OPEN SPACE, DRAINAGE, LANDSCAPE, PEDESTRIAN, PUBLIC & PRIVATE SEWER AND UTILITIES) & COMMON AREA "C" (ACTIVE OPEN SPACE),

A PORTION OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

PROJECT NO. PRV 2004-002
RELATED CASE NOS. – PRV1812–003, PCZ1606–002, ENG1905–001, ENG1905–002, ENG1905–003 & ENG2004–005

MAY, 2020 WLB JOB NO. 114013 SHEET 9 OF 10

The WLB Group INC. **WLB**
Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson , Phoenix, Flagstaff, and Las Vegas, NV.
1600 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH.(480) 736–1600

0' 40' 80' 120'

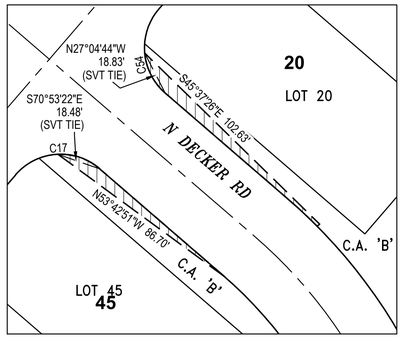
Registered Professional Engineer (Civil) CERTIFICATE NO. 14854 WARREN D. THOMPSON DATE SIGNED 9/25/20 ARIZONA U.S.A.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 44121 PETER D. COTE DATE SIGNED 9/28/20 ARIZONA U.S.A.

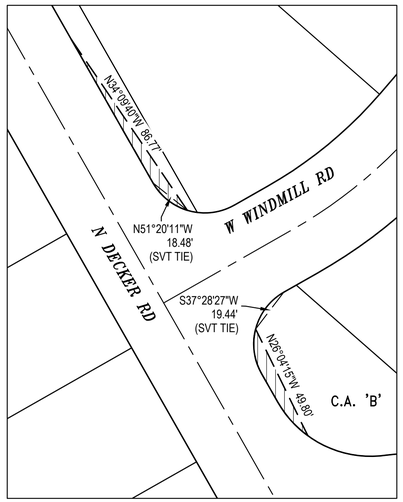
S:\1140\1\2002\04 Platting\08 Final\PRL_FP.dwg



SEQUENCE NUMBER _____




SIGHT VISIBILITY TRIANGLE DETAIL 1
1"=30'




SIGHT VISIBILITY TRIANGLE DETAIL 2
1"=30'

SEQUENCE NUMBER

*FINAL PLAT*

*TWIN PEAKS AND LAMBERT LANE*

LOTS 1 THRU 62 AND COMMON AREA "A" (PRIVATE STREETS), COMMON AREA "B" (NATURAL OPEN SPACE, DRAINAGE, LANDSCAPE, PEDESTRIAN, PUBLIC & PRIVATE SEWER AND UTILITIES) & COMMON AREA "C" (ACTIVE OPEN SPACE),

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PROJECT NO. PRV 2004-002,
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MAY, 2020 WLB JOB NO. 114013 SHEET 10 OF 10

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0' 40' 80' 120'

Registered Professional Engineer (Civil) CERTIFICATE NO. 14854 WARREN D. THOMPSON DATE SIGNED 09/15/20 ARIZONA U.S.A.

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Q:\114013\2002\04 Plotting\Xtr Y-Plot\TPL_FP.dwg



SEQUENCE NUMBER _____

**Town of Marana Planning**

# PRV2004-002: Final Plat for Twin Peaks and Lambert Lane, Lots 1-62 and Common Areas "A", "B", and "C"






Legend

- Marana Addresses
- Marana Town Limits
- Major Streets
- Parcels (Black)

Notes

0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Development Services** / maranaplanning@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

# PROJECT APPLICATION

## APPLICATION TYPE

| | | | |
|---|---|---|---|
| ❑ Annexation | ❑ Development Plan | ❑ Development Plan Package | ❑ General Plan Amendment |
| ❑ Rezone | ❑ Minor Land Division | ❑ Significant Land Use Change | ❑ Conditional Use Permit |
| ❑ Specific Plan | ❑ Landscape Plan | ❑ Native Plant Plan/Exception | ❑ SWPP |
| ❑ Variance | ❑ Hydraulic Model | ❑ Sewer Capacity Assurance | ❑ Sign Program |
| ☒ Plat | ❑ Improvement Plan | ❑ Report (Type): _____ | ❑ Other: _____ |

## PROJECT INFORMATION

| | | | |
|---|---|---|---|
| Project Name: | Twin Peaks & Lambert Lane | | |
| Description of Project: | Residential Subdivision | Number of Lots: | 62 |
| Parcel No.(s): | 216-23-073D; 216-23-072B | Gross Area (Acres): | 34.2 |
| Project Address: | 5600 W. Camino de Manana | | |
| Ref. Project No.: | PCZ1606-002; PRV1812-003 | | |

## CONTACT INFORMATION

| | | | |
|---|---|---|---|
| **Owner:** Chun-Ying Frank Lin | Contact Name: Greg Wexler | | |
| Address: 6088 W. Arizona Pavilions Dr Ste 1 | City: Marana | State: AZ | Zip: 85743 |
| Email: gregwexler@hotmail.com | Phone No.: | | |
| | | | |
| **Applicant:** Meritage Homes | Contact Name: Lisa Hoskin | | |
| Address: 5326 N. La Cholla Blvd | City: Tucson | State: AZ | Zip: 85741 |
| Email: Lisa.Hoskin@meritagehomes.com | Phone No.: (520) 225-6800 | | |
| | | | |
| **Consultant/Engineer:** The WLB Group, Inc. | Contact Name: Linda Thompson | | |
| Address: 4444 E. Broadway | City: Tucson | State: AZ | Zip: 85711 |
| Email: lthompson@wlbgroup.com | Phone No.: (520) 390-1806 | | |

## OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct 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. (If applicant is not the owner, attach written authorization from the owner.)

| Linda Thompson | Linda Thompson Digitally signed by Linda Thompson Date: 2020.04.21 09:57:47 -07'00' | 4/21/2020 |
|---|---|---|
| Applicant Name (PRINT) | Signature | Date |

**FOR OFFICIAL USE ONLY** **Project No.** PRV2004-002 **Date Received** 4/23/2020

Revision Date 03/29/2019

**Council-Regular Meeting** **C3**

**Meeting Date:** 09/15/2020

**To:** Mayor and Council

**From:** Brian Varney, Senior Planner

**Date:** September 15, 2020

**Strategic Plan Focus Area:**
Not Applicable

**Subject:** Resolution No. 2020-101: Relating to Development; approving a Final Plat for LaLama, Lots 1-2, located south of Pima Farms Road approximately one-half mile west of Continental Reserve Loop (Brian D. Varney)

---

**Discussion:**

**Request**
Albert LaLama is requesting approval of a final plat consisting of two lots, each measuring one acre. The proposed plat is a subdivision of a parcel previously created through a minor land division, and located on the south side of Pima Farms Road between Continental Reserve Loop and Scenic Drive in a portion of Section 29, Township 12 South and Range 12 East.

**Zoning and Land Use**
The zoning of the property is R-36 (single-family residential), requiring a minimum lot size of 36,000 square feet. Lot 1 is 43,560.8 square feet and Lot 2 is 43,572.8 square feet. The property currently contains one single-family residence that will remain on Lot 2.

**Access and Traffic Circulation**
Access to both lots is proposed from Pima Farms Road, a public street.

**Infrastructure and Utilities**
Lots 1 and 2 are served by a private well and septic system. The plat is located within the service areas of Tucson Electric Power, Southwest Gas, and Northwest Fire.

**Staff Recommendation:**

Staff has reviewed the proposed plat against the requirements of the applicable rezoning Ordinance No. 94.08, the Marana Land Development Code, and the Marana General Plan. The proposed plat is in substantial conformance with all required development regulations, and staff recommends approval.

**Suggested Motion:**

I move to adopt Resolution No. 2020-101, approving the Final Plat for LaLama, Lots 1-2.

---

**Attachments**

Resolution No. 2020-101
PRV1909-004 FPLL Plat
PRV1909-004 FPLL Map
PRV1909-004 FPLL App

---

# MARANA RESOLUTION NO. 2020-101

RELATING TO DEVELOPMENT; APPROVING A FINAL PLAT FOR LALAMA, LOTS 1-2, LOCATED SOUTH OF PIMA FARMS ROAD APPROXIMATELY ONE-HALF MILE WEST OF CONTINENTAL RESERVE LOOP

WHEREAS, on July 5, 1994, the Mayor and Town Council adopted Marana Ordinance No. 94.08 approving a rezoning of property including the area of this plat from 'No Zoning' to R-36 (Residential); and

WHEREAS, Albert LaLama, the property owner, has applied for approval of a final plat for a subdivision consisting of Lots 1 and 2; and

WHEREAS the Marana Town Council, at the regularly scheduled meeting on September 15, 2020, determined that the Final Plat for LaLama, Lots 1-2 should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the Final Plat for LaLama, Lots 1-2 is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 15th day of September 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

# FINAL PLAT
# LALAMA

LOTS 1-2

GENERAL NOTES:

1. THE GROSS AREA OF THIS PLAT IS TWO ACRES, BEING A PLAT FOR TWO, ONE-ACRE LOTS SPLIT FROM A LARGER FOUR-ACRE PROJECT AREA. THE DENSITY FOR THE ENTIRE PROJECT AREA IS 1 RAC = 4 ACRES/4 LOTS.
2. EXISTING ZONING IS R36 AS ESTABLISHED BY TOWN OF MARANA ORDINANCE 94.08
3. NOT USED
4. MINIMUM ALLOWABLE LOT SIZE IS 36,000 SF PER ZONING
5. PROVIDED LOT SIZE: MINIMUM = 43560.8 SF, MAXIMUM = 43572.8 SF, AVERAGE = 43566.8 SF
6. MAXIMUM ALLOWABLE LOT COVERAGE IS 40% PER R36.
7. MAXIMUM ALLOWABLE BUILDING HEIGHT = 2 STORIES / 25'
8. BUILDING SETBACKS:
   FRONT: 30'
   SIDES: 15'
   SIDES (STREET): 20'
   REAR: 40'
9. PARKING REQUIRED IS 2 SPACES PER UNIT: 2 X 2 LOTS = 4 SPACES
10. ALL USES ARE SINGLE FAMILY RESIDENCE
11. BASIS OF BEARINGS: SOUTH 89 DEG 57'48" EAST ACCORDING TO BOOK 47 OF MAPS AND PLATS AT PAGE 18 PIM COUNTY, AZ BETWEEN MONUMENTS FOUND ON THE MONUMENT LINE OF PIMA FARMS ROAD, AS SHOWN.
12. BASIS OF ELEVATIONS: 2118.65' (NAVD88) ACCORDING TO THE PIMA COUNTY DEPARTMENT OF TRANSPORTATION OPUS BENCHMARK IDENTIFIED AS 12S12E_N07 AND DESCRIBED AS A 1/2" REBAR TAGGED "PC DOT GPS" BEING THE NORTH REFERENCE FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 29, TOWNSHIP 12, SOUTH, RANGE 12 EAST.
13. NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
14. 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.
15. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
16. OBJECTS AND MATERIALS WITHIN SIGHT AND VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLAN DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
17. 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 FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
18. THE EXISTING PRIVATE ACCESS EASEMENT (STREET) IS .047 MILES.
19. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE, AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
20. 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. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
21. WATER PROVIDED BY WELL ON PROPERTY
22. WASTEWATER SERVICE PROVIDED VIA SEPTIC ON PROPERTY

ASSURED WATER SUPPLY

A CERTIFICATE OF ASSURED WATER SUPPLY HAS NOT BEEN PROVIDED AND IS NOT REQUIRED, AS THIS SUBDIVISION DOES NOT CONTAIN SIX OR MORE LOTS

CERTIFICATION OF SURVEY

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

GREGORY W. BAUER
AZ REG. NO 35111

CERTIFICATION OF ENGINEERING

I HEREBY CERTIFY THAT THE FLOODPLAIN LIMITS AND EROSION HAZARD SETBACKS AS SHOW ON THIS PLAT WERE PREPARED UNDER MY DIRECTION.

PAUL NZOMO
AZ REG. NO 33446

APPROVALS

BY_____ P.E. DATE_____

MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER

BY_____ DATE_____

MARANA DEVELOPMENT SERVICES DIRECTOR

CERTIFICATIONS

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 _____, 2020.

BY_____ DATE_____

CLERK OF TOWN OF MARANA

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 SECTIONS 9-463.01(C)(8) AND MARANA TOWN CODE SECTION 17-5-5 HAVE BEEN PROVIDED.

BY_____ DATE_____

TOWN OF MARANA

***RECORDING DATA***

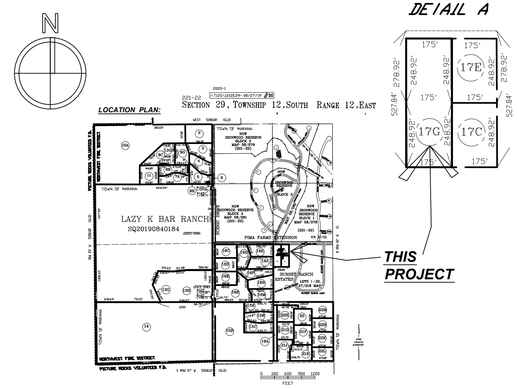
STATE OF ARIZONA } S.S.
COUNTY OF PIMA }

FEE _____
SEQUENCE NO. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT REQUEST OF CORONADO ENGINEERING AND ARROW LAND SURVEY, ON THIS __ DAY OF _____ 20 ___, AT ____ IN SEQUENCE NO. _____ THEREOF.

F, ANN RODRIGUEZ
PIMA COUNTY RECORDER BY DEPUTY

DATE




***LOCATION PLAN***
***3" = 1 MILE***

LOCATION MAP

PORTION OF SECTION 29, T 12 S, R 12 E,
TOWN OF MARANA
S497.84' N527.84' W175' NE4 SE4 2.00 AC
SEC 29-12-12

DEDICATIONS

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 THIS LAND IN THE MANNER SHOWN ON THIS PLAT. WE THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS DO HERE BY 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.

Owner:
Albert LaLama
7975 W Pima Farms
Tucson, AZ 85743
520-419-3072

BY: _____ DATE_____

OWNER

***ACKNOWLEDGMENT***

STATE OF ARIZONA } S.S.
COUNTY OF PIMA }

THE FORGING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ _____ BY ALBERT LALAMA, OWNER OF 7965/7975 W PIMA FARMS ROAD MARANA, ARIZONA 85743.

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

_____ DATE

_____ NOTARY PUBLIC

***LA LAMA FINAL PLAT LOTS 1 & 2- Prv1909-004***

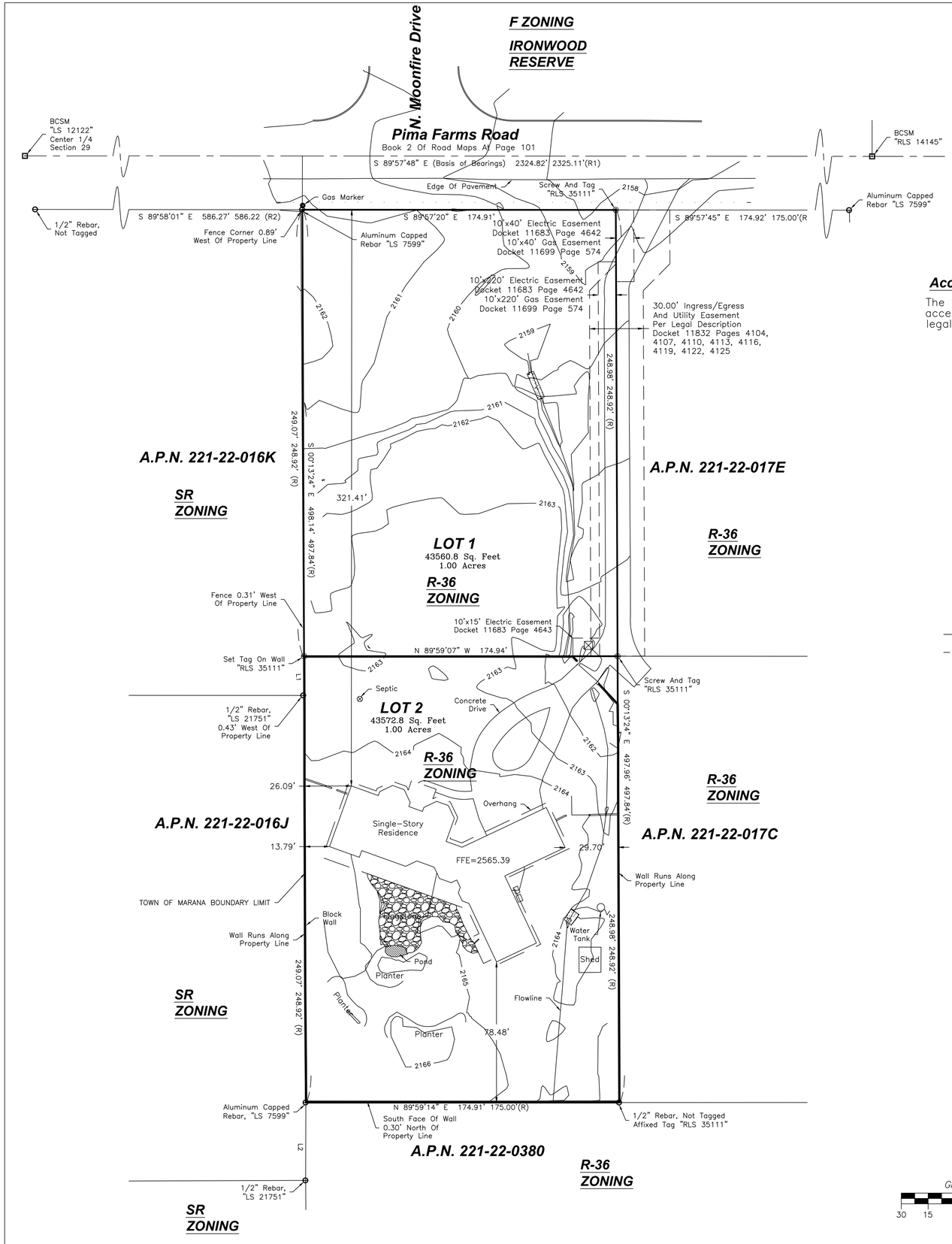
FINAL PLAT
LOTS 1-2
PORTION OF SECTION 29, T 12 S, R 12 E, G&SRB&M, Town of Marana, Pima County, Arizona

| DATE: 03/11/20 | SCALE: 1" = 30' | ALBERT LALAMA | TOWN PROJECT #: PRV 1909 -004 |
|---|---|---|---|

SEQUENCE: _____

***SHEET 1 OF 2***

SEQUENCE: _____




## Access Statement

The Resulting Parcels being created have physical access that is located within the boundaries of the legal access as shown above.

## Legend

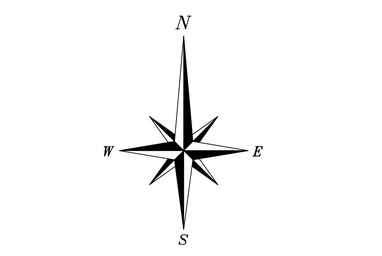
- Electrical Box
- Electrical Transformer
- Utility Pole
- Telephone Pedestal
- Water Meter
- Gas Valve
- Cable Television Pedestal
- Lightpole
- Flagpole
- Saguaro Cactus
- Ocotillo Cactus
- Barbed Wire Fencing
- Overhead Utilities

## Line Table

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°32'34" W | 22.07' |
| L2 | S 00°18'11" W | 43.40' |

## HDZ Calculations

$$\frac{1 \times 3716.0 \times 0.0023}{2} = 4.27\%$$




GRAPHIC SCALE: 1 Inch = 30 Feet

30 15 0 15 30 60 120

1. Basis of Bearing: South 89°57'48" East according to Book 47 of Maps and Plats at Page 18, Pima County, Arizona between monuments found on the monument line of Pima Farms Road, as shown.
2. Basis of Elevations: 2118.65'(NAVD88) according to the Pima County Department of Transportation OPUS benchmark identified as 12S12E_N07 and described as a 1/2" rebar tagged "PC DOT GPS" being the north reference for the south one-quarter corner of Section 17, Township 12 South, Range 12 East.
3. This survey was performed without the benefit of a utility bluestake. No guarantee can be made as to the existence and location of underground or hidden utilities.
4. The surveyor has made no investigation or independent research for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that a current title search may disclose.
5. All dimension shown are measured or a calculated derivative thereof unless otherwise noted.

(R) indicates a record dimension according to the legal description of the Subject Parcel.

(R1) indicates a record dimension according to Book 58 of Maps and Plats at Page 78, Pima County, Arizona.

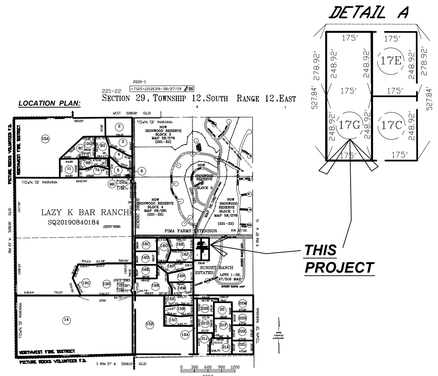
(R2) indicates a record dimension according to the legal description recorded in Sequence No. 20183300214, Pima County, Arizona.

○ indicates a found monument as described.

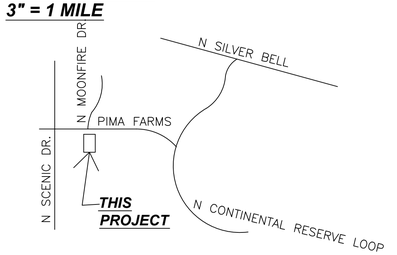
◉ indicates a set ½" rebar tagged R.L.S. 35111 or as described.

⊡ indicates a brass capped survey monument (BCSM) as described.

NOTE: WASH LIMITS NOT TO BE DISTURBED OR ALTERED WITH OUT ADDITIONAL PERMITS




## LOCATION PLAN
## 3" = 1 MILE




## LOCATION PLAN
## NTS

## LA LAMA FINAL PLAT LOTS 1 & 2- Prv1909-004

### PROJECT DATA:

EXISTING 1 LOT, SPLIT INTO 2 LOTS

SECTION: 29, TOWNSHIP 12, SOUTH RANGE 12, EAST

NO EXISTING COMMON AREAS

FOR OWNER: LA LAMA ALBERT

### Original Parcel Information

A.P.N.: 221-22-017G

Address: 7965/7975 W Pima Farms Road Marana, Arizona 85743

Area: 87114.9 Sq. Feet or 2.00 Acres

BOOK 2 OF ROAD MAPS 101

LEGAL DESCRIPTION:

S497.84' N527.84' W175' NE4 SE4 2.00 AC SEC 29-12-12

### PLAN PREPARED BY:


ARROW LAND SURVEY
3121 E KLEINDALE RD.
TUCSON AZ 85716

&

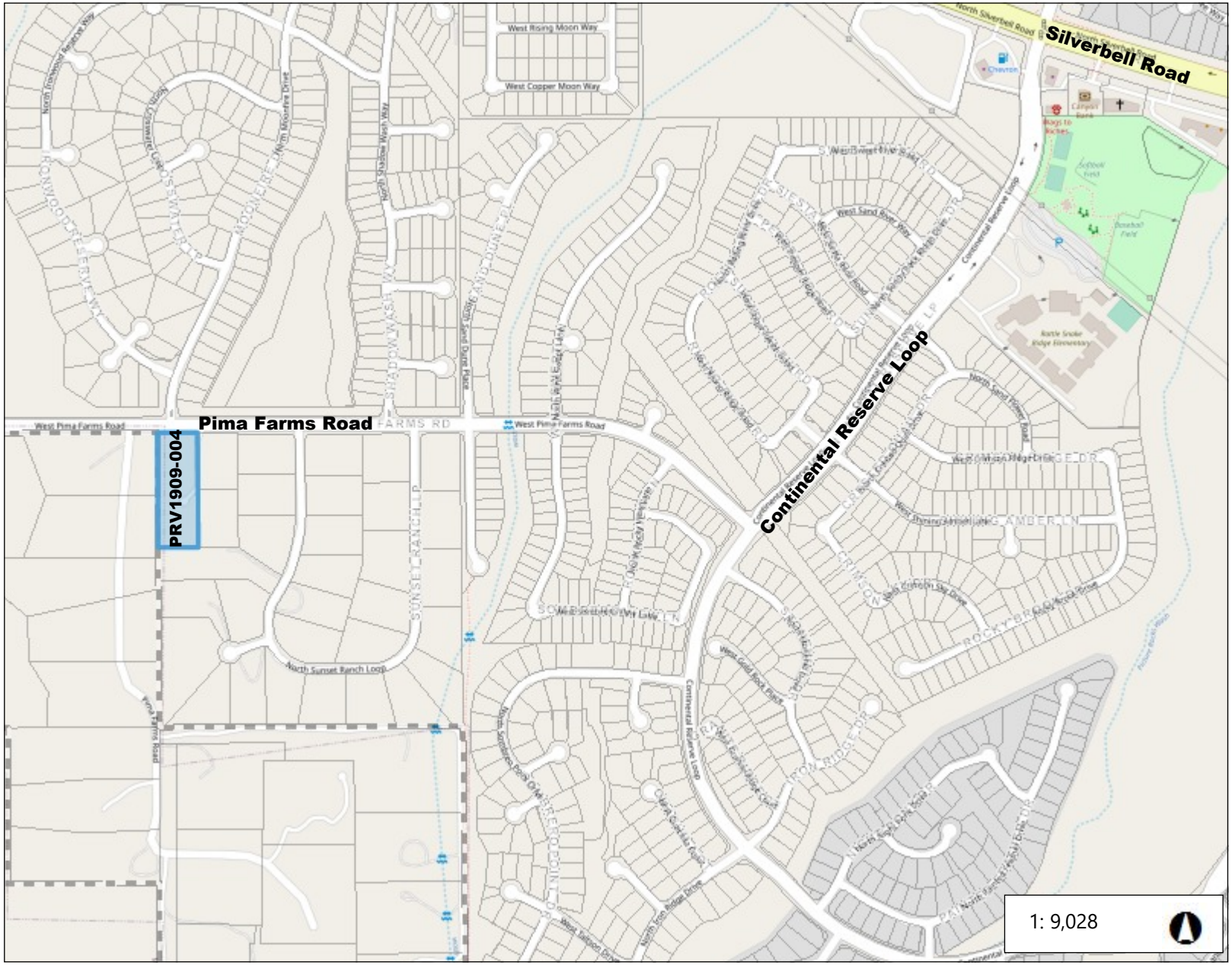
CORONADO ENGINEERING & DEVELOPMENT
1870 W. PRINCE #33
TUCSON AZ 85705

LIGHTNING SKY DRAFTING SERVICE
20950 E FRONTIER ROAD
RED ROCK AZ 85145
ERIC GONZALES 520-780-3792


**SHEET 2 OF 2**

**Town of Marana Planning**

# PRV1909-004: Final Plat for LaLama, Lots 1-2




Legend

- Marana Addresses
- Parcels (Black)
- Marana Town Limits
- Parcels (Black)
- Marana Street Labels

Notes

0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

MARANA AZ

**Development Services** / maranaplanning@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

# PROJECT APPLICATION

## APPLICATION TYPE

| | | | |
|---|---|---|---|
| ❑ Annexation | ❑ Development Plan | ❑ Development Plan Package | ❑ General Plan Amendment |
| ❑ Rezone | ❑ Minor Land Division | ❑ Significant Land Use Change | ❑ Conditional Use Permit |
| ❑ Specific Plan | ❑ Landscape Plan | ❑ Native Plant Plan/Exception | ❑ SWPP |
| ❑ Variance | ❑ Hydraulic Model | ❑ Sewer Capacity Assurance | ❑ Sign Program |
| ☒ Plat | ❑ Improvement Plan | ❑ Report (Type): _____ | ❑ Other: _____ |

## PROJECT INFORMATION

| | |
|---|---|
| Project Name: LaLama final plat | |
| Description of Project: Final plat 2 acre parcel split into 2-1 acre parcels | Number of Lots: 2 |
| Parcel No.(s): 221-22-017G | Gross Area (Acres): 2 acres |
| Project Address: 7975 W. Pima Farms Road | |
| Ref. Project No.: | |

## CONTACT INFORMATION

| | | | |
|---|---|---|---|
| **Owner:** Albert LaLama | Contact Name: Albert LaLama | | |
| Address: 7975 W. Pima Farms Road | City: Tucson | State: Az | Zip: 85743 |
| Email: alalama44@gmail.com | Phone No.: 520 419-3072 | | |
| | | | |
| **Applicant:** same as owner | Contact Name: | | |
| Address: | City: | State: | Zip: |
| Email: | Phone No.: | | |
| | | | |
| **Consultant/Engineer:** Paul Nzomo | Contact Name: Paul Nzomo | | |
| Address: 1870 W. Prince Road #33 | City: Tucson | State: Az | Zip: 85705 |
| Email: Paul@CEDTucson.com | Phone No.: 520 971-9511 | | |

## OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct 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. (If applicant is not the owner, attach written authorization from the owner.)

| Albert LaLama | | |
|---|---|---|
| Applicant Name (PRINT) | Signature | Date |

**FOR OFFICIAL USE ONLY**

**Project No.** PRV 1909-004 **Date Received** 9/24/19

Revision Date 03/29/2019

**Council-Regular Meeting** **C4**

**Meeting Date:** 09/15/2020

**To:** Mayor and Council

**From:** Steven Vasquez, Senior Planner

**Date:** September 15, 2020

**Strategic Plan Focus Area:**
Not Applicable

**Subject:** Resolution No. 2020-102: Relating to Development; approving a preliminary plat for Gladden Farms Block 42 Lots 1-157, Common Areas A-1 - A-11 (Landscape, Utilities, Drainage and Grading), B-1 - B-4 (Recreation, Landscape, Utilities, Drainage and Grading) and C-1 (Recreation and Landscaping) located approximately a half-mile east of the intersection of Tangerine and Midfield Roads (Steven E. Vasquez)

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**Discussion:**

**Request**
Rick Engineering, on behalf of Crown West Realty LLC, is requesting the approval of a preliminary plat consisting of 157 residential lots and common areas "A," "B" and "C" on approximately 26.05 acres within the Gladden Farms II development.

**Location**
The subdivision will be located within a portion of Block 42 of the amended Gladden Farms Blocks 28, 31-34, 37, 38, 42 and 43 Final Block Plat (Sequence #20181100137) approximately a half-mile east of the intersection of Tangerine and Midfield Roads.

**Zoning**
The zoning for Block 42 is F (Specific Plan - Gladden Farms II) with a land use designation of High Density Residential (HDR). The HDR land use permits small-lot, single-family detached homes with a minimum lot size of 3,500 square feet. The proposed plat average lot size is 3,702 square feet. The proposed plat minimum lot size is 3,576 square feet (Lots 1, 66, 67, 82, 83, 91, 92, 100 and 101) and the proposed maximum lot size is 5,788 square feet (Lot 10).

**Transportation**
The main entry is proposed to be off Tangerine Road at the southern boundary of the subdivision. Another entry is proposed west of the main entry from Tangerine Road via McCallister Drive. Two other access points are proposed at the northern boundary of the subdivision. The typical internal street section is a 42 foot wide public right-of-way.

**Park Requirements**
Per the Gladden Farms II Specific Plan, 185 square feet of on-site recreation area per single-family detached residence is required. The proposed subdivision is required to have a minimum of 29,045 square feet of recreation area. The active recreation area is planned for Common Area "C-1" and totals approximately 59,072 square feet.

**Neighborhood Design Plan**
The Gladden Farms II Specific Plan, adopted by Town Council per Ordinance 2006.03 on March 7, 2006, will serve as the neighborhood design plan for the development of blocks 26 through 43 within the Gladden Farms II Specific Plan area.

**Planning Commission**
This preliminary plat was presented to the Planning Commission on August 26, 2020, and received a unanimous recommendation for approval 6-0 (Commissioner Schachter was absent).

**Staff Recommendation:**

Staff has reviewed the request against the requirements of the Gladden Farms II Specific Plan, the Marana Land Development Code, the Town Code and the Marana General Plan. This preliminary plat is in substantial conformance with all required development regulations and staff recommends approval.

**Suggested Motion:**

I move to adopt Resolution No. 2020-102 approving a preliminary plat for Gladden Farms Block 42 Lots 1-157, Common Areas A-1 - A-11 (Landscape, Utilities, Drainage and Grading), B-1 - B-4 (Recreation, Landscape, Utilities, Drainage and Grading) and C-1 (Recreation and Landscaping) located approximately a half-mile east of the intersection of Tangerine and Midfield Roads.

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**Attachments**

Resolution No. 2020-102
PRV2005-001 GF 42 PP
PRV2005-001 GF 42 PP Map
GF 42 Landscape Concept
PRV2005-001 GF 42 PP App

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# MARANA RESOLUTION NO. 2020-102

RELATING TO DEVELOPMENT; APPROVING A PRELIMINARY PLAT FOR GLADDEN FARMS BLOCK 42 LOTS 1-157, COMMON AREAS A-1 – A-11 (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING), B-1 – B-4 (RECREATION, LANDSCAPE, UTILITIES, DRAINAGE AND GRADING) AND C-1 (RECREATION AND LANDSCAPING) LOCATED APPROXIMATELY A HALF-MILE EAST OF THE INTERSECTION OF TANGERINE AND MIDFIELD ROADS.

WHEREAS, on March 7, 2006, the Mayor and Town Council adopted Ordinance No. 2006.03, approving a rezoning to create the Gladden Farms II Specific Plan; and

WHEREAS, on May 16, 2007, the Mayor and Town Council adopted Resolution No. 2007-75, approving the final block plat for Gladden Farms Blocks 26 – 43, Book 62, Page 64; and

WHEREAS, on April 17, 2018, the Mayor and Town Council adopted Resolution No. 2018-036, approving the amended final block plat for Gladden Farms Blocks 28, 31-34, 37, 38, 42 and 43, Sequence #20181100137; and

WHEREAS, Rick Engineering, on behalf of Crown West Realty, LLC, has applied for approval of a preliminary plat for a 157-lot single-family residential home subdivision within Block 42 of the amended final block plat for Gladden Farms Blocks 28, 31-34, 37, 38, 42 and 43 located approximately a half-mile east of the intersection of Tangerine and Midfield Roads; and

WHEREAS, the Marana Town Council, at the regularly scheduled meeting on September 15, 2020, determined that the preliminary plat for Gladden Farms Block 42 should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, that the preliminary plat for Gladden Farms Block 42 Lots 1-157, Common Areas A-1 – A-20, B-1 – B-6 and C-1 is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 15st day of September, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PROJECT IS WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA. SAID LINE MONUMENTED BY A FOUND 1 1/2" ALUM CAP STAMPED "17436" AT THE WEST QUARTER AND A FOUND 1/2" REBAR TAGGED "PCHD3" AT THE SOUTHWEST CORNER OF SAID SECTION. SAID BEARING BEING S00°30'03"E.

## BASIS OF ELEVATION

PIMA COUNTY OPUS CONTROL POINT 11S11E_17. A "+" ON THE SOUTHEAST CORNER OF A CONCRETE BOX W/GRATE. 41'+/- NORTHWEST OF THE WEST QUARTER SECTION 35 AND 16'+/- SOUTH OF THE SOUTHEAST CORNER OF A WELL SITE. ELEVATION = 2011.61 (NAVD 88)

## GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 26.05 ACRES: 1,134,738 SF.

2. THE EXISTING ZONING IS F (SPECIFIC PLAN - GLADDEN FARMS II) PER ORDINANCE NO. 2006.03. THE LAND USE DESIGNATION IS HIGH DENSITY RESIDENTIAL (HDR).

3. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE GLADDEN FARMS II SPECIFIC PLAN ADOPTED BY MARANA ORDINANCE NO. 2006.03 ON MARCH 7, 2006, AS AMENDED BY THE FIRST AMENDMENT ADOPTED BY MARANA BY ORDINANCE NO. 2006.35 ON DECEMBER 19, 2006 AND THE SECOND AMENDMENT ADOPTED BY MARANA ORDINANCE NO. 2018.006 ON MARCH 6, 2018.

   THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF THE GLADDEN FARMS II DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2006-38. THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2006-218. THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2018-074. THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2018-100. AND THE FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT ADOPTED BY MARANA RESOLUTION 2019-122.

4. THE TOTAL NUMBER OF RESIDENTIAL LOTS IS 157. DENSITY IS 6.02 RAC.

5. PER THE HDR LAND USE DESIGNATION OF THE GLADDEN FARMS II SPECIFIC PLAN, THE MINIMUM LOT SIZE IS 3,500 SF, THE AVERAGE LOT SIZE IS 3,702 SF AND THE MAXIMUM LOT SIZE IS 5,788 SF FOR SMALL LOT SINGLE-FAMILY DETACHED. THE MINIMUM LOT SIZE IN THIS SUBDIVISION IS 3,576 SF.

6. MINIMUM SITE SETBACKS:

| | | | |
|---|---|---|---|
| FRONT: | 10 | FEET | MAY BE REDUCED TO 5 FEET WITH REAR-OR SIDE-LOADED GARAGE |
| FRONT PORCH: | 5 | FEET* | |
| FRONT-LOADED GARAGE: | 20 | FEET | |
| SIDE-LOADED GARAGE: | 5 | FEET* | *MAY NOT ENCROACH INTO THE PUBLIC UTILITY EASEMENT, IF REQUIRED |
| SIDE: | 0 | FEET | MUST PROVIDE A 3-FOOT ACCESS EASEMENT ON ADJACENT LOT FOR Z-LOT LINES. |
| REAR: | 10 | FEET | MAY BE REDUCED TO 5 FEET WITH REAR LOADED GARAGE. |
| PATIO STRUCTURES: | 5 | FEET | IF OPEN ON 3 SIDES |

7. MAXIMUM BUILDING HEIGHT ALLOWED IS 30 FEET.

8. MAXIMUM LOT COVERAGE IS 55%.

9. PARKING SPACES REQUIRED: 2 OFF-SITE SPACES PER UNIT WITHIN A FULLY ENCLOSED GARAGE = 314. SPACES
   PARKING SPACES PROVIDED: 2 PER GARAGE & 2 PER DRIVEWAY = 628 SPACES.

10. APPROXIMATE AREA OF PARKS, DRAINAGEWAYS, NATURAL OPEN SPACES AND OTHER PROPOSED NON-RESIDENTIAL:

    COMMON AREA "A" (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING) IS 0.40 AC OR 17,571 SF
    COMMON AREA "B" (RECREATION, LASDCAPE, UTILITIES, DRAINAGE AND GRADING )IS 5.46 AC OR 237,663 SF
    COMMON AREA "C" (RECREATION AND LANDSCAPING) IS 1.36 AC OR 59,072 SF

11. THE DESIGN SPEED FOR THESE STREETS IS 25 MPH. THE DESIGN VEHICLE IS WB-40.

12. ALL WALLS SHALL BE CONSTRUCTED OF, OR PAINTED, WITH GRAFFITI-RESISTANT MATERIALS.

13. ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.

14. THE DEVELOPER WILL COVENANT TO HOLD TOWN OF MARANA, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.

15. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE MARANA TOWN COUNCIL.

16. THE GLADDEN FARMS COMMUNITY ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.

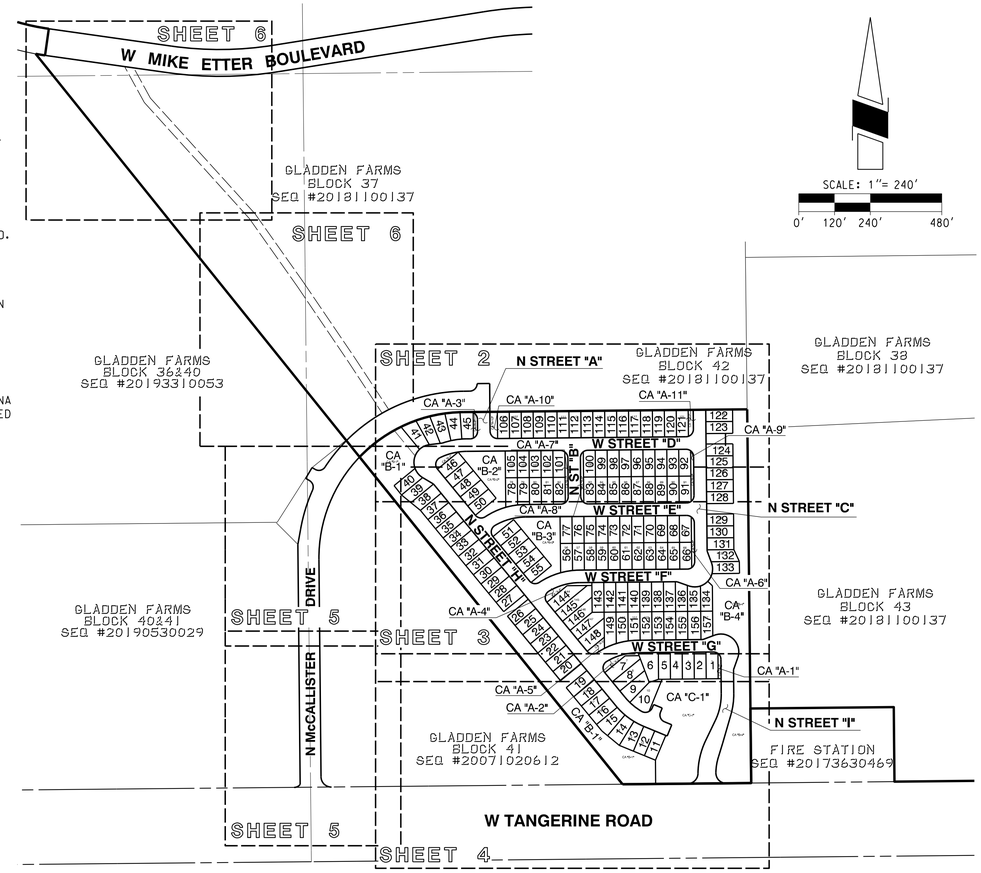
17. TOTAL MILES OF NEW PUBLIC STREETS IS: 1.01 MILES

18. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACES SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.

19. 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. THE HOMEOWNER'S ASSOCIATION SHALL REVIEW AND APPROVE ALL INSTALLATIONS WITHIN THE RIGHTS-OF-WAY PRIOR TO AND UPON COMPLETION, AS THESE ITEMS WILL BE REGULATED UNDER THE LICENSE AGREEMENT EXECUTED BETWEEN THE HOMEOWNER'S ASSOCIATION AND THE TOWN OF MARANA.

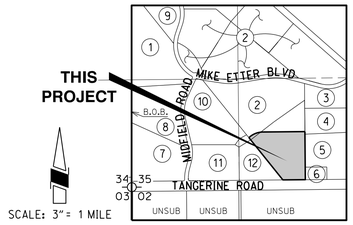
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San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

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SCALE: 1"= 240'
0' 120' 240' 480'

(1) SEQ #20192910094
(2) SEQ #20181100137
(3) SEQ #20183030719
(4) SEQ #20181100137
(5) SEQ #20181100137
(6) SEQ #20173630469
(7) SEQ #20121740308
(8) SEQ #20182500081
(9) SEQ #20173130070
(10) SEQ #20193310053
(11) SEQ #20190530029
(12) SEQ #20071020612




SCALE: 3"= 1 MILE

**LOCATION MAP**
SECTION 35, T 11 S, R 11 E
G & SRM TOWN OF MARANA
PIMA COUNTY, ARIZONA

## OWNER/DEVELOPER

FIDELITY NATIONAL TITLE TRUST 60423
ATTN: CROWN WEST REALTY LLC
333 EAST WETMORE ROAD, SUITE 250
TUCSON, AZ 85705
(520) 888-3962
CONTACT: DEAN WINGERT

## SHEET INDEX

1 COVER SHEET
2-7 PRELIMINARY PLAT SHEETS

## LEGEND

| ITEM | SYMBOL |
|---|---|
| SUBDIVISION BOUNDARY | |
| PROPERTY LINE | |
| EASEMENT BOUNDARY | |
| EXIST CONTOUR LINE | 2750 |
| EXIST SPOT ELEVATION | x 2751.1 |
| LANDSCAPE BUFFERYARD LIMITS | |
| EXIST PAVEMENT EDGE | |
| EXIST SEWER LINE W/MH | S |
| EXIST WATERLINE W/VALVE | W |
| PROPOSED STORM DRAIN W/MH | |
| PROPOSED 8" PVC PUBLIC SEWER W/MH | |
| PROPOSED PUBLIC WATERLINE (8" UNLESS NOTED OTHERWISE) | 8" W |
| PROPOSED RECLAIMED WATERLINE | |
| FLOW CONDITIONS | $Q_{100}$ = 75 cfs |
| PROPOSED SLOPE | |
| CURB ACCESS RAMPS | |
| SIGHT VISIBILITY TRIANGLE | |
| DRIVEWAY ORIENTATION ON LOTS | |
| NEW MANHOLE CALLOUT | RIM ELEV / MANHOLE NUMBER / INVERT ELEV |
| NEW SEWER MAIN CALLOUT | 100' @ 1.0% |
| RIP RAP | |
| EXIST BCSM | |
| DRYWELL | |
| EXIST GAS LINE | G |

## ACCEPTED

## ADMINISTRATIVE ADDRESS

10404 WEST TANGERINE ROAD MARANA ARIZONA 85653

## GENERAL NOTES -CONTINUED

20. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.

21. ALL EXTERIOR LIGHTING SHALL BE PER THE CURRENTLY ADOPTED TOWN OF MARANA OUTDOOR LIGHTING CODE.

22. THIS PROJECT LIES WITHIN THE PLANNED WATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT WHICH IS DESIGNATED BY THE DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.

23. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF THE TOWN OF MARANA WATER DEPARTMENT.

24. PRIOR TO RECEIVING A GRADING PERMIT, A STORM WATER POLLUTION PLAN (SWPPP) AND FEE WILL NEED TO BE SUBMITTED TO THE TOWN FOR REVIEW OF BOTH PARCELS.

25. IF EASEMENTS WILL BE DEDICATED TO THE TOWN, A PHASE I ENVIRONMENTAL SITE ASSESSMENT MUST BE SUBMITTED, DATED NO MORE THAN 180 DAYS PRIOR TO THE DEDICATION DATE.

26. IF ANY HUMAN REMAINS OR FUNERARY ITEMS ARE DISCOVERED DURING CONSTRUCTION, OR AT ANYTIME, ALL WORK MUST STOP IN THE AREA OF THE REMAINS AND MR. JOHN MADSEN, REPATRIATION COORDINATOR AT THE ARIZONA STATE MUSEUM, MUST BE CONTACTED IMMEDIATELY AT (520) 621-4795, PURSUANT TO A.R.S.§ 41-865.

27. CONTRACTOR SHALL CALL IN AN ARIZONA 811 REQUEST AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY OR HEAVY EQUIPMENT TRAVEL WITHIN 25' OF THE EL PASO NATURAL GAS PIPELINE, AND ARRANGE FOR AN EPNG STANDBY.

**FOR MISCELLANEOUS NOTES SEE SHEET 4**

Registered Professional Engineer
CERTIFICATE NO.
28674
BRUCE
PATON
Date Signed 8-11-2020
ARIZONA U.S.A.

**PRELIMINARY PLAT FOR**

# GLADDEN FARMS
# BLOCK 42

LOTS 1-157 & COMMON AREA "A-1"-"A-11", "B-1"-"B-4" & "C-1"

COMMON AREA "A-1 THRU "A-11"½ (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "B-1" THRU "B-4"½ (RECREATION LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "C-1": (RECREATION AND LANDSCAPING)

BEING A RESUBDIVISION OF PORTIONS OF BLOCK 37, 40, 41 AND BLOCK 42, GLADDEN FARMS BLOCKS 28, 31-34, 37, 38, 42 AND 43, SEQ#20181100137, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PCZ1708-002 PRV1710-002 PRV2005-001 SHEET 1 OF 7

NORTHWEST COR SECTION 35 FOUND 1/2" IP

BASIS OF ELEVATION
FND 1 1/2" ALUM CAP
STAMPED "17436"

3168.00'

1140.56'

BASIS OF BEARING S 00°30'03" E

SCALE: 1"= 40'
CONTOUR INTERVAL = 1'
0' 20' 40' 80'

GLADDEN FARMS
BLOCK 37
SEQ #20181100137
HDR

GLADDEN FARMS
BLOCK 42
SEQ #20181100137
HDR

GLADDEN FARMS BLOCK 38 ©
SEQ #20181100137

SEE SHEET 6

N McCALLISTER DRIVE (PUBLIC STREET) R=525' D=45°39'18" L=398.45'

BASIN 6
WSEL 16.3
BOTTOM 13.3
VOL 135,100 CF
VOL REQ 41,800 CF
DRYWELLS 2
42-6A

42-6B

(3) TYPE 3 SCUPPERS

N89°27'17"E 951.14'

GRADE BREAK

RIDGE LINE

TYPE 1 CATCH BASIN

(2) 18" SRP'S

42-4A

(1) TYPE 3 SCUPPER
BASIN 1
WSEL 16.8
BOTTOM 13.8
VOL 40,400 CF
VOL REQ 30,500 CF
DRYWELLS 1
42-1A

CA "B-1" 103952 SF

(2) TYPE 3 SCUPPERS

BASIN 2
WSEL 17.9
BOTTOM 14.9
VOL 37,200 CF
VOL REQ 34,800 CF
DRYWELLS 1
42-2A

CA "B-2" 19755 SF

CA "A-1" 1399 SF

CA "A-2" 1023 SF

CA "A-3" 1023 SF

CA "A-10" 2116 SF

CA "A-11" 1399 SF

CA "A-9" 1580 SF

CA "A-8" 1580 SF

CA "A-7" 1580 SF

CA "B-4" 94232 SF

W STREET "D" (PUBLIC STREET)

N STREET "A" (PUBLIC STREET)

N STREET "B"

N STREET "C" (PUBLIC STREET)

N STREET "H"

| LOT | PAD | SF |
|---|---|---|
| 38 | PAD 19.7 | 3761 SF |
| 39 | PAD 19.3 | 3793 SF |
| 40 | PAD 18.9 | 3562 SF |
| 41 | PAD 19.5 | 4187 SF |
| 42 | PAD 19.5 | 3973 SF |
| 43 | PAD 19.8 | 4215 SF |
| 44 | PAD 19.7 | 4032 SF |
| 45 | PAD 19.5 | 3723 SF |
| 46 | PAD 19.0 | 3629 SF |
| 47 | PAD 19.2 | 3600 SF |
| 48 | PAD 19.3 | 3600 SF |
| 49 | PAD 19.5 | 3600 SF |
| 50 | | |
| 78 | PAD 19.9 | 3781 SF |
| 79 | PAD 20.2 | 3611 SF |
| 80 | PAD 20.5 | 3600 SF |
| 81 | PAD 20.9 | 3600 SF |
| 82 | PAD 22.3 | 3576 SF |
| 83 | PAD 22.7 | 3576 SF |
| 84 | PAD 22.8 | 3600 SF |
| 85 | PAD 23.2 | 3600 SF |
| 86 | PAD 23.6 | 3600 SF |
| 87 | PAD 24.0 | 3600 SF |
| 88 | PAD 24.4 | 3600 SF |
| 89 | PAD 24.8 | 3600 SF |
| 90 | PAD 24.8 | 3600 SF |
| 91 | PAD 24.6 | 3576 SF |
| 92 | PAD 24.0 | 3576 SF |
| 93 | PAD 24.3 | 3600 SF |
| 94 | PAD 24.6 | 3600 SF |
| 95 | PAD 24.9 | 3600 SF |
| 96 | PAD 25.0 | 3600 SF |
| 97 | PAD 24.6 | 3600 SF |
| 98 | PAD 24.2 | 3600 SF |
| 99 | PAD 23.7 | 3600 SF |
| 100 | PAD 23.3 | 3576 SF |
| 101 | PAD 22.2 | 3576 SF |
| 102 | PAD 21.7 | 3600 SF |
| 103 | PAD 21.3 | 3600 SF |
| 104 | PAD 20.8 | 3600 SF |
| 105 | PAD 20.4 | 3600 SF |
| 106 | PAD 18.9 | 3600 SF |
| 107 | PAD 19.4 | 3600 SF |
| 108 | PAD 19.8 | 3600 SF |
| 109 | PAD 20.2 | 3600 SF |
| 110 | PAD 20.7 | 3600 SF |
| 111 | PAD 21.1 | 3600 SF |
| 112 | PAD 21.5 | 3600 SF |
| 113 | PAD 22.0 | 3600 SF |
| 114 | PAD 22.4 | 3600 SF |
| 115 | PAD 22.9 | 3600 SF |
| 116 | PAD 23.2 | 3600 SF |
| 117 | PAD 23.5 | 3600 SF |
| 118 | PAD 23.5 | 3600 SF |
| 119 | PAD 23.3 | 3600 SF |
| 120 | PAD 23.0 | 3600 SF |
| 121 | PAD 22.7 | 3597 SF |
| 122 | PAD 22.6 | 3600 SF |
| 123 | PAD 22.3 | 3600 SF |
| 124 | PAD 22.3 | 3600 SF |
| 125 | PAD 22.7 | 3600 SF |
| 126 | PAD 23.1 | 3600 SF |
| 127 | PAD 23.3 | 3600 SF |
| 128 | PAD 23.3 | 3600 SF |

SEE SHEET 3

60' EL PASO NATURAL GAS ESMT DKT 13048, PG 5916

FND 1/2" REBAR TAGGED "PCHD3"

## KEYNOTES

1. 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND TOWN OF MARANA BY FINAL PLAT
2. 15'x190' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
3. 15'x240' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
4. 15'x580' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
5. 15'x740' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
6. 10'x10' ELECTRIC EASEMENT GRANTED TO TEP BY FINAL PLAT
7. 1' PUBLIC NO ACCESS EASEMENT GRANTED BY FINAL PLAT
8. 25' PUBLIC SEWER EASEMENT BY FINAL PLAT
9. SVT EASEMENT BY FINAL PLAT

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J-5012
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rickengineering.com

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Registered Professional Engineer
CERTIFICATE NO.
28674
BRUCE PATON
Date Signed 6-11-2020
ARIZONA U.S.A.

# PRELIMINARY PLAT FOR
# GLADDEN FARMS
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COMMON AREA "B-1" THRU "B-4": (RECREATION LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
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PCZ1708-002 PRV1710-002 PRV2005-001 SHEET 2 OF 7

C:\RICK\Projects\RickStandards\Bentley\Bentley SS3\CorpStds_2005\Workspace\Projects\TUC CorpStds 2005\pltcfg\Scripts\TUC_Hybrid.dscript
\\cp.rickeng.com\projects\T_TUC_G\GLADDEN_II\5012_Block_42\Civil\5012tp02.dgn
11-AUG-2020 13:14

SEE SHEET 2




SEE SHEET 4

## KEYNOTES

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7. 1' PUBLIC NO ACCESS EASEMENT GRANTED BY FINAL PLAT
8. 25' PUBLIC SEWER EASEMENT BY FINAL PLAT
9. SVT EASEMENT BY FINAL PLAT

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Registered Professional Engineer (Civil)
CERTIFICATE NO.
28674
BRUCE
PATON
Date Signed 8-11-2020
ARIZONA, U.S.A.

**PRELIMINARY PLAT FOR**

# GLADDEN FARMS

# BLOCK 42

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COMMON AREA "C-1": (RECREATION AND LANDSCAPING)

BEING A RESUBDIVISION OF PORTIONS OF BLOCK 37, 40, 41 AND BLOCK 42, GLADDEN FARMS BLOCKS 28, 31-34, 37, 38, 42 AND 43, SEQ#20181100137, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

PCZ1708-002 PRV1710-002 **PRV2005-001** SHEET 3 OF 7

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## MISCELLANEOUS NOTES

1. ALL ROADS AND DRAINAGE IMPROVEMENTS WITHIN OR ADJACENT TO THIS SUBDIVISION SHALL BE CONSTRUCTED ACCORDING TO PLANS AS REVIEWED AND APPROVED BY THE TOWN OF MARANA.

2. APPROVAL OF THIS PLAN DOES NOT AFFIRM, CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.

3. THIS PROJECT IS SUBJECT TO ALL APPLICABLE TRANSPORTATION, WATER RESOURCE, WATER INFRASTUCTURE, WASTEWATER INFRASTRUCTURE AND PARK IMPACT FEES, DUE UPON BUILDING PERMIT ISSUANCE FOR EACH LOT.

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

5. ALL RIP RAP AND EROSION PROTECTION ROCK SHALL BE CORONADO BROWN IN COLOR.

6. POTENTIAL BUYERS ARE ADVISED THAT THIS PROJECT FALLS IN THE AIRPORT INFLUENCE AREA AS DELINEATED IN THE NORTHWEST MARANA AREA PLAN AND IS SUBJECT TO FREQUENT OVERFLIGHT BY GENERAL AVIATION AIRCRAFT. AN AVIATION EASEMENT WAS RECORDED WITH THE BLOCK PLAT AT DOCKET 13063, PAGE 4202.

7. PER SECTION 6.6 OF THE GLADDEN FARMS II DEVELOPMENT AGREEMENT, THE DEVELOPER SHALL PAY $500 PER ACRE OF AFFECTED PROPERTY FOR BANK PROTECTION AS SET FORTH HEREINAFTER. THEREFORE, THE TOTAL OBLIGATION OF DEVELOPER FOR THE PROJECT IS $316,640 ($500 x 633.28 AFFECTED ACRES). EACH RESIDENTIAL OR COMMERCIAL SUBDIVISION PLAT SHALL BE REQUIRED TO PAY THEIR TOTAL OBLIGATION, OF $18,625.88 PER BLOCK, PRIOR TO RELEASE OF ASSURANCES FOR THAT BLOCK. WITHIN BLOCKS THAT ARE NOT SUBDIVIDED AND A DEVELOPMENT PLAN IS THE ONLY PROCESS, THE OBLIGATION FOR THOSE BLOCKS SHALL BE PAID PRIOR TO DEVELOPMENT PLAN APPROVAL.

8. PER SECTION 6.5 OF THE GLADDEN FARMS II DEVELOPMENT AGREEMENT, A VOLUNTARY SCHOOL IMPROVEMENT IN-LIEU FEE OF $1,200 PER LOT SHALL BE PAID TO THE MARANA UNIFIED SCHOOL DISTRICT UPON THE ISSUANCE OF BUILDING PERMITS FOR EACH INDIVIDUAL RESIDENTIAL UNIT WITHIN THIS BLOCK.

9. THIS PLAT FALLS UNDER THE REQUIREMENTS OF THE GLADDEN FARMS II SPECIFIC PLAN. IF AN ISSUE, CONDITION OR SITUATION ARISES FROM THIS PLAN THAT IS NOT COVERED OR PROVIDED FOR IN THE SPECIFIC PLAN, THOSE REGULATIONS IN THE TOWN OF MARANA LAND DEVELOPMENT CODE THAT ARE APPLICABLE FOR THE MOST SIMILAR ISSUE, CONDITION OR SITUATION SHALL BE USED BY THE PLANNING DIRECTOR AS THE GUIDELINES TO RESOLVE THE UNCLEAR ISSUE, MATTER OR SITUATION.

10. PER THE GLADDEN FARMS II SPECIFIC PLAN SECTION III.L OPEN SPACE, RECREATION, PARKS AND TRAILS CONCEPT AND SECTION IV.C.4.E DEVELOPMENT STANDARDS - SMALL-LOT SINGLE-FAMILY DETACHED OF THE HDR LAND USE DESIGNATION, THE MINIMUM AREA (IN SQUARE FEET) FOR PRIVATE, COMMON ON-SITE RECREATION AREAS SHALL BE 185 SF PER SINGLE FAMILY RESIDENCE. THIS PROJECT SHALL REQUIRE 29,045 SF OF DEVELOPED RECREATIONAL AREA. 59,072 SF IS PROVIDED IN COMMON AREA "C-1".

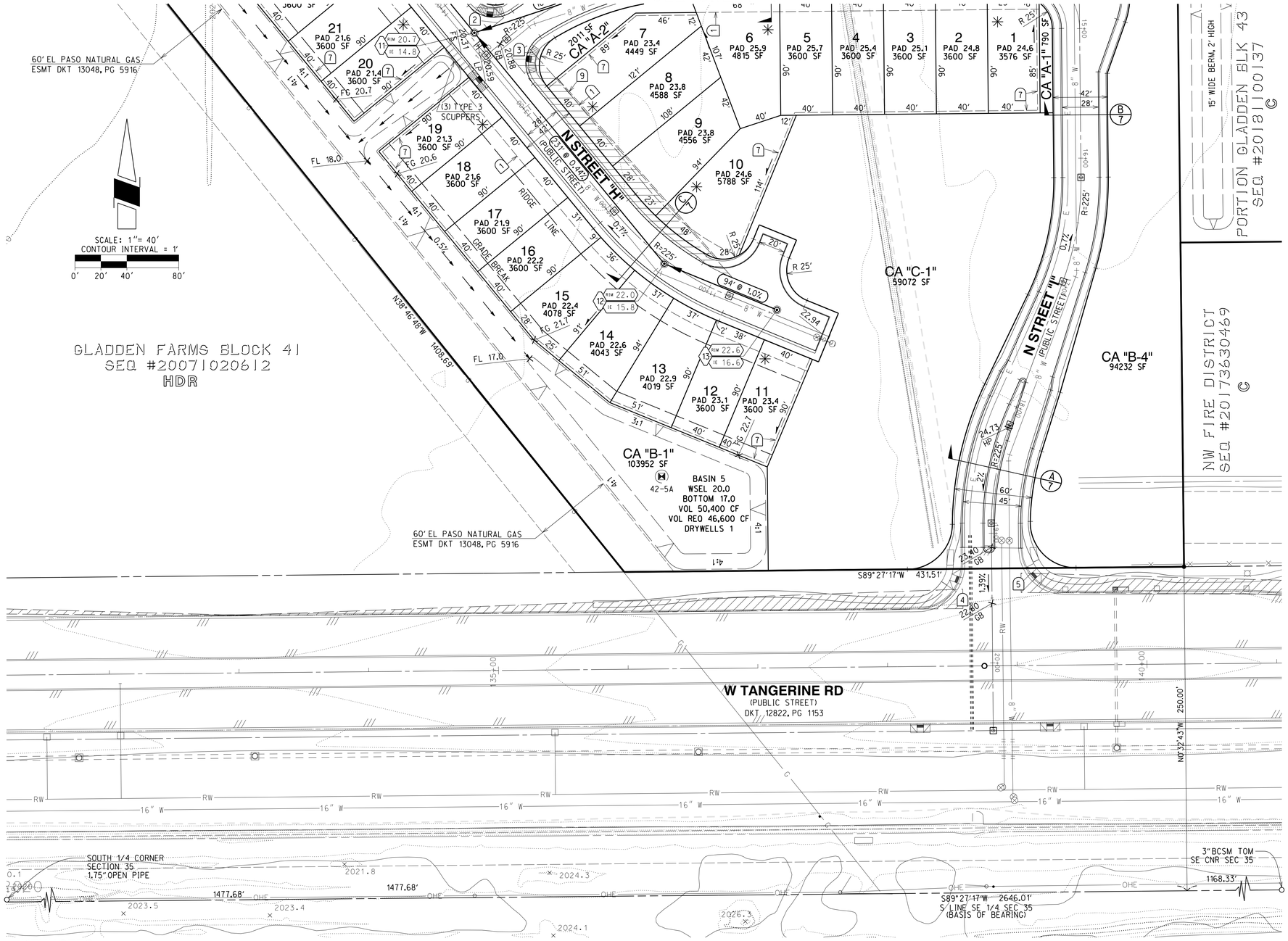
11. FIRE HYDRANTS AT 500 FOOT MAXIMUM INTERVALS SHALL BE INSTALLED WITHIN PUBLIC STREETS. THE FIRE FLOW REQUIREMENT IS 1,500 GALLONS/MINUTE APPROVED BY NORTHWEST FIRE DISTRICT. ALL HYDRANTS MUST BE INSTALLED AND OPERATIONAL PRIOR TO BEGINNING COMBUSTIBLE CONSTRUCTION MATERIALS ON SITE.

12. ANY BUILDING OVER 3,600 SQUARE FEET UNDER ONE ROOF MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES. ANY BUILDING HAVING LIMITED ACCESS IN EXCESS OF 150 FEET, OR 12% ACCESS GRADE, OR LOW CLEARANCE, MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES. ALL HYDRANTS SHALL BE INSTALLED AND TESTED AND ACCESSIBLE VIA AN ALL WEATHER ACCESS ROAD PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

13. THIS PROPOSED SUBDIVISION IS LOCATED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 500-YR FLOODPLAIN, WHICH DOES NOT REGULATE THE DEVELOPMENT OF THIS PROJECT. THE SUBDIVISION IS WITHIN DFIRM MAP 1040 OF 4750 AND HAS A FEMA FLOODPLAIN DESIGNATION OF SHADED ZONE X.

14. THE SUBDIVIDING LAND OWNERS DESIGNATED ON THIS PLAT AND THEIR SUCCESSORS IN INTEREST RETAIN AN INTEREST IN THE REAL PROPERTY IN OR UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" (AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED) MAY BE CONSTRUCTED AS DESCRIBED ON THE FINAL SUBDIVISION PLAT. PURSUANT TO THE DISTRICT DEVELOPMENT, FINANCING, PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT (GLADDEN FARMS (PHASE II) COMMUNITY FACILITIES DISTRICT) DATED JANUARY 1, 2008 (AS AMENDED, THE GFCFD#2 DA"), IF THE PUBLIC INFRASTRUCTURE IS CONSTRUCTED PURSUANT TO THE GFCFD#2 DA, THE INTEREST AND THE PUBLIC INFRASTRUCTURE MAY BE ACQUIRED BY THE GLADDEN FARMS (PHASE II) COMMUNITY FACULTY DISTRICT (GFCFD#2) PURSUANT TO THE GFCFD#2 DA.

15. CONTRACTOR TO COORDINATE WITH OWNER TO DETERMINE EXACT LIMITS AND TIMING OF REMOVALS OF EXISTING FARM ACCESS AND IRRIGATION CANALS.




## KEYNOTES

1. 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND TOWN OF MARANA BY FINAL PLAT
2. 15'x190' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
3. 15'x240' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
4. 15'x580' SIGHT VISIBILITY TRIANGLE (FAR SIDE)
5. 15'x740' SIGHT VISIBILITY TRIANGLE (NEAR SIDE)
6. 10'x10' ELECTRIC EASEMENT GRANTED TO TEP BY FINAL PLAT
7. 1' PUBLIC NO ACCESS EASEMENT GRANTED BY FINAL PLAT
8. 25' PUBLIC SEWER EASEMENT BY FINAL PLAT
9. SVT EASEMENT BY FINAL PLAT

Registered Professional Engineer (Civil) CERTIFICATE NO. 28674 BRUCE PATON Date Signed 8-11-2020 ARIZONA U.S.A.

# PRELIMINARY PLAT FOR
# GLADDEN FARMS
# BLOCK 42

LOTS 1-157 & COMMON AREA "A-1"-"A-11", "B-1"-"B-4" & "C-1"

COMMON AREA "A-1 THRU "A-11" (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
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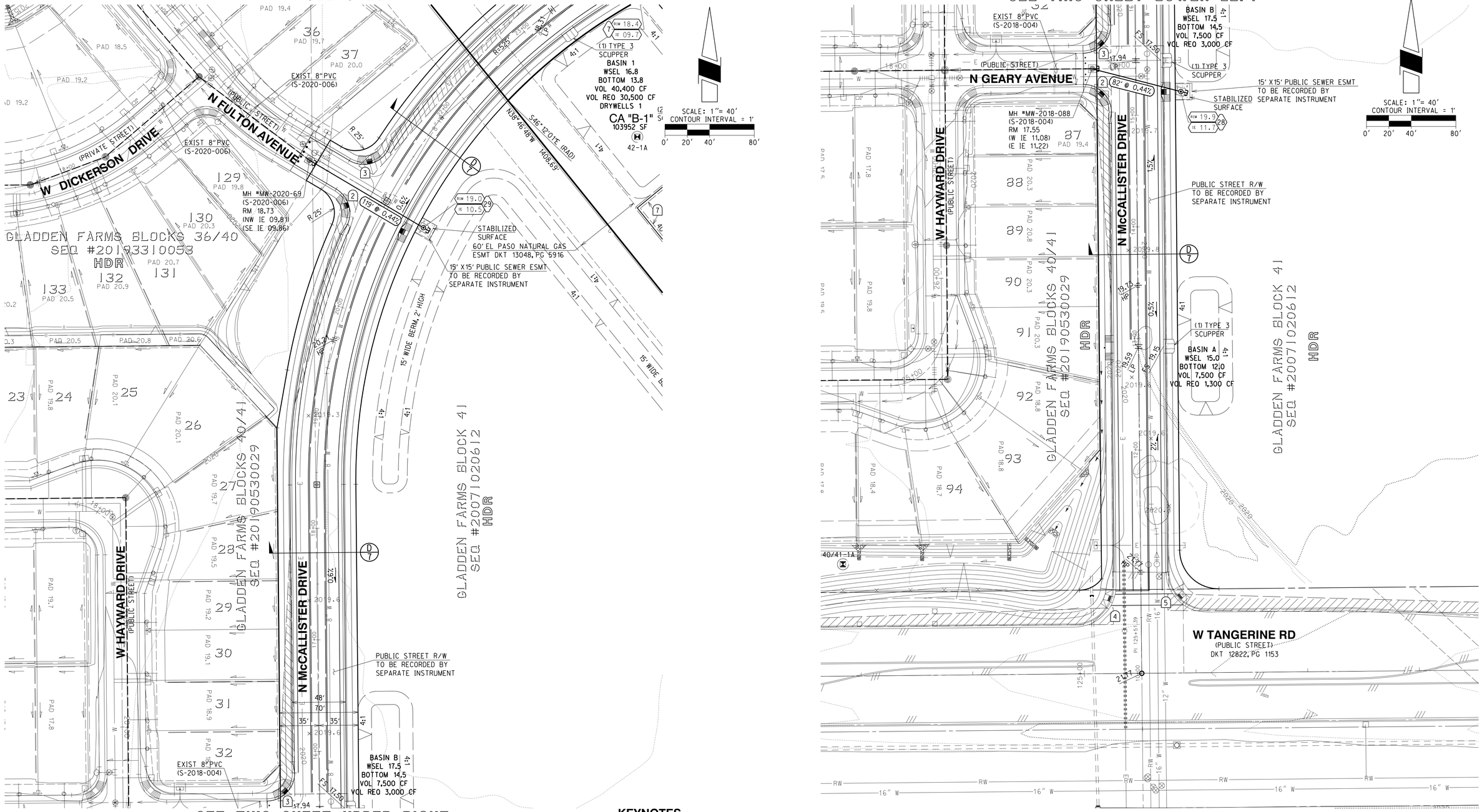
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PCZ1708-002 PRV1710-002 PRV2005-001 SHEET 4 OF 7

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Registered Professional Engineer (Civil)
CERTIFICATE NO.
28674
BRUCE
PATON
Date Signed 8-11-2020
ARIZONA U.S.A.

**PRELIMINARY PLAT FOR**

# GLADDEN FARMS

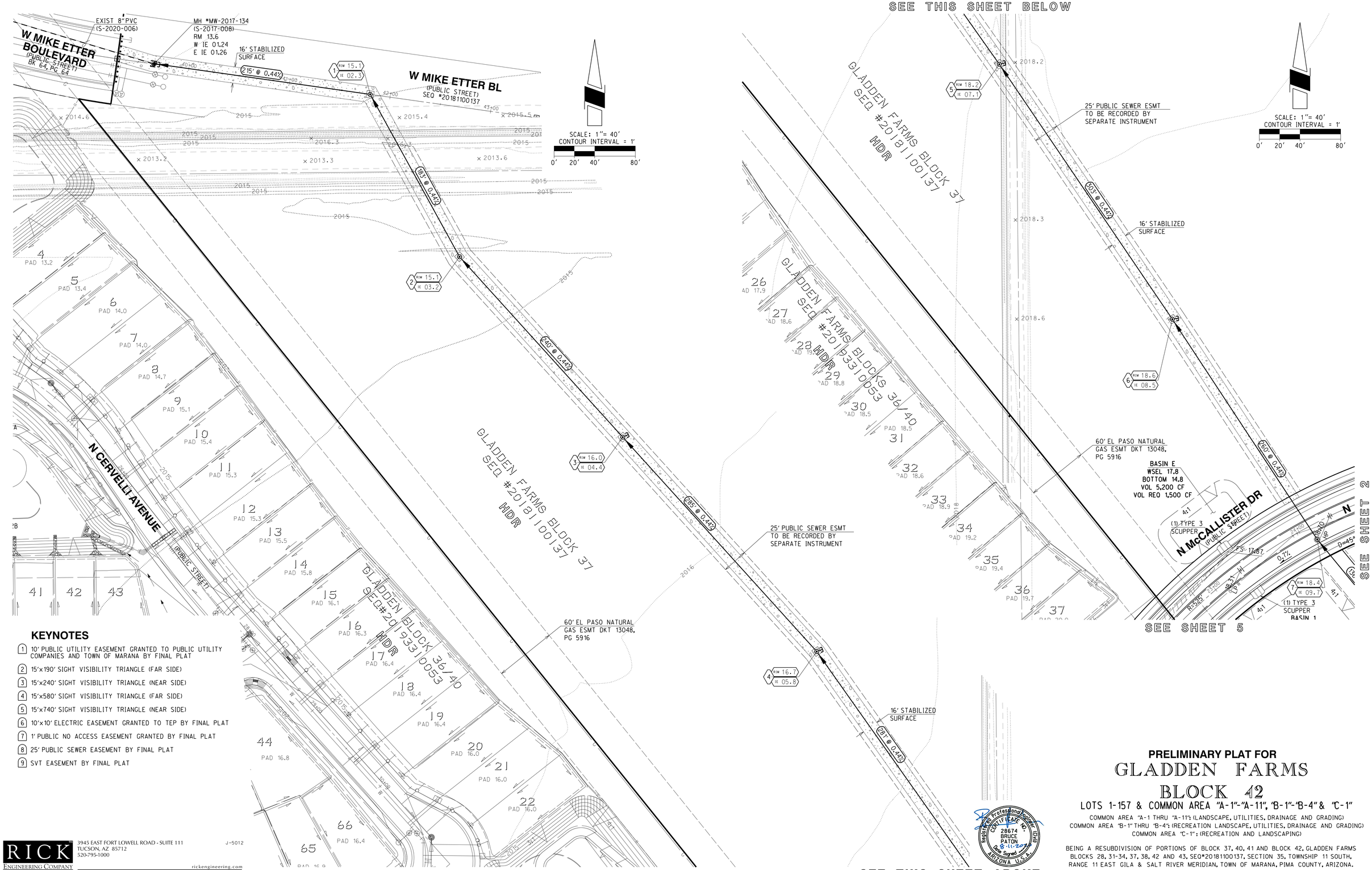
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PCZ1708-002 PRV1710-002 **PRV2005-001** SHEET 5 OF 7




## KEYNOTES

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Registered Professional Surveyor
CERTIFICATE NO.
28674
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5-11-2020
Date Signed
ARIZONA U.S.A.

**PRELIMINARY PLAT FOR**

# GLADDEN FARMS

# BLOCK 42

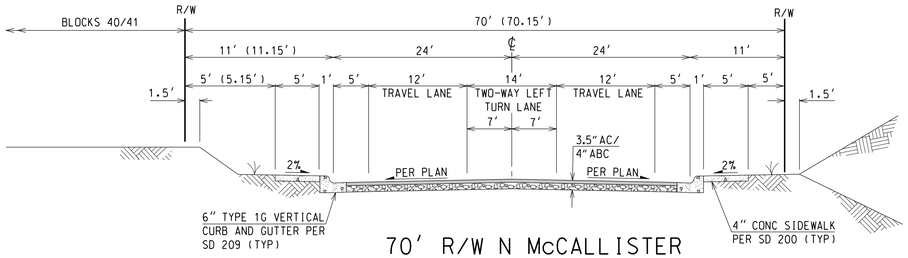
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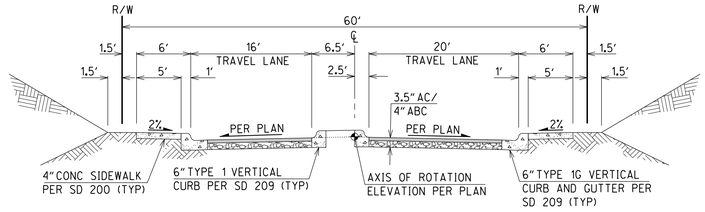
PCZ1708-002 PRV1710-002 PRV2005-001 SHEET 6 OF 7

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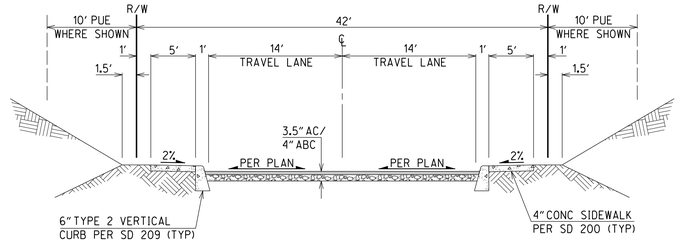

## D 70' R/W N McCALLISTER DRIVE STREET SECTION

DTL:TOM70XSVCG NO SCALE



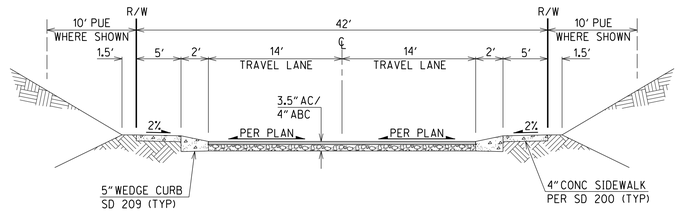

## A 60' R/W STREET SECTION

NO SCALE




## B 42' R/W STREET SECTION

DTL: TOM46XSRC NO SCALE




## C 42' R/W STREET SECTION

DTL: TOM46XSRC NO SCALE

**PRELIMINARY PLAT FOR**

# GLADDEN FARMS

# BLOCK 42

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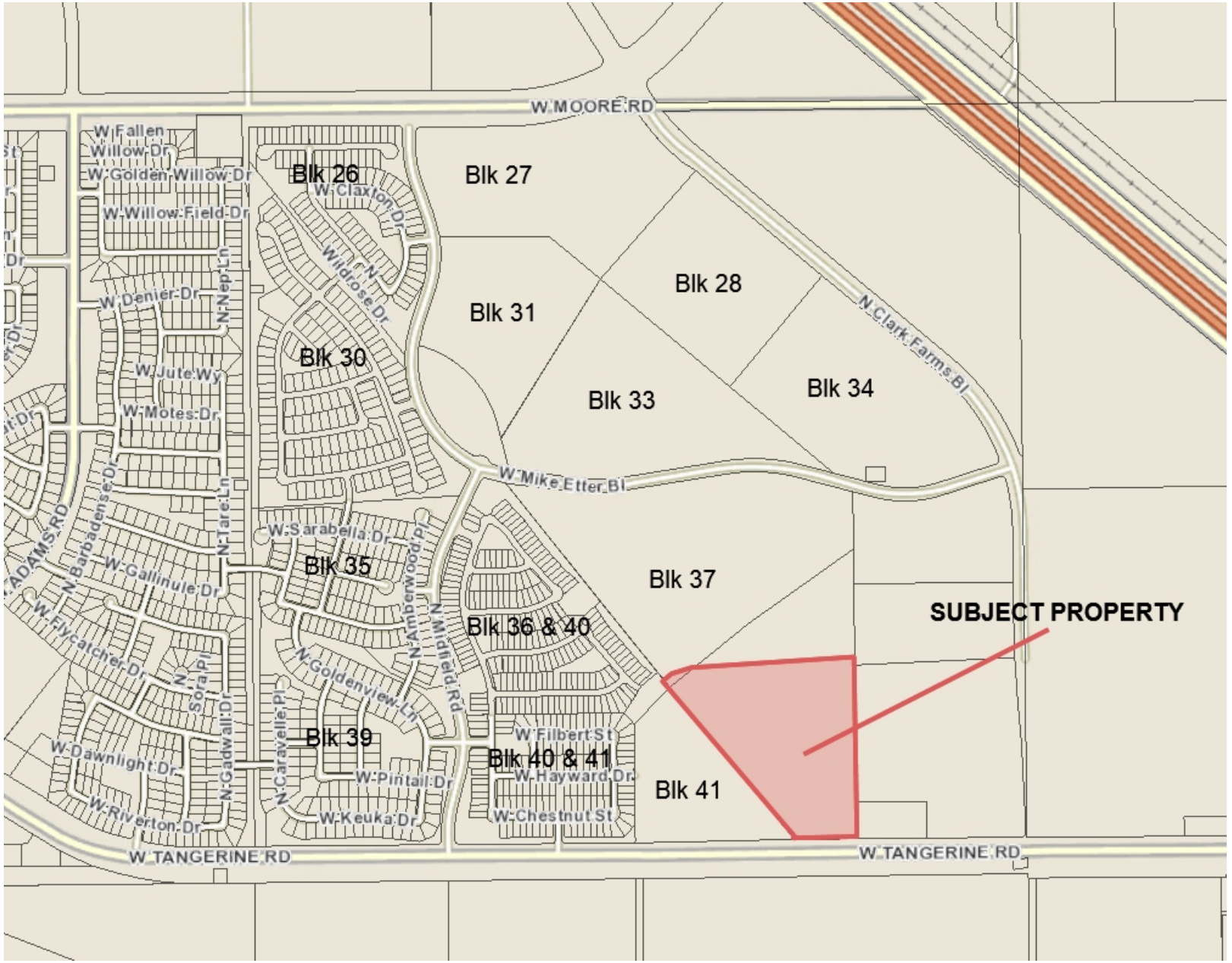
PCZ1708-002 PRV1710-002 **PRV2005-001** SHEET 7 OF 7

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# Gladden Farms Block 42 Plat




**Legend**

☐ Parcels



**Notes:**

2,000.0 0 1,000.00

Feet

Marana Regular Council Meeting 09/15/2020

Pima County GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

BLOCK 42

STREET "A"

STREET "B"

STREET "C"

STREET "D"

STREET "E"

STREET "F"

STREET "G"

STREET "H"

STREET "I"

TURF

TREE & SHRUB PLANTING, DECORATIVE ROCK, TYPICAL

EL PASO NATURAL GAS EASEMENT

MULTI-USE PATHWAY, TYPICAL

BLOCK 40 / 41

BLOCK 41

BLOCK 43

FIRE STATION

W TANGERINE RD

SEE ENLARGEMENT ABOVE RIGHT

MULTI-USE PATHWAY, TYPICAL

"ORCHARD" PATTERN TREE PLANTING

ENTRY MONUMENT WALLS

0' 80' 160' 240'




**ENLARGEMENT OF REC. CENTER AREA 1' = 40'**

ENTRY TREE & SHRUB PLANTING, DECORATIVE PAVING, DECORATIVE ROCK

ENTRY MONUMENT WALL & ARTIFICIAL TURF, TYPICAL

# GLADDEN FARMS II
# Block 42 Landscape Concept

The WLB Group Inc.
TUCSON - PHOENIX - LAS VEGAS - FLAGSTAFF
520.881.7480 - tucson@wlbgroup.com

AUGUST 2020

MARANA AZ

**Development Services** / maranaplanning@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

# PROJECT APPLICATION

## APPLICATION TYPE

| | | | |
|---|---|---|---|
| ☐ Annexation | ☐ Development Plan | ☐ Development Plan Package | ☐ General Plan Amendment |
| ☐ Rezone | ☐ Minor Land Division | ☐ Significant Land Use Change | ☐ Conditional Use Permit |
| ☐ Specific Plan | ☐ Landscape Plan | ☐ Native Plant Plan/Exception | ☐ SWPP |
| ☐ Variance | ☐ Hydraulic Model | ☐ Sewer Capacity Assurance | ☐ Sign Program |
| ☒ Plat | ☐ Improvement Plan | ☐ Report (Type): _____ | ☐ Other: _____ |

## PROJECT INFORMATION

| | |
|---|---|
| Project Name: Gladden Farms Block 42 | |
| Description of Project: Detached Single Family | Number of Lots: 157 |
| Parcel No.(s): 217-54-3430 | Gross Area (Acres): 26.05 |
| Project Address: None | |
| Ref. Project No.: PCZ1708-002 and PRV1710-002 | |

## CONTACT INFORMATION

| | | | |
|---|---|---|---|
| **Owner:** Fid Nat Title TR 60423 Attn: Crown West | Contact Name: Dean Wingert | | |
| Address: 333 East Wetmore Road, Suite 250 | City: Tucson | State: AZ | Zip: 85705 |
| Email: dwingert@crownwest.com | Phone No.: (520) 888-3962 | | |
| **Applicant:** Rick Engineering Company, Inc. | Contact Name: Chuck Martin | | |
| Address: 3945 E. Ft. Lowell Rd. SUite 111 | City: Tucson | State: AZ | Zip: 85732 |
| Email: cmartin@rickengineering.com | Phone No.: (520) 795-1000 | | |
| **Consultant/Engineer:** Rick Engineering Company, Inc. | Contact Name: Bruce Paton | | |
| Address: 3945 E. Ft. Lowell Rd. Suite 111 | City: Tucson | State: AZ | Zip: 85732 |
| Email: bpaton@rickengineering.com | Phone No.: (520) 795-1000 | | |

## OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct 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. (If applicant is not the owner, attach written authorization from the owner.)

| Chuck Martin | | 4/30/2020 |
|---|---|---|
| Applicant Name (PRINT) | Signature | Date |

**FOR OFFICIAL USE ONLY**

Revision Date 03/29/2019

**Project No.** PRV2005-001 **Date Received** 5/7/2020

**Council-Regular Meeting** **C5**

**Meeting Date:** 09/15/2020

**To:** Mayor and Council

**From:** Libby Shelton, Senior Assistant Town Attorney

**Date:** September 15, 2020

**Strategic Plan Focus Area:**
Not Applicable

**Subject:** Resolution No. 2020-103: Relating to Police Department; approving and authorizing the Chief of Police to execute a Task Force Agreement between the United States Department of Justice, Drug Enforcement Administration and the Marana Police Department for Fiscal Year 2021 (Libby Shelton)

---

**Discussion:**

For several years, the Town of Marana Police Department has participated with the United States Department of Justice and the Drug Enforcement Administration (DEA) on the DEA Tucson Task Force. These activities help improve the effectiveness and efficiency of drug control efforts.

The DEA Tucson Task Force will: (a) disrupt the illicit drug traffic in the State of Arizona by immobilizing targeted violators and trafficking organizations; (b) gather and report intelligence data relating to trafficking in narcotics and dangerous drugs; and, (c) conduct undercover operations where appropriate and engage in other traditional methods of investigation in order that the Task Force's activities will result in effective prosecution before the courts of the United States and the State of Arizona.

Under this agreement the Town agrees to provide an officer to the task force for a period of not less than two years. The salary and benefits of the officer are paid for by the Town and any overtime worked by the officer is reimbursable by DEA up to a maximum of $19,180.25 per year. The proposed agreement outlines the procedures for operation for Task Force activities and the funding policies and procedures in more detail.

**Financial Impact:**

Salary and benefits for the officer assigned to the DEA task force are budgeted in the FY2021 police department budget.

**Staff Recommendation:**

Staff recommends approval of the agreement.

**Suggested Motion:**

I move to adopt Resolution No. 2020-103, approving and authorizing the Chief of Police to execute the Task Force Agreement between the United States Department of Justice, Drug Enforcement Administration and the Marana Police Department for Fiscal Year 2021.

---

**Attachments**

Resolution No. 2020-103

Exhibit A

---

# MARANA RESOLUTION NO. 2020-103

RELATING TO POLICE DEPARTMENT; APPROVING AND AUTHORIZING THE CHIEF OF POLICE TO EXECUTE A TASK FORCE AGREEMENT BETWEEN THE UNITED STATES DEPARTMENT OF JUSTICE, DRUG ENFORCEMENT ADMINISTRATION AND THE MARANA POLICE DEPARTMENT FOR FISCAL YEAR 2021

WHEREAS evidence has shown that trafficking in narcotics and dangerous drugs exists in the Pima County area; and

WHEREAS the United States Department of Justice, Drug Enforcement Administration (DEA) has established a DEA Tucson Task Force whose mission is to investigate, prosecute and disrupt illicit drug trafficking in the State of Arizona; and

WHEREAS the Town of Marana, through its Police Department, and the DEA desire to renew an agreement providing for the Marana Police Department's continued participation in the DEA Tucson Task Force; 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 task force agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, approving the task force agreement between the DEA and the Marana Police Department for Fiscal Year 2021, attached to this resolution as Exhibit A, and authorizing the Chief of Police 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 task force agreement.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 15th day of September, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

**DEA PROGRAM - FUNDED**
**STATE AND LOCAL TASK FORCE AGREEMENT**

This agreement is made this 1st day of October 2020, between the United States Department of Justice, Drug Enforcement Administration (hereinafter "DEA"), and the **Marana Police Department**, ORI# AZ0100900 (hereinafter "**MPD**"). The DEA is authorized to enter into this cooperative agreement concerning the use and abuse of controlled substances under the provisions of 21 U.S.C. § 873.

WHEREAS there is evidence that trafficking in narcotics and dangerous drugs exists in the state of Arizona area and that such illegal activity has a substantial and detrimental effect on the health and general welfare of the people of Arizona, the parties hereto agree to the following:

1. The DEA Tucson Task Force will perform the activities and duties described below:

    a. disrupt the illicit drug traffic in the state of Arizona area by immobilizing targeted violators and trafficking organizations;

    b. gather and report intelligence data relating to trafficking in narcotics and dangerous drugs; and

    c. conduct undercover operations where appropriate and engage in other traditional methods of investigation in order that the Task Force's activities will result in effective prosecution before the courts of the United States and the state of Arizona.

2. To accomplish the objectives of the Tucson Task Force, the MPD agrees to detail one (1) experienced officer(s) to the Tucson Task Force for a period of not less than two years. During this period of assignment, the MPD officers will be under the direct supervision and control of DEA supervisory personnel assigned to the Task Force.

3. The MPD officers assigned to the Task Force shall adhere to DEA policies and procedures. Failure to adhere to DEA policies and procedures shall be grounds for dismissal from the Task Force.

4. The MPD officers assigned to the Task Force shall be deputized as Task Force Officers of DEA pursuant to 21 U.S.C. Section 878.

5. To accomplish the objectives of the Tucson Task Force, DEA will assign up to three (3) Special Agents to the Task Force. DEA will also, subject to the availability of annually appropriated funds or any continuing resolution thereof, provide necessary funds and equipment to support the activities of the DEA Special Agent and MPD officers assigned to the Task Force. This support will include: office space, office supplies, travel funds, funds for the purchase of evidence and information, investigative equipment, training, and other support items.

6. During the period of assignment to the Task Force, the MPD will remain responsible for establishing the salary and benefits, including overtime, of the officers assigned to the Task Force, and for making all payments due them. DEA will, subject to availability of funds, reimburse the MPD for overtime payment. Annual overtime for each state or local law enforcement officer is capped at the equivalent of 25% of a GS-12, Step 1, of the general pay scale for the Rest of United States. Reimbursement for all types of qualified expenses shall be contingent upon availability of funds and the submission of a proper request for reimbursement which shall be submitted monthly or quarterly on a fiscal year basis, and which provides the names of the investigators who incurred overtime for DEA during the invoiced period, the number of overtime hours incurred, the hourly regular and overtime rates in effect for each investigator, and the total cost for the invoiced period. Invoices must be submitted at least quarterly within 10 business days of the end of the invoiced period. Note: Task Force Officer's overtime "shall not include any costs for benefits, such as retirement, FICA, and other expenses."

7. In no event will the MPD charge any indirect cost rate to DEA for the administration or implementation of this agreement.

8. The MPD shall maintain on a current basis complete and accurate records and accounts of all obligations and expenditures of funds under this agreement in accordance with generally accepted accounting principles and instructions provided by DEA to facilitate on-site inspection and auditing of such records and accounts.

9. The MPD shall permit and have readily available for examination and auditing by DEA, the United States Department of Justice, the Comptroller General of the United States, and any of their duly authorized agents and representatives, any and all records, documents, accounts, invoices, receipts or expenditures relating to this agreement. The MPD shall maintain all such reports and records until all audits and examinations are completed and resolved, or for a period of six (6) years after termination of this agreement, whichever is sooner.

10. The MPD shall comply with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, as amended, and all requirements imposed by or pursuant to the regulations of the United States Department of Justice implementing those laws, 28 C.F.R. Part 42, Subparts C, F, G, H and I.

11. The MPD agrees that an authorized officer or employee will execute and return to DEA the attached OJP Form 4061/6, Certification Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; and Drug-Free Workplace Requirements. The MPD acknowledges that this agreement will not take effect and no federal funds will be awarded to the MPD by DEA until the completed certification is received.

12. When issuing statements, press releases, requests for proposals, bid solicitations, and other documents describing projects or programs funded in whole in part with federal money, the MPD shall clearly state 1) the percentage of the total cost of the program or project which will be financed with federal money and 2) the dollar amount of federal funds for the project or program.

13. The term of this agreement shall be effective from the date in paragraph number one until September 30, 2022. This agreement may be terminated by either party on thirty days' advance written notice. Billing for all outstanding obligations must be received by DEA within 90 days of the date of termination of this agreement. DEA will be responsible only for obligations incurred by MPD during the term of this agreement.

For the Drug Enforcement Administration:

_____ Date: _____

**Cheri A. Oz, Special Agent in Charge**
**Phoenix Field Division**

For the Marana Police Department:

_____ Date: _____

**Terry Rozema, Chief**
**Marana Police Department**

U.S. DEPARTMENT OF JUSTICE
OFFICE OF JUSTICE PROGRAMS
OFFICE OF THE COMPTROLLER

# CERTIFICATIONS REGARDING LOBBYING; DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS; AND DRUG-FREE WORKPLACE REQUIREMENTS

Applicants should refer to the regulations cited below to determine the certification to which they are required to attest. Applicants should also review the instructions for certification included in the regulations before completing this from. Signature of this form provides for compliance with certification requirements under 28 CFR Part 69, "New Restrictions on Lobbying" and 28 CFR Part 67, "Government-wide Department and Suspension (Nonprocurement) and Government-wide Requirements for Drug-Free Workplace (Grants)." The certifications shall be treated as a material representation of fact upon reliance will be placed when the Department of Justice determines to award the covered transaction, grant, or cooperative agreement.

## 1. LOBBYING

As required by Section 1352, Title 31 of the U.S. Code, and implemented at 28 CFR Part 69, for persons entering into a grant or cooperative agreement over $100,000, as defined at 28 CFR Part 69, the applicant certifies that:

(a) No Federal appropriate funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any Federal grant, the entering into of any cooperative agreement, and extension, continuation, renewal, amendment, or modification of any Federal grant or cooperative agreement;

(b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form - LLL, "Disclosure of Lobbying Activities," in accordance with its instructions;

(c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, contracts under grants and cooperative agreements, and subcontracts) and that all sub-recipients shall certify and disclose accordingly.

## 2. DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS (DIRECT RECIPIENT)

As required by Executive Order 12549, Debarment and Suspension, and implemented at 28 CFR Prt 67, for prospective participants in primary covered transactions, as defined at 28 CFR Part 67, Section 67.510-

A. The applicant certifies that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency;

(b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1) (b) of this certification; and

(d) Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default; and

B. Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

## 3. DRUG-FREE WORKPLACE (GRANTEES OTHER THAN INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, and implemented at 28 CFR Part 67, Subpart F, for grantees, as defined at 28 CFR Part 67 Sections 67.615 and 67.620-

A. The applicant certifies that it will or will continue to provide a drug-free workplace by:

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

(b) Establishing an on-going drug-free awareness program to inform employees about-

(1) The dangers of drugs abuse in the workplace;

(2) The grantee's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);

(d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will-

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the agency, in writing, within 10 calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to: Department of Justice, Office of Justice Programs, ATTN: Control Desk, 633 Indiana Avenue, N.W., Washington, D.C. 20531. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted-

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

(g) Making a good faith effort to continue to maintain a drug- free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).

B. The grantee may insert in the space provided below the site (s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, country, state, zip code)

Marana Police Department
11555 Civic Center
Marana, AZ 85653

Check ☐ if there are workplace on file that are not identified here.

Section 67. 630 of the regulations provides that a grantee that is a State may elect to make one certification in each Federal fiscal year. A copy of which should be included with each application for Department of Justice funding. States and State agencies may elect to use OJP Form 4061/7.

Check ☐ if the State has elected to complete OJP Form 4061/7.

## DRUG-FREE WORKPLACE (GRANTEES WHO ARE INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, and implemented at 28 CFR Part 67, Subpart F, for grantees, as defined at 28 CFR Part 67; Sections 67.615 and 67.620-

A. As a condition of the grant, I certify that I will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in condition any activity with the grant; and

B. If convinced of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, I will report the conviction, in writing, within 10 calendar days of the conviction, to: Department of Justice, Office of Justice Programs, ATTN: Control Desk, 633 Indiana Avenue, N.W., Washington, D.C. 20531.

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As the duly authorized representative of the applicant, I hereby certify that the applicant will comply with the above certifications.

1. Grantee Name and Address:

Marana Police Department
11555 Civic Center
Marana, AZ 85653

2. Application Number and/or Project Name

3. Grantee IRS/Vendor Number

4. Typed Name and Title of Authorized Representative

5. Signature

6. Date

**Council-Regular Meeting** **C6**

**Meeting Date:** 09/15/2020

**To:** Mayor and Council

**From:** Cherry L. Lawson, Town Clerk

**Date:** September 15, 2020

**Subject:** Approval of the Regular Council Meeting Summary Minutes of September 1, 2020 (Cherry L. Lawson)

## Attachments

Regular Council Meeting Summary Minutes, 09/01/2020

**MARANA TOWN COUNCIL**

**REGULAR COUNCIL MEETING**

**11555 W. Civic Center Drive, Marana, Arizona 85653**
**Council Chambers, September 1, 2020, 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**
**John Officer, Council Member**
**Roxanne Ziegler, Council Member**

**SUMMARY MINUTES**

## CALL TO ORDER AND ROLL CALL

**Mayor Honea** called the meeting to order at 6:00 PM and directed the Clerk to call the roll. **Mayor Honea, Vice Mayor Post, Council Members: Dave Bowen, Patti Comerford, Roxanne Ziegler, John Officer, and Herb Kai.**

**PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE:** Led by **Mayor Honea.**

## APPROVAL OF AGENDA

***Vice Mayor Post moved and Council Member Bowen second the motion to approve the agenda with the following changes, move Item A1 to the end after Item A4. Motion passes, 7-0.***

## CALL TO THE PUBLIC

**Mayor Honea** open the meeting to receive public comments, and the following individuals provided comments.

**Tom Howlin**, President of the Sunflower Homeowners Association, stated he attended the Council Study Session over a month ago for the annexation of the KB Homes property. He wished to express his gratitude to the Council for its reasonableness for which it approached this issue. He want to thank **Council Member Ziegler** and **Council Member Comerford** as both spoke out about the issue, as he admires strong women. He thanked **Mayor Honea** as he had worked behind the scenes without much credit in order to get a lot of this done to make the development palatable to Sunflower and other communities. The Sunflower community nudged him to come before Council to offer its appreciation and gratitude for what it does.

## PROCLAMATIONS

**P1** Proclamation declaring September 21–27, 2020 as, "Diaper Need Awareness Week" (Cherry L. Lawson)

## MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

**Council Member Officer** reported that he attended the Support for Marana Police Officers with his family. It was a great event as well as a show of support for Marana Police Department.

**Mayor Honea** reported that he had been working online, and that it is hard work, as he is an executive member on the League of Arizona Cities and Towns Board. He spent four hours online early morning on Zoom to interact and provide comments on behalf of Marana.

## MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

**Town Manager Mehta** reported on the single-family residential permits issued as provided within the Executive Report to Council for the month of August. Marana issued 82 single-family residential permits in comparison to one year ago in August 2019, the Town issue 62. The last few months have been extremely positive for the Town of Marana in terms of its attractiveness for new building in the town as well as for families moving to the area.

He also reported on the Tortolita fires stating there were two (2) fires that started on August 27; one called the Dove fire and the other called the Edwin fire. Both fires are completely contained, and there were no structure loss as the fires were on state lands. Our trail system that was blocked off due to the fires is now reopen.

Relating to Parks & Recreation, Marana started the swim season late due to the onsite construction at that time. The swim season is extended until September 5. To

commemorate the season, the Parks Department will host a Dive-in-Movie event to celebrate the end of the swim season. It is fully booked. Marana is the only community that has an open pool in the region. We managed to do that by instituting measures that would keep patrons, staff and lifeguards safe. Along with the splash pads, Marana is the only community that has maintained the opening of these areas.

He provided a brief update to COVID-19 stating Pima County has officially moved into the moderate phase of transmission. This means that some of those businesses that were identified such as movie theaters, certain bars and restaurants, or waterparks—those types of businesses were identified as having to pause in its mode of operation. As we have moved into the moderate mode, certain guidelines issued by the state, some can reopen with certain limitations. Those businesses that were previously on the pause mode can now begin to reopen, only after approval by the state.

As of August 31, Governor Ducey's office has reported that 1,200 businesses have put in requests, several of those businesses have been approved; some of which are located in Marana. The state are the ones who are enforcing this measure. In the Phoenix area, there were three bars reported as non-compliant. They were shut down and its liquor license is indefinitely suspended. In Marana previously before the new measures were instituted by the state, Town staff was doing the enforcement. We had dealt with 17 establishments. Fortunately, for the Town, all 17 business established have complied after the Town made the initial contact. Some of those businesses have started reopening under limited conditions. Those businesses will continue to report, and will be monitored by the state going forward as they have established its own complaint web form.

Much of this information can be obtained from the Town's Covid-19 webpage, and contains the information on how businesses can reopen, status of the transmission, benchmarks and the capacity that the state can operate.

**Mayor Honea** added to **Mr. Mehta's** comments stating as one review the dot map, that if you review the zip code for Pima County 85653, and 85658 for Dove Mountain, it shows three to five cases each. Marana has low number of cases.

## PRESENTATIONS

**P1** Relating to Budget; presentation of preliminary year-end results (July-June) for the Town's General Fund and other selected major funds for the 2019-2020 fiscal year (Yiannis Kalaitzidis)

**Finance Director Yiannis Kalaitzidis** presented a PowerPoint overview of the preliminary year-end results (July-June) for the Town's General Fund and other selected major funds for the 2019-2020 fiscal year. *(A copy of the presentation is available in the Town Clerk's Office for review, and the Council Meeting video is available on the town's website for viewing.)*

**P2** Relating to Budget; presentation of monthly financial revenues (July) of the Town's General Fund funds for the 2020-2021 fiscal year (Yiannis Kalaitzidis)

**Mr. Kalaitzidis** presented a PowerPoint overview of the monthly financial revenues (July) of the Town's General Fund funds for the 2020-2021 fiscal year. *(A copy of the presentation is available in the Town* Clerk's *Office for review, and the Council Meeting video is available on the town's website for viewing.)* Below is a brief overview of the presentation.

Budget Briefing
- Current State of Economy
- Revenue history, April-June
- July revenue update

Budget Briefing: Background
- COVID-19 caused GDP to fall by 32.9% in the second quarter ended June 30, 2020
- Unemployment stands at 10.2% nationally (July) and 10.0% in AZ (June)
- Federal relief funds help keep economy afloat, but continuation is uncertain
- Economic recovery still uncertain without proven vaccine or therapeutic solution expected for months

Budget Briefing: FY2021 Indicators
- Real-Time Indicators & Trends
    - Marana Hotel Occupancy rate fell by 10.2% ( July Year over Year)
    - Marana Hotel Revenues declined by 11.6% (July Year over Year)
    - Housing Permits still being issued but future is uncertain
        - 855 issued in FY2020 vs 802 in FY2019
        - 205 issued April – June 2020 vs. 256 in April – June 2019
        - 103 issued in July 2020 vs. 83 in July of 2019

Budget Briefing: FY2020 Projections vs. Actuals
- April-June actual revenues compared to pre-pandemic anticipated projections
- PowerPoint slide is available for viewing in the Town Clerk's Office or on the Town's website.

Budget Briefing: Summary
- Revenues are better than anticipated
- Still early to determine the future which will depend on
    - Federal relief funds
    - Virus solution (Vaccine or therapeutics)
    - Effectiveness of current measures
- Stay the course while uncertainty remains
- Continue to monitor revenues

DRAFT

## CONSENT AGENDA

**C1** Resolution No. 2020-091: Relating to Utilities; approving and authorizing the Mayor to sign a five-year intergovernmental agreement with the Metropolitan Domestic Water Improvement District for the purchase of long term water storage credits (Scott Schladweiler)

**C2** Resolution No. 2020-092: Relating to Utilities; approving and authorizing the Mayor to sign an agreement with B.K.W. Farms, Inc. for in-lieu water deliveries and storage (Scott Schladweiler)

**C3** Resolution No. 2020-093: Relating to Utilities; approving and authorizing the Water Director to sign a Joint Funding Agreement with the U.S. Department of the Interior U.S. Geological Survey for Aquifer Storage Change and Land Surface Elevation Change Monitoring from October 1, 2020 through June 30, 2024 (Scott Schladweiler)

**C4** Resolution No. 2020-094: Relating to Parks and Recreation; approving and authorizing the Parks and Recreation Director to execute the third amendment to Facility Usage Agreement between the Town of Marana and Leman Academy of Excellence, Inc. (Jane Fairall)

**C5** Approval of the Regular Council Meeting Summary Minutes of August 18, 2020 (Cherry L. Lawson)

***Council Member Ziegler moved and Vice Mayor Post second the motion approving the Consent Agenda as presented. Motion passes unanimously, 7-0.***

## LIQUOR LICENSES

## BOARDS, COMMISSIONS AND COMMITTEES

## COUNCIL ACTION

**A1** *Relating to Finance; discussion and direction to staff regarding whether to implement the federal payroll tax deferral program authorized by the August 8, 2020 Presidential Memorandum Deferring Payroll Tax Obligations in Light of the Ongoing COVID-19 Disaster (Yiannis Kalaitzidis)* ***Amended Agenda item added, 08/31/2020 @ 4:28 PM. Item was considered after Item A4.***

**Finance Director Yiannis Kalaitzidis** provided a PowerPoint Presentation overview on this item as provided below. *(A copy of the presentation is on file in the Town Clerk's Office, or on the Town website for viewing.)* He stated the purpose of the item is for Council to elect whether the Town, as an employer will implement the federal payroll tax deferral program; and if so, whether the Town will allow employees the choice to opt in or out of the program.

Payroll Tax Deferral: Background

- Presidential Memorandum on Deferring Payroll Tax Obligations in Light of the Ongoing COVID-19 Disaster – issued on August 8, 2020
- Directed Secretary of the Treasury (IRS) to defer certain payroll tax obligations from September 1, 2020 to December 31, 2020
    - Applicable wages = 6.2% of Employee Social Security contribution
    - Only employees making less than $4,000 (pre-tax) on a bi-weekly basis are eligible for the deferral
- Presidential Memorandum further directs Secretary of Treasury to:
    - Issue guidance to implement the memorandum
    - Explore avenues to eliminate the obligation to pay the taxes deferred

Guidance from Treasury

IRS issued guidance on August 28, 2020:

- Payback period starting January 1, 2021 and no later than April 1, 2020; interest & penalties accrue beginning May 1, 2020
- Employer to "withhold and pay" any deferred amounts during the payback period
- Ultimately, an employer liability to pay back any taxes deferred
- If necessary, employer may make arrangements to collect the deferred taxes from employee
- Designates "employers that are required to withhold and pay the employee share of social security tax" as the "Affected Taxpayers"
- Clarifies that the $4,000 per pay period threshold for tax deferral eligibility must be determined on a pay period-by-pay period basis

Treasury guidance did not address the following:

- Whether payroll tax deferral is mandatory or optional
    - Appears to be optional for employer
    - Relies on Section 7508A of the IRS Code which allows IRS to postpone deadlines - does not allow IRS to prohibit timely withholding and payment of taxes
    - Employees are not designated as "Affected Taxpayers" – appear to have no independent right to deferral
- Whether employees may opt-out
    - Appears to be no prohibition on an employer allowing employees to choose whether or not to defer the employee portion
- Participation & payback for temporary employees
- How to collect amounts deferred if the employee separates from the Town

Potential Considerations

For Employees:

- Benefit for 4 months through December 2020

- Burden for 4 months from January-April 2021 to pay back deferred tax (essentially double payroll taxes) unless Congress passes legislation to forgive deferred amounts
- Potential tax implications for 2020 & 2021

For Employer:
- Administrative burden to implement & maintain
- Manual calculation each pay period to determine eligibility of each employee
- Collections from employees upon separation and during payback period
- Temporary employees might not be able to participate
- Payback is ultimately Town's responsibility

Estimated Impact
- Eligible employees – up to 373 of 397 (excluding impact of overtime to wages)
- Impact to individual employees:
    - $5 – $248 per paycheck
    - $40 - $1,984 from September – December in total
- Total liability to Town estimated at $371,000

Next Steps
Request for Council to provide direction on the following:
- Town implementation of payroll tax deferral considering the impact to the Town and employees
- If Council votes for Town to participate
    - Allow individual employees to opt-out?
    - Obtain written, signed agreement from participating employees for potential collection of taxes owed at separation
    - Inclusion or exclusion of temporary employees

Timeline
If Council votes to implement the payroll tax deferral program and allows individual employees to opt in or out:
- Survey employees to determine participation
- Implement written, signed agreements with participating employees
- Implement for pay period ending 9/11/20

**Mr. Kalaitzidis** stated staff recommends the Council chose not to implement the Payroll Tax Deferral Program. The program does not appear to provide any long-term benefits to employees or to the Town, as the taxes will simply be deferred for four (4) months before having to be withheld and paid in full. However, if Council chooses to implement the program, then staff recommends the following: 1) Employees should be allowed to choose whether to participate in the program on an individual basis. 2) An employee's decision to opt in or out of the deferral program should be irrevocable, i.e. the employee may not opt in and then opt out, or vice versa. 3) Employees that do participate in the

program should be required to sign an agreement regarding repayment, as drafted and approved by the Town's Legal Department.

***Council Member Bowen moved and Council Member Kai second the motion not implement the payroll deferral program. Motion passes 6-yes, 1 nay (Ziegler)***

**A2** Resolution No. 2020-095: Relating to Annexation; approving and authorizing the Mayor to sign the Intergovernmental Agreement among Pima County, the Pima County Flood Control District, and the Town of Marana regarding open space near the El Río Preserve; approving and authorizing the Mayor to sign the La Puerta Del Norte East Pre-Annexation Development Agreement with Marana Unified School District No. 6; authorizing the Mayor to sign the annexation petition for Town-owned properties in the La Puerta Del Norte East Annexation area; and authorizing Town staff to de-annex Town-owned properties from the La Puerta Del Norte Mobile Home Subdivision Declaration of Restrictions (Frank Cassidy)

**Town Attorney Frank Cassidy** provided an overview of the background on the annexation and the intergovernmental agreement related to La Puerta Del Norte East PADA with Marana Unified School District No. 6, as well as the financial implications associated, and the benefits of the annexation with the Town of Marana. *(To view the full discussion of this item, please go to the Town website at www.maranaaz.gov.)*

**Mr. Cassidy** pointed to an error in one of the other provision in Section 5D of the Development Agreement. It states that Marana will waive 60% of the permit fees for the road. That should be 50%, and an earlier draft stated they had asked Marana to contribute 60% of the road up to $400,000. Marana negotiated that amount down to 50%. Therefore Section 5D of the agreement should be amended by vote to say 50% of the permit fees.

**Mayor Honea** open the meeting to receive public comments on this item. The following individuals came forward to provide comments. Some of the comments were submitted by email to the Town to be included with this item.

**Bill Ohl** spoke in opposition of the project, and commented about the August 18 Study Session and having met on or near Linda Vista representatives from KB Homes, and others. He explained the nature of the meeting was to look at some options for Linda Vista.

**Luis Iracheta** spoke about the project in size and scope. He says people live in that area and the area is special to them as they enjoy living there. He spoke in opposition of the project.

**Frank Hook** spoke in opposition of the project, as the community that he lives in is not in Marana. However, he shops and pays taxes in the Town of Marana. He commented about the conflict of interest and rezoning of the property area.

**James Meyer** spoke about his personal timeline related to the purchase of his property. He spoke in opposition of the project.

**Joy White** spoke in opposition of the project as the property means a lot to her and her family as she has lived in the community for 20 years. The people who lives in the La Puerta Del Norte community does not wish to be annexed into Marana.

**Mark Johnson**, President of the Tortolita Alliance (TA) stated he sent a letter on behalf of the TA on the propose annexation of La Puerta Del Norte. He commented on some concerning areas of the proposed annexation.

**Rory Juneman, representative of KB Homes, Inc.**, clarified some statements that some of the speakers made.

**Karen Kansfield** sent an email opposing the development for several reasons.

**Margot Dahl** sent an email opposing the development until a proper report on watershed and affected wildlife and environment has been conducted.

**Evelyn Belzer** sent an email opposing the development as it has served as a gathering place for many for thousands of years.

**Anthony Paashaus** spoke in opposition of the development, as there will be an impact on wildlife in that area.

***Council Member Bowen moved and Vice Mayor Post second the motion approving Resolution No. 2020-095 Relating to Annexation; approving and authorizing the Mayor to sign the Intergovernmental Agreement among Pima County, the Pima County Flood Control District, and the Town of Marana regarding open space near the El Río Preserve; approving and authorizing the Mayor to sign the La Puerta Del Norte East Pre-Annexation Development Agreement with Marana Unified School District No. 6; authorizing the Mayor to sign the annexation petition for Town-owned properties in the La Puerta Del Norte East Annexation area; and authorizing Town staff to de-annex Town-owned properties from the La Puerta Del Norte Mobile Home Subdivision Declaration of Restrictions. Motion passes, 6-yes, 1-nay (Ziegler).***

**A3** Resolution No. 2020-096: Relating to Development; amending the infrastructure improvements plan supporting development impact fees for parks and recreation facilities by revising the projects included in the infrastructure improvements plan and shifting the anticipated development impact fee funding among those projects without changing the amount of the fee or the level of service (Jim Conroy)

**Parks & Recreation Director Jim Conroy** provided an overview of this item stating the Town's Infrastructure Improvement Plan for parks and recreation facilities (the "Parks IIP") identifies the projects and funding levels for parks and recreation facilities that are

proposed to be funded with the Town's Parks and Recreation Facilities Development Impact Fee (the "P&R DIF") adopted by Marana Ordinance No. 2014.012 and kept in place by Marana Ordinance No. 2017.029.

***Council Member Ziegler moved and Council Member Kai second the motion adopting Resolution No. 2020-096 Relating to Development; amending the infrastructure improvements plan supporting development impact fees for parks and recreation facilities by revising the projects included in the infrastructure improvements plan and shifting the anticipated development impact fee funding among those projects without changing the amount of the fee or the level of service. Motion passes unanimously, 7-0.***

**A4** Resolution No. 2020-097: Relating to Capital Improvement Projects; approving and authorizing the Mayor to sign the Second Amendment to Mandarina Mediation Agreement (Jane Fairall)

**Mr. Cassidy** provided an overview to Resolution No. 2020-097 stating staff recommends adopting the resolution and authorizing the Mayor to sign the Second Amendment to Mandarina Mediation Agreement. **Chad Rodriquez** is attending the meeting in the event Council has questions for him.

***Council Member Kai moved and Council Member Ziegler second the motion adopting Resolution No. 2020-097. Motion passes unanimously, 7-0.***

**ITEMS FOR DISCUSSION / POSSIBLE ACTION**

**D1** Relating to Development and Public Works; update, discussion, and possible direction regarding public and private projects and development applications on the Town's Marana Current and Proposed Projects internet site (Jason Angell)

**Development Services Director Jason Angell** provided an update on public and private projects, and development applications on the Town's Marana Current and Proposed Project internet site.

**D2** 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 (Jamsheed Mehta)

**Mr. Mehta** reported on the following legislative and government actions as provided below:

FEDERAL

- There are no new developments at the Federal level at this time. Of the three most recent Executive Orders issued by the President, the Payroll Tax Holiday concept is something that Council will have already received more information on during this meeting.

STATE

- Governor Ducey has not issued any new Executive Orders since July 23, 2020.
- No Special Session has been identified by the Legislature at this time.

BILL TRACKING

- No bills are being tracked right now. However, of the 4 propositions that we mentioned at our last Council meeting, two of them have made it through being challenged in court and will be on the ballot in November, including:
  - *Prop 207 - Smart and Safe AZ (Recreational Marijuana)*
  - *Prop 208 - Invest in Education*

More information on both these propositions to follow in his weekly reports to Council.

**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.

**Mayor Honea** asked for a motion to go into an executive session for the reasons stated below.

**[8:11 PM Minutes:]**

***Council Member Kai moved and Council Member Ziegler second the motion to enter into an executive session as provided in Items E2-E6. Motion passes unanimously, 7-0.***

**[9:03 PM Minutes:]**

Meeting resumed.

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

**E2** Executive session pursuant to A.R.S. § 38-431.03(A)(4) for discussion or consultation with the Town's attorneys in order to consider the Town's position and instruct its attorneys regarding the Town's position regarding contemplated litigation to collect unpaid water resource development impact fees from HZ Props RE, Limited Partnership for the Popeyes restaurant constructed at 3814 West River Road in Marana.

**Mr. Cassidy** stated this item relates to Popeye's that the Town request authorization to proceed with the lawsuit.

***Vice Mayor Post moved and Council Member Kai second the motion authorizing staff to move forward with filing the lawsuit against Popeye's. Motion passes unanimously, 7-0.***

**E3** Executive session pursuant to A.R.S. § 38-431.03(A)(4) for discussion or consultation with the Town's attorneys in order to consider the Town's position and instruct its attorneys regarding the Town's position regarding possible litigation and/or settlement negotiations arising from the Public Water Infrastructure Participation and Water Service Agreement entered into between the Town of Marana, Marana Technology Campus, L.L.C., and Northwest Storage, L.L.C., and recorded in the Pima County Recorder's office on August 14, 2014 at Sequence 20142260255.

**Mr. Cassidy** stated this item is related to the Marana Technology Campus agreement for the 970-foot water line. The Town request authorization to proceed to enforce the agreement as written.

***Council Member Bowen moved and Council Member Officer second the motion authorizing the Town to proceed with enforcement of the agreement as written. Motion passes unanimously, 7-0.***

**E4** Executive session pursuant to A.R.S. § 38-431.03(A)(4) for discussion or consultation with the Town's attorneys in order to consider the Town's position and instruct its attorneys regarding the Town's position regarding possible litigation and/or settlement negotiations to collect unpaid water resource development impact fees from Pulte Home Company, LLC.

**Mr. Cassidy** stated this item is related to the Pulte Home Company negotiation for unpaid water resource development impact fees. The Town request authorization to proceed consistently with the discussion in executive session.

***Vice Mayor Post, moved and Council Member Ziegler second the motion authorizing the Town to proceed consistently with the discussion in executive session related to this item.***

**E5** Executive session pursuant to A.R.S. § 38-431.03(A)(7) for discussion or consultation with the Town Manager, Town Engineer, and Town Attorney, as designated representatives of the Town, in order to consider the Town's position and instruct its representatives regarding negotiations for the sale or lease of interests in real property located in Ora Mae Harn Park to Southwest Gas Corporation for the installation of natural gas facilities to connect to the El Paso Natural Gas pipeline.

**Mr. Cassidy** stated this item is related to the negotiation with Southwest Gas Corporation regarding the site in Ora Mae Harn Park. The Town request authorization to proceed with negotiations consistent with the discussions in executive session.

***Council Member Kai moved and Council Member Bowen second the motion authorizing the Town to proceed with negotiations consistent with the discussion in executive session. Motion passes unanimously, 7-0.***

**E6** Executive session pursuant to A.R.S. § 38-431.03(A)(4) for discussion and consultation with and instructions to the Town's attorneys regarding settlement discussions in the pending litigation Betty Sieber v. Town of Marana, Pima County Superior Court Case No. C20202255.

**Mr. Cassidy** stated this item is related to Betty Sieber v. Town of Marana. The Town request authorization to settle for $20,000.

***Vice Mayor Post, moved and Council Member Kai second the motion authorizing the Town to settle the case with Ms. Sieber for $20,000. Motion passes unanimously, 7-0.***

**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**

**Mayor Honea** asked for a motion to adjourn the meeting.

***Council Member Bowen moved and Vice Mayor Post second the motion to adjourn the meeting. Motion passes unanimously, 7-0. Meeting adjourned at 9:07 PM.***

**CERTIFICATION**

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on September 1, 2020. I further certify that a quorum was present.

_____

Cherry L. Lawson, Town Clerk

DRAFT

**Council-Regular Meeting** **L1**

**Meeting Date:** 09/15/2020

**To:** Mayor and Council

**Submitted For:** Cherry L. Lawson, Town Clerk

**From:** Suzanne Sutherland, Executive Assistant

**Date:** September 15, 2020

**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 Location Transfer of a series #009 Liquor Store liquor license submitted by Kim Kenneth Kwiatkowski on behalf of Circle K Store #9539, located at 11403 W. Tangerine Road, Marana, Arizona 85653 (Cherry L. Lawson)

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**Discussion:**

This application is for a Location Transfer of a series #009 Liquor Store liquor license at Circle K Store #9539, located at 11403 W. Tangerine Road, Marana, Arizona 85653.

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 an application for Location Transfer of a series #009 Liquor Store liquor license submitted by Kim Kenneth Kwiatkowski on behalf of Circle K Store #9539, located at 11403 W. Tangerine Road, Marana, Arizona 85653.

OPTION 2: I move to adopt and submit to the DLLC an order recommending disapproval of an application for Location Transfer of a series #009 Liquor Store liquor license submitted by Kim Kenneth Kwiatkowski on behalf of Circle K Store #9539, located at 11403 W. Tangerine Road, Marana, Arizona 85653.

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**Attachments**

Application
Affidavit of Posting
Local Governing Body Recommendation
Descriptions of Common Types of Liquor Licenses

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# State of Arizona
# Department of Liquor Licenses and Control

Created 07/23/2020 @ 03:21:15 PM

Local Governing Body Report

## LICENSE

| | | | |
|---|---|---|---|
| Number: | 09100041 | Type: | 009 LIQUOR STORE |
| Name: | CIRCLE K STORE #9539 | | |
| State: | Pending | | |
| Issue Date: | | Expiration Date: | 10/31/2020 |
| Original Issue Date: | 11/18/1982 | | |
| Location: | 11403 W TANGERINE ROAD<br>MARANA , AZ 85653<br>USA | | |
| Mailing Address: | [redacted] | | |
| Phone: | [redacted] | | |
| Alt. Phone: | [redacted] | | |
| Email: | [redacted] | | |

Currently, this license has pending applications.

## AGENT

| | |
|---|---|
| Name: | KIM KENNETH KWIATKOWSKI |
| Gender: | Male |
| Correspondence Address: | [redacted] |
| Phone: | [redacted] |
| Alt. Phone: | |
| Email: | [redacted] |

## OWNER

Name: CIRCLE K STORES INC
Contact Name: KIM KENNETH KWIATKOWSKI
Type: CORPORATION
AZ CC File Number: F00065980 State of Incorporation: AZ
Incorporation Date: 04/08/1957
Correspondence Address: [redacted]
Phone: [redacted]
Alt. Phone:
Email: [redacted]

**Officers / Stockholders**

| Name: | Title: | % Interest: |
|---|---|---|
| CIRCLE K DELAWARE INC | Stockholder | 100.00 |
| TIMOTHY SHAWN TOUREK | Vice-President | |
| KATHLEEN K CUNNINGTON | President,Sec, Treas, Director | |
| KIM KENNETH KWIATKOWSKI | ASST SEC | |

## COUCHE TARD US INC - Stockholder

Name: MACS CONVENIENCE STORES INC
Contact Name: KIM KENNETH KWIATKOWSKI
Type: CORPORATION
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: [redacted]
Phone: [redacted]
Alt. Phone:
Email: [redacted]

## MACS CONVENIENCE STORES INC - Stockholder

Name: COUCHE TARD INC
Contact Name: KIM KENNETH KWIATKOWSKI
Type: CORPORATION
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: [redacted]
Phone: [redacted]
Alt. Phone:
Email: [redacted]

## COUCHE TARD INC - Stockholder

Name: DEPAN ESCOMPTE COUCHE TARD INC
Contact Name: KIM KENNETH KWIATKOWSKI
Type: CORPORATION
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: [redacted]
Phone: [redacted]
Alt. Phone:
Email: [redacted]

## DEPAN ESCOMPTE COUCHE TARD INC - Stockholder

Name: ALIMENTATION COUCHE TARD INC
Contact Name: KIM KENNETH KWIATKOWSKI
Type: CORPORATION
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: [redacted]
[redacted] Phone:
Email: [redacted]

## CIRCLE K STORES INC - Stockholder

Name: CIRCLE K DELAWARE INC
Contact Name: KIM KENNETH KWIATKOWSKI
Type: CORPORATION
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: [redacted]
[redacted] Phone:
Email: [redacted]

## CIRCLE K CORPORATION - Stockholder

Name: COUCHE TARD US INC
Contact Name: KIM KWIATOKSKI
Type: CORPORATION
AZ CC File Number: State of Incorporation:
Incorporation Date:
Correspondence Address: [redacted]
Phone: [redacted]
Alt. Phone:
Email: [redacted]

## CIRCLE K DELAWARE INC - Stockholder

Name: CIRCLE K CORPORATION
Contact Name: KIM KENNETH KWIATKOWSKI
Type: CORPORATION
AZ CC File Number: State of Incorporation: AZ
Incorporation Date:
Correspondence Address: [redacted]
Phone: [redacted]
Alt. Phone:
Email: [redacted]

## CIRCLE K DELAWARE INC - Sec
## CIRCLE K STORES INC - ASST SEC

Name: KIM KENNETH KWIATKOWSKI
Gender: Male
Correspondence Address: [redacted]
Phone: [redacted]
Alt. Phone:
Email: [redacted]

**ALIMENTATION COUCHE TARD INC - VP**
**CIRCLE K CORPORATION - Pres/SEC**
**CIRCLE K DELAWARE INC - Pres/SEC**
**CIRCLE K STORES INC - President,Sec, Treas, Director**
**COUCHE TARD INC - VP**
**COUCHE TARD US INC - Pres/SEC**
**DEPAN ESCOMPTE COUCHE TARD INC - VP**
**MACS CONVENIENCE STORES INC - VP**

Name: KATHLEEN K CUNNINGTON
Gender: Female
Correspondence Address: [redacted]
Phone: (602)728-7137
Alt. Phone:
Email: [redacted]

## CIRCLE K STORES INC - Vice-President

Name: TIMOTHY SHAWN TOUREK
Gender: Male
Correspondence Address: [redacted]
Phone: [redacted]
Alt. Phone:
Email: [redacted]

## MANAGERS

Name: JANET KAY MEZA
Gender: Female
Correspondence Address: [redacted]
Phone: [redacted]
Alt. Phone:
Email: [redacted]

emailed to Marana 8/3/2020 AR

# APPLICATION INFORMATION

Application Number: 115030
Application Type: Location Transfer
Created Date: 07/23/2020

# QUESTIONS & ANSWERS

**009 Liquor Store**

1) Are you applying for an Interim Permit (INP)?
No

4) Does the Business location address have a street address for a City or Town but is actually in the boundaries of another City, Town or Tribal Reservation?
No

13) Please provide name, address, and Distance of nearest school.
GLADDEN FARMS ELEMENTARY
11745 W GLADDEN FARMS DR MARANA AZ 85653
2,300 FT

14) Please provide name, address, and distance of nearest church.
ST CHRISTOPHER CATHOLIC PARISH 12101 W MOORE RD MARANA AZ 85653

8,035 FEET

15) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
PROPERTY OWNER

16) Is there a penalty if lease is not fulfilled?
No

17) What is the total money borrowed for the business not including the lease?
Please list lenders/people owed money for the business.
$3,500,000.

WELLS FARGO BANK ACCT-4123020789 -333 S GRAND AVE 12TH FLOOR LOS ANGELES CA 90071

18) Is there a drive through window on the premises?
No

19) If there is a patio please indicate contiguous or non-contiguous within 30 feet
NONE

20) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
Yes
If yes, what is your estimated completion date?
11/27/2020

27) Total Price paid for Series 6 Bar, Series 7 Beer & Wine Bar or Series 9 Liquor Store (license only)
0

'20 AUG 3 Liq. Lic. PM 1:42

AMENDMENT
#115030
Kwiatkowski, Kim, Kenneth
Circle K Store #9539

**Circle K Stores Inc.**
**Texas 6/8/51**
**Charter No. 0010697700**
**FIN# 74-1149540**

| | | OFFICE | Name | BUSINESS ADDRESS |
|---|---|---|---|---|
| AZ DOL | * | President/Treasurer/Secretary/Sr VP | Kathy Cunnington | [redacted] |
| | * | Sr. Vice President | Darrell Davis | [redacted] |
| | * | Sr. Vice President | Dennis Tewell | [redacted] |
| | | Sr. Vice President | Timothy Alexander Miller | [redacted] |
| AZ DOL | | Vice President | Tim Shawn Tourek | [redacted] |
| | | Vice President | Trey Powell | [redacted] |
| | | Vice President | David G. Morgan | [redacted] |
| | | Vice President | Brian Bednarz | [redacted] |
| | | Vice President | Matt McCure | [redacted] |
| | | Vice President | Meredith Will Rice Jr. | [redacted] |
| | | Vice President | Rodney Blanton | [redacted] |
| | | Vice President | Mark Tate | [redacted] |
| | | Vice President | Mark Ostoits | [redacted] |
| | | Vice President | Luc Langevin | [redacted] |
| AZ DOL | | Assistant Secretary | Kim Kwiatkowski | [redacted] |
| | | Assistant Secretary | Valery Zamuner | [redacted] |
| | | Assistant Secretary | Sarah Lynn Longwell | [redacted] |
| | | Assistant Secretary | Michael L Foster | [redacted] |
| | | Assistant Secretary | Randy Horne | [redacted] |
| | | Assistant Secretary | Edward Giunta | [redacted] |
| | | Assistant Secretary | Kimberly Andrews | [redacted] |
| | | Assistant Secretary | John Little | [redacted] |
| | | Assistant Secretary | Aaron Brooks | [redacted] |

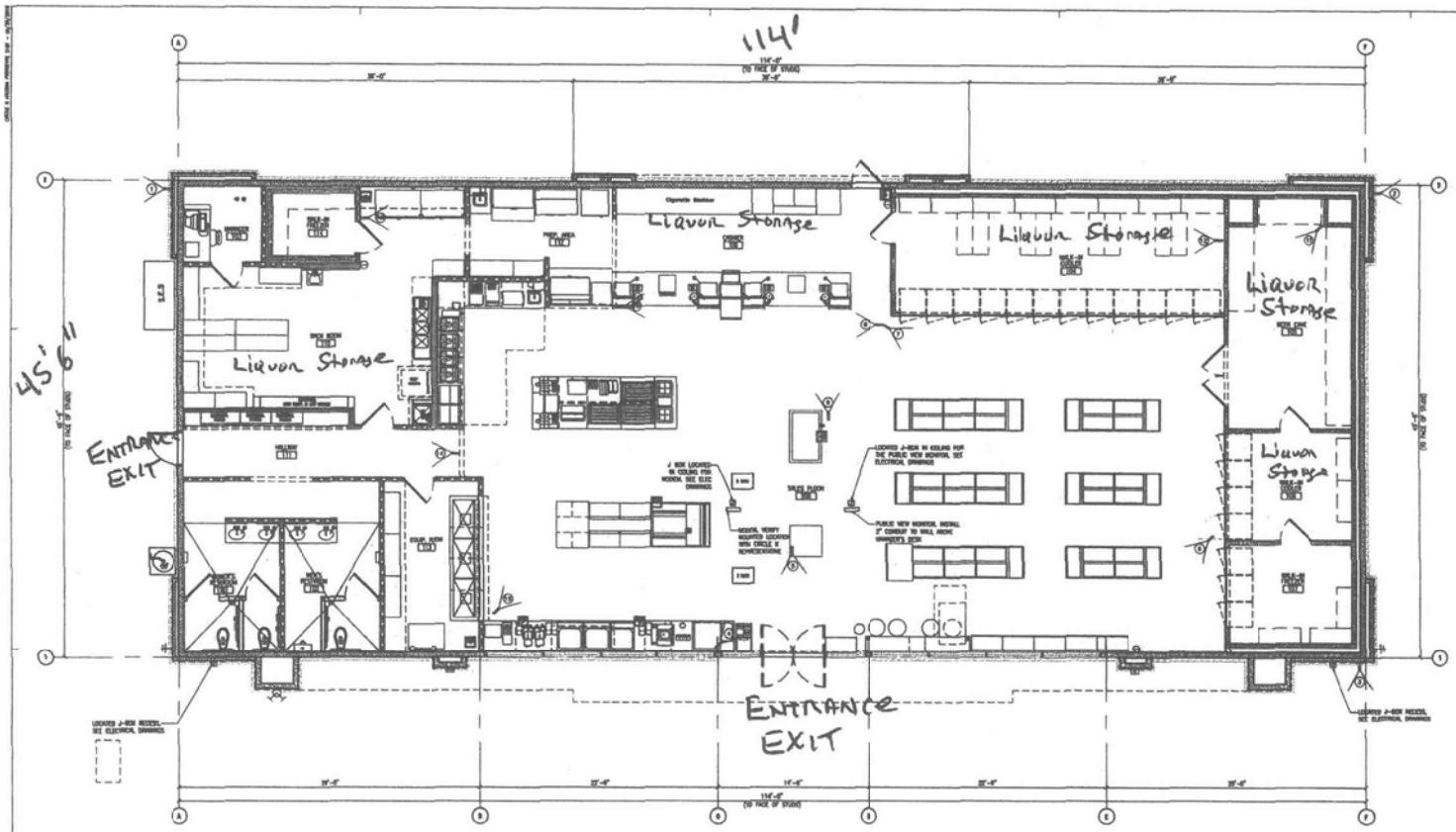
* Director

[redacted]

[redacted] Stores Inc. is qualified in:
AL, AZ, AR, CA, CO, FL, GA, , ID, KS, LA, MS,
MO, NV, NM, NC, OK, OR, SC, TN, TX, UT, WA

Corporate Structure:
Circle K Delaware Inc. is 100% owned by The Circle K Corporation (Kathy Cunnington - President/Director)
The Circle K Corporation is 100% owned by Couche-Tard US Inc. (Kathy Cunnington - President/Director)
Couche-Tard US Inc. is 100% owned by Mac's Convenience Stores Inc. (Kathy Cunnington - President/Director)
Mac's Convenience Stores Inc. is 100% owned by Couche-Tard Inc. (Kathy Cunnington - Sr. Vice President)
Couche-Tard Inc. is 100% owned by Depan-Escompte Couche-Tard Inc. (Kathy Cunnington - Sr. Vice President)
Depan-Escompte Couche-Tard Inc. is 100% owned by Alimentation Couche-Tard Inc. (Kathy Cunnington - Sr. Vice President)
Alimentation Couche-Tard Inc. is a publicly traded company (Kathy Cunnington - Sr. Vice President)

'20 JUL 23 Liq. Lic. AM 3:29




**GENERAL NOTES**

1. SECURITY SYSTEM DESIGNED AND PROVIDED BY CIRCLE K
2. [symbol] INDICATES APPROXIMATE CAMERA LOCATIONS
3. FINAL CAMERA LOCATIONS TO BE DETERMINED BY CIRCLE K

**NOTES**

1. VERIFY MUSIC & SPEAKERS LAYOUT WITH CIRCLE K REPRESENTATIVE.
2. G.C. TO PULL ALL SPEAKER WIRE FOR STORE & CANOPY.

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
ARCH PROF IN CHARGE
PROJECT MANAGER
ARCH PM
QUALITY CONTROL
ARCH QC
DRAWN BY
ARCH DRAWN

PROJECT NAME
**CIRCLE K STORES, INC.**

**CITY**
**ARIZONA**

ADDRESS_LINE_1
ADDRESS_LINE_2
ADDRESS_LINE_3

CIRCLE K STORES INC.

PROJECT NUMBER
XXXXXX.X

SHEET TITLE
**SECURITY SYSTEM PLAN**

SHEET NUMBER
**A1.9**

5187 ARIZONA PROTOTYPE

'20 JUL 23 Lqr. Lic. PM 3:29

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: August 12, 2020 Date of Posting Removal: 9/2/2020

Applicant's Name: Kwiatkowski (Last) Kim (First) Kenneth (Middle)

Business Address: 11403 W. Tangerine Road (Street) Marana (City) 85653 (Zip)

License #: 09100041/115030

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.

| Christine Byler | Community Outreach Coordinator | 520-382-1926 |
|---|---|---|
| Print Name of City/County Official | Title | Phone Number |

Signature

9/2/2020
Date Signed

Return this affidavit with your recommendations (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.

**Arizona Department of Liquor Licenses and Control**
**800 W Washington 5th Floor**
**Phoenix, AZ 85007-2934**
**www.azliquor.gov**
**(602) 542-5141**

# Local Governing Body Recommendation
## A.R.S. § 4-201(C)

1. City or Town of: Town of Marana (Circle one) Liquor License Application #: 09100041/115030 (Arizona application #)

2. County of: Pima County City/Town/County #: Town #LL2020-18

3. If licensed establishment will operate within an "entertainment district" as described in A.R.S. §4-207(D)(2),

_____ (Name of entertainment district) _____ (Date of resolution to create the entertainment district)

A boundary map of entertainment district must be attached.

4. The Town of Marana Council (Governing body) at a Regular (Regular or special) meeting held on the 15th (Day) of September (Month), 2020 (Year) considered the application of Kim Kenneth Kwiatkowski (Name of applicant)

for a license to sell spirituous liquor at the premises described in application 09100041/115030 (Arizona liquor license application #),

for the license series #: type Series #09 Liquor Store (i.e.: series #10: beer & wine store) as provided by A.R.S §4-201.

ORDER OF APPROVAL/DISAPPROVAL

IT IS THEREFORE ORDERED that the license APPLICATION OF Kim Kenneth Kwiatkowski (Name of applicant)

to sell spirituous liquor of the class and in the manner designated in the application, is hereby recommended

for _____. (Approval, disapproval, or no recommendation)

TRANSMISSION OF ORDER TO STATE

IT IS FURTHER ORDERED that a certified copy of this order be immediately transmitted to the State Department of Liquor, License Division, 800 W Washington, 5th Floor, Phoenix, Arizona.

Dated at _____ (Location) on _____ (Day), _____ (Month), _____ (Year).

_____ (Printed name of city, town or county clerk) _____ (Signature of city, town or county clerk)


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

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.

**Council-Regular Meeting** **A1**

**Meeting Date:** 09/15/2020

**To:** Mayor and Council

**From:** Cynthia Ross, Senior Planner

**Date:** September 15, 2020

**Strategic Plan Focus Area:**
Not Applicable

**Subject:** PUBLIC HEARING: Ordinance No. 2020.010: Relating to Development; approving an amendment to the Pima Farms North Specific Plan – Villas at Sombrero Peak to add approximately 0.68 acres of land to the specific plan boundary with a land use designation of Village Core – Commercial (C) located at 8861 N. Continental Reserve Loop, approximately 250 feet south of Silverbell Road, on the west side of Continental Reserve Loop (Cynthia Ross)

Resolution No. 2020-104: Relating to Development; declaring as a public record filed with the Town Clerk the amended Pima Farms North Specific Plan – Villas at Sombrero Peak adopted by Ordinance No. 2020.010 (Cynthia Ross)

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**Discussion:**

**Summary**
DAZ7-Sombrero Peak L.L.C., represented by the Planning Center, is requesting an amendment to the Pima Farms North Specific Plan - Villas at Sombrero Peak to add approximately 0.68 acres to the specific plan boundary to rectify a split zoning land use designation on a 1.42-acre property and give the subject property a single land use designation, Village Core – Commercial (C).

**Location**
The subject property lies within the Pima Farms Specific Plan and is located at 8861 North Continental Reserve Loop, approximately 250 feet south of Silverbell Road, on the west side of Continental Reserve Loop, recorded as Lot 3 of Continental Crossing Final Plat within a portion of Section 28, Township 12 South, Range 12 East.

The site is also located in the Silverbell Road Corridor Overlay District (SRCOD). The

purpose of the SRCOD is to ensure high-quality development along Silverbell Road while providing for specific uses in a planned commercial setting, compatible and complementary to adjacent residential subdivisions. The proposed development will be subject to a coordinated set of design principles for buildings, site planning, landscaping, and signage outlined in Title 24 of the Marana Land Development Code and subject to review and approval by the Marana Planning Commission.

**Zoning Background**

Pima Farms North Specific Plan and the Pima Farms Specific Plan

The Pima Farms North Specific Plan was adopted on May 30, 1989 by Ordinance No. 89.20 and encompasses 108 acres. The Pima Farms Specific Plan was also adopted on May 30, 1989 by Ordinance No. 89.21 and encompasses 754 acres.

Pima Farms North Specific Plan – Villas at Sombrero Peak

The first amendment to the Pima Farms North Specific Plan was approved on July 5, 2006 by Ordinance No. 2006.19. The purpose of the plan amendment was to establish a 26 acre commercial area located at the northwest corner of Silverbell Road and Continental Reserve Loop. On February 14, 2016, this acreage was platted as Continental Crossing (Lots 1-4) by Resolution 2016.015. The 1.42 acre subject parcel, represented as Lot 3 of the Continental Crossing plat, was platted with a split zoning designation: zoned Village Core – Commercial in the northern portion of the property (under the Pima Farms North Villas at Sombrero Peak Specific Plan) and zoned medium-high density residential in the southern portion of the property (under the Pima Farms Specific Plan).

**Amendment Request**

This amendment represents the second amendment to the Pima Farms North Specific Plan. The purpose of this amendment is to remove the southern 0.68-acre portion of the property currently within the Pima Farms Specific Plan and include it in the Pima Farms North Specific Plan Amendment – The Villas at Sombrero Peak area with a land use designation of Village Core – Commercial (C). This amendment, with the north 0.74-acre portion of the property already within the Pima Farms North Specific Plan Villas at Sombrero Peak, will make the entire 1.42-acre site one land use designation and subject to the development regulations and guidance of a single specific plan, versus two specific plans.

Upon approval of the Specific Plan amendment, the mapping and relevant pages within the Pima Farms North Specific Plan Villas at Sombrero Peak will be modified to include the additional 0.68-acre portion with a land use designation of Village Core-Commercial (C). A redlined version showing the proposed amended changes is attached to this report for review.

**Land Use**

The parcel is currently vacant. Land uses surrounding the parcels are: Commercial to the north (Quik-Mart) and to the west (Watermark Assisted Senior Living), and Commercial to the east across Continental Reserve Loop (Pima Federal Credit Union and assorted retails and services). Adjacent to the south is "Common Area A" as identified on the final block plat of Continental Reserve. This approximately 1-acre

parcel is owned by the Continental Reserve Master Homeowners Association and has a drainage easement and 100 foot wide powerline easement with existing poles and electrical lines on it. South of "Common Area A" is the Pima Farms Sierra Crest (aka Sierra Ridge) subdivision that has a land use designation of Medium-High Density Residential (MHDR).

**Circulation and Utilities**
Access to the amendment area will be provided from the existing, adjacent public road, Continental Reserve Loop. Marana Water, Southwest Gas Corp., Tucson Electric Power and Pima County Regional Wastewater Reclamation Department are the utility providers.

**Applicant Neighborhood Outreach**
On July 28, 2020, The Planning Center notified all property owners within 300 feet of the subject property by U.S. Mail, inviting them to provide feedback on the proposed future use of the parcel by National Self Storage, a climate-controlled self-storage facility. Due to the Coronavirus Pandemic, the applicant did not offer to meet-in-person, instead they invited citizens to a virtual meeting with the owners of National Self Storage and their development team to discuss the project details more in-depth. A summary of the August 13, 2020 virtual neighborhood meeting is attached to this report.

**Public Notification**
This public hearing was properly noticed in the Daily Territorial newspaper, and all property owners within 300-feet for the proposed amended area were noticed by U.S. Mail of the date, time, and topic of the public hearing. Notice was also posted at various locations within the community and on the Town website.

As of the date of this draft report, staff has received two calls and twenty-one letters of opposition to the ultimate use of the property as a self-storage business, and they are attached to this report. Concerns include the height, size and location of the building, the proximity to residential use, obstruction of views, lighting from the windows, increased noise pollution, increased traffic causing congestion and posing dangers to the students attending Rattlesnake Ridge Elementary School south of this project. A self-storage facility would require a conditional use permit (CUP).

**Recommended Findings of Fact**

1. The property is currently zoned 'F' Specific Plan. The proposed change in the specific plan land use designation from Pima Farms Specific Plan 'MHDR' to the Pima Farms North Specific Plan - Villas at Sombrero Peak land use designation of Village Core – Commercial (C) is consistent with the purpose of the Specific Plan zoning.
2. This proposal is found to be consistent with the purpose and intent of the Town of Marana's adopted General Plan.
3. With the acceptance of the recommended conditions, the proposed rezoning is in compliance with all other development standards of the Marana Land Development Code and Marana Town Code related to this zoning classification.
4. 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 of Marana.

**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 proposed rezoning 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 the proposed rezoning 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: The proposed rezoning is consistent with the purpose and intent of the Land Development Code and the Town of Marana General Plan's 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, the proposed rezoning 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 of Marana.

**Staff Recommendation:**

**Planning Commission Recommendation**

The Planning Commission heard the request for the proposed rezoning at a public hearing on August 26, 2020. The Commission voted 6-0 to recommend approval to the Town Council.

**Staff Recommendation**

Staff recommends adoption of Ordinance No. 2020.010, approving an amendment to the Pima Farms North Specific Plan - Villas at Sombrero Peak to add approximately 0.68 acres (Assessor's Parcel Number 226-22-6160) to the specific plan boundary with a Pima Farms North Specific Plan - Villas at Sombrero Peak land use designation of Village Core – Commercial (C), located at 8861 North Continental Reserve Loop, approximately 250-feet south of Silverbell Road, on the west side of Continental Reserve Loop.

**Suggested Motion:**

I move to adopt Ordinance No. 2020.010, approving an amendment to the Pima Farms North Specific Plan - Villas at Sombrero Peak to add approximately 0.68 acres of land (Assessor's Parcel Number 226-22-6160) to the specific plan boundary with a Pima Farms North Specific Plan - Villas at Sombrero Peak land use designation of Village Core – Commercial (C).

**Attachments**

Ordinance No. 2020.010
Resolution No. 2020-104 Declaring SPA a Public Record
Application
Applicant Request Letter & Narrative
Location Map
Proposed Specific Plan Amendment Redlines
Proposed Land Use Plan Concept
Applicant's Neighborhood Outreach Summary
Letters of Opposition Rec'd as of 8.31.20
PowerPoint

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# MARANA ORDINANCE NO. 2020.010

RELATING TO DEVELOPMENT; APPROVING AN AMENDMENT TO THE PIMA FARMS NORTH SPECIFIC PLAN – VILLAS AT SOMBRERO PEAK TO ADD APPROXIMATELY 0.68 ACRES OF LAND TO THE SPECIFIC PLAN BOUNDARY WITH A LAND USE DESIGNATION OF VILLAGE CORE – COMMERCIAL (C) LOCATED AT 8861 N. CONTINENTAL RESERVE LOOP, APPROXIMATELY 250 FEET SOUTH OF SILVERBELL ROAD, ON THE WEST SIDE OF CONTINENTAL RESERVE LOOP

WHEREAS, on May 30, 1989, the Town Council adopted Ordinance No. 89.20 approving the Pima Farms North Specific Plan; and

WHEREAS, on May 30, 1989, the Town Council adopted Ordinance No. 89.21 approving the Pima Farms Specific Plan; and

WHEREAS, on July 5, 2006, the Town Council adopted Ordinance No. 2006.19 approving the Pima Farms North Specific Plan – Villas at Sombrero Peak specific plan amendment, rezoning approximately 26 acres of land within the Pima Farms North Specific Plan with a land use designation of "C" Commercial; and

WHEREAS, on February 16, 2016, the Town Council adopted Resolution No. 2016-015 approving a final plat for Continental Crossing Lots 1-4 (the "Continental Crossing Final Plat") recorded in the Pima County Recorder's office on February 19, 2016, at Sequence 20160500157; and

WHEREAS Lot 3 of the Continental Crossing Final Plat ("Lot 3") was platted with a split zoning designation, with the northern 0.74 acres of Lot 3 located within the Pima Farms North Specific Plan - Villas at Sombrero Peak with a land use designation of Village Core – Commercial (C), and the southern 0.68 acres of Lot 3 located within the Pima Farms Specific Plan with a land use designation of Medium-High Density Residential (MHDR); and

WHEREAS DAZ7-Sombrero Peak LLC (the "Property Owner") owns Lot 3; and

WHEREAS the Property Owner has authorized the Planning Center to submit an application to amend the Pima Farms North Specific Plan - Villas at Sombrero Peak to add the southern 0.68 acres of Lot 3 that was located in the Pima Farms Specific Plan (the "Amendment Area") to the specific plan boundary for Pima Farms North Specific Plan - Villas at Sombrero Peak with a land use designation of Village Core – Commercial (C); and

WHEREAS the Marana Planning Commission held a public hearing on this specific plan amendment on August 26, 2020, and voted six to zero (with one Commissioner absent) to recommend that the Town Council approve the amendment, subject to the recommended conditions; and

WHEREAS the Town Council held a public hearing to consider this amendment on September 15, 2020 and determined that the amendment is in the best interest of the Town of Marana and the general public.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

**Section 1.** The amended Pima Farms North Specific Plan - Villas at Sombrero Peak, adding the Amendment Area to the specific plan boundary with a land use designation of Village Core – Commercial (C)., one electronic and one printed copy of which is on file in the office of the Town Clerk of the Town of Marana, Arizona, which was made a public record by, and is attached as, Exhibit A to Marana Resolution No. 2020-104, is hereby referred to, adopted and made part of this ordinance as if fully set out here.

**Section 2**. This specific plan amendment 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), and which shall be binding on the Property Owner and its successors in interest (all of whom are collectively included in the term "Property Owner" in the following conditions):

1. All of the rezoning conditions of Ordinance No. 2006.19 remain applicable to this project except for any conditions that have been modified by this amendment in which case the modified conditions will take precedence.
2. 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 and payment of application fees and applicable development impact fees.
3. The ultimate development proposed by this amendment shall be consistent with the adopted development standards as set forth in the specific plan amendment approved by Ordinance No. 2006.19.
4. A master drainage study must be submitted by the Property Owner and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan for any portion of Lot 3.
5. A detailed traffic impact analysis must be submitted by the Property Owner and accepted by Town staff prior to approval of a preliminary plat or development plan for any portion of Lot 3.

6. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owner and accepted by the "water provider" prior to approval of a preliminary plat for any portion of Lot 3. The WIP shall identify all on-site and off-site water facilities needed to serve the proposed development. The WIP shall include all information required by the water provider, such as (but not limited to) analysis of water use and fire flow requirements, and well source, reservoir, infrastructure needed to serve the proposed development. If the water provider requires a water service agreement as a condition of service to the proposed development, the Property Owner must enter into a water service agreement with the water provider consistent with the accepted WIP.

7. A master sewer plan must be submitted by the Property Owner and accepted by the Pima County Regional Wastewater Reclamation Department (the "wastewater utility") prior to the approval of any final plat or development plan for Lot 3. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owner must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.

8. The Property Owner must design and construct any roadway, drainage, water, and wastewater improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis, the accepted master drainage study, the accepted WIP, the accepted master sewer plan, and other studies approved in connection with the approval of a preliminary plat or development plan for any portion of Lot 3.

9. The final design of required streets and circulation facilities, including gated access (if applicable) and emergency access, must be in conformance with applicable fire codes prior to Town Council consideration of a final plat for any portion of Lot 3.

10. Prior to the issuance of any grading permits, the Property Owner 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, if federal permits are required for the development of Lot 3.

11. A 100% clearance survey for the desert tortoise shall be completed by a qualified biologist at the Property Owner's expense and a survey report shall be submitted to the Town and to the Arizona Game and Fish Department (AZGFD) prior to issuance of any grading permits. If a desert tortoise is found during the survey or at any time during construction, the Property Owner shall immediately notify the Town and AZGFD, and the tortoise shall be moved in accordance with the most current AZGFD Tortoise Handling Guidelines at the Property Owner's expense.

12. Compliance with all provisions of the Town's Codes, Street Standards, and Ordinances, current at the time of any subsequent development, including, but not limited to, requirements for public improvements.
13. Within 60 days after the adoption of this ordinance, the Property Owner shall provide the Planning Department with 3 paper copies and one digital copy of the specific plan with the appropriate changes made.

**Section 3.** All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Town Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

**Section 4.** 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 of this ordinance.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 15th day of September, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

# MARANA RESOLUTION NO. 2020-104

RELATING TO DEVELOPMENT; DECLARING AS A PUBLIC RECORD FILED WITH THE TOWN CLERK THE AMENDED PIMA FARMS NORTH SPECIFIC PLAN – VILLAS AT SOMBRERO PEAK ADOPTED BY ORDINANCE NO. 2020.010

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the amended Pima Farms North Specific Plan – Villas at Sombrero Peak adopted by Ordinance No. 2020.010 and attached to and incorporated in this resolution as Exhibit A, one electronic and one paper copy of which are on file in the office of the Town Clerk, is hereby declared to be a public record and ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 15th day of September, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

MARANA AZ

**Development Services** / maranaplanning@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

# PROJECT APPLICATION

## APPLICATION TYPE

| | | | |
|---|---|---|---|
| ❑ Annexation | ❑ Development Plan | ❑ Development Plan Package | ❑ General Plan Amendment |
| ❑ Rezone | ❑ Minor Land Division | ❑ Significant Land Use Change | ❑ Conditional Use Permit |
| ☒ Specific Plan | ❑ Landscape Plan | ❑ Native Plant Plan/Exception | ❑ SWPP |
| ❑ Variance | ❑ Hydraulic Model | ❑ Sewer Capacity Assurance | ❑ Sign Program |
| ❑ Plat | ❑ Improvement Plan | ❑ Report (Type): _____ | ❑ Other: _____ |

## PROJECT INFORMATION

| | |
|---|---|
| Project Name: Pima Farms North Plan Amendment - The Villas at Sombrero Peak SPA | |
| Description of Project: SPA to include 0.68 AC area into the specific plan | Number of Lots: N/A |
| Parcel No.(s): 226-22-6160 | Gross Area (Acres): 1.42 |
| Project Address: 8611 N. Continental Reserve Loop | |
| Ref. Project No.: | |

## CONTACT INFORMATION

| | | | |
|---|---|---|---|
| **Owner:** DAZ7-Sombrero Peak LLC | Contact Name: Travis Morrow (representative) | | |
| Address: P.O. Box 90540 | City: Tucson | State: AZ | Zip: 85752 |
| Email: tmorrow@nationalselfstorage.com | Phone No.: (520) 577-9777 | | |
| | | | |
| **Applicant:** The Planning Center | Contact Name: Lexy Wellott | | |
| Address: 2 East Congress Street | City: Tucson | State: AZ | Zip: 85701 |
| Email: lwellott@azplanningcenter.com | Phone No.: (520) 623-6146 | | |
| | | | |
| **Consultant/Engineer:** EPS Group, Inc. | Contact Name: Francis Hemmah | | |
| Address: 8710 North Thronydale Road, Suite 140 | City: Tucson | State: AZ | Zip: 85742 |
| Email: francis.hemmah@epsgroupinc.com | Phone No.: (520) 408-1400 | | |

## OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct 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. (If applicant is not the owner, attach written authorization from the owner.)

| LEXY WELLOTT | | 08/17/2020 |
|---|---|---|
| Applicant Name (PRINT) | Signature | Date |

**FOR OFFICIAL USE ONLY**

**Project No.**_____ **Date Received**_____

Revision Date 03/29/2019

July 23, 2020
Revised August 17, 2020

Mr. Jason Angell
Development Services Director
Town of Marana
11555 West Civic Center Drive
Marana, AZ 85653

Dear Mr. Angell:

On behalf of the property owner, DAZ7-Sombrero Peak LLC, and National Self Storage, this letter is to request an amendment to the Pima Farms North Specific Plan, specifically the Pima Farms North Specific Plan Amendment – The Villas at Sombrero Peak. The purpose of this request is to rectify a split zoning designation on a 1.42-acre property located at 8861 North Continental Reserve Loop, approximately 250 feet south of Silverbell Road (see *Exhibit A: Site Location)*.

Before 2008, the subject property consisted of two parcels that were in two separate specific plans: Pima Farms North Specific Plan Amendment - The Villas at Sombrero Peak (0.74 acres) and Pima Farms Specific Plan (0.68 acres) (see *Exhibit I.A.1: Existing Specific Plan Configuration*). As a result of development interest in 2008, a lot combination was processed to form a single, 1.42-acre, site. Though the two parcels were combined, the zoning designations for each remained unchanged, leaving the newly combined parcel, identified by Assessor Parcel Number (APN): 266-22-6160, partially zoned for commercial uses in the north and partially zoned for medium-high density residential uses in the south under two different sets development standards and regulations in separate Specific Plans.

This minor amendment request is to remove the 0.68-acre portion of the property currently within the Pima Farms Specific Plan and include it within the Pima Farms North Specific Plan Amendment – The Villas at Sombrero Peak with a land use designation of Village Core-Commercial (see *Exhibit I.A.2: Proposed Specific Plan Amendment*). This amendment is consistent with the 0.74-acre portion of the property that is already within the Pima Farms North Specific Plan Amendment – The Villas at Sombrero Peak. This change brings the property under the development regulations and guidance of a single specific plan and better positions the property for development. Upon approval of the specific plan amendment, National Self Storage intends to pursue a conditional use permit for a climate-controlled self-storage facility similar to their Dove Mountain facility located at 12071 N Thornydale Road just north of Tangerine Road.

Accompanying this letter is a redlined copy of the Pima Farms North Specific Plan Amendment – The Villas at Sombrero Peak, which reflects the modifications outlined below.

- Front Cover: Case numbers and submittal date updated; adoption and amendment names and dates added to cover;
- Inside Cover: The amendment date and The Planning Center address were updated;
- For Clarification of Material Page: summary of amendments was included;

a 2 e. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

- Page 1: overall acreage was updated; authority for specific plans was included; SCROD review and approval authority was updated;
- Page 2: the map was updated to include the 0.68-acre portion of the property to the amendment area;
- Page 3: summary of Amendment #1 was included, and previous Amendment #1 description was removed;
- Page 4: Amendment #1 Land Use Designations exhibit was included;
- Page 5: summary of Amendment #2 was included;
- Page 6: Map was updated to show current specific land use designations;
- Page 7: The map was updated to include the 0.68-acre portion of the property to the amendment area;
- Page 17: overall acreage was updated; and
- Page 18: Land Use Plan updated to include the new amendment area and current development.
- Section and Exhibit references were updated accordingly.

Thank you for your consideration. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Lexy Wellott, AICP
Project Manager
(520) 623-6146
lwellott@azplanningcenter.com

**Exhibit I: Project Location**




**Legend**

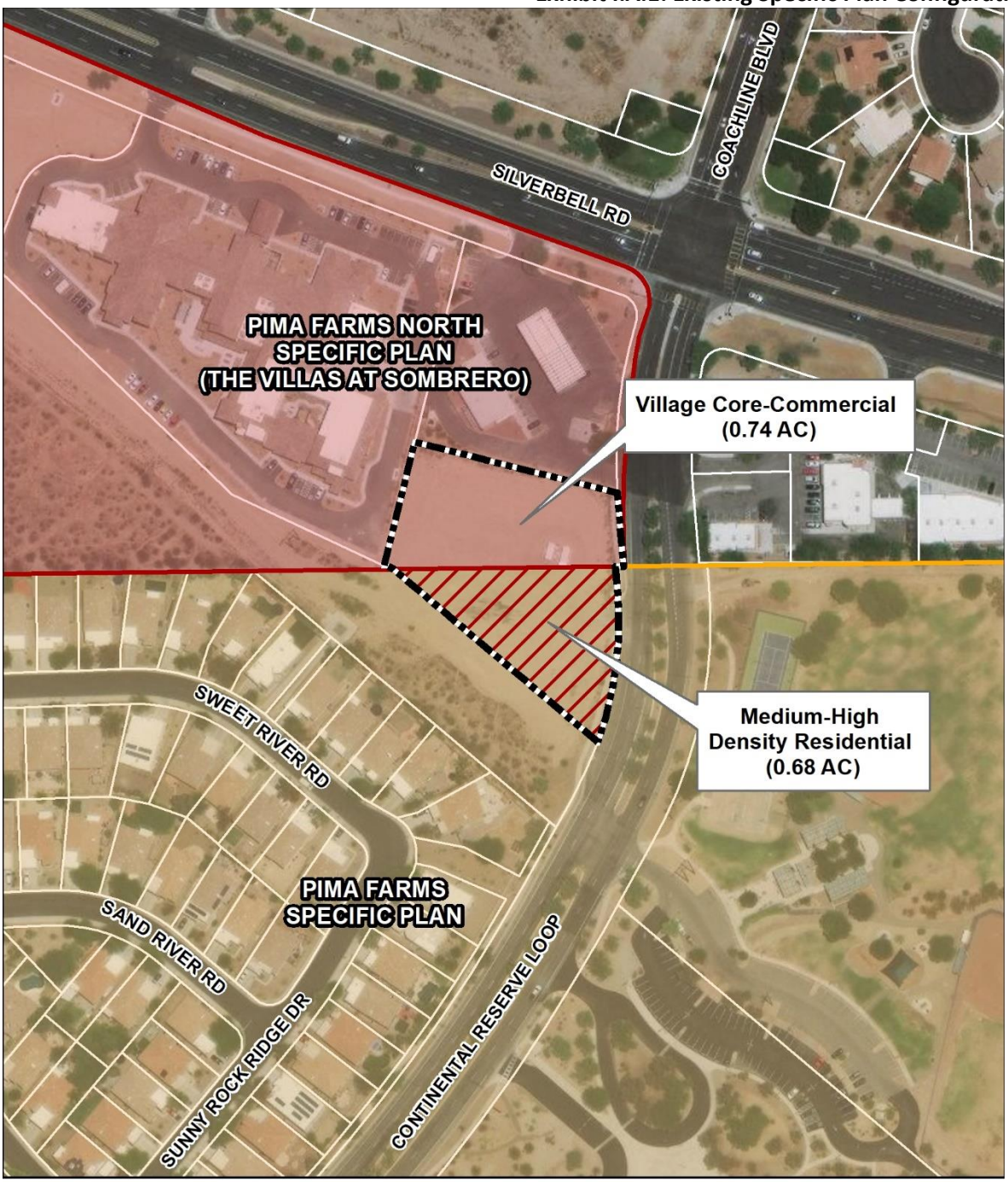
Subject Property

NORTH 0' 250' 500'

File Name: 6x8_location.mxd
Source: Pima County GIS 2020

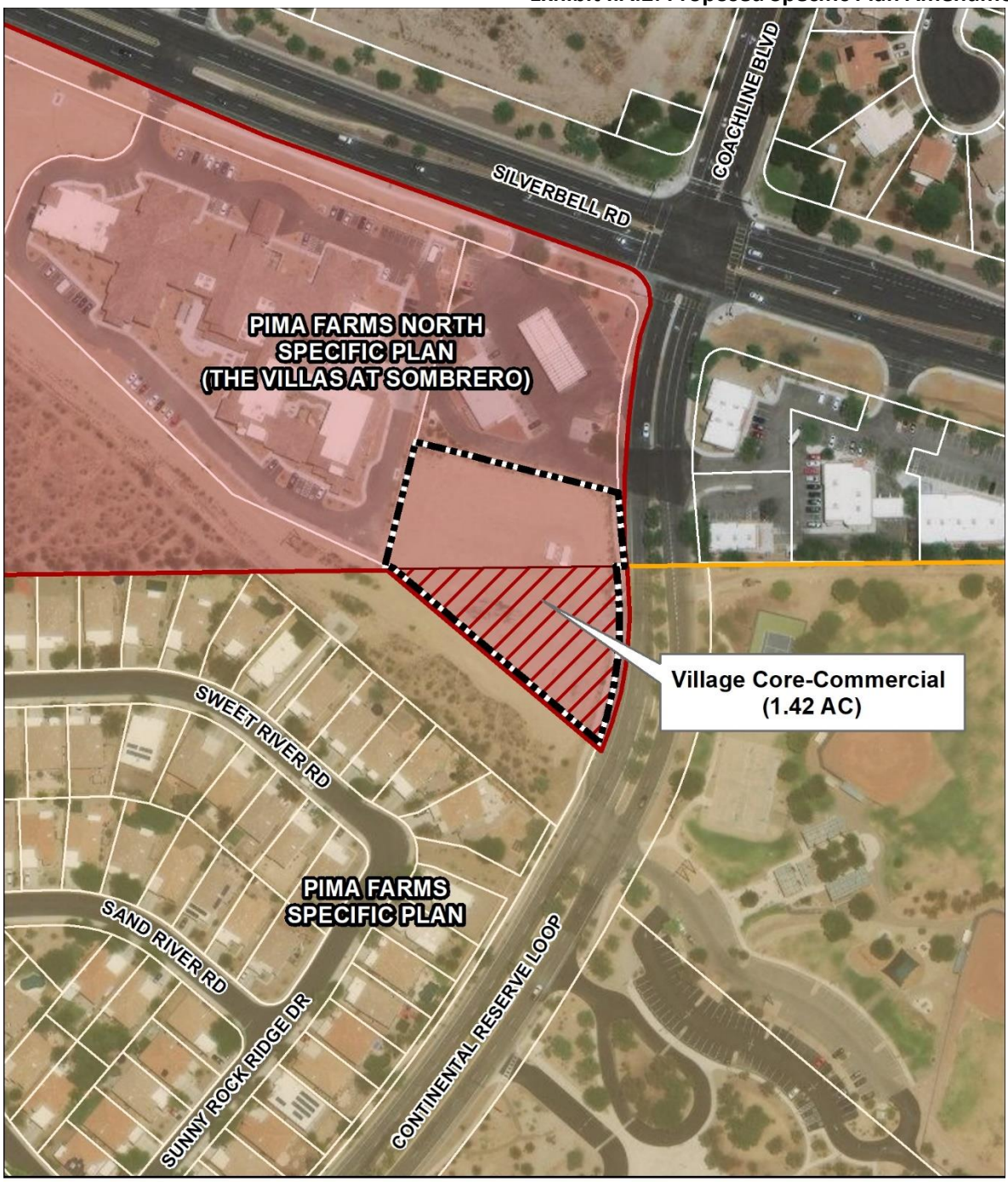
THE PLANNING CENTER
a division of TPC Group, Inc.

**Exhibit I.A.1: Existing Specific Plan Configuration**




THE PLANNING CENTER
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**Exhibit I.A.2: Proposed Specific Plan Amendment**




THE PLANNING CENTER
a division of TPC Group, Inc.

MARANA AZ
DEVELOPMENT SERVICES

# Pima Farms North
# Villas at Sombrero Peak
# Specific Plan Amendment
# PCZ2007-002



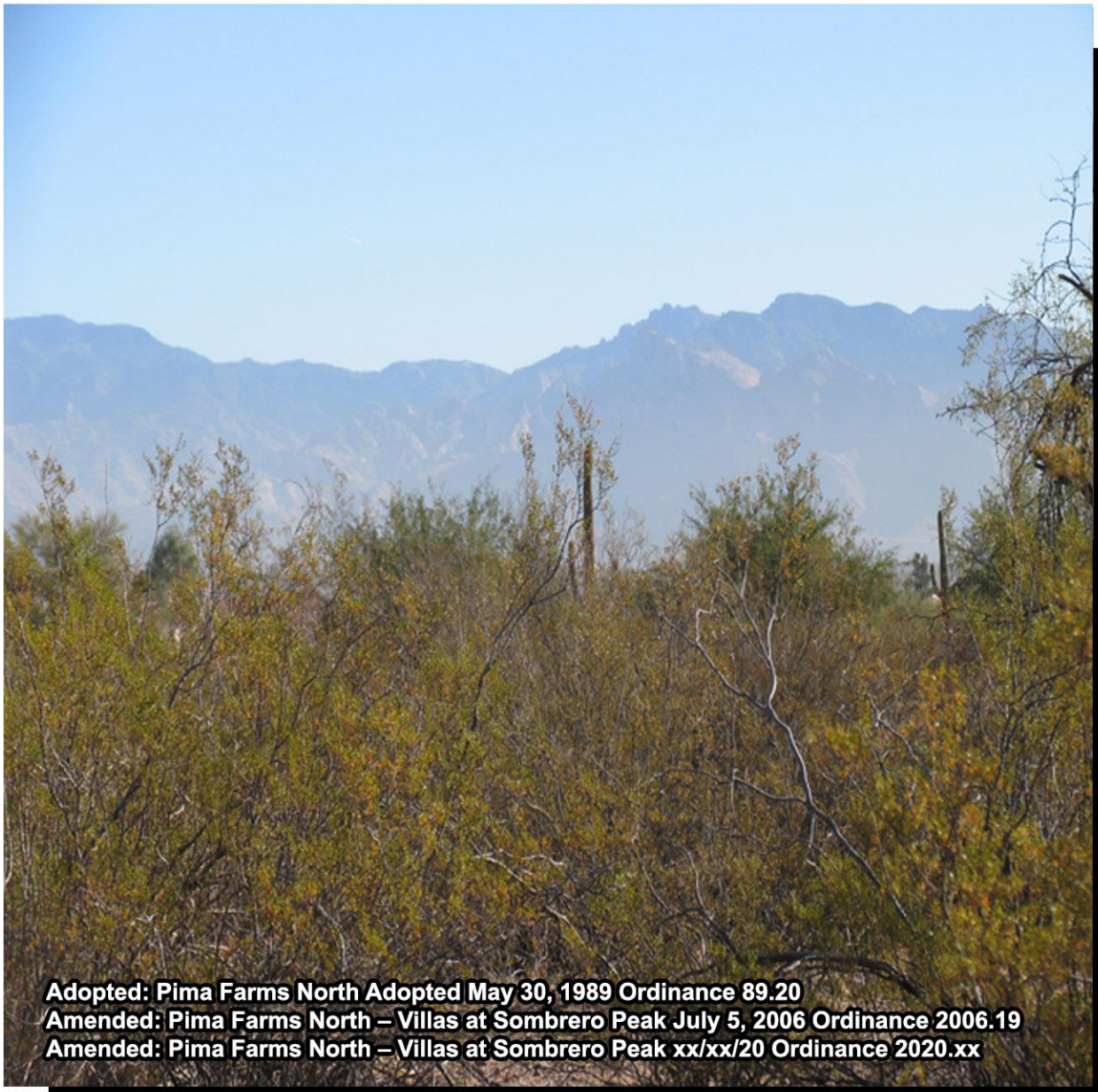

**A request to amend the Pima Farms North Specific Plan - Villas at Sombrero Peak to add approximately 0.68 acres (Assessor's Parcel Number 226-22-6160) to the specific plan boundary with a Pima Farms North Specific Plan - Villas at Sombrero Peak land use designation of Village Core – Commercial (C).**

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 noevent shall The Town of Marana become liable to users of these data, or any other 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.

# The Villas At Sombrero Peak

## Silverbell & Continental Reserve Loop

PCZ2007-002
Amended August 2020



**Adopted: Pima Farms North Adopted May 30, 1989 Ordinance 89.20**
**Amended: Pima Farms North – Villas at Sombrero Peak July 5, 2006 Ordinance 2006.19**
**Amended: Pima Farms North – Villas at Sombrero Peak xx/xx/20 Ordinance 2020.xx**

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THE PLANNING CENTER

# Specific Plan Amendment
# The Villas at Sombrero Peak

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July 2006
Amended August 2020

**Pima Farms North Specific Plan Amendment - The Villas at Sombrero Peak**

This document represents the Pima Farms North Specific Plan Amendment – - The Villas at Sombrero Peak as adopted by the Town of Marana pursuant to Ordinance No. 2006.19 dated July 5, 2006 and amended by:

- Ordinance No. 2020.XX – passed and adopted by the Town Council on the XX day of September 2020 which ~~removed~~ added a 0.68-acre portion of the property located at 8611 North Continental Reserve Loop to the specific plan amendment area for a total of 26.18 acres.~~, identified by Assessor Parcel Number (APN) 266-22-6160 from the Pima Farms Specific Plan and included it within the amendment area for a total of 26.18 acres.~~

For Clarification of Material
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## I. Pima Farms North Specific Plan Summary

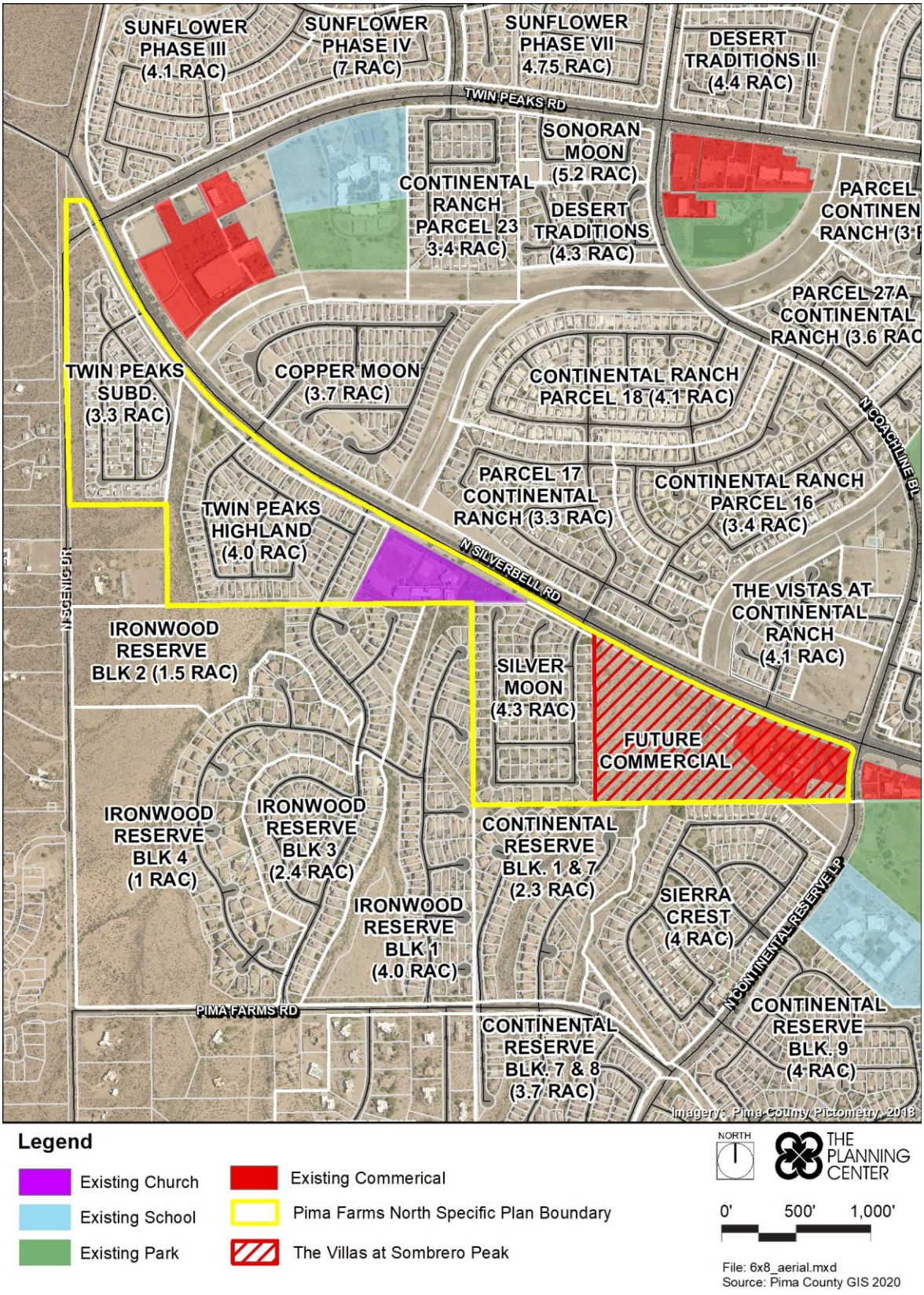
The Pima Farms North Specific Plan was ~~establishes~~ established on May 30, 1989, by Ordinance 89.20 to provide comprehensive guidance and regulations for the development of approximately 110 acres located within Sections 20, 21, 28 and 29, Range 12 East, Township 12 South, of the Town of Marana, Pima County, Arizona (See Exhibit I: Aerial View.) The specific plan provides for residential land uses at varying densities and commercial services to satisfy the majority of the needs of future residents of the community. Design Guidelines and Development Regulations that are a part of existing designations of the Pima Farms North Specific Plan will be applied to the amendment area of approximately ~~25~~ 26 acres located west of Continental Reserve Loop on the south side of Silverbell Road.

The authority for the preparation of specific plans is found in the Arizona Revised Statutes, Section 9-461.08. The law allows the preparation of specific plans based on the General Plan, as may be required for the systematic execution of the General Plan, and further allows for specific plan review and adoption. The Pima Farms North – Villas at Sombrero Peak Specific Plan Amendment is consistent with the Marana General Plan, approved and adopted on May 17, 2011, as authorized by public vote in accordance with the Growing Smarter Plus Act of 2000 with Arizona Revised Statutes (A.R.S) §9-461.06.

## II. Silverbell Road Corridor Overlay District (SRCOD)

The project site is located within The Silverbell Road Corridor Overlay District. The SRCOD applies to the amendment area and all new commercial and multiple family developments adjacent to Silverbell Road between Cortaro Road and Twin Peaks Road. The purpose of the SRCOD is to ensure high-quality development along the Silverbell Road while providing for specific uses in a planned commercial setting, which will be compatible and complementary to adjacent residential subdivisions. The proposed development will be subject to a coordinated set of design principles for buildings, site planning, landscaping, and signage and is~~are~~ subject to review ~~by the Design Review Committee~~and approval by the Marana Planning Commission.

Exhibit I: Aerial View

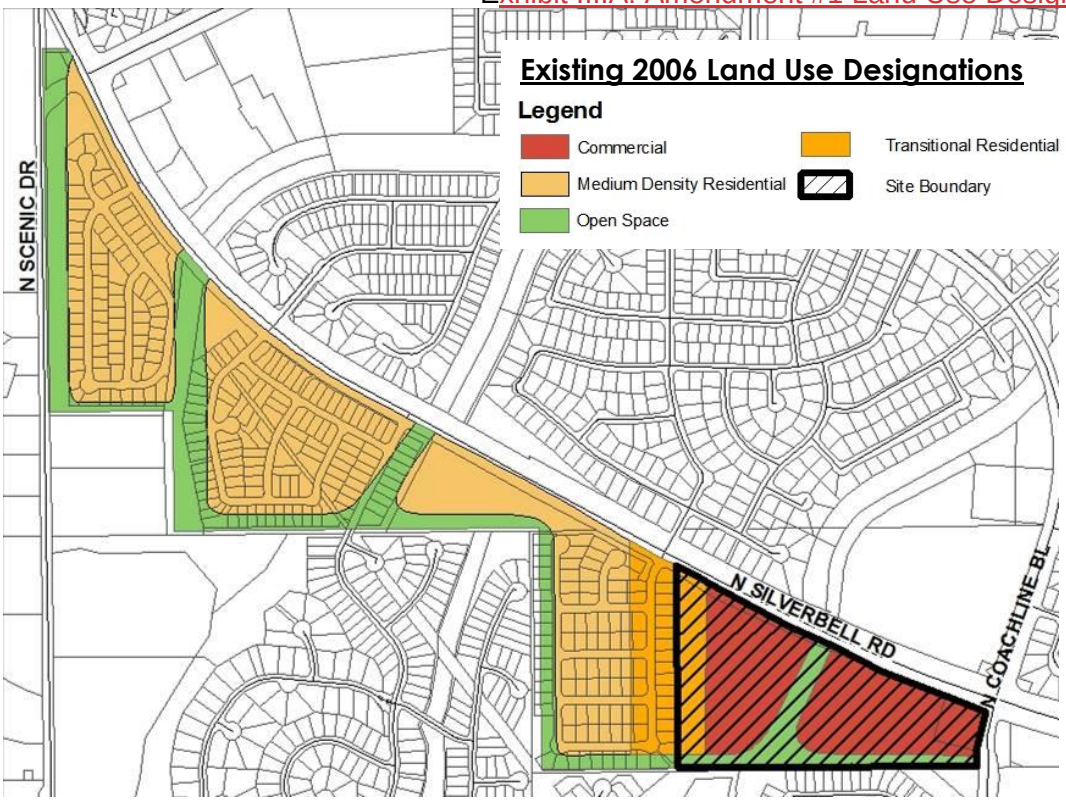


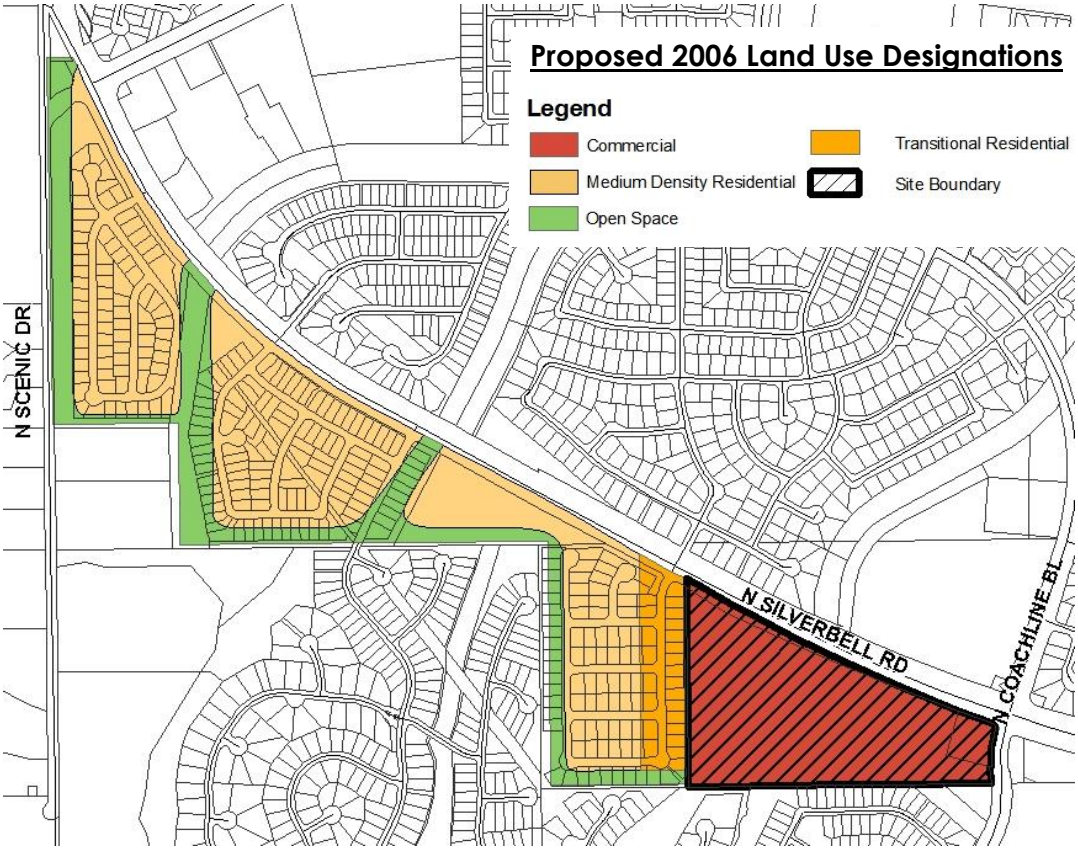
## III. Pima Farms North Specific Plan Amendment #1– The Villas at Sombrero Peak

Per Ordinance No. 2006.19 adopted on July 5, 2006, The Villas at Sombrero Peak Plan Amendment #1 established a 25.5-acre commercial area within the Pima Farms Specific Plan near the intersection of Silverbell Road and Continental Reserve Loop. Specifically, this plan amendment modified the land use designations for approximately 8.4 acres within the Pima Farms North Specific Plan from Transitional Residential (T.R.) and Open Space (O.S.) to Village Core-Commercial (C). Refer to Exhibit III.A: Amendment #1 Land Use Designation for the 2006 existing and proposed land use designations.

Furthermore, this plan amendment modified the development regulations for the Village Core-Commercial land use designation to be consistent with the SRCOD and allow multi-family as a permitted use; modified the parking requirements for the specific plan to allow for tandem parking within multi-family residential units; and modified the maximum building height for commercial buildings to 34 feet for chimneys, architectural elements or elevator shafts.

Exhibit III.A: Amendment #1 Land Use Designations



## IV. Proposed Pima Farms North Specific Plan Amendment #2 - The Villas at Sombrero Peak

The purpose of this amendment is to rectify a split zoning designation on a 1.42-acre property located at 8861 North Continental Reserve Loop, approximately 250 feet south of Silverbell Road.

Before 2008, the subject property consisted of two parcels that were in two separate specific plans: Pima Farms North Specific Plan Amendment - The Villas at Sombrero Peak (0.74 acres) and Pima Farms Specific Plan (0.68 acres); refer to the area denoted as "subject area" on Exhibit IV.A: Amendment #2 Existing Specific Plan Designations and Exhibit IV.B: Amendment #2 Proposed Specific Plan Designations. As a result of development interest in 2008, a lot combination was processed to form a single, 1.42-acre, site. In 2016, a final plat was approved on the subject property effectively establishing four development areas with The Villas at Sombrero Peak called (refer to Lot (Block) 4 in Resolution No. 2016-015: Continental Crossing Lots 1 through 4).

Though the two parcels were combined and subsequently platted, the zoning designations for each remained unchanged, leaving the newly combined parcel, assessor parcel number (APN): 266-22-6160, partially zoned for commercial uses in the north and partially zoned for medium-high density residential uses in the south under two different sets of development standards in separate Specific Plans.

The proposed Amendment #2 removes the 0.68-acre portion of the property currently within the Pima Farms Specific Plan and includes it within the Pima Farms North Specific Plan Amendment – The Villas at Sombrero Peak with a land use designation of Village Core-Commercial. (see Exhibit IV.B: Proposed Specific Plan Designations). This amendment brings the subject property identified by APN 266-22-6160 under the development regulations and guidance of a single specific plan and increases the overall commercial area known as The Villas at Sombrero Peak from 25.5 acres to 26.18 acres. No other modifications are proposed.

Exhibit IV.A : Amendment #2 Existing Specific Plan Designations

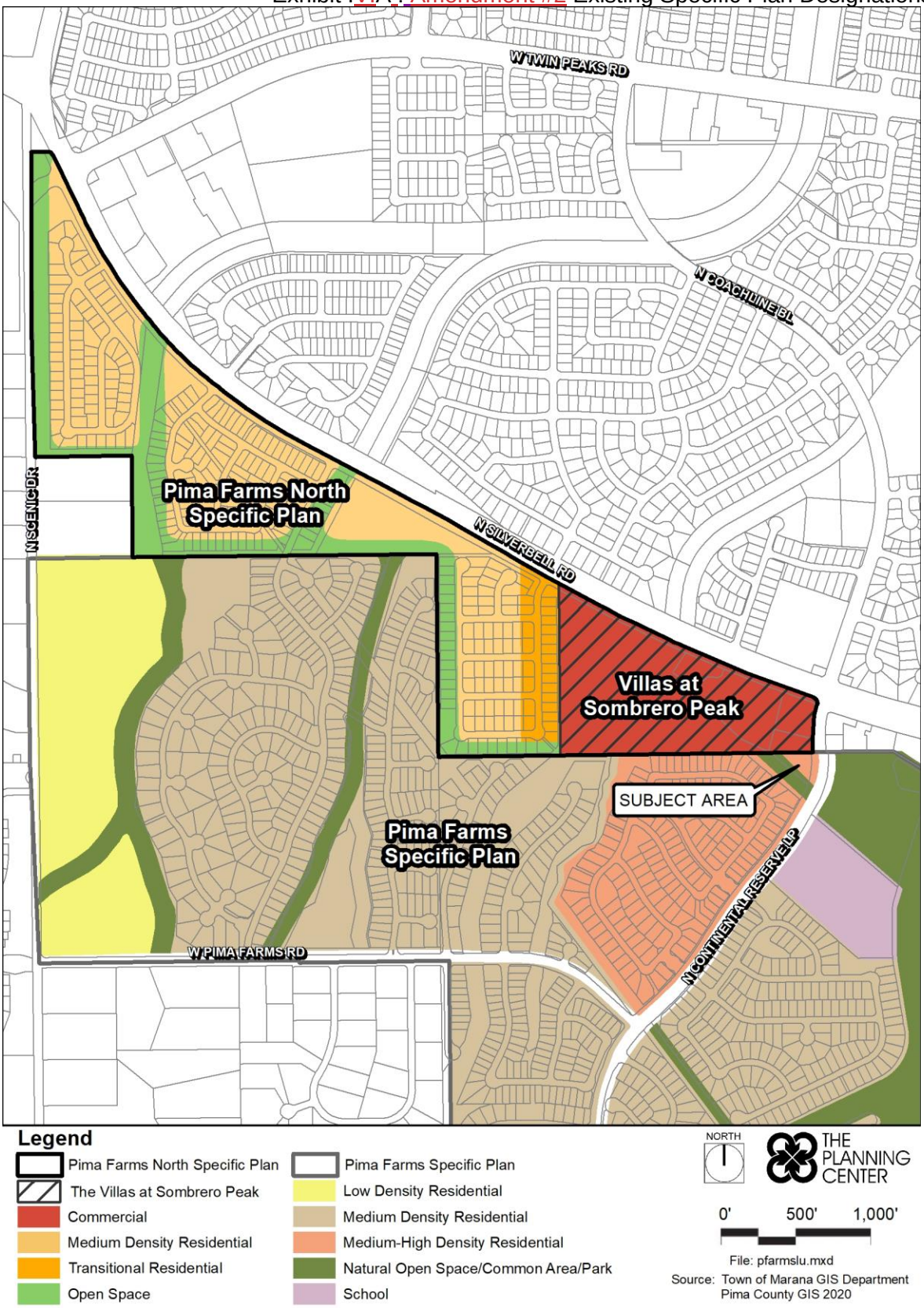
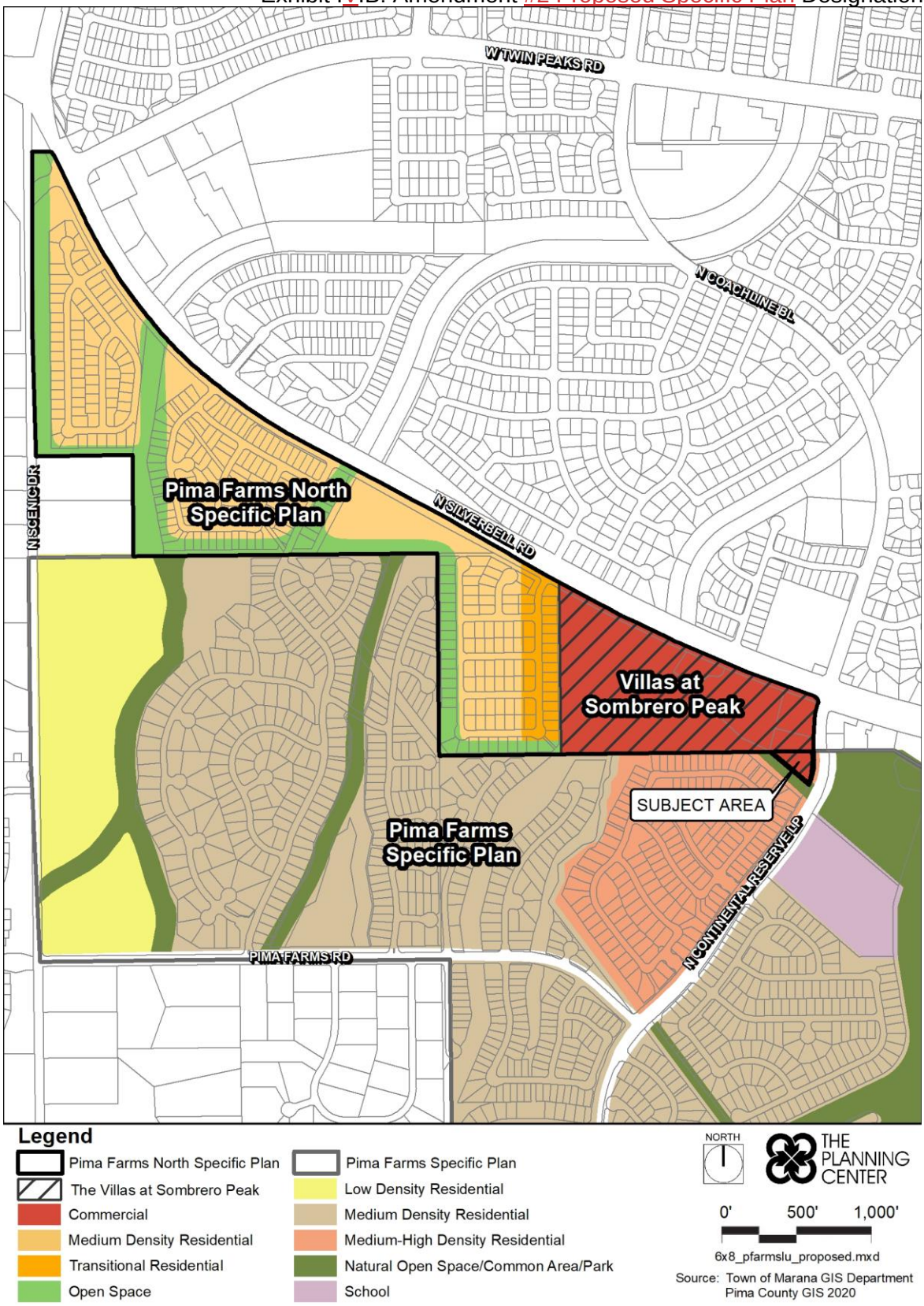


Exhibit IV.B: Amendment #2 Proposed Specific Plan Designations



## ~~III.~~V. Development Standards

These regulations shall govern the use of land within the Pima Farms North Specific Plan – The Villas at Sombrero Peak which has one single land use – Village Core-Commercial. These regulations shall be in conformance with the regulations of the Silverbell Road Corridor Overlay District (Ordinance 2009.05) and in instances where these regulations are silent, the Marana Commercial Design Standards, Title 08.07 of the Marana Land Development Code apply.~~The following section is taken from the Pima Farms North Specific Plan. The proposed modifications to the standards are underlined and deletions are shown in strikethrough format.~~

1. Development Area Regulations

   So as to avoid conflict in the future, the Pima Farms North land use regulations have been replaced with the Silverbell Road Corridor Overlay District land use regulations. These regulations shall govern the use of land within the commercial designation. All terms replaced within the Pima Farms North Specific Plan and not otherwise defined shall be interpreted in accordance with common usage or as defined or used within the Town of Marana Land Development Code.

2. C (Village Core-Commercial)

   A. Primary Permitted Uses:

      The following land uses are permitted in the Silverbell Road Corridor Overlay District and amended by the Pima Farms North Specific Plan, subject to the provisions of this Chapter.

      1. Community, multiservice, neighborhood or senior citizens center.

      2. Daycare Center (adult, child or handicapped).

      3. Health Services (excluding Hospitals and Substance Abuse Centers)
         - (a) Blood Donor Stations
         - (b) Convalescent or nursing home
         - (c) Medical or dental labs
         - (d) Offices and clinics of MD's, dentists, optometrists or chiropractors
         - (e) Outpatient clinics

      4. Office Uses
         - (a) Business or personal service
         - (b) Governmental
         - (c) Financial
         - (d) Social services
         - (e) Veterinarian (including kennel for indoor inpatient hospitalization services of small animals)

5. Public and Semi-Public
    (a) Art gallery
    (b) Civic clubs
    (c) Churches and religious institutions
    (d) Library
    (e) Museum

6. Personal Service Establishments
    (a) Barber and beauty shop
    (b) Carpet cleaning establishments (provided that no on-site cleaning is conducted)
    (c) Interior decorator
    (d) Dry cleaning and laundry and garment pressing establishments (non-industrial service to the general public only)
    (e) Locksmith
        1. Parcel packing/mailing service
        2. Pet grooming, (provided that no animals shall be kept on the premises overnight)
        3. Photography studio, photo finishing
    (f) Tailor, seamstress
    (g) Tanning salon

7. Repair of:
    (a) Bicycles
    (b) Cameras
    (c) Clocks, watches, jewelry
    (d) Computers
    (e) Household appliances
    (f) Musical instruments
    (g) Optical goods
    (h) Radios, televisions and electronics.
    (i) Shoes

8. Retail Uses
    (a) Antique stores
    (b) Appliance Stores (household or minor)
    (c) Art stores or galleries
    (d) Arts and crafts shops
    (e) Auto parts/supply stores (no installation)
    (f) Bakery shop, bagel shop
    (g) Banks, financial institutions and similar uses, provided drive-thru facilities and queuing lines are located a minimum of seventy-five (75) feet from a residential district
    (h) Bicycle shops
    (i) Book Stores (new or used)
    (j) Camera and photographic supply stores
    (k) Candy, Nut or confectionary stores

(l) Card Stores
(m) Carpet and floor covering stores
(n) Clothing, apparel or accessory stores
(o) Computer and computer software stores
(p) Convenience stores
(q) Drugstores
(r) Fabric Stores
(s) Florist and plant shops
(t) Food store and markets
(u) Frame shops
(v) Gift shops
(w) Grocery stores
(x) Hardware, paint stores
(y) Hobby shops
(z) Ice cream shops
(aa) Jewelry stores
(bb) Laundromats, automatic self-service (provided that the establishment is operated exclusively as a retail business and laundry machines are of an automatic type, capable of being operated by the public and shall not include machines ordinarily found in industrial laundries)
(cc) Lighting stores
(dd) Liquor stores
(ee) Luggage and leather goods
(ff) Music stores
(gg) Office supply stores
(hh) Optical goods
(ii) Pet/pet supplies
(jj) Photocopying services
(kk) Record, tape or CD stores
(ll) Religious goods
(mm) Restaurants, cafes, delicatessens or coffee shops, including outdoor seating areas
(nn) Secondhand stores and thrift stores, provided there is no outside display or storage of merchandise
(oo) Shoe stores
(pp) Sporting goods stores
(qq) Stamp and coin shops
(rr) Stationery stores
(ss) Tobacco stores
(tt) Toy stores
(uu) Variety stores
(vv) Video tape/DVD rentals
(ww) Other uses which the Planning Director determines to be similar in nature, function and operation to listed permitted uses
(xx) Accessory uses and structures, subordinate, appropriate and incidental to the above permitted uses, including supportive services

directly related to and located within the same building as the primary use. Automated Teller Machines (ATMs) are permitted accessory uses provided they are not free standing.

9. Multi-Family Residential

B. Permitted Temporary Uses and Structures

The following temporary uses and structures shall be permitted subject to the issuance of a Temporary Use Permit in accordance with Chapter 17.3.3~~h Section 09.01.04~~ of the Marana Land Development Code.

1. Contractor's office and/or storage. Temporary structures for the storage of tools and equipment or containing supervisory offices of the minimum necessary in connection with a project on site may be established and maintained only during the progress of active construction under an effective grading, building or other development permit. Such temporary structure(s) shall be immediately removed upon project completion or upon expiration of the applicable permits.

2. Holiday tree and pumpkin sales lots, when maintained between October 15 and December 31 for a maximum of six weeks from inception.

C. Conditional Uses:

The following uses are permitted conditionally, subject to the provisions of ~~Section 10.10~~Chapter 17.3.2 of the Marana Land Development Code, except that all conditional use permits issued pursuant to this section shall require approval by both the Planning and Zoning Commission and the Town Council:

1. Automobile Service Uses, including gasoline service stations, service shops performing minor auto repair, fuel sales, oil change and lubrication shops, muffler shops, auto glass shops, auto detail shops, speedometer shops and tire shops, not to include body repair, painting, major engine or transmission repair, or radiator repair. All service, except the sale of gasoline, shall be within an enclosed building. No service bays associated with an automotive use shall be visible from a public street;

2. Automobile and Truck Sales and Rental, new or used;

3. Bars, taverns, cocktail lounges;

4. Car wash establishments, including full-service and self-service, coin-operated facilities, provided a full-time attendant is on-site and wash bays are not visible from a public street;

5. Emergency Medical Care Facility 24 hour operations;

6. Restaurants, cafes, delicatessens or coffee shops providing drive-thru or drive-up service;

7. Lodging facilities, including hotels and motels;

8. Pawn Shops;

9. Plant Nurseries, including open-air display and storage;

10. Recreational Vehicle and Boat Storage;

11. Self-storage Facilities;

12. Small Equipment and Light Machinery sales or rental;

13. Tattoo parlors;

14. Wireless communications facilities, subject to the provisions of Chapter 17-18~~23~~ of the Marana Land Development Code;

15. Any establishment having a continuous twenty-four operation or having extended hours which begin before 5:00 A.M. or extend beyond 11:00 P.M.; and,

16. Any establishment receiving deliveries other than between the hours of 6:00 A.M. and 10:00 P.M.

D. Prohibited Uses

The following uses are not permitted uses within the Silverbell Road Corridor Overlay District:

1. Adult Entertainment Uses;

2. Automobile Bodywork and Painting;

3. Bowling Alleys;

4. Commercial Outdoor Recreation;

5. Heavy Equipment and machinery sales or rental;

6. Hospitals;

7. Industrial uses;

8. Kennels,

9. Live Entertainment Facilities, including nightclubs, which include dancing and music performed by more than 1 musician;

10. Major automobile repair facilities, including major engine, mechanical or transmission repair and radiator service;

11. Manufactured Home Sales;

12. Open air or outside storage uses, including swap meets and storage of inoperable or damaged vehicles,

13. Recreational Vehicle Sales;

14. Theatres;

15. Towing businesses; and

16. Warehousing Uses, excepting self-storage facilities.

E. General Development Standards

1. Minimum Lot Area: none

2. Minimum Lot Width: none

3. Minimum Setback Requirements in conformance with the Silverbell Road Corridor Overlay District.

   Front: 25 feet, which may be used to meet off-street parking requirements, or as part of an off-street parking lot;

   Side: 10 feet

   Rear: 25 feet except for corner lots, which may be reduced to 10 feet provided the minimum side yard on the side street is 20 feet.

4. Minimum Distance between Buildings: none

5. Maximum Building Coverage: 75% at ground level; 60% above ground level

6. Parking Requirements: required spaces shall be determined in accordance with Title 22 of the Town of Marana Off-street Parking and Loading Standards.

   Screening and landscaping shall adhere to Section VII-E.3 of this Specific Plan.

The Multi-Family Residential land use shall have the option of tandem parking within garages to meet the parking requirement. The minimum width for tandem garage is 11 feet and the minimum length is 36 feet.

7. Minimum Landscaping Coverage: 10% of gross site area.

8. Special Landscape/Buffer/Screening Requirements: a 50-foot building setback shall be provided adjacent to residential uses with the exception of covered parking. Where commercial uses are adjacent to residential areas, a landscape planting and/or a 6-foot masonry wall shall be required to emulate residential landscaping and diffuse light and glare, which may occur from night operations.

9. Maximum Building Height: 34 feet

10. Chimneys: Building chimneys shall not exceed roof lines.

11. Landscape Bufferyards shall be in conformance with the Town of Marana Land Development Code. A bufferyard shall be provided along the main wash from each edge of bank with a required plant count of three plants per 100 square feet. A 15-foot bufferyard shall be provided along the northern boundary adjacent to Silverbell Road. An enhanced landscape bufferyard shall be provided along the south and west project boundaries adjacent to existing residential subdivisions. The landscaping shall consist of 5 tree and 15 shrubs/accents per 1000 square feet. Consultations will be held with adjacent neighbors to address specific screening concerns.

12. Lighting shall be in conformance with the Town of Marana Outdoor Lighting Code. All lighting shall be downward directed and shielded to prevent spillover to adjacent properties. Lighting adjacent to the main wash running north south across the property shall be restricted and installed in such a manner to reduce intrusive light within the wash corridor.

13. All mechanical equipment shall be screened and located to minimize noise to the adjacent properties.

14. Any increase in site elevation shall be the minimum necessary for drainage purposes.

F. Streetscapes

1. Local Collector

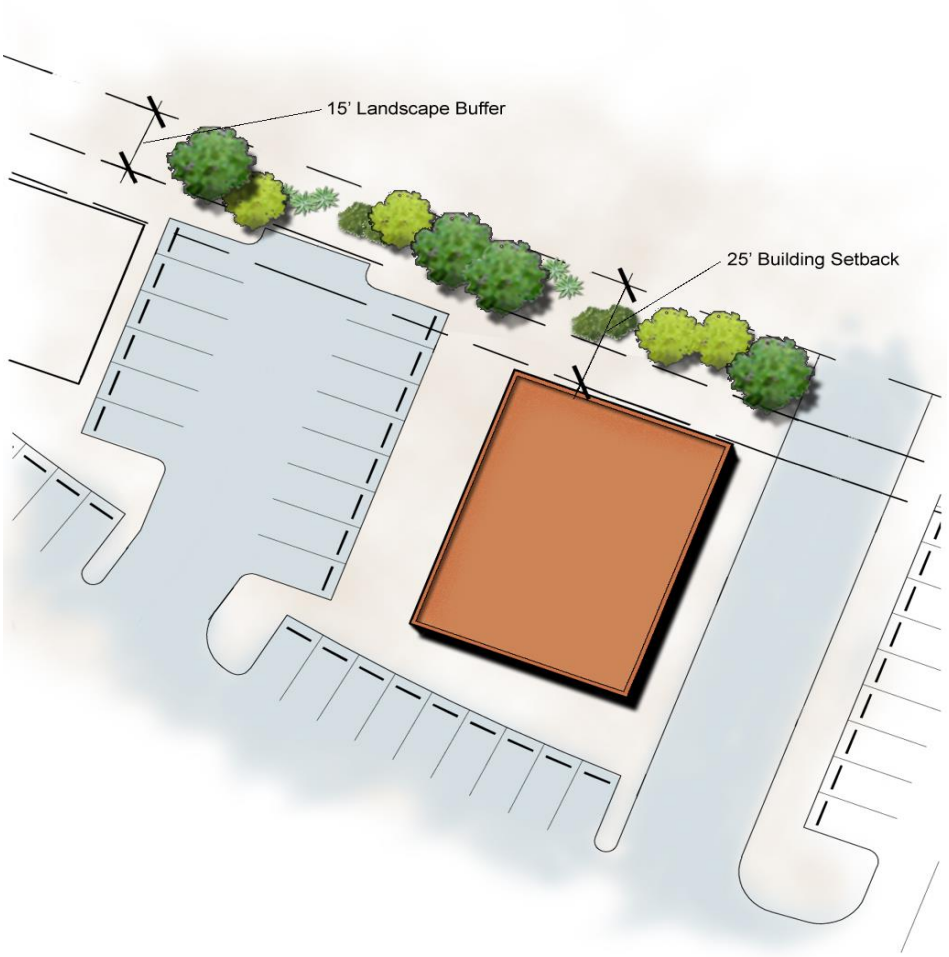
Major Street as referenced herein shall mean Silverbell Road and local collector streets within the plan area.

The landscape concept for these streets is to develop a desert scene with a variety of plant types. Native and drought tolerant plant material shall be used. Landscape treatment may include undulating berms

and walls. A minimum of 15 feet wide bufferyard is required for development along Silverbell Road.

Building setbacks are required and a varying distance is encouraged to provide interest and motion. Where parking is located within a setback area, it shall be screened with a low wall, berming or appropriate landscaping between the street and the parking area. A minimum building setback of 25 feet is required for development adjacent to Silverbell Road. (See Exhibit ~~I~~V.F: Streetscape)

Exhibit ~~I~~V.F: Major Street (Silverbell Road) Building Setbacks




Building Setbacks shall be in accordance with Section V.D of this plan, except the Minimum Building Setback along Silverbell Road shall be 25 feet.

G. Commercial Description

The primary intent of the commercial area is to provide local neighborhood commercial services and alternative housing opportunities

Commercial Definition: A land use category permitting professional and semi-professional uses, office, restaurant, personal and business services, retail sales, financial institutions, specialty retail and entertainment, multi-family residential, recreational and cultural uses, but excluding manufacturing or warehousing units.

## ~~IV.~~VI. Proposed Land Use Plan

The Villas at Sombrero Peak is the residential portion of a proposed multi family residential and neighborhood commercial village center. The site is situated on 26.18~~25.5~~ acres in between two large master planned communities: Continental Ranch and Continental Reserve. The site is well suited for commercial and multi-family development due to neighboring commercial and multi- family residential needs in the area. The site sits adjacent to single-family residential subdivisions, a convenience store and a 9-acre Continental Reserve Park, which includes a children's play area, basketball and tennis courts, soccer and baseball fields, and hiking and equestrian trails.

The subject site will consist of approximately 13 acres of multi-family condominiums, approximately 5 acres of community park space/open space, approximately 7~~6~~ acres of future retail/commercial and 1.5 acres of existing Quik-Mart commercial (see Exhibit VI.A: Land Use Plan.) The architect's concept is an innovative design of multi family housing that provides home ownership opportunities to a wider range of residents than typically allowed with single-family detached homes. The condominiums are unique in that each building has a single-family residential look but actually has 10 discrete units each with its own private entrance. Units will range from 775 to 1,364 square feet in size. (See Exhibit VI.B: First Level Floor Plan and Exhibit VI.C: Second Level Floor Plans.)

The residential site includes 200 units with an overall density of 11 units per acre. Buildings will be two-story with a maximum height of 34 feet. Building chimneys shall not exceed building roof lines. All mechanical equipment will be screened and located to minimize noise. There will be the option of 1, 2 and 3 bedroom units and the average unit size is 1,113 square feet. An example of a street elevation is located on Exhibit VI.D: Street Elevation. (See Exhibit VI.E: Rear and Side Yard Elevations and Exhibit VI.F: Front and Side Elevations for additional elevations.)

In addition, the conceptual commercial potion of the site has a maximum square footage of 72,000 square feet.

Exhibit VI.A: Land Use Plan




Total # of acres: 26.2 AC
Residential acreage: 18 AC
Commercial acreage: 8.2 AC
Number of units: 200
Residential density: 11 RAC

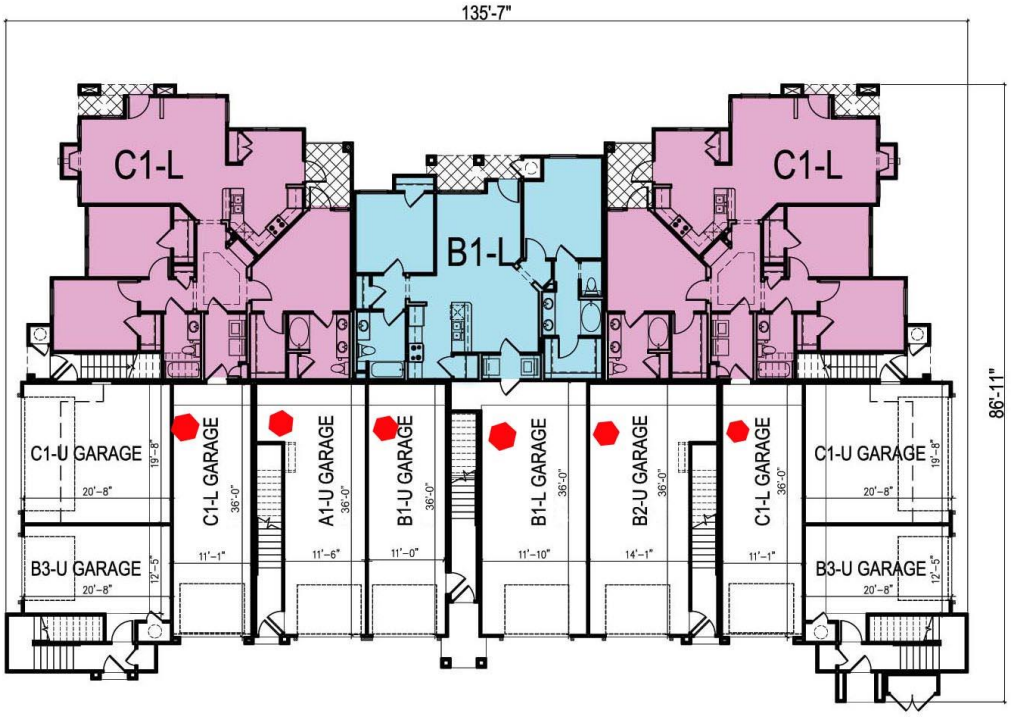
Recreation required: 1/2 AC
Recreation area provided: 1.3 AC
Open space provided: 3.6 AC
Parking provided: 480 Spaces
Parking required: 456 Spaces

360 spaces within unit garages and 120 surface spaces
Approximately 60% of garage spaces will utilize tandem parking
Required residential parking (1 BDRM): 30 spaces
Required residential parking (2 & 3 BDRM): 360 spaces
Required guest parking (1:3): 66 spaces

Existing designations:
Transitional Resident (TR): 3.4 ac
Open Space (OS): 5 ac
Commercial (C): 15.6 ac
Proposed designation: Commercial (C)

NORTH
THE PLANNING CENTER
110 E. CHURCH AVE., SUITE 8300
TUCSON, AZ 85701 (520) 623-6148
0' 75' 150'
SCALE:1" = 150'

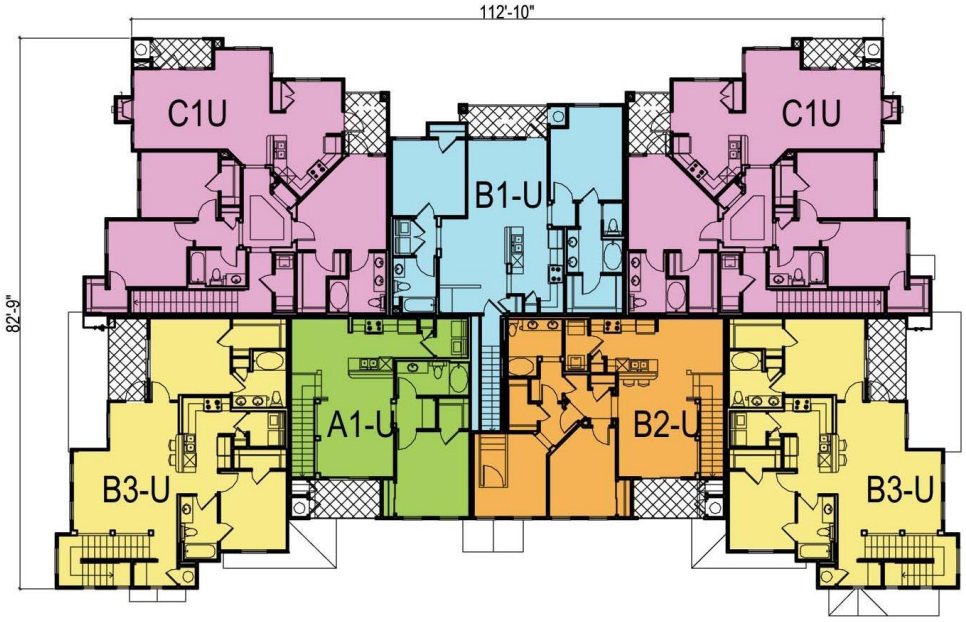
Exhibit VI.B: First Level Floor Plan




FIRST LEVEL FLOOR PLAN

| 210 unit/ 2 story/ Condominiums Legend | | |
|---|---|---|
| *Unit Name* | *Unit Type* | *Square Footage (+/-)* |
| *A1-U* | *1BR/1BA* | *775* |
| *B1-L* | *2BR/2BA* | *980* |
| *B1-U* | *2BR/2BA* | *1008* |
| *B2-U* | *2BR/2BA* | *939* |
| *B3-U* | *2BR/2BA* | *987* |
| *C1-L* | *3BR/2BA* | *1,363* |
| *C1-U* | *3BR/2BA* | *1,364* |

Exhibit VI.C: Second Level Floor Plan




SECOND LEVEL FLOOR PLAN

| 210 unit/ 2 story/ Condominiums Legend | | |
|---|---|---|
| *Unit Name* | *Unit Type* | *Square Footage (+/-)* |
| *A1-U* | *1BR/1BA* | *775* |
| *B1-L* | *2BR/2BA* | *980* |
| *B1-U* | *2BR/2BA* | *1008* |
| *B2-U* | *2BR/2BA* | *939* |
| *B3-U* | *2BR/2BA* | *987* |
| *C1-L* | *3BR/2BA* | *1,363* |
| *C1-U* | *3BR/2BA* | *1,364* |

Exhibit VI.D: Street Elevation




**BUILDING 15** **BUILDING 16** **BUILDING 17**

STREET ELEVATION

# DESCO Southwest

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Architectural conceptual site plans are for feasibility purpose only, revisions may occur due to further investigation from regulatory authorities and building code analysis, dimensions shown are of a strategic intent only, refer to surveys and civil drawings for technical information and measurements.

Tucson, AZ

May 23, 2006 HPA 2005414

Humphreys & Partners Architects

Exhibit VI.E: Rear and Side Yard Elevations



REAR ELEVATION




LEFT ELEVATION

Exhibit VI.F: Front and Side Yard Elevations



FRONT ELEVATION



RIGHT ELEVATION

## VII. Circulation

Primary residential access will originate from Silverbell Road. Two median breaks will be constructed adjacent to the primary commercial access point and the primary residential access point. Given that the commercial portion of the site will not be constructed at the same time as the residential, a temporary secondary access point will be constructed through the commercial portion of the site that connects to the secondary residential entrance on the east side of the wash (see Exhibit VI.A: Proposed Land Use Plan.)

Approximately 456 parking spaces are required for the residential portion of the site. Approximately 480 parking spaces are provided (see below for parking calculations.) There will be 360 parking spaces provided within garages, 252 of which will utilize tandem parking and 120 additional parking spaces will be provided throughout the development. Approximately 40 required parking spaces will be accommodated for within the surface parking. These parking stalls will be reserved for their unit. See Exhibit VI.B: First Level Floor Plans for dimensions and locations of tandem garages.

Table VII: Parking Calculations

| Number of Bedrooms | Town of Marana Parking Requirements | Number of Parking Spaces Required |
|---|---|---|
| One Bedrooms (20 units) | 1.5 spaces per one bedroom unit | 30 parking spaces |
| Two Bedrooms (100 units) | 2 spaces per two bedroom unit | 200 parking spaces |
| Three Bedrooms (80 units) | 2 spaces per three bedroom unit | 160 parking spaces |
| Guest Parking | 1 space for every 3 units | 66 guest spaces |

## ~~V.~~VIII. Wash Treatment

The wash running through the middle of the property will remain as open space providing connectivity from the Santa Cruz River to the Tucson Mountains and Saguaro National Park. A proposed trail will be located alongside the wash to accommodate the pedestrian access through the site. Also, there will be one wash crossing, but the wash will remain undisturbed and the crossing will remain outside of the delineated wash boundaries.

The protection of this wash is important because of the habitat connectivity, the post development drainage design features, and it's value as an amenity for the future and existing residents. Therefore, additional lighting and landscape standards have been created in Section ~~I~~V of the development standards.

## ~~VI.~~IX. Recreation Areas and Open Space

Recreation areas, trails and open space are strategically located to encourage pedestrian movement throughout the development, to the Continental Reserve Park and to adjacent residential subdivisions. The aforementioned wash located in the middle of the property will have a 6-foot -8-foot trail connecting to a trail along the WAPA easement towards Continental Reserve Loop Road, Continental Reserve Park and the future Continental Ranch Elementary School. Trail location and design shall be with input from neighbors, and coordinated with Town of Marana Parks and Recreation staff. The trail will be dedicated to the Town of Marana upon development. Other amenities include two strategically located passive recreation areas and one centrally located community clubhouse and pool. Preliminary details of the recreation areas are shown on Exhibit V~~I~~.A: Land Use Plan. Although still very conceptual, the main recreation area will be composed of a 3200 square foot community clubhouse, a swimming pool, spa, two turf areas, a shaded tot lot with a playground structure, ramadas and barbeques.

In addition, according to the Town of Marana Park, Trails and Open Space Master Plan, multi-family residential developments require 100 square feet of park space per residential unit, hence a ½ acre of park space is required. The site is proposed for approximately 5 acres of recreation and open space amenities. Approximately 1.3 acres will be active and passive recreation and approximately 3.6 will be devoted for open space and additional landscaping. The proposed trails, recreation areas, open space and residential densities are in accordance with the Town of Marana Land Development Code, Town of Marana Parks, Trails and Open Space Master Plan and the Town of Marana General Plan and the Pima Farms North Specific Plan.

## ~~VII.~~X. Cultural Resources

The subject property contains an archaeological site identified by the Arizona State Museum as archaeological site number: AZ AA: 12:321. A mitigation plan (research design and work plan) has been accepted by the Town of Marana for this archaeological site. Old Pueblo Archaeology was contracted to do the archaeological testing and fieldwork in May of 2005. Aztlan Archaeology has taken over for Old Pueblo and recently began a data recovery program that will follow all guidelines established by the Town of Marana, the Arizona Historical Society, the Arizona State Museum and the State Historic Preservation Office. This site has presence of multiple habitations, trash, food processing, burial and other feature and intact cultural deposits. All development will occur in accordance with Arizona State Museum guidelines and ordinances.

## ~~VIII.~~XI. Commercial Design Features

The design standards in this Specific Plan were established to provide guidance in the development of commercial within the project boundaries. All graphics contained in this section are used as examples to illustrate the intent of the guidelines and should not be construed as an indication of the final appearance of the project.

1. General Design Parameters

    a. The commercial design shall have architectural features that are compatible in scale, mass and form with the residential portion of the site.

    b. Pima Farms lies at the base of the Tucson Mountains and has a history as an agricultural area. As such the Architecture should be reflective of these aspects of the community as well as respecting the Southwestern flavor of the neighboring communities.

    c. The architecture should be responsive to the desert climate and environmental conditions and use appropriate orientations, shading devices, and wall and roof structures.

    d. Pedestrian features including seat walls, covered walkways, planters and varying paving styles should be an integral part of the design.

    e. All sides of the structures should be of a cohesive design, carrying architectural elements used on the street or main elevations to the rear and sides of the buildings as well.

2. Proportion and Massing

    a. Long, unbroken expanses of building walls devoid of windows, openings, or ornamentation are discouraged.

    b. The use of fenestration, pilasters, offset facades, trellises, awnings, cornices and roof overhangs are encouraged.

c. The proportions of the buildings should provide visual interest from the streetscape with vertical elements such as towers, balconies, offset parapet and roofs or projecting upper floor masses, as well as more intimate architectural elements such as arcades or arcatures.



*This photograph is of Skyline Esplanade, a previous work done by DESCO Southwest. This example displays four-sided architecture with recessed windows, and offset roofs and parapets. This is included for illustrative purposes only.*

3. Materials and Colors

a. Preferred exterior finish building materials include stucco, masonry (except unfinished plain concrete CMU block), brick, stone (cultured or natural ), exposed metal (in limited uses and amounts such as trellises, awnings, canopies, small wall sections, columns, signage and accents), exposed wood ( min. dimension 6"), adobe, rammed earth, exposed colored and textured concrete.

b. Roof materials include built-up 'flat' roofs when screened by parapets, clay and concrete tiles, metal, slate, and glass. All should be earth tones and none reflective.

c. Colors in general should be compatible with the neighborhood. Warm muted shades should be used for the body or overall background color. Brighter, more intense and rich hues of related or contrasting color may be used as accents and highlights.

d. Mirror or highly reflective glass is prohibited.

e. Mechanical equipment should be screened from view by either parapets, rooflines or screen walls of similar design to the main building.

4. Walls and Fencing

    a. Site walls should reflect the design of the main structures in either style or material selections.





*These photographs are also of Skyline Esplanade. They illustrate how wall treatments and landscaping can reflect the design of the main structure. This is included for illustrative purposes only.*

    b. All types of chain link fencing are prohibited.

    c. All loading areas shall be fully screened from nearby property and view from a public street in accordance with Title 24 of the Town of Marana Land Development Code: The Silverbell Road Corridor Overlay District.

5. Landscaping

    a. The existing easements located onsite shall be landscaped in accordance with guidelines set forth by the Western Area Power Administration and the Town of Marana Land Development Code.

    b. Avoid plant materials known to have invasive or destructive root systems, messy and/or staining fruit and/or brittle limbs.

    c. Encourage state-of-the-art hydroseeding techniques by using drought tolerant species.

    d. Irrigation systems should utilize low-water consumption using techniques such as “drip” irrigation.

6. Signage

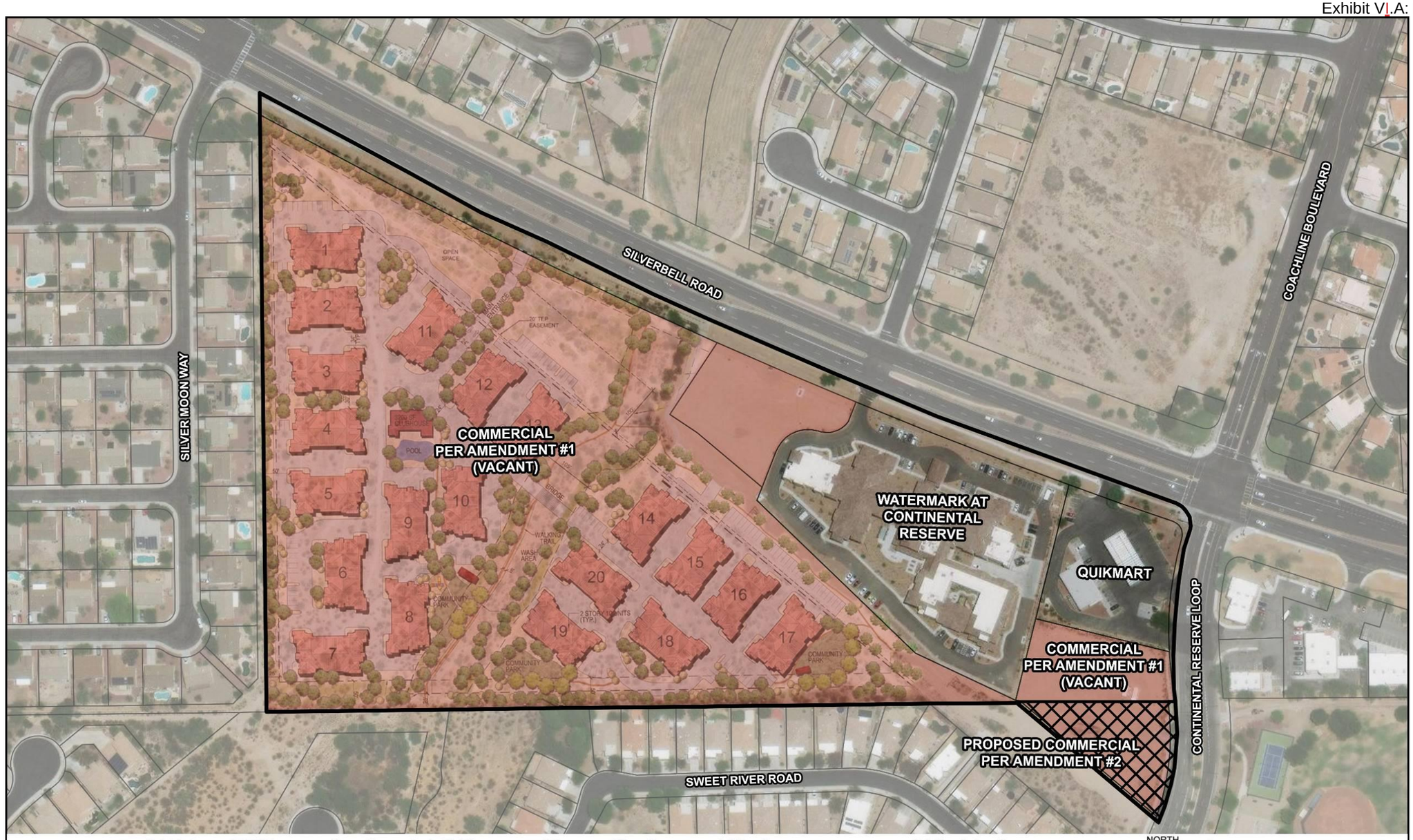
    a. Locate freestanding signs on low planter walls or design monument signs to incorporate distinctive elements of the architectural style or theme of the development

b. All sign lighting shall conform to the Town of Marana Outdoor Lighting Code.

c. All signs shall adhere to the Marana Sign Code.

d. This project will create a Planned Sign Program in accordance with Title 17.10~~6~~ of the Land Development Code and the Silverbell Overlay District.

Exhibit VI.A: Land Use Plan




Total # of acres: 26.2 AC
Residential acreage: 18 AC
Commercial acreage: 8.2 AC
Number of units: 200
Residential density: 11 RAC

Recreation required: 1/2 AC
Recreation area provided: 1.3 AC
Open space provided: 3.6 AC
Parking provided: 480 Spaces
Parking required: 456 Spaces

360 spaces within unit garages and 120 surface spaces
Approximately 60% of garage spaces will utilize tandem parking
Required residential parking (1 BDRM): 30 spaces
Required residential parking (2 & 3 BDRM): 360 spaces
Required guest parking (1:3): 66 spaces

Existing designations:
Transitional Resident (TR): 3.4 ac
Open Space (OS): 5 ac
Commercial (C): 15.6 ac
Proposed designation: Commercial (C)

NORTH
THE PLANNING CENTER
110 E. CHURCH AVE., SUITE 8300
TUCSON, AZ 85701 (520) 623-6148
0' 75' 150'
SCALE:1" = 150'

THE PLANNING CENTER
a division of TPC Group, Inc.

# M E M O R A N D U M

| | | | |
|---|---|---|---|
| **Date:** | August 18, 2020 | **Job No:** | EPS-01 |
| **To:** | Cynthia Ross, AICP | | |
| **From:** | Lexy Wellott, AICP | | |
| **Project:** | Pima Farms North Specific Plan – The Villas at Sombrero Peak Plan Amendment – Public Outreach Packet | | |

The following provides a summary of our outreach efforts to date for the proposed National Self Storage facility located south of the QuikMart at Silverbell Road and Continental Reserve Loop.

***Letter to Adjacent Property Owners***

Before application submittal, a letter was mailed on June 8, 2020, to the owners of the properties located south of the project site, inviting them to discuss the proposed self-storage facility. In addition to the adjacent property owners, the Sierra Ridge Subdivision HOA and the Continental Reserve Master Association were invited. *Attachment A* provides a copy of the letter and mailing labels as well as a map of the notified properties.

To date, no one has responded to this offer to meet.

***Virtual Neighborhood Meeting Notification***

A notification letter was sent on July 28, 2020, to all property owners within 300 feet of the subject property, inviting them to attend a virtual meeting on August 13, 2020, to discuss the proposed project. In addition to all property owners within 300 feet, the Sierra Ridge Subdivision HOA, Continental Reserve Master Association, and Continental Ranch Master Association were notified. *Attachment B* provides a copy of the letter and mailing labels as well as a map of the notified properties. Approximately ten individuals expressed interest in participating in the virtual meeting (see *Attachment C).*

***Virtual Meeting Neighborhood Meeting Summary***

A virtual neighborhood meeting was hosted on August 13, 2020, using FreeConferenceCall.com, an online meeting platform. Approximately 14 individuals were participating in the meeting, 3 of which were members of the development team. Two individuals on the call expressed that they lived in the Sierra Ridge Subdivision south of the property; others lived within Continental Reserve. A presentation was provided to participants describing the site context, proposed site plan, and building elevations for the

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storage facility s as well as the entitlement processes required to develop the facility at this site (refer to *Attachment C* for the presentation and virtual meeting attendance list).

The following presents a list of concerns that were expressed by neighbors before, during, or after the virtual meeting.

1. Building Size – it was expressed that the building's footprint is "too big" for the site. The Pima Farms North Specific Plan – The Villas at Sombrero Peak allows for building coverage up to 75% of the site. The proposed self-storage facility will cover approximately 44% of the site; that's about 30% less than the allowable building coverage.

2. Building Height – there was a general concern that the proposed two-story building is not appropriate at this location. The proposed storage facility will be a maximum of 28 feet in height, which is consistent with the Watermark at Continental Reserve facility located immediately west of the site. It should be noted that the existing entitlements on the property allow buildings to reach a maximum height of 34 feet, similar to the permitted building height of the homes in Sierra Ridge and other nearby Continental Reserve neighborhoods.

3. Land Use Compatibility - It was stated that the proposed storage facility does not "fit in" with the residential neighborhood. This project is an infill development on a property that has commercial zoning on the northern half of the site and has commercial development on two of the four sides. Critical to the Silverbell Road Corridor Overlay District is providing commercial uses that serve the neighborhoods. Based on a market study performed by the developer, Continental Reserve and Continental Ranch are currently underserved and need storage facilities. Furthermore, the subject site does not immediately abut a residential neighborhood. It is separated by a 120-foot utility easement that is owned by the Continental Reserve Master Association and will remain as open space indefinitely.

4. Architectural Style – it was stated that the building architecture does not emulate the surrounding area nor display characteristics of the desert southwest. The architectural style utilized for this building draws upon a variety of styles, material, and color palettes that are consistent with the desert southwest and the surrounding commercial and residential homes. It will feature earth tones and stone veneer as well as architectural elements such as rounded towers that are displayed throughout the Town of Marana. This storage facility will nearly mimic the design of the facility located in Dove Mountain, which was voted as the 2018 Facility of the Year by the industry.

5. Landscaping – there was a general concern that the trees provided on the southern boundary would not be big enough to screen the building. It was explained to neighbors that all landscaping would be provided in compliance with the Town of Marana requirements and that over time the

trees would mature to effectively screen the proposed facility from the residential neighborhood to the south.

6. Traffic – it was stated that the traffic generated from the proposed storage facility would overburden Continental Reserve Loop and would present conflicts with school traffic. A preliminary traffic analysis indicates that the proposed self-storage facility will generate approximately 115 total trips per day (8 - AM peak hour trips and 13 - PM peak hour trips), which is negligible compared to an apartment complex or other commercial/residential use that is permitted on the property today.

7. Noise – there were concerns associated with the noise generated from moving trucks onsite. It was explained that most users of these storage facilities are there for more extended periods and that it is typical for customers to turn off their vehicles before entering the facility to collect their belongings. They are also generally arriving in their personal vehicles, not large moving trucks. Hours of operation will be limited to 6:00 AM to 10:00 PM, and after-hours access will be prohibited. Therefore, noise impacts will be minimal.

8. Crime – it was expressed that overall crime in the general area would increase as a result of the storage facility. National Self Storage uses state-of-the-art 24-hour surveillance technology to ensure that both users of the facility and nearby residents and property owners are protected from unwanted criminal activity. Additionally, a manager will be present on site during business hours to ensure the facility is monitored appropriately. Since opening its facility in Dove Mountain, National Self Storage has had zero crime incidents.

9. Property Values – concern was expressed that the proposed development would lower property values adjacent to the site. This is simply not the case; residential property values are assessed utilizing market comparables of home sales in the general vicinity. Adjacent commercial development plays a small part in determining the assessed value. It is our understanding that vacant property has a more negative impact on property values than commercial development does due to the uncertainty of future uses.

Should you have any questions, please do not hesitate to contact me.

THE PLANNING CENTER
a division of TPC Group, Inc.

June 8, 2020

Dear Neighbor,

National Self Storage is exploring the possibility of developing a climate-controlled self-storage facility on the southeast corner of Silverbell Road and Continental Reserve Loop, just south of Quik Mart (see location map).




As one of the closest property owners, National Self Storage would like to discuss their proposal with you before starting the rezoning and conditional use permit processes.

National Self Storage prides itself on developing facilities that are thoughtfully designed with sensitivity to the surrounding communities. The quality of their efforts can be seen at their existing facility located in Dove Mountain at Tangerine Road and Thornydale Road which was named the 2018 Facility of the Year It is intended that this facility will be constructed and operate very similarly. Images of the Dove Mountain facility can be found on the back-side of this letter.

Due to the Coronavirus Pandemic, we will not be offering to meet in-person at this time. However, a virtual meeting will be set up with National Self Storage and the development team to discuss the project details more in-depth. If you are interested in meeting, please contact Lexy Wellott or Linda Morales by ***June 22nd.*** Details for the virtual meeting will be provided via email or telephone shortly thereafter.

Thank you for your time.

Sincerely,

THE PLANNING CENTER

Lexy Wellott, AICP
Project Manager
(520) 623-6146
lwellott@azplanningcenter.com

Linda Morales, AICP
CEO / Owner
(520) 623-6146
lmorales@azplanningcenter.com

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SELF STORAGE
12071


The Education Destination For Self-Storage
mini-storage
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messenger
December 2018
$7.95
Overall Winner
National Self Storage
Dove Mountain
Marana, Arizona
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Facility OF THE Year
WINNERS


SELF STORAGE


SELF STORAGE
12071

TAYLOR W GARRETT
7504 W SWEET RIVER RD
TUCSON, AZ 85743-1464

AMANDA G WHITE & KYLER HERRING
7496 W SWEET RIVER RD
TUCSON, AZ 85743-1462

ANGEL ALEJANDRO & PILAR REVOC TR
1770 E CAMINO CIELO
TUCSON, AZ 85718-1107

THOMAS & MARIE OCONNELL
7480 W SWEET RIVER RD
TUCSON, AZ 85743-1462

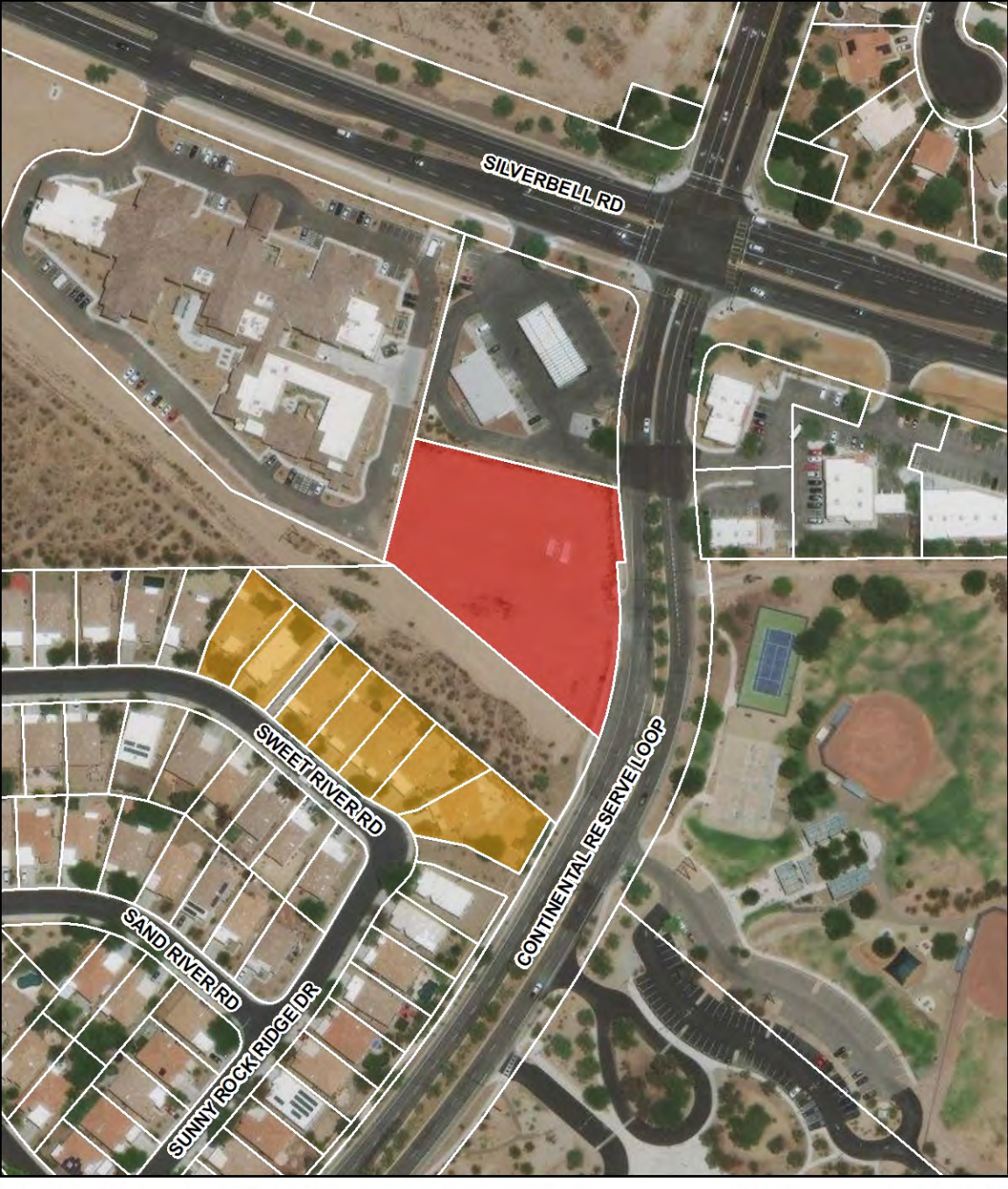
PAUL & SAMANTHA BOETTCHER
7472 W SWEET RIVER RD
TUCSON, AZ 85743-1462

NINA DAVAULT
8951 N VERIDIAN DR
TUCSON, AZ 85743-9087

ROBERT QUACKENBUSH
7456 W SWEET RIVER RD
TUCSON, AZ 85743-1462

SIERRA CREST HOA
ATTN: FIRST SERVICE RESIDENTIAL AZ LLC
9000 E PIMA CENTER PKWY STE 300
SCOTTSDALE, AZ 85258-4471

CONTINENTAL RESERVE MASTER HOA
ATTN: ASSOCIA ARIZONA
6840 N ORACLE RD STE 130
TUCSON, AZ 85704-4282




**Legend**

Subject Property

Adjacent Neighbors

NORTH 0' 100' 200'



File Name:6x8_adjacent_neighbors.mxd
Source: Pima County GIS 2020

THE PLANNING CENTER
a division of TPC Group, Inc.

July 28, 2020

Dear Neighbor,

On behalf of the property owner, National Self Storage invites you to provide feedback on their proposal to develop a climate-controlled self-storage facility in Continental Reserve. The subject site is about 1.42 acres immediately south of the Quik Mart at Continental Reserve Loop and Silverbell Road (see location map).




National Self Storage is a local Tucson self-storage company that takes pride in its innovative business model, high-quality management, high-tech security, and thoughtful building and landscape design. National Self Storage intentionally designs its facilities to soften the outward appearance to surrounding neighborhoods while also providing curb appeal and a more delightful experience for customers.

A testament to the thoughtfulness and care they put into their facilities is evident at the Dove Mountain National Self Storage (voted 2018 Facility of the Year) located just north of the intersection of Tangerine Road and Thornydale Road. Intended to be designed similarly, the Continental Reserve facility will continue National Self Storage's commitment to integrating high-quality architecture and landscape treatments that complement and enhance the aesthetic of the neighborhoods they are located in. Images of the Dove Mountain facility are included with this letter, and we invite you to drive by and see it for yourself.

The proposed facility at Continental Reserve will be three stories (two above ground, one below ground) with a building height of twenty-eight (28) feet and a floor area of approximately 76,000 square feet. The building will be situated on the northern portion of the property near the existing commercial uses with landscaping, parking and a drive aisle located closer to the southern portion of the site. This configuration, combined with the electrical easement situated adjacent to the southern property boundary, creates a setback of over 165' from the proposed facility and the homes in Sierra Ridge. The building and signage will be designed in compliance with the Silverbell Road Corridor Overlay District, and all onsite lighting will be downward directed, following the Dark Skies Ordinance. Storage areas will be limited to the enclosed building; no outdoor RV or boat storage is proposed at this location. Additionally, truck and trailer rentals will be prohibited at this facility. Attached to this letter are the site plan and conceptual building elevations for the proposed facility.

See reverse side.

a 2 e. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

Primary access to the site will be from an existing curb cut on Continental Reserve Loop. The driveway will be extended to the western property boundary connecting this site to the driveway serving the assisted living facility to the west. This connection provides convenient cross-access between the assisted living and the self-storage facility with minimal impact on the surrounding street network.

To develop the facility at this location, National Self Storage is requesting to amend the Pima Farms North Specific Plan – The Villas at Sombrero Peak Plan Amendment as well as process two conditional use permit requests as required by 1) the Pima Farms North Specific Plan -The Villas at Sombrero Peak and 2) Silverbell Road Corridor Overlay District. The purpose of the specific plan amendment is to correct a split zoning designation and give the subject property a single land use designation, commercial. The purpose of the conditional use permits is to ensure that the proposed facility complies with the development standards and regulations of the Pima Farms North Specific Plan -The Villas at Sombrero Peak and the Silverbell Road Corridor Overlay District.

Due to the Coronavirus Pandemic, we will not be offering to meet in-person at this time. However, a virtual meeting will be set up with National Self Storage and the development team to discuss the project details more in-depth. If you are interested in meeting, please contact Lexy Wellott by ***Friday, August 7***. Details for a virtual meeting the following week (tentatively August 13) will be provided via email or telephone shortly thereafter.

Sincerely,

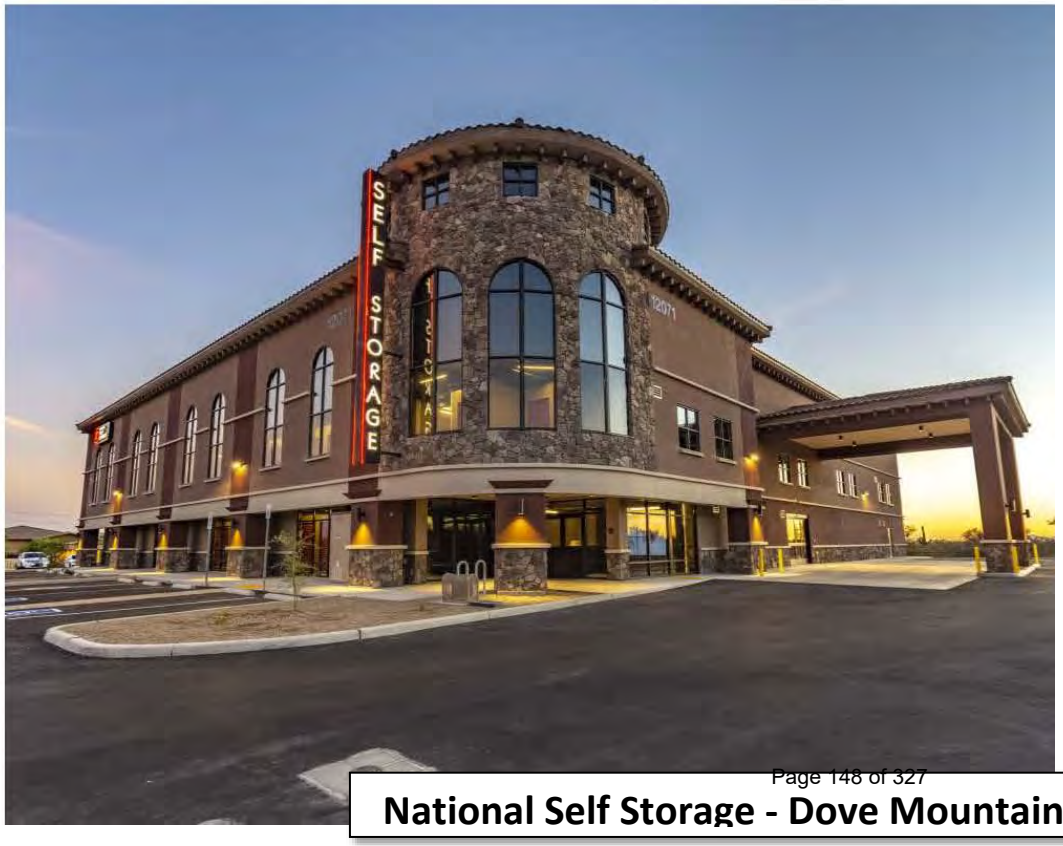
Lexy Wellott, AICP
Project Manager
(520) 623-6146
lwellott@azplanningcenter.com












**National Self Storage - Dove Mountain**

# National Self Storage – Continential Reserve (Site Plan)




NOTES

PARCEL: 226-22-6160

ADDRESS: 8611 N CONTINENTAL RESERVE LOOP, TUCSON, AZ 85743

SIZE: 1.42 AC
JURISDICTION: TOWN OF MARANA

EXISTING ZONING:
SPECIFIC PLAN (F) - PIMA FARMS / PIMA FARMS NORTH: THE VILLAS AT SOMBREO PEAK (VILLAGE-CORE COMMERCIAL/MEDIUM HIGH DENSITY RESIDENTIAL)
SILVERBELL OVERLAY DISTRICT

PROPOSED ZONING:
SPECIFIC PLAN (F) - PIMA FARMS NORTH: THE VILLAS AT SOMBREO PEAK (VILLAGE-CORE COMMERCIAL)
SILVERBELL OVERLAY DISTRICT

CONDITIONAL USE PERMIT AS REQUIRED BY SPECIFIC PLAN AND OVERLAY DISTRICT

| | |
|---|---|
| TOTAL BUILDING AREA: | 76,065 (2 UP/1 DOWN) |
| MAX BUILDING COVERAGE: | 75% GROUND LEVEL,<br>60% ABOVE GROUND LEVEL |
| BUILDING HEIGHT | 28' |
| PARKING PROVIDED | 10 SPACES, 1 ADA SPACE |
| PROVIDED BUILDING COVERAGE: | 44% |
| MIN. LANDSCAPE COVERAGE: | 7,812 SF (10% OF SITE AREA) |
| PROVIDED LANDSCAPE COVERAGE: | 19,563 SF |

# National Self Storage – Continential Reserve (Conceptual Elevations)



PERSPECTIVE VIEW LOOKING NORTHWEST



PERSPECTIVE VIEW LOOKING WEST

# National Self Storage – Continential Reserve (Conceptual Elevations)



PERSPECTIVE VIEW LOOKING SOUTHWEST



PERSPECTIVE VIEW LOOKING NORTHEAST

ANGEL ALEJANDRO & PILAR REVOC TR
1770 E CAMINO CIELO
TUCSON AZ 85718-1107

APPLEBAUM CYNTHIA A & STRUWE JEFFREY R
7479 W SWEET RIVER RD
TUCSON AZ 85743-1463

BOETTCHER PAUL M & SAMANTHA CP/RS
7472 W SWEET RIVER RD
TUCSON AZ 85743-1462

CANYON COMMUNITY BANK
7981 N ORACLE RD
TUCSON AZ 85704-6347

CANYON COMMUNITY BANK
7981 N ORACLE RD
TUCSON AZ 85704-6347

CANYON COMMUNITY BANK
7981 N ORACLE RD
TUCSON AZ 85704-6347

CONTINENTAL RESERVE MASTER HOA
ATTN: ASSOCIA ARIZONA
6840 N ORACLE RD STE 130
TUCSON AZ 85704-4282

COPE PROPERTIES LLC
1477 W COMMERCE CT
TUCSON AZ 85746-6016

DAVAULT NINA R
8951 N VERIDIAN DR
TUCSON AZ 85743-9087

DOTSON KEITH & LESLIE M JT/RS
7165 W ORACLE RIDGE TRL
TUCSON AZ 85743-5534

EISENHOWER MARK C & TAYLOR A CP/RS
8546 N SUNNY ROCK RIDGE DR
TUCSON AZ 85743-1446

FRAZIER SHERYN KAY
7512 W SWEET RIVER RD
TUCSON AZ 85743-1464

GARRETT TAYLOR W
7504 W SWEET RIVER RD
TUCSON AZ 85743-1464

GRANILLO HENRY JR & SHERRY CP/RS
7520 W SWEET RIVER RD
TUCSON AZ 85743-1464

HELINSKI DENNIS F
418 E NATALIA PL
TUCSON AZ 85737-7384

HILDRETH LIVING TRUST
ATTN: GEORGE REGINALD HILDRETH JR & CATHERINE CLAIR HILDRETH TR
560 SAND DOLLAR DR
WATSONVILLE CA 95076-1816

JOHNSON MARK E & DANETTE B JT/RS
PO BOX 1470
CORTARO AZ 85652-1470

MARANA PROPERTY OWNER LLC
2020 W RUDASILL RD, SECOND FLOOR
TUCSON AZ 85704-7800

MARANA UNIFIED SCHOOL DISTRICT NO 6
.
. 0-0

OCONNELL THOMAS J & MARIE E CP/RS
7480 W SWEET RIVER RD
TUCSON AZ 85743-1462

PHILIPP NANCY
7511 W SWEET RIVER RD
TUCSON AZ 85743-1465

QUACKENBUSH ROBERT G
7456 W SWEET RIVER RD
TUCSON AZ 85743-1462

QUIK-MART STORES INC
8351 E BROADWAY BLVD
TUCSON AZ 85710-4052

SANCHEZ ANA & ELIJAH CP/RS
7495 W SWEET RIVER RD
TUCSON AZ 85743-1463

SIERRA CREST HOA
ATTN: FIRST SERVICE RESIDENTIAL AZ LLC
9000 E PIMA CENTER PKWY STE 300
SCOTTSDALE AZ 85258-4471

TOWN OF MARANA
.
. 0-0

WHITE AMANDA G & HERRING KYLER JT/RS
7496 W SWEET RIVER RD
TUCSON AZ 85743-1462

THE PLANNING CENTER
ATTN: LEXY WELLOTT
2 E CONGRESS ST, SUITE 600
TUCSON, AZ 85701

CONTINENTAL RANCH COMMUNITY ASSOCIATION
9150 N COACHLINE BLVD
TUCSON, AZ 85743-5167

-




**Legend**

Subject Property

Parcels within 300ft

300ft Radius

NORTH 0' 100' 200'



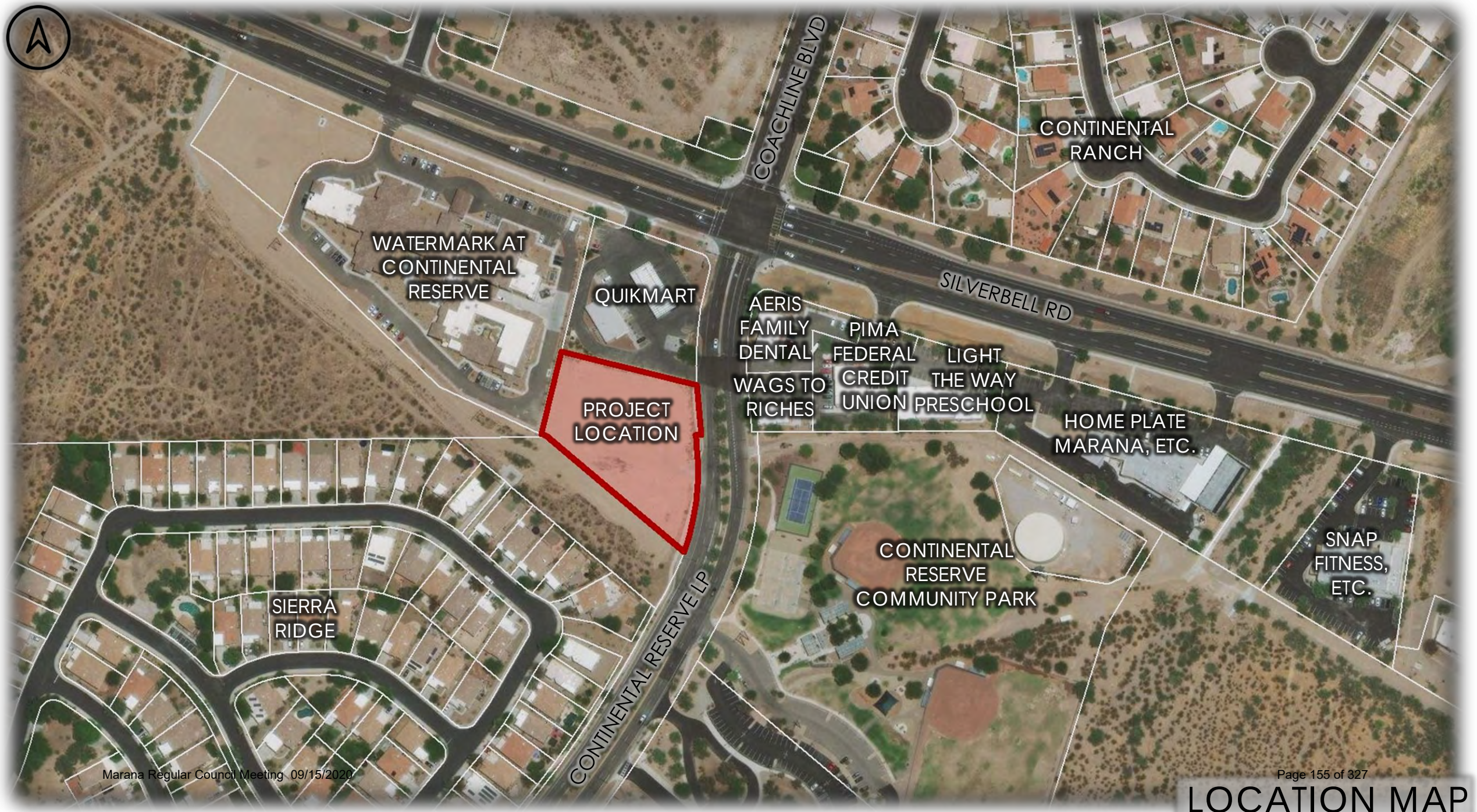
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Source: Pima County GIS 2020



# NATIONAL SELF STORAGE

## CONTINENTAL RESERVE

VIRTUAL MEETING - AUGUST 13, 2020






# LOCATION MAP

# SITE PLAN




## NOTES

SITE AREA: 1.41 ACRES (NET)
SITE AREA: 1.79 ACRES (GROSS)

BUILDING AREA: 76,065 SF (25,355 SF / FLOOR)

MAX BUILDING HEIGHT ALLOWED: 34'
MAX BUILDING HEIGHT PROPOSED: 28'

BUILDING COVERAGE: 44% (75% MAX)

LANDSCAPE COVERAGE REQUIRED = 7,813 SF
LANDSCAPE COVERAGE PROVIDED = 19,560 SF

PARKING PROVIDED: 10 SPACES (1 ADA) PER PARKING JUSTIFICATION ANALYSIS




## 1 NORTHEAST BUILDING ELEVATION

(VIEW LOOKING SOUTHWEST FROM CONTINENTAL RESERVE LOOP / QUIKMART DRIVE)







## 2 SOUTH BUILDING ELEVATION

(VIEW LOOKING NORTHEAST FROM SOUTHERN PROPERTY BOUNDARY)



## 1 SOUTHEAST BUILDING ELEVATION

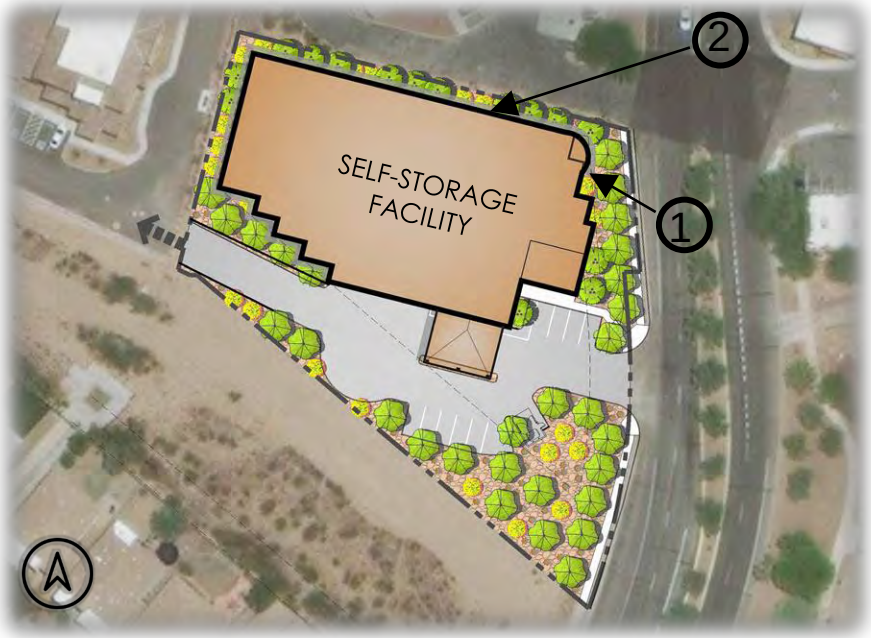
(VIEW LOOKING NORTHWEST FROM CONTINENTAL RESERVE LOOP)





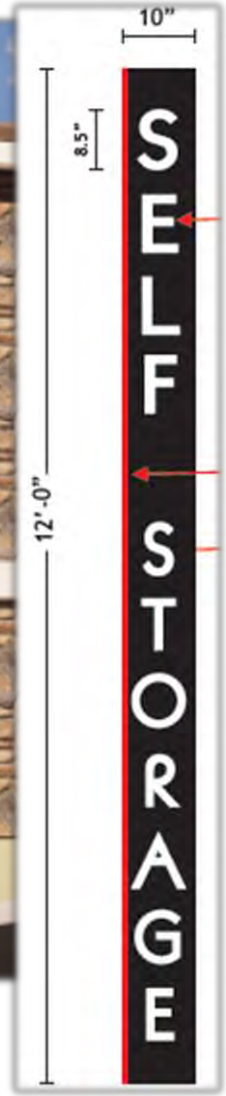

## 2 EAST BUILDING ELEVATION

(VIEW LOOKING WEST FROM CONTINENTAL RESERVE LOOP)




## 1 MARQUEE SIGN







## 2 PANEL SIGN















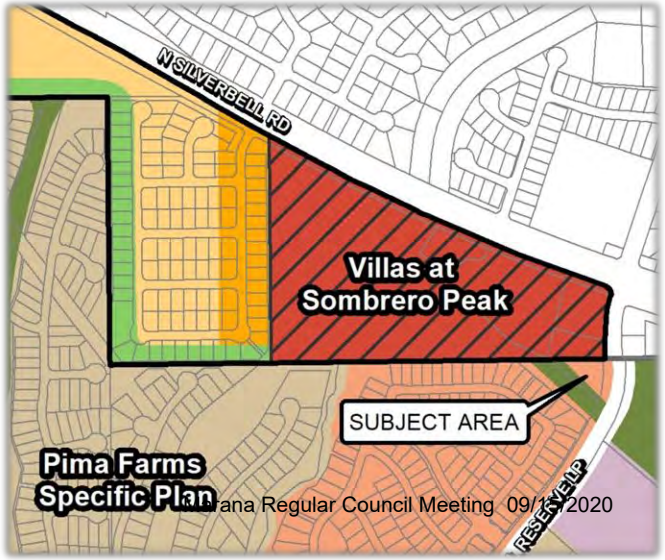


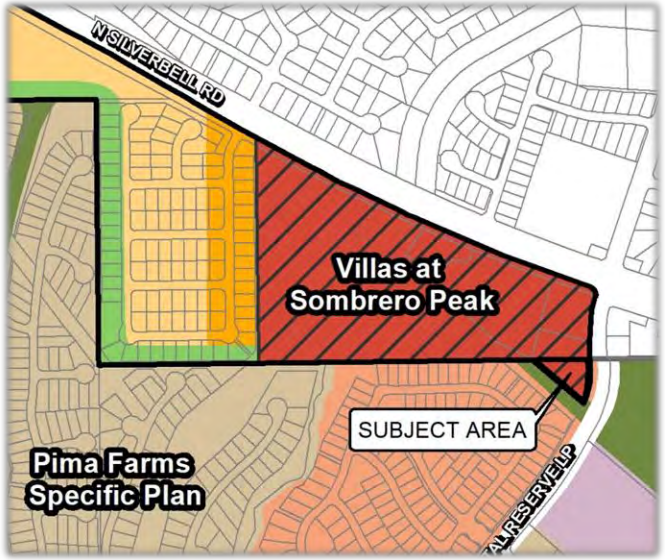
NATIONAL SELF STORAGE – DOVE MOUNTAIN

# ENTITLEMENT PROCESSES

## 1 SPECIFIC PLAN AMENDMENT

- Request: Include ~0.68-acre portion of the site in the Pima Farms North Specific Plan – The Villas at Sombrero Peak with a land use designation of Village Core-Commercial.
- Purpose: Resolve split zoning designation on subject property and bring the entire property under the regulations and standards of one specific plan.
- Participation Opportunities: Planning Commission Public Hearing (tentatively August 26, 2020) and Mayor and Council Public Hearing (date TBD).




## 2 SPECIFIC PLAN CONDITIONAL USE PERMIT

- Request: to allow for the development of a 75,065 SF internalized self-storage facility in the Pima Farms North Specific Plan – The Villas at Sombrero.
- Purpose: Ensure the proposed facility follows the development regulations and design standards of the Pima Farms North Specific Plan
- Participation Opportunities: Planning Commission Public Hearing (date TBD) and Mayor and Council Public Hearing (date TBD).

## 3 SILVERBELL ROAD CORRIDOR OVERLAY DISTRICT (SRCOD) CONDITIONAL USE PERMIT / DESIGN REVIEW

- Request: to allow for the self-storage facility and approval of building and site design prior to development plan approval
- Purpose: Ensure the proposed facility complies with the architectural, sign, landscaping, lighting, etc. requirements of the overlay district.
- Participation Opportunities: Planning Commission Public Hearing (date TBD).


QUESTIONS??

# Audio

| Caller | Service Type | Start Time | End Time | Du |
|---|---|---|---|---|
| Linda Morales - lmorales@azplanningcenter.com Host | | 4:58:45 PM | 6:53:43 PM | |
| +1 928 202 8861 - WIRELESS CALLER | | 4:59:38 PM | 5:02:01 PM | |
| +1 928 202 8861 - WIRELESS CALLER | | 5:02:16 PM | 5:06:12 PM | |
| Travis Morrow - tmorrow@nationalselfstorage.com | | 5:37:04 PM | 6:53:32 PM | |
| Letty Thies - scottletty@prodigy.net | | 5:37:24 PM | 6:35:50 PM | |
| +1 520 390 7095 - TRAVIS MORROW | | 5:38:20 PM | 6:53:32 PM | |
| +1 520 975 3928 - Edwards Wanda M | | 5:43:53 PM | 5:59:15 PM | |
| Dawn - +1 267 943 5199 | | 5:44:57 PM | 5:47:14 PM | |
| Mary Johnson - maj187@comcast.net | | 5:45:32 PM | 6:53:18 PM | |
| Gridley Quihuis - gridq@att.net | | 5:46:34 PM | 6:53:54 PM | |
| Dawn - dawncooper@cox.net | | 5:47:05 PM | 6:46:55 PM | |
| +1 520 408 1400 - EPS GROUP PIM | | 5:47:09 PM | 5:56:10 PM | |
| +1 314 223 5509 - THIES LETTY | | 5:47:36 PM | 5:48:37 PM | |
| Nancy - njphilipp@msn.com | | 5:48:36 PM | 6:53:19 PM | |
| +1 314 223 5509 - THIES LETTY | | 5:49:02 PM | 5:52:08 PM | |
| William Johnson - chiefwej@comcast.net | | 5:49:24 PM | 5:50:35 PM | |
| +1 520 401 1058 - ROBERT QUACKENB | | 5:49:32 PM | 6:51:59 PM | |
| +1 520 891 6028 - Private | | 5:50:29 PM | 6:41:43 PM | |
| William Johnson - chiefwej@comcast.net | | 5:50:48 PM | 6:53:18 PM | |
| Bob Schoff - bschoff@nationalselfstorage.com | | 5:55:43 PM | 6:53:02 PM | |
| +1 715 650 1079 - KIM ANGELL | | 5:57:09 PM | 6:43:35 PM | |
| Wanda - +1 267 998 3369 | | 5:58:58 PM | 6:53:13 PM | |
| +1 602 292 8870 - WIRELESS CALLER | | 6:27:02 PM | 6:53:15 PM | |
| Letty Thies - scottletty@prodigy.net | | 6:36:31 PM | 6:53:20 PM | |
| Nancy - njphilipp@msn.com | | 6:39:28 PM | 6:53:12 PM | |
| +1 520 891 6028 - Private | | 6:44:29 PM | 6:53:38 PM | |
| +1 520 603 7980 - Cooper Dawn | | 6:52:39 PM | 6:53:11 PM | |

**Number of attendees:** 27

Note: All times in

**Toll minutes:** 314m **VoIP minutes:** 561m

# Online Meeting

| Caller | Service Type | Duration | |
|---|---|---|---|
| | | Screen Sharing | Video |
| Linda Morales - lmorales@azplanningcenter.com Host | | 91m | 113m |
| Travis Morrow - tmorrow@nationalselfstorage.com | | 73m | 77m |
| Letty Thies - scottletty@prodigy.net | | 55m | 58m |
| Dawn - +1 267 943 5199 | | 3m | 3m |
| Mary Johnson - maj187@comcast.net | | 68m | 68m |
| Gridley Quihuis - gridq@att.net | | 68m | 68m |
| Dawn - dawncooper@cox.net | | 60m | 60m |
| Nancy - njphilipp@msn.com | | 65m | 65m |
| William Johnson - chiefwej@comcast.net | | 2m | 2m |
| William Johnson - chiefwej@comcast.net | | 63m | 63m |
| Jackie - jackie.shaub@outlook.com | | 61m | 61m |
| Nancy - njphilipp@msn.com | | 1m | 1m |
| Nancy - njphilipp@msn.com | | 60m | 60m |
| Bob Schoff - bschoff@nationalselfstorage.com | | 58m | 58m |
| Wanda - +1 267 998 3369 | | 55m | 55m |
| Letty Thies - scottletty@prodigy.net | | 17m | 17m |
| Nancy - njphilipp@msn.com | | 14m | 14m |
| Dawn - dawncooper@cox.net | | 6m | 6m |

**Terri Byler**

**From:** Jason Angell
**Sent:** Wednesday, August 26, 2020 11:01 AM
**To:** Cynthia Ross; Steven Cheslak
**Cc:** Terri Byler
**Subject:** FW: SELF STORAGE CALLS FOR SERVICE

**Jason Angell**
Development Services Director
Town of Marana
11555 West Civic Center Drive
Marana, AZ 85653
(520) 382-2647
jangell@maranaaz.gov

**From:** Terry Rozema <trozema@MARANAAZ.GOV>
**Sent:** Wednesday, August 26, 2020 10:56 AM
**To:** Jason Angell <jangell@MARANAAZ.GOV>
**Subject:** RE: SELF STORAGE CALLS FOR SERVICE

Just as appoint of reference, a grocery store has far more "calls for service" related to an a sundry of crimes ranging from thefts, to criminal damage, unwanted people, disturbance, fights, etc. 3 calls in three years is nothing for a business to have.

*Terry S. Rozema*
Chief of Police
Town of Marana
trozema@maranaaz.gov
(O) 520-382-2032
(F) 520-382-2001

*"Unparalleled Service, Unwavering Protection, Uncompromised Integrity"*

**From:** Jason Angell
**Sent:** Wednesday, August 26, 2020 10:53 AM
**To:** Reuben Nunez
**Cc:** Terry Rozema
**Subject:** RE: SELF STORAGE CALLS FOR SERVICE

Didn't think so, but I'm not the expert that can make that claim.

Thank you for your help and quick turnaround on this.

Jason

**Jason Angell**
Development Services Director
Town of Marana
11555 West Civic Center Drive
Marana, AZ 85653
(520) 382-2647
jangell@maranaaz.gov

**From:** Reuben Nunez <rnunez@MARANAAZ.GOV>
**Sent:** Wednesday, August 26, 2020 10:51 AM
**To:** Jason Angell <jangell@MARANAAZ.GOV>
**Cc:** Terry Rozema <trozema@MARANAAZ.GOV>
**Subject:** RE: SELF STORAGE CALLS FOR SERVICE

No - the numbers for the 2 year period are insufficient to make a claim like that.

**From:** Jason Angell
**Sent:** Wednesday, August 26, 2020 10:50 AM
**To:** Reuben Nunez
**Cc:** Terry Rozema
**Subject:** RE: SELF STORAGE CALLS FOR SERVICE

Thanks, Reuben.

In your opinion, would you say that the construction of the self-facility has resulted in increased crime in the area?

**Jason Angell**
Development Services Director
Town of Marana
11555 West Civic Center Drive
Marana, AZ 85653
(520) 382-2647
jangell@maranaaz.gov

**From:** Reuben Nunez <rnunez@MARANAAZ.GOV>
**Sent:** Wednesday, August 26, 2020 10:46 AM
**To:** Jason Angell <jangell@MARANAAZ.GOV>
**Cc:** Terry Rozema <trozema@MARANAAZ.GOV>
**Subject:** FW: SELF STORAGE CALLS FOR SERVICE

Jason, we ran all calls for service for the National Self Storage Dove Mountain business going back to 2018 through present. Only 3 calls – see below.

**From:** Michele Murrieta
**Sent:** Wednesday, August 26, 2020 10:43 AM

**To:** Reuben Nunez
**Subject:** SELF STORAGE CALLS FOR SERVICE

CALLS FOR SERVICE for 12071 N Thornydale RD.

| Incident | Incident address | Offense as Observed |
|---|---|---|
| 1810-0330 | 12071 N THORNYDALE RD | 1806- NARCOTIC DRUG LAWS |
| 1810-0828 | 12071 N THORNYDALE RD; 3800W; nation self storage | 5601-SUSPICIOUS ACTIVITY |
| 2001-1169 | 12071 N THORNYDALE RD | 1403-CRIMINAL DAMAGE |

Michele A. Murrieta
Records Supervisor
Marana Police Department
11555 W. Civic Center Drive
Marana, AZ 85653
Office: (520)382-2014
Fax: (520)382-2001
Email: mmurrieta@maranaaz.gov

**From:** Des Anderson
**To:** Cynthia Ross
**Subject:** Case: PCZ2007-002 National Self-Storage
**Date:** Tuesday, August 25, 2020 3:23:56 PM

**PLEASE BE CAUTIOUS**
THIS MESSAGE AND SENDER COME FROM OUTSIDE THE TOWN OF MARANA. IF YOU DID NOT EXPECT THIS MESSAGE, PROCEED WITH CAUTION. VERIFY THE SENDER'S IDENTITY BEFORE PERFORMING ANY ACTION, SUCH AS CLICKING ON A LINK OR OPENING AN ATTACHMENT.

Cynthia Ross
Town of Marana Planning Dept.

Dear Cynthia,

We, E Michael and Deslie L Anderson are the owner's of the property at 7472 W Sweet River Rd in Marana. It has just come to our attention the proposed change of zoning behind our property for the purpose of building a 2-story storage facility by National Self-Storage.

We received no notification, concerning any of this. We only found out this morning because a neighbor gave our daughter a photocopy of a notice about meetings, with only one that we will be able to attend, being that it is tomorrow, and hasn't already happened.

We feel this has been handled very unethically, that everyone in this area should have been notified by mail. It is our knowledge now that only 7 letters were received in our entire neighborhood of Sierra Crest. We also find it very odd that the town of Marana would even entertain the thought of rezoning directly behind homes in a gated community such as Sierra Crest or across the street from a school.

This proposed re-zoning will have a negative impact to the school, to the business already at the corner and in front of this property. To Sierra Crest Gated subdivision, to everyone and everything in this area. The traffic overload will be dangerous and noisy. It is very difficult to access that area just to stop and get gas as it is. You have children who walk to and from school, not to mention the traffic to and from the school as well as to the small businesses near the school.

Most don't even know about this, we certainly didn't and our property backs directly to this land. Everyone needs to be advised of this proposal, to have the chance to understand what is going on here. To have the opportunity to a voice on the matter, in a fair and reasonable amount of time.

The Town of Marana, The Planning and Zoning Dept., should care what the effect of this rezoning and a building of this nature would have on it's School, existing Businesses, Traffic,

Residents and Safety in this area.

Please do the right thing, do not rezone to allow National Storage to build here.

Sincerely,
Des and Mike Anderson
7472 W Sweet River Rd
Marana

**From:** Ciro Alvarez
**To:** Lwellott@azplanningcenter.com; Cynthia Ross
**Subject:** Ref: Case #PCZ2007-002 Nat. Self-Storage Bldg.
**Date:** Saturday, August 15, 2020 12:26:20 PM

**PLEASE BE CAUTIOUS**

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Lexy, Cynthia, I am a resident in the Sierra Ridge residential development. My address is 7539 W. Sweet River Rd. 85743.
I have been made aware that National Self-Storage proposes to build a 76,000 Sq. Ft. building behind the Quick Mart, on SilverBell Rd. and Continental Reserve Loop adjacent to our residential development Sierra Ridge.

I am opposed to the Town of Marana approving this project. I have a couple of photos of the proposed building in front of me as I write: frankly, it is an eye sore of a monstrosity, with all due respect to the architect, I've seen better designs on a baby diaper!

Not only is this monstrosity incongruent with the Southwestern-style architecture of the homes in the immediate vicinity; it is also in the immediate area of Rattle Snake Elementary School !!

I am concerned that this project; were it to be approved, would have a deleterious effect on the quality of life on our neighborhood, not only is the building ugly, and in sharp contrast with the surrounding area, it is going to increase traffic and increase noise pollution at all hours of the day.

Needless to say, it will also expose the students of Rattle Snake Ridge elementary to additional vehicular traffic with its concomitant dangers!

I urge you to please deny approval of this project. There are more suitable areas in Marana where this project can be built and prosper. Please keep this parcel of land zoned Medium, High Density Residential.

Sincerely, Ciro Alvarez
801-352-8301

| | |
|---|---|
| **From:** | Terri Byler |
| **To:** | Cynthia Ross; Jason Angell |
| **Subject:** | FW: Comments for Marana Planning Commission-Specific Plan Amendment-National Self Storage |
| **Date:** | Wednesday, August 26, 2020 11:56:45 AM |

**From:** dawn cooper [mailto:dawncooper@cox.net]
**Sent:** Wednesday, August 26, 2020 11:41 AM
**To:** Terri Byler
**Subject:** Comments for Marana Planning Commission-Specific Plan Amendment-National Self Storage

**PLEASE BE CAUTIOUS**
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I live at 8281 N. Amber Burst Drive, Tucson AZ, 85743 and I do not support the effort to amend the Pima Farms North Specific Plan-Villas at Sombrero Peak to allow a National Self Storage facility to be built. I am concerned about the additional traffic and impact on safety along Continental Reserve Loop (CRL). This is especially concerning given that there is a park and elementary school right across from the proposed location. There will already be a huge increase of traffic along CRL once the planned school is operational at the vacant urgent care facility on the opposite side of CRL. Additionally, there will be even more traffic once people start moving into the 200+ homes being built at the end of Pima Farms Road (Lazy K Pulte Homes). The residents in Continental Reserve value the ability to safely walk, jog, and bike ride along CRL. Families that have children who walk to school would no longer have peace of mind with the increased traffic and influx of customers that would be coming and going all day long. I am certain there is other commercially zoned land in Marana that would better suit such a storage facility. We don't want a storage facility located within a residential area, off a street that leads into the neighborhood. Please look elsewhere for a location that is along a main thoroughfare, or the frontage road, not in this proposed location.

Dawn Cooper

8281 N. Amber Burst Drive

Tucson AZ 85743

dawncooper@cox.net

520-620-6560

**From:** Terri Byler
**To:** Cynthia Ross; Jason Angell
**Subject:** FW: National Self Storage
**Date:** Wednesday, August 26, 2020 8:05:19 AM

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**From:** Annie A [mailto:nieannacosta777@yahoo.com]
**Sent:** Tuesday, August 25, 2020 5:28 PM
**To:** Terri Byler
**Subject:** National Self Storage

**PLEASE BE CAUTIOUS**
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I am opposing the proposal to build a National Self Storage facility behind the Quik Mart on Continental Loop.
Thank you.

Sent from Yahoo Mail on Android

**From:** Terri Byler
**To:** Cynthia Ross
**Subject:** FW: Proposed Self Storage Facility in Continental Reserve
**Date:** Monday, August 24, 2020 4:45:54 PM

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Cindy here is one email I received. Please send me what you have received so I can incorporate them into the packet.

Deadline is noon on Wednesday.

Thank you,
Terri

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**From:** Wanda Edwards [mailto:wandaed07@gmail.com]
**Sent:** Monday, August 24, 2020 4:09 PM
**To:** Terri Byler
**Subject:** Proposed Self Storage Facility in Continental Reserve

**PLEASE BE CAUTIOUS**
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I am writing in regards to a proposal to put a self storage facility in Continental Reserve. I understand that there is a Marana Planning Commission meeting on Wednesday. I want it made clear that my neighbors and I are vehemently opposed to the rezoning of part of the land behind the Quikmart and we DO NOT want a self storage facility in our neighborhood.

| | |
|---|---|
| **From:** | Terri Byler |
| **To:** | Cynthia Ross; Jason Angell |
| **Subject:** | FW: National Self Storage Facility Proposal |
| **Date:** | Wednesday, August 26, 2020 8:05:02 AM |

**From:** Jack Ferguson [mailto:jackferguson333@gmail.com]
**Sent:** Tuesday, August 25, 2020 9:06 PM
**To:** Terri Byler
**Subject:** National Self Storage Facility Proposal

**PLEASE BE CAUTIOUS**
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Good evening

I fully understand that we can not and should not push back on every business. I carefully considered this type of facility at this location and have a number of concerns that need to be addressed.

What is the demand for this type of business at this location?
The last thing we need is a failed business like the abandoned medical facility not far away.

What steps will the builder take to shield all lights and prevent noise? There is an assisted living/care facility on one side and homes behind.

The type of business at this location will increase traffic in front of the school. During pick up and drop off this street is clogged now. Children cross to go to school. School buses drop off.
It is not possible to avoid increased traffic and danger to children.

Sierra Crest-Ridge property values will decrease, especially homes that now have a bit of a view.

Will this storage area be open 24 and 7?
Is the intent to include trailer rental?
Have they considered other areas or is this area offered to this business?
What security will the business provide?
Will the increase in revenue be sufficient to cover the increase in demand on MPD?

This just seems to be the wrong type of business for this location.
There are areas near I-10, areas near Cortaro, unused parking lot area near Safeway... this just doesn't make sense.

Thank you

Jack Ferguson

**From:** medicalforumconsult@gmail.com
**To:** Cynthia Ross
**Subject:** National Self-Storage Rezoning and Building in Pima Farms (Case No.: PCZ2007-002)
**Date:** Wednesday, August 12, 2020 6:41:08 PM

**PLEASE BE CAUTIOUS**

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Dear Ms. Ross,

I am a homeowner in the Sierra Ridge community in Continental Reserve (Lot No. 124). This letter is written in regard to the proposal to rezone and build on the corner of N. Continental Reserve Loop at Silverbell Road.

I am sure the land holder is keen to sell his property and the town of Marana is anxious to receive the tax benefits. I can only hope, however, that common sense would prevail over greed just this once.

A three-level storage facility is totally inappropriate for this lot size and location. Added to the insult of the Watermark, it would render that corner more in line with the airless and shadowed streets of a large city. I am painfully aware zoning laws are very fluid, flowing downhill to the highest revenue.

For your information, in 2002, my lot was a premium-view lot. My only view now is of a monolith that no amount of landscaping can obscure. The addition of another even more insulting monolith directly behind my home adds further loss to property valuations.

Please find a less intrusive location for this storage facility with direct, not indirect, access to a main street and, certainly, not across from a school and play area/park. Please give the residents who live here the space they paid for and deserve. We are taxpayers too.

Please accept this letter in lieu of my attendance at the town council meeting due to Covid-19 restrictions.

Sincerely,

Sheryn Frazier
520.579.6798

| | |
|---|---|
| **From:** | Terri Byler |
| **To:** | Cynthia Ross; Jason Angell |
| **Subject:** | FW: Item PCZ2007-002 Pima Farms North Villas at Sombrero Peak Specific Plan Amendment |
| **Date:** | Wednesday, August 26, 2020 8:15:18 AM |

**From:** Stacey Hadlock [mailto:ssp103179@yahoo.com]
**Sent:** Wednesday, August 26, 2020 8:15 AM
**To:** Terri Byler
**Subject:** Item PCZ2007-002 Pima Farms North Villas at Sombrero Peak Specific Plan Amendment

**PLEASE BE CAUTIOUS**
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Good morning,

I am writing to you today to express my concern regarding the proposed National Self Storage on Continental Reserve Loop.

I live within one mile of the proposed site, and my child is a 1st Grader at Rattlesnake Ridge Elementary School, which as you are aware, is directly across the street from this facility, and lies within crosswalk and school zones. I have already been witness to traffic not paying attention to crosswalk guards and the posted speed limits. I worry what effect increased traffic would have. Additionally, this is also the u-turn point for parent drop off, and again, I worry about traffic impact.

It also doesn't feel like a good fit for the surrounding community. One of the magical things about living in this area is coming home at dusk or night, and the gentle landscape lighting as we follow along Continental Reserve Loop and then turn right onto Pima Farms. I feel that the bright lights and harsh commercial feel of the proposed building would not fit in with the current aesthetic of our beautiful community.

In short, I oppose the proposed plans for the storage facility and feel the land could be better used in other ways that would be more cohesive and beneficial to the area.

Thank you for taking the time to read this and consider community input.

Kind Regards,

Stacey Hadlock
8515 N Ironwood Reserve Way

**From:** Terri Byler
**To:** Cynthia Ross; Jason Angell
**Subject:** FW: Proposed Self Storage Facility in Continental Reserve
**Date:** Wednesday, August 26, 2020 10:07:32 AM

---

**From:** Jessica Edwards [mailto:jessamarie2122@gmail.com]
**Sent:** Wednesday, August 26, 2020 10:07 AM
**To:** Terri Byler
**Subject:** Proposed Self Storage Facility in Continental Reserve

**PLEASE BE CAUTIOUS**
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I am writing in regards to a proposal to put a self storage facility in Continental Reserve. I understand that there is a Marana Planning Commission meeting on Wednesday. I want it made clear that my neighbors and I are vehemently opposed to the rezoning of part of the land behind the Quikmart and we DO NOT want a self storage facility in our neighborhood.

To: Planning Commission Members

My name is: Mary Johnson
Address: 8007 N. Coltrane Lane, Tucson, AZ 85843

I have been a resident of Continental Reserve, Jubilee subdivision, for over 15 years. I am against the building of the National Self Storage Facility which is planned for the property between the Sierra Crest/Sierra Ridge gated subdivision and the Quik Mart on Continental Reserve Loop. In order to build this facility they need to rezone part of the property.

The letter provided from The Planning Group states, "National Self Storage intentionally designs its facilities to soften outward appearance to surrounding neighborhoods while providing curb appeal and a more delightful experience for customers". The Continental Reserve neighborhood adjacent to this property is southwest styled one-story homes. The sample pictures provided by the Planning Group are two story (one story is below ground) structures which will not "blend" with any building in Continental Reserve.

The planned storage facility would be across the street from a Continental Reserve park and Rattlesnake Ridge Elementary school. That end of Continental Reserve Loop is very busy during school times. Adding extra traffic will only endanger our children who walk on the sidewalk.

- This business might be fine in a commercial industrial park
  Placing it in a residential area is not fine.

- How the inside looks or how nice the company treat the customers is completely irrelevant when we are worried about property values and aesthetics.

- If this project proceeds it will hurt all of our home values.

Thank you for the opportunity to express my opinion.

*Mary Johnson*

**From:** Shirlene Kenny
**To:** Cynthia Ross
**Cc:** lwellott@azplanningcenter.com
**Subject:** Case No. PCZ2007-002
**Date:** Friday, August 21, 2020 12:18:27 PM

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My husband and I live in the Sierra Crest subdivision on Sweet River Rd. We just moved in before Christmas last year, I am a realtor for 35 years and my husband is a mortgage broker for 40 years, both of us working in Tucson. We have seen Tucson/Marana/Oro Valley grow tremendously after living in the area for 48 years. I can tell you that putting in a two story 73,000 sq ft storage facility in our back yard is not acceptable. This is a residential area, we have a school across the street from our gate, many people walk their pets or go out for a run on Continental Reserve Loop on a regular basis. Before Covid 19 we had long lines of cars twice a day at the school or kids walking to school. A commercial building that large does not fit into our quiet neighborhood.

I hope that the town of Marana will reconsider approving this project.

Thank you

Shirlene and Jim Kenny
7576 W Sweet River Rd
(520) 907-8720
Shirlene@dakotacom.net

**From:** Glenn Lader
**To:** Cynthia Ross
**Subject:** Opposition to National Self-Storage facility Continental Reserve
**Date:** Thursday, August 20, 2020 1:22:23 PM

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Hello,

(reference Case No. PCZ2007-002)

It has come to my attention that there are plans to build a 76,000 sq ft National Self-Storage facility behind Sierra Ridge and Quik-Mart in Continental Reserve.

I want to express my complete opposition to this project. As an area resident living adjacent to this plot of land, this planned self-storage facility will cause frequent disruption to the quality of life enjoyed by the folks including myself living in Sierra Ridge/Sierra Crest and the assisted living facility adjacent to this plot.

This plot of land should not be rezoned from medium high density residential to commercial.

Thank You,
Glenn Lader

**From:** Terri Byler
**To:** Cynthia Ross; Jason Angell
**Subject:** FW: Opposition for National Self Storage / Continental Reserve Loop
**Date:** Wednesday, August 26, 2020 8:04:27 AM

---

I will send you what I have received so far. More to come.

T

-----Original Message-----
From: Clarissa Lopez [mailto:clarilopez811@gmail.com]
Sent: Tuesday, August 25, 2020 11:27 PM
To: Terri Byler
Subject: Opposition for National Self Storage / Continental Reserve Loop

PLEASE BE CAUTIOUS
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_____

Hello,

I am a resident of the Sierra Ridge gated community that would be directly affected by the proposed storage facility. I have several concerns. One being the influx of traffic to the residential and school area. We already have a lot of congestion during school hours that would further affect the influx of storage clients. Secondly, the mere size of the building and how it will take away from the beautiful view that characterizes this particular neighborhood. I also do not feel another storage building would add any significant value to this area. There are already plenty in and around the Cortaro / I-10 area that are accessible and outside of the residential area we live in. I really think they would be better suited on more of a commercial lot versus right across from a school and park. My other concern is the lighting involved in keeping such buildings illuminated for safety concerns. How much of that will spill over into our backyards. What transients could this draw to our quiet neighborhood. I am a small business owner and have seen an increase in burglary attempts during this pandemic. Do we really need folks trying to break in to storage units? Will that spill over into the residential areas. All of these items would affect the comfort and safety of our families who ultimately make living in this area both appealing and special. I really hope you can reconsider and deny their request. Encourage them to open elsewhere. Perhaps over by the Marana Outlets. I know there is plenty of land there that would be accessible from the freeway and in more of a business environment.

Thank you for your time.

Sincerely,

Clarissa Lopez

Sent from my iPhone

| | |
|---|---|
| **From:** | Brough McDonald |
| **To:** | Cynthia Ross |
| **Cc:** | Molly McDonald |
| **Subject:** | National Self-Storage facility proposed for construction, reference Case No. PCZ2007-002 |
| **Date:** | Thursday, August 20, 2020 7:38:25 PM |

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Ms. Ross,

Thank you for taking the time to read my email.

My wife and I are home owners and residents in Sierra Crest, the little gated community Southwest of the N Silverbell Rd. and N Continental Reserve Loop.

We've just learned you are the Point of Contact regarding the consideration of a two-story, 76k square foot, National Self-Storage facility proposed for construction, reference Case No. PCZ2007-002.

The proposed location of this facility is problematic from our perspective.

First, it will be plainly visible from our backyard. Having a young family, we spend a considerable amount of time playing and entertaining in our backyard. It will surely be an eyesore.

Second, the proximity to Rattlesnake Ridge Elementary school poses the hazard of measurable increase of non-community, non-neighbor traffic around our children during the school year. Additionally, this community enjoys a large population of neighbors who participate in outdoor activities, such as walking, running, cycling etc. Much of which starts, ends or passes by our Continental Reserve Park. Heavy box truck traffic, operated by at best professional drivers, at worst novice/amateur drivers who don't have a connection to this community, driving in and around this area where there is heavy pedestrian traffic increases risk.

Third, we and likely many of our neighbors intentionally chose this area because it was quiet, family friendly, safe, and without any draws of potentially nefarious activities. From my professional experience (Federal Law Enforcement), it is not uncommon for storage facilities to be used to facilitate criminal activity. At present, the commercial enterprises in this area are predominantly grocery or dining in nature, the is no draw for non-community traffic outside of reasonable business hours, and the traffic is light passengers vehicle. A self-storage facility would invite large, box-truck and cargo van vehicle traffic at potentially all hours of the day, including weekends and holidays. Admittedly, the preponderance of this traffic would likely be legitimate, however, it increases the risk for bad actors to hide in plain sight.

I appreciate and support diverse, robust and resilient commercial development in the Town of Marana, however, I believe there is a more location appropriate areas. I would encourage the developers to pursue currently commercially zoned areas away from residential communities with more accessibility to I-10 than in the heart of our community.

Respectfully,

Brough

Brough McDonald
Sierra Crest Homeowner

| | |
|---|---|
| **From:** | Nancy Philipp |
| **To:** | Cynthia Ross |
| **Subject:** | Rezoning in Ref Case No: PCZ2007-002) |
| **Date:** | Tuesday, August 25, 2020 1:05:28 PM |

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To the Planning Commission of the Town of Marana:

I am writing to **strongly oppose** the rezoning of the parcel of land along the Continental Loop behind Quik Mart and within 100 to 200 feet of the homes in the Sierra Ridge residential development to allow for the building of a National Self-Storage 76,000 square foot building on 1.41 acres of land.

**First of all, your letter, dated August 7th, 2020, did not reach homeowners until less than 3 weeks from the time of your scheduled Planning Commission meeting on August 26th, 2020**, which left NO TIME for residents to gather the necessary information about this issue and plan a response.

**Second, the letter from Cynthia Ross was VERY difficult to even understand**; in short, it was gobbledy goop! None of the abbreviations in the attached picture/plan were defined and there was nothing that CLEARLY explained the history of this parcel of land and what the change from "MHDR" to Commercial would mean to homeowners. If you were writing to another zoning planner, then perhaps the content could be deciphered. I had to call Cynthia and spend 15-20 minutes on the phone with her to get all the information I needed to fully understand this issue.

**Third, the letter was sent to 7 homeowners—only those with 300 feet of the proposed site!** My question is WHY? There are 140+ homes in the Sierra Ridge/Sierra Crest development, ALL of which will be directly impacted by this proposed facility. It was irresponsible and clearly for your purposes and not those of the residents to cram this process through; is it your goal only to maximize your tax revenue from a 1.41 acre plot of land?

**Clearly, this 0.68-acre parcel of land was retained as Medium High-Density Residential (MHDR) when the land was rezoned in 2006 for a reason: IT IS LESS THAN OR EQUAL TO 120 FEET FROM THE BACK FENCES OF THE HOMES CONTIGUOUS WITH THIS PROPERTY!** Now you are claiming that retention of this zoning was "a mistake" in 2006, so that National Self-Storage can build a monolith within 120 feet from the back fences of the homeowners in Sierra Ridge.

Furthermore, **the construction impact of digging down a story to allow a basement in this facility will be DEVASTATING to homeowners throughout Sierra Ridge,** especially. The noise and dust pollution will be overwhelming and destructive. The town allows construction workmen to begin at sunrise; do you really believe that is fair and equitable to those living less than 150 feet from the building site? It will upend all of our lives.

In addition**, the impact on traffic will be equally as devastating**. Per Travis Morrow, the president

of National Self-Storage, **they are planning on 115 "trips" in and out of the facility <u>each day</u>. How is this traffic corridor, which is right next to Rattlesnake Ridge Elementary School, going to bear this amount of traffic?** There is also **no turnaround land on the westbound side of Continental Loop**. What are you going to do about that AND about the school zone this path cuts through?

**And then there are the considerations AFTER the building is complete**, which include:
**-- significant and NEGATIVE impacts on home property values**, especially the homes directly behind the facility, which were all premium lots;
**-- traffic issues in a school zone and residential neighborhood**
**-- significant light pollution**
**-- unending noise, as the facility plans to be open until 10 PM each night**.

As a homeowner on Sweet River Road, **I ask that you SERIOUSLY CONSIDER ALL of these negative impacts of this proposed rezoning and proposed building.** It has NOTHING POSITIVE to add to our neighborhood and will ONLY detract from it.

Thank you for your time and consideration. I appreciate both very much.

Sincerely,

**Nancy J. Philipp**
**7511 West Sweet River Road, Tucson 85743**
**njphilipp@msn.com**
**520.891.6028/mobile**

| | |
|---|---|
| **From:** | Terri Byler |
| **To:** | Cynthia Ross; Jason Angell |
| **Subject:** | FW: Proposed Storage Facility Opposition |
| **Date:** | Wednesday, August 26, 2020 11:41:12 AM |

**From:** Richard Wentz [mailto:roxyrue1@gmail.com]
**Sent:** Wednesday, August 26, 2020 11:15 AM
**To:** Terri Byler
**Subject:** Proposed Storage Facility Opposition

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Hello,

I strongly oppose usage of the empty lot on the corner of Silverbell and Continental Reserve Loop to build a National Storage facility. A storage facility absolutely does not fit in with our beautiful and serene Continental Reserve residential area. We do not need additional 24/7 lighting at that intersection. The Watermark already obstructs some of the view, and another multi-story building would just add to that. A storage facility may also bring in more noise, traffic, and crime. A suitable location for such a facility would be much more appropriate in an industrial area, not in a residential neighborhood.

Regards,

Richard Wentz

**From:** Cindy Ross
**To:** Cynthia Ross
**Subject:** Fwd: FW: self storage unit
**Date:** Tuesday, August 25, 2020 11:28:46 AM

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---------- Forwarded message ---------
From: Terri Byler <tbyler@maranaaz.gov>
Date: Tue, Aug 25, 2020, 11:26 AM
Subject: FW: self storage unit
To: Cindy Ross (rosscindy78@gmail.com) <rosscindy78@gmail.com>

Cindy,

Here is one more for your records.

Terri

**From:** RAMON SANCHEZ [mailto:rsanchhh@yahoo.com]
**Sent:** Tuesday, August 25, 2020 10:36 AM
**To:** Terri Byler
**Subject:** self storage unit

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Hello, I have resided in Continental Reserve for over 5 years. I'm highly against the storage unit being built near the Quick Mart on Continental Reserve loop. Please build the facility in a nonresidential area away from Continental Reserve. I'm also concerned that it will be located close to a school. Thank you for your time.

Sent from Yahoo Mail for iPhone

**From:** Sean Terrill
**To:** lwellott@azplanningcenter.com; Cynthia Ross
**Subject:** National Self Storage opposition
**Date:** Friday, August 21, 2020 6:22:30 PM

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To: Lexy Wellott & Cynthia Ross
From: Sean Terrill & Sylvia Chan

Subject: National Self-Storage at Continental Reserve Loop

Date: 08/21/2020

This week, our community was informed of a self-storage facility that is projected to be a multi-level structure almost literally in our backyards. Doing some research this week, I've learned that self-storage facilities may not necessarily degrade property value but do have a good chance to. After speaking with the owner of another facility, things like razor wire fences, chain link and late night traffic seem to be fairly normal. We moved here in March for the security aspects and being close enough to frequent local businesses, but would have never considered this area with a self-storage unit in the backyard. Progress needs to and should be made, but there is plenty of vacant property within a short distance that would not impede the daily lives of our residents or jeopardize the safety of the children attending the elementary school next to us. As responsible planners, the consideration to re-zone this area as anything other than residential is not only going to impose on the residents in my immediate neighborhood, but also every other family with a child that either is currently enrolled or soon to be enrolled in Rattlesnake Elementary due to the increased traffic. We would also have the issue of a large two story structure next to residential, the increased trash left by people, more police units needed to keep the area safe, light pollution, noise pollution, and in my opinion an eyesore as people are driving into what is currently a very nice neighborhood.

When I was in Japan, I noticed several small cemeteries within neighborhoods. These houses always had a very hard time being sold. I grew up in California and there was a Home Depot built on top of a field that I used to walk my dog in daily. We had a hard time selling that house because of the increased traffic. When I lived in Florida, we had a laundromat built right next to our unit which because of noise and crime forced us to move. What is being proposed now and will be on the table on Wednesday may not change property value on paper, but will degrade quality of life for several people to include at least one police officer, a border patrol agent and a university teacher.

As an alternative and not to just object, there is land neat the outlet mall, some land off Tangerine, land close to the Marana Chamber of Commerce, etc. If you look at Storage Direct Marana (7020 N Camino Martin) you'll see that in 2003 it sold for 2mil, but then in 2007 it doubled, and then in 2015 it sold again for 2.5mil so what did that do for the property and quality of life for the apartments near it? This area also after some research has a higher potential for crime.

Our vote on this is a strong no. Even by entertaining this idea was baffling after doing just a

few days of research.

Sean Terrill

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**From:** Terri Byler
**To:** Cynthia Ross
**Subject:** FW: Proposal to build a National Self Storage facility
**Date:** Tuesday, August 25, 2020 9:55:57 AM

Cindy,

Here is another protest letter.

Terri

**From:** jttso2@gmail.com [mailto:jttso2@gmail.com]
**Sent:** Tuesday, August 25, 2020 9:45 AM
**To:** Terri Byler
**Subject:** Proposal to build a National Self Storage facility

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Greetings and Gratitude for your time:

Today's message is with regards to crime preventive measures and building our community connections within Marana. We are fortunate to have a strong relationship between community and our Marana Police Department and the working support of other jurisdictions. Despite the growing pains of a small agricultural town thrown into a developing community, we have remained strongly connected while respectfully supporting our uniqueness to resident core values. There comes a few times when we need to stand together against things that tear us apart and tear down connections. This recent proposal of building a National Storage facility is just one of those times we need to voice a concern.

Continental Reserve community of 1326 residents have maintained a working relationship with Marana Police for the past 10 years. Our Neighborhood Watch program was initiated for the soul purpose to create community and bolster the safety of our residents against crime. I'd like to start with my concerns to the proposal of a National Self Storage facility at Continental Reserve Loop/Silverbell area. The first of concern is the assumable lighting that this facility will pour upon our adjoining gated, neighborhood homes' backyards as it will afflict nothing more than distain. I may be a useful tool as crime deterrent yet and that will bring down property values due to lost open views, constant lighting. Landscape may be planned to serve as masking yet, it is still a concrete horizon. As Neighborhood Watch Coordinator to our gated community Sierra Crest-Ridge and Continental Reserve as a whole, I know the lingering concerns of property theft and drug trafficking in my community. Unfortunately this leads to my next concern. Crime. No one is safe from these kind of crimes but I also, do not look to leave an easier pathway for criminal activity into my neighborhoods. There have been "found all sorts of activity lurking inside of unassuming self-storage facility". There is the grave concern of possible drug storage and easy criminal distribution to nearby parks and schools within 1-3 mile radius, leading to higher use, sale of illicit drugs. Drugs use is already spiraling out of control in our society, and I volunteer my time beyond Neighborhood Watch to educate Marana to the pitfalls of its use. Please assist us in in keeping these kind of drug access to a far distance. There is another concern. It is to the relationship this facility will have for keeping a strong relationship with our Marana Police Department's Tri-Star program. Will there be staff training to look for concerning characteristics for criminal activity? Will there be opportunities for K-9 patrols to sniff for narcotic storage? It's imperative more than ever that "The Marana Tri-Star Program is a partnership between MPD, property managers and/or landlords and residents to work together in cooperative effort to foster a safer community."

Our community are intertwined with a respect for the dark, evening skies and the nature that finds refuge throughout our desert common areas. The sidewalks and pathways have lost a luster of years ago and remind us of a former life that can not be returned. That is why I write on behalf of our community, my home. Marana deserves a legacy to preserve the few charms she still clings to preserving. The citizens of our community do not need a torn view of the past replaced with another false daylight, and scattered concrete horizons. Continental Reserve does not need another empty promise of a "good neighbor". There are plenty of other things that could compliment our needs and desires, and this storage business will not be a good fit. The nearby park and school are good neighbors to a base of family and retiree community. If the Town of Marana wants to consider a future to build upon, reflect on that which builds community not mismatch the needs. Our area may need another park for families and pet owners but please leave storage facilities to industrial use areas, for example that near frontage road at Twin Peaks.

Thank you for you attention to hear our concerns and addressing our desire to respect the beauty that has drawn us here. We call upon you to preserve our spaces of forgotten past, and reserve the open spaces for only that which brings us together as good neighbors.

Tamrah Tso
Sierra Crest-Ridge, Continental Reserve  Neighborhood Watch
Marana Prevention Alliance member

Quote sources:
https://www.bluesheepdog.com/self-storage-units-and-drug-interdiction/
https://www.tucsonlocalmedia.com/marana/article_1f59a816-31f8-11e8-b787-af6b7ba559f6.html

| | |
|---|---|
| **From:** | Terri Byler |
| **To:** | Cynthia Ross; Jason Angell |
| **Subject:** | FW: National Self Storage Facility Proposal |
| **Date:** | Wednesday, August 26, 2020 11:05:44 AM |

**From:** Kimberli Wentz [mailto:kimberli7676@gmail.com]
**Sent:** Wednesday, August 26, 2020 11:04 AM
**To:** Terri Byler
**Subject:** National Self Storage Facility Proposal

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Greetings,

I'd like to express my concern for the proposed storage facility next to the Quick Mart. The nature of the facility absolutely does not fit into our Continental Reserve neighborhood. There are already enough lights at that particular intersection with the Quick Mart, The Watermark, and businesses on the SE corner. The placement of the storage facility would cause all of the traffic returning to Silverbell to make u-turns. This would likely cause more traffic incidents. A storage facility would be much more appropriate closer to the freeway or in an industrial area. It does not belong in a quiet neighborhood. I strongly oppose moving forward with turning the empty lot on the corner of Silverbell and Continental Reserve Loop into any type of storage facility.

Thank You,

Kimberli Wentz

**From:** Terri Byler
**To:** Jason Angell; Cynthia Ross
**Subject:** FW: Storage facility
**Date:** Wednesday, August 26, 2020 5:16:41 PM

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Just received.

-----Original Message-----
From: Brittainee Brumfield [mailto:caphxnvazwa@gmail.com]
Sent: Wednesday, August 26, 2020 5:10 PM
To: Terri Byler
Subject: Storage facility

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Hello,

I live in Continental Reserve and do not want a storage facility. I use storage facilities and although some are better than others it is not the type of business to have across from a school and park. It is also not the ideal business for a residential area. It will have several additional people traveling in and out with extremely less concern to be aware of the children and residential rules within our community. It is not the ideal location for this type of business. Please find a location elsewhere.

Thank you,
Brittainee Brumfield

Sent from my iPhone

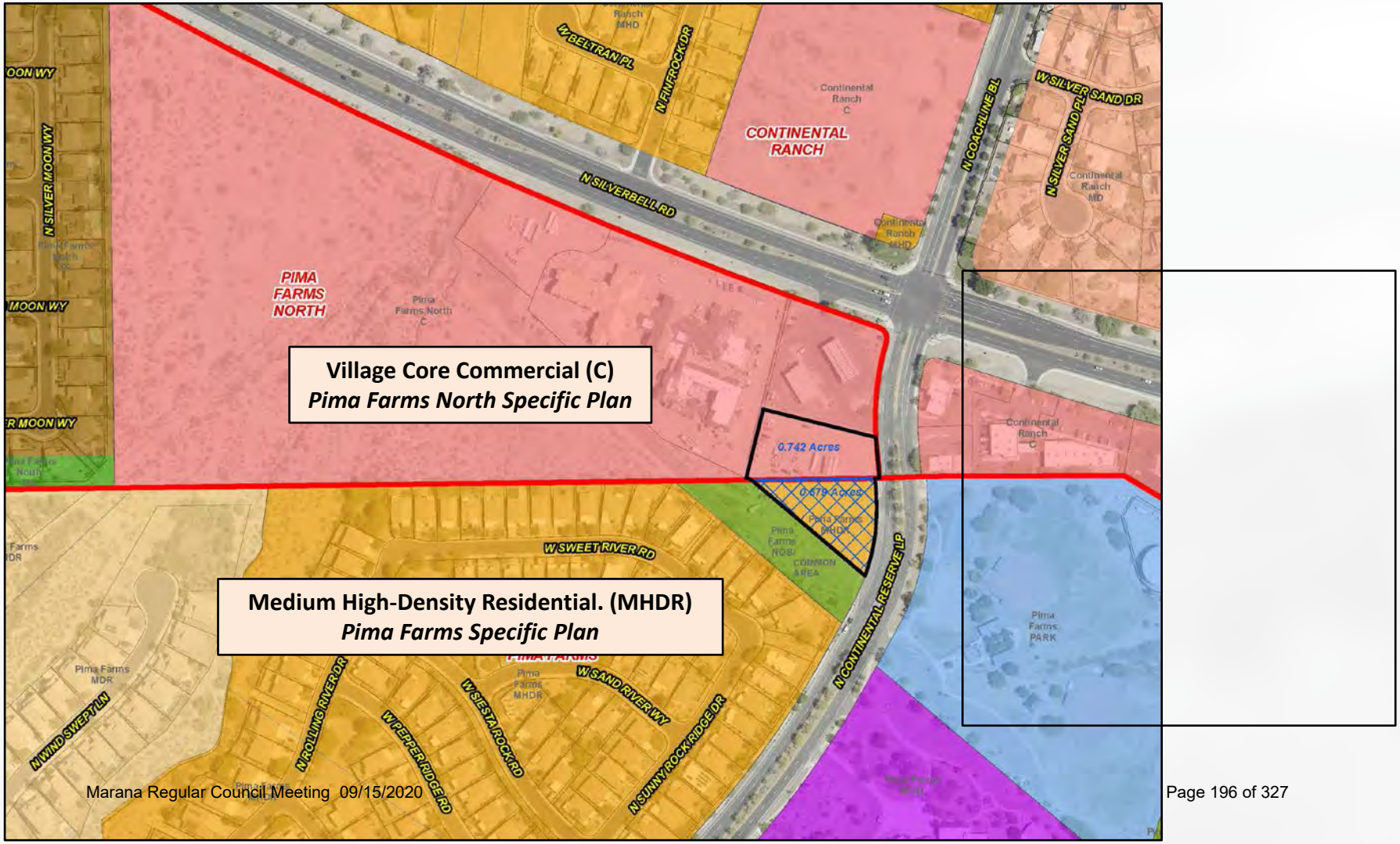
# Pima Farms North - Villas at Sombrero Peak Specific Plan Amendment

PCZ2007-002

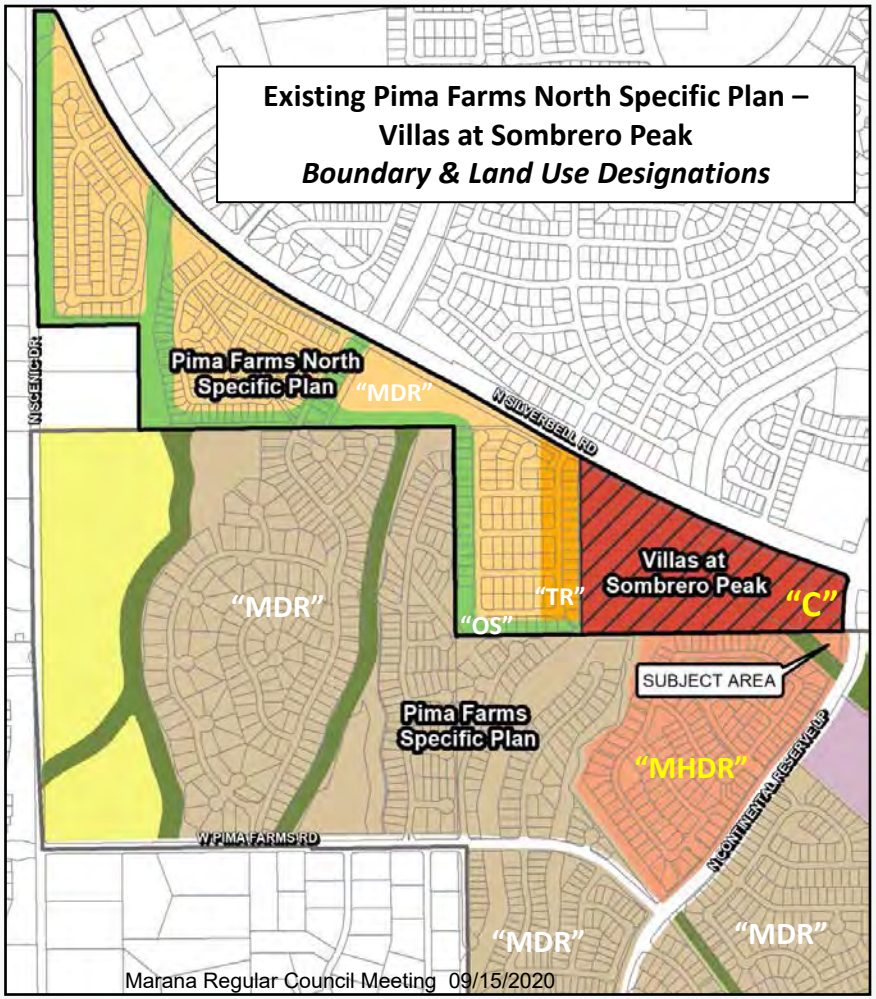
**PUBLIC HEARING**

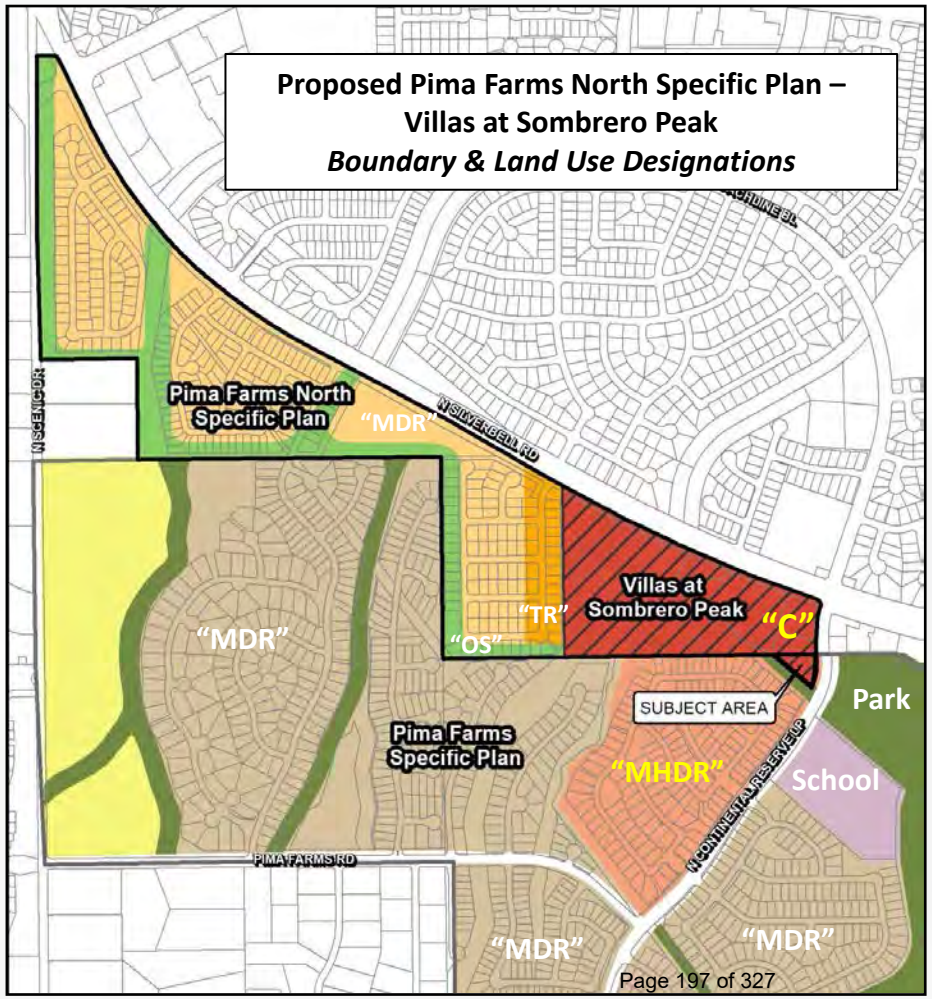
*Town Council – September 15, 2020*

# Pima Farms North Villas at Sombrero Peak Specific Plan Amendment



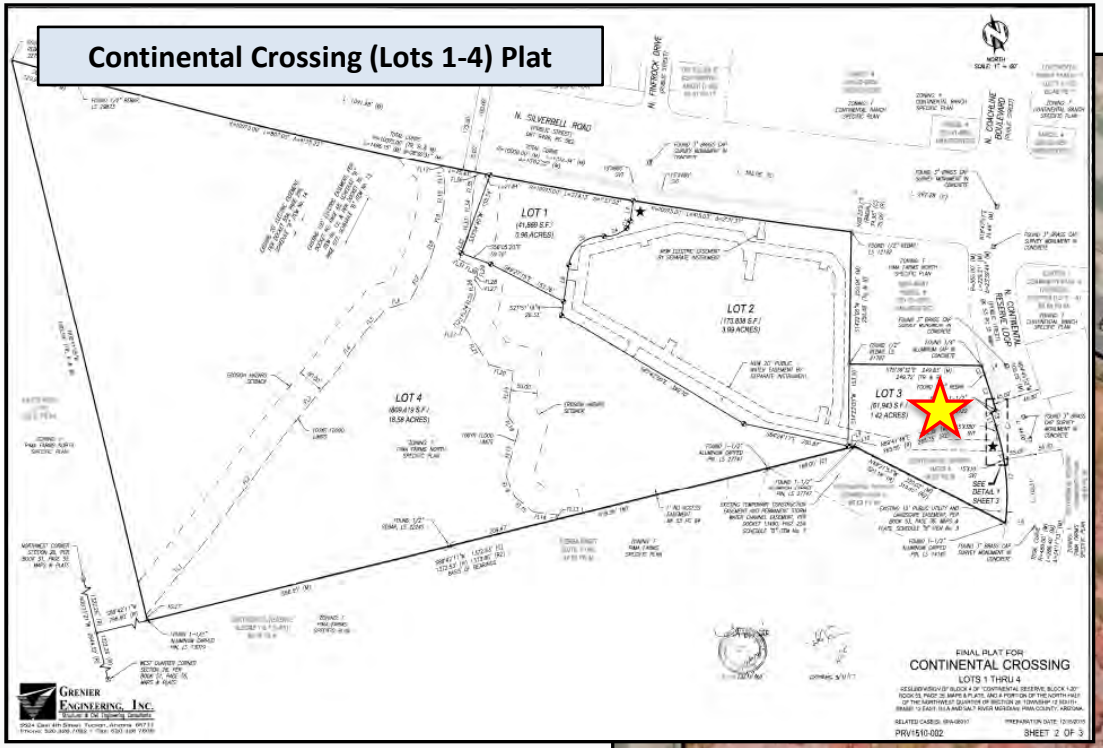
# Purpose Of The Plan Amendment



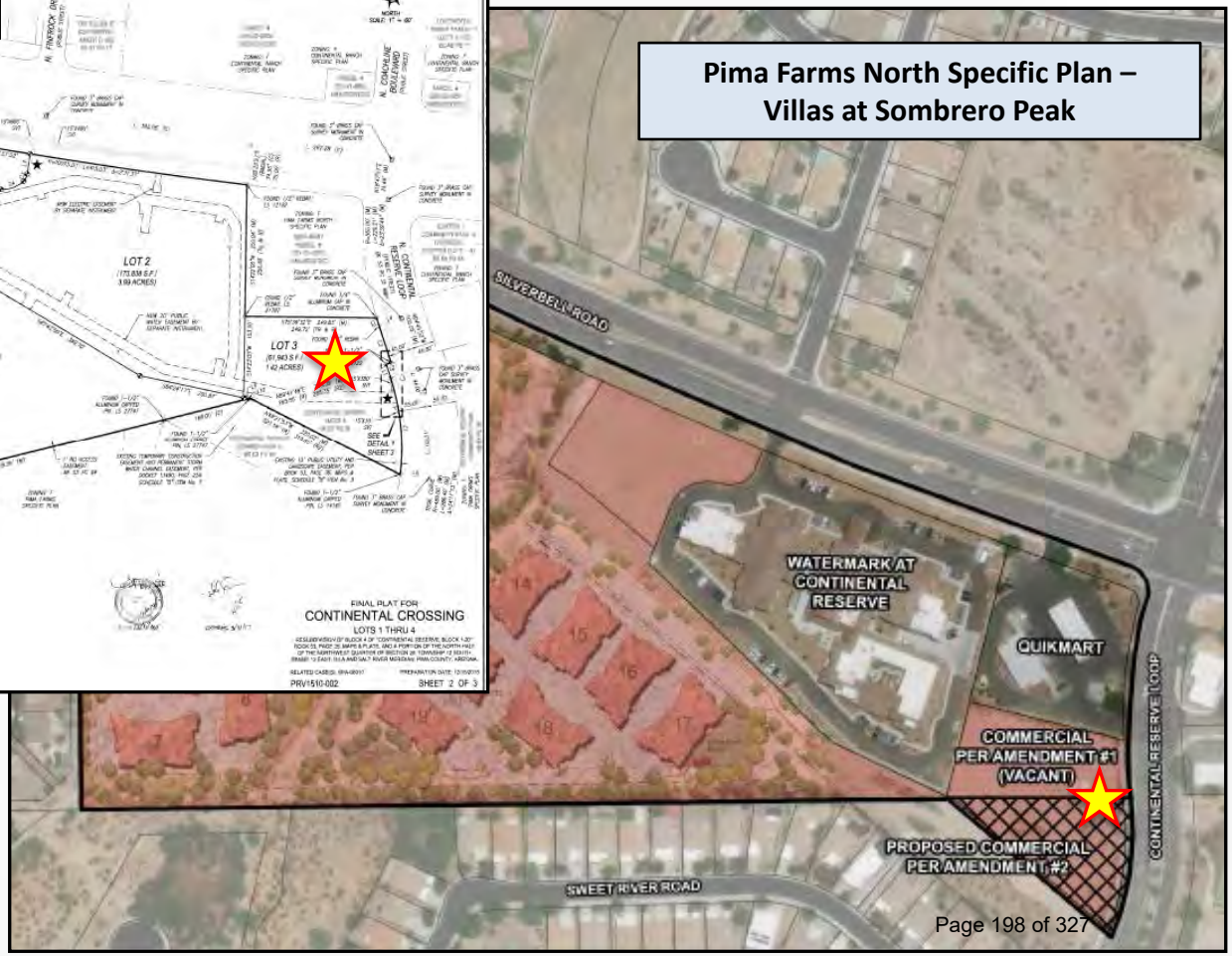



# Pima Farms North Villas At Sombrero Peak & Continental Crossings (Lots 1-4) Plat

**Continental Crossing (Lots 1-4) Plat**




**Pima Farms North Specific Plan – Villas at Sombrero Peak**



MARANA AZ
ESTABLISHED 1977

# Subject Area Aerial



**Council-Regular Meeting** **A2**

**Meeting Date:** 09/15/2020

**To:** Mayor and Council

**From:** Frank Cassidy, Town Attorney

**Date:** September 15, 2020

**Strategic Plan Focus Area:**
Not Applicable

**Subject:** Ordinance No. 2020.011: Relating to Annexation; annexing into the corporate limits of the Town of Marana that territory known as the La Puerta Del Norte East Annexation, approximately 45.30 acres of land located south of Coachline Boulevard in the east half of Section 17, Township 12 South, Range 12 East; approving a plan to provide the annexed territory with appropriate levels of infrastructure and services to serve anticipated new development; and establishing original Town of Marana zoning (Frank Cassidy)

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**Discussion:**

This is the final step in the La Puerta Del Norte East Annexation process. Previous Council items on this annexation have been the July 14 Council authorization to proceed, the August 18 public hearing, and the September 1 approval of preliminary annexation items (approving the PADA and the Open Space IGA, and authorization to sign the annexation petition and remove Town property from deed restrictions).

For the Council to have jurisdiction to adopt the La Puerta Del Norte East Annexation ordinance accompanying this item, the Town needs to have received and recorded annexation petitions "signed by 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 that would be subject to taxation by the city or town in the event of annexation, as shown by the last assessment of the property...." As of the preparation of this agenda item, this requirement has been satisfied. The Town has received annexation petitions signed by all current owners and contract purchasers of property within the annexation area. In addition, Southwest Gas Corporation, one of two taxpayers identified by the Arizona Department of Revenue as having centrally-assessed taxable personal property located within the annexation area, has indicated through its representative that it plans to sign. The other, CenturyLink Communications LLC, had not yet signed or indicated that it will sign the petition. Based on information received from the Arizona

Department of Revenue, Southwest Gas Corporation has centrally assessed property with an assessed value of $99.19 and CenturyLink Communications LLC has centrally assessed property with an assessed value of $5,258.62 in the La Puerta Del Norte East Annexation area.

With the signed petitions in hand as of this writing, the Town has signatures of three of the five entities with standing to sign the annexation petition. The three signers own all seven of the parcels of real property in the annexation area. The seven parcels with assessments established by the Pima County Assessor, consisting of a combined assessed value of $40,752, as follows:

| APN | Owner | 2020 Limited Assessed Value |
|---|---|---|
| 226-05-1570 | MUSD | $32,550 |
| 226-05-0070 | MUSD | $1,654 |
| 226-05-0080 | MUSD | $1,654 |
| 226-05-0610 | MUSD | $2,481 |
| 226-03-002F | CMID | $365 |
| 226-05-149B | Town of Marana | $1,654 |
| 226-03-002A | Town of Marana | $394 |
| | Total | $40,752 |

If adopted, the ordinance will do all of the following:

- annex the La Puerta Del Norte East Annexation area
- approve a plan to provide the annexed territory with appropriate levels of infrastructure and services to serve anticipated new development, consistent with the La Puerta Del Norte East Pre-Annexation Development Agreement approved at the Council's September 1 meeting
- establish original Town of Marana zoning, consistent with the existing Pima County zoning entitlements for the property.

**Financial Impact:**

Based on currently proposed development within the annexation area, Town staff anticipates that annexation will result in development impact revenues of about $1,000,000 coming to the Town rather than to Pima County. In addition, Town staff estimates that the development will generate roughly $1,000,000 in Town of Marana construction sales tax revenues, of which a not-to-exceed amount of $400,000 will be reimbursed to the developer pursuant to the terms of the PADA toward the construction of improvements to Linda Vista Boulevard. The timing of these revenues will depend on when development occurs within the annexation area.

**Staff Recommendation:**

Town staff recommends adoption of Ordinance No. 2020.011, approving the La Puerta Del Norte East Annexation; approving a plan to provide the annexed territory with appropriate levels of infrastructure and services; and adopting original Town of Marana zoning for the annexed property.

**Suggested Motion:**

I move to adopt Ordinance No. 2020.011, approving the La Puerta Del Norte East Annexation; approving a plan to provide the annexed territory with appropriate levels of infrastructure and services; and adopting original Town of Marana zoning for the annexed property.

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**Attachments**

Ordinance No. 2020.011
Exhibit A to Ordinance No. 2020.011
CMID signed petition
Annexation Petition GL2 (Signed Copy)
Annexation Petition MUSD (Signed Copy)
Annexation Petition KB (Signed Copy)
Annexation Petition Town of Marana Signed

---

# MARANA ORDINANCE NO. 2020.011

RELATING TO ANNEXATION; ANNEXING INTO THE CORPORATE LIMITS OF THE TOWN OF MARANA THAT TERRITORY KNOWN AS THE LA PUERTA DEL NORTE EAST ANNEXATION, APPROXIMATELY 45.30 ACRES OF LAND LOCATED SOUTH OF COACHLINE BOULEVARD IN THE EAST HALF OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 12 EAST; APPROVING A PLAN TO PROVIDE THE ANNEXED TERRITORY WITH APPROPRIATE LEVELS OF INFRASTRUCTURE AND SERVICES TO SERVE ANTICIPATED NEW DEVELOPMENT; AND ESTABLISHING ORIGINAL TOWN OF MARANA ZONING

WHEREAS petitions in writing, accompanied by a legal description and map of the real property sought to be annexed as part of the La Puerta Del Norte East Annexation, have been filed and presented to the Mayor and Council of the Town of Marana, Arizona, signed by 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 that would be subject to taxation by the Town of Marana as shown by the last assessment of said property, said property being contiguous to the Town of Marana and not now embraced within its limits, asking that the property be annexed into the Town of Marana and to extend and increase the corporate limits of the Town of Marana so as to embrace same; and

WHEREAS the Mayor and Council of the Town of Marana, Arizona, desire to approve the La Puerta Del Norte East Annexation and extend and increase the corporate limits of the Town of Marana to include said territory, which is approximately 45.30 acres of property generally located south of Coachline Boulevard in the east half of Section 17, Township 12 South, Range 12 East, described and depicted in Exhibit A attached to and incorporated in this Ordinance by this reference; and

WHEREAS the La Puerta Del Norte East Annexation is an area within a portion of Section 17, Township 12 South, Range 12 East, of the Gila and Salt River Meridian, Pima County, Arizona; and

WHEREAS the petitions set forth a true and correct description of all the exterior boundaries of the entire area of the proposed La Puerta Del Norte East Annexation and had attached thereto at all times an accurate map of the territory desired to be annexed; and

WHEREAS no alterations increasing or reducing the territory sought to be annexed have been made after the petition was signed by any owners of real and personal property in such territory; and

WHEREAS the La Puerta Del Norte East Pre-Annexation Development Agreement, which was approved by the September 1, 2020 adoption of Marana Resolution No. 2020-095 and recorded in the Pima County Recorder's office on September 4, 2020, at Sequence 20202480963, sets forth the plan to provide the La Puerta Del Norte East Annexation area with appropriate levels of infrastructure and services to serve anticipated new development; and

WHEREAS the 125' by 125' area in the extreme southeast corner of the La Puerta Del Norte East Annexation area, consisting of Town of Marana-owned Pima County Assessor parcel number 226-03-002A and a small portion of adjacent Linda Vista Boulevard public right-of-way, has a pre-annexation Pima County zoning classification of RH (Rural Homestead); and

WHEREAS the small portion of Linda Vista Boulevard public right-of-way in the La Puerta Del Norte East Annexation area immediately south of Pima County Assessor parcel number 226-03-038A has a pre-annexation Pima County zoning classification of GR-1 (General Residential Zone); and

WHEREAS the remainder of the La Puerta Del Norte East Annexation area has a pre-annexation Pima County zoning classification of TH (Trailer Homesite Zone) with a variance granted by Pima County Board of Adjustment District 3 on September 10, 2020 in Case No P20VA00015, allowing the development of not more than 150 single-story single family residences on lots with minimum lot sizes of 4,800 square feet, minimum front yard setbacks of 20 feet, minimum side yard setbacks of five feet, and minimum rear yard setbacks of ten feet; and

WHEREAS the Mayor and Council of the Town of Marana desire to exercise their authority under Marana Town Code section 17-3-2, paragraph P (conditional uses upon annexation), to conditionally permit certain uses within the La Puerta Del Norte East Annexation area as they are permitted by Pima County; and

WHEREAS the original Town of Marana zoning classifications and zoning entitlements adopted for the La Puerta Del Norte East Annexation area by this ordinance permit densities and uses that are no greater than those permitted by Pima County immediately before annexation; and

WHEREAS the provisions of A.R.S. § 9-471 have been fully complied with; and

WHEREAS proper and sufficient proof of the foregoing facts are now on file in the office of the Town Clerk of the Town of Marana, together with true and correct

copies of the signed annexation petition, the original of which has been recorded in the office of the Pima County Recorder.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

SECTION 1. The territory known as the La Puerta Del Norte East Annexation, described and depicted in Exhibit A attached to and incorporated by this reference in this ordinance, is annexed into the Town of Marana, and the present corporate limits are extended and increased to include the described area.

SECTION 2. The Town Council hereby approves the plan to provide the La Puerta Del Norte East Annexation area with appropriate levels of infrastructure and services to serve anticipated new development as more specifically described in the La Puerta Del Norte East Pre-Annexation Development Agreement.

SECTION 3. This Ordinance shall be forthwith filed and recorded in the office of the County Recorder of Pima County, Arizona.

SECTION 4. On the effective date of this Ordinance, the zoning of the La Puerta Del Norte East Annexation territory shall be as follows:

A. The 125' by 125' area in the extreme southeast corner of the La Puerta Del Norte East Annexation area, consisting of Town of Marana-owned Pima County Assessor parcel number 226-03-002A and a small portion of adjacent Linda Vista Boulevard public right-of-way, shall be zoned Town of Marana RD-180 (Rural Development).

B. The small portion of Linda Vista Boulevard public right-of-way in the La Puerta Del Norte East Annexation area immediately south of Pima County Assessor parcel number 226-03-038A shall be zoned Town of Marana R-36 (Residential).

C. The remainder of the La Puerta Del Norte East Annexation area shall be zoned Town of Marana R-3.5 (Residential), subject to the following additional restrictions:

   i. No more than 150 single family residences may be constructed

   ii. Homes shall be one story

   iii. Minimum lot size shall be 4,800 square feet

   iv. Minimum front yard setbacks shall be 20 feet

   v. Minimum side yard setbacks shall be five feet

   vi. Minimum rear yard setbacks shall be ten feet

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 15th day of September, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

PERRY ENGINEERING

DATE: 07/23/2020
PROJECT: 20024

**ANNEXATION**
**LEGAL DESCRIPTION**

**PARCEL 1A**

A PORTION OF W. LINDA VISTA BOULEVARD AS RECORDED IN BOOK 13, OF ROAD MAPS, PAGE 37 AND THAT PORTION OF W. LINDA VISTA BOULEVARD AND AS RECORDED IN LA PUERTA DEL NORTE SUBDIVISION, AS RECORDED IN BOOK 15 OF MAPS AND PLATS AT PAGE 76, RECORDS OF PIMA COUNTY AND LOTS 1 THROUGH 6, LOT 59, LOTS 80 THROUGH 149, CERTAIN ROADS, RIGHTS OF WAY, AND STREETS LOCATED WITHIN SAID LA PUERTA DEL NORTE, DESCRIBED AS FOLLOWS: A PORTION OF W. DOS ROTUNDO, LYING EASTERLY OF THE SOUTHERLY PROLONGATION OF THE WEST LOT LINE OF LOT 85 TO ITS INTERSECT ON THE SOUTH RIGHT OF WAY LINE OF W. DOS ROTUNDO; AND A PORTION OF W. OASIS STREET, LYING SOUTHEASTERLY OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWEST LOT LINE OF LOT 6 TO ITS INTERSECT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID W. OASIS STREET; AND A PORTION OF N. EL UNO GORDO, LYING NORTHEASTERLY OF THE SOUTHEASTERLY PROLONGATION OF THE SOUTH LOT LINE OF LOT 59; AND ALL OF W. EL ENTRÉE, LYING EASTERLY OF THE TANGENT LINE OF THE RESPECTIVE SPANDRELS, EXTENDING BETWEEN THE WEST LINES OF LOT 90 AND LOT 91, AND FURTHER BEING A PROLONGATION OF THE EAST RIGHT OF WAY LINE OF N. EL UNO GORDO; AND ALL THAT PORTION OF W. LA ENTRADA LYING NORTH OF THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY W. LINE OF LINDA VISTA BOULEVARD, AND TO INCLUDE ALL THOSE PORTIONS OF LOT 148 AND LOT 149, DEDICATED IN DOCKET 2955, AT PAGE 366, ET SEQ., EXCEPT ANY PORTION OF THE EAST 25 FEET THEREOF LYING NORTH OF A LINE BEING THE SOUTHEASTERLY PROLONGATION OF THE NORTHEAST LINE OF LOT 1; AND ALL OF W. PLACITA ADIOS; AND ALL OF W. PLACITA BRUCE; AND ALL OF W. PLACITO CINCO OF SAID LA PUERTA DEL NORTE, SITUATED IN A PORTION OF THE EAST 1/2 OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST 1/4 CORNER OF SAID SECTION 17, BEING A 5/8” IRON REBAR WITH BRASS TAG, RLS 21782, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 17, BEING A 1/2” IRON REBAR WITH BRASS TAG, RLS 51130, BEARS SOUTH 00° 38' 34" EAST, A DISTANCE OF 2640.65 FEET;

THENCE, ALONG THE EAST SECTION LINE OF SAID SECTION 17, SOUTH 00° 38' 34" EAST, A DISTANCE OF 21.06 FEET, TO A 1/2” IRON REBAR WITH BRASS TAG, RLS 51130, ALSO BEING THE **POINT OF BEGINNING**;

THENCE, CONTINUING ALONG SAID EAST SECTION LINE, SOUTH 00° 38' 34" EAST, A DISTANCE OF 2,619.59 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 17, ALSO BEING A 1/2” IRON REBAR WITH BRASS TAG, RLS 51130;

THENCE, DEPARTING SAID EAST SECTION LINE AND ALONG THE SOUTH SECTION LINE OF SAID SECTION 17, SOUTH 89° 27' 19" WEST, A DISTANCE OF 1,456.28 FEET;

THENCE, DEPARTING SAID SOUTH SECTION LINE, NORTH 0° 35' 12" WEST, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE AS SHOWN ON W. LINDA VISTA BOULEVARD, RECORDED IN BOOK 13, OF ROAD MAPS, PAGE 37, RECORDS OF PIMA COUNTY, ARIZONA;

THENCE, ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89° 27' 19" EAST, A DISTANCE OF 1,067.16 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 149, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING THE SOUTHWEST PROPERTY CORNER OF SAID LOT 149, ALONG THE WEST PROPERTY LINE OF SAID LOTS 148 AND 149, NORTH 00° 37' 04" WEST, A DISTANCE OF 300.44 FEET TO THE SOUTHEAST PROPERTY CORNER OF SAID LOT 83, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHEAST PROPERTY CORNER AND ALONG THE SOUTH PROPERTY LINE OF SAID LOTS 80 THROUGH 83, SOUTH 89° 21' 23" WEST, A DISTANCE OF 420.13 FEET TO THE SOUTHWEST PROPERTY CORNER OF SAID LOT 80, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHWEST PROPERTY CORNER AND ALONG THE WEST PROPERTY LINE OF SAID LOT 80, NORTH 00° 35' 00" WEST, A DISTANCE OF 160.00 FEET TO THE NORTHWEST PROPERTY CORNER OF SAID LOT 80, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF W. DOS ROTUNDO, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTHWEST PROPERTY CORNER AND ALONG THE NORTH PROPERTY LINE OF SAID LOT 80, ALSO BEING THE SOUTH RIGHT OF WAY OF W. DOS ROTUNDO, NORTH 89° 25' 00" EAST, A DISTANCE OF 85.00 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF SAID N. EL UNO GORDO EAST RIGHT OF WAY LINE AND SAID SOUTH RIGHT OF WAY LINE, ALSO BEING THE NORTH LINE OF LOT 80, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTH RIGHT OF WAY AND ALONG THE EAST RIGHT OF WAY OF N. EL UNO GORDO, NORTH 00° 35' 40" WEST, A DISTANCE OF 1,675.04 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 401.14 FEET, TO WHICH A RADIAL LINE BEARS NORTH 89° 30' 24" EAST, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26° 09' 07" AND AN ARC DISTANCE OF 183.09 FEET TO A 1" OPEN PIPE WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NON-TANGENT CURVE AND CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, NORTH 25° 28' 06" EAST, A DISTANCE OF 95.33 FEET, TO A POINT THAT IS THE INTERSECTION OF THE EAST RIGHT OF WAY AND THE PROLONGATION OF THE SOUTH PROPERTY LINE OF SAID LOT 59;

THENCE, DEPARTING SAID EAST RIGHT OF WAY AND ALONG THE PROLONGATION OF SAID SOUTH PROPERTY LINE OF LOT 59, NORTH 64° 03' 42" WEST, A DISTANCE OF 60.08 FEET, TO A POINT ON THE

WEST RIGHT OF WAY OF N. EL UNO GORDO, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 59, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHEAST CORNER AND ALONG THE SOUTH PROPERTY LINE OF SAID LOT 59, NORTH 64° 03' 42" WEST, A DISTANCE OF 104.78 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 59, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHWEST CORNER AND ALONG THE WEST PROPERTY LINE OF SAID LOT 59, NORTH 25° 24' 30" EAST, A DISTANCE OF 159.69 FEET, TO NORTHWEST CORNER OF SAID LOT 59, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY OF W. OASIS STREET, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTHWEST CORNER AND ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 64° 23' 41" WEST, A DISTANCE OF 18.91 FEET TO A POINT OF INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE AND THE PROLONGATION OF THE WEST PROPERTY LINE OF SAID LOT 6;

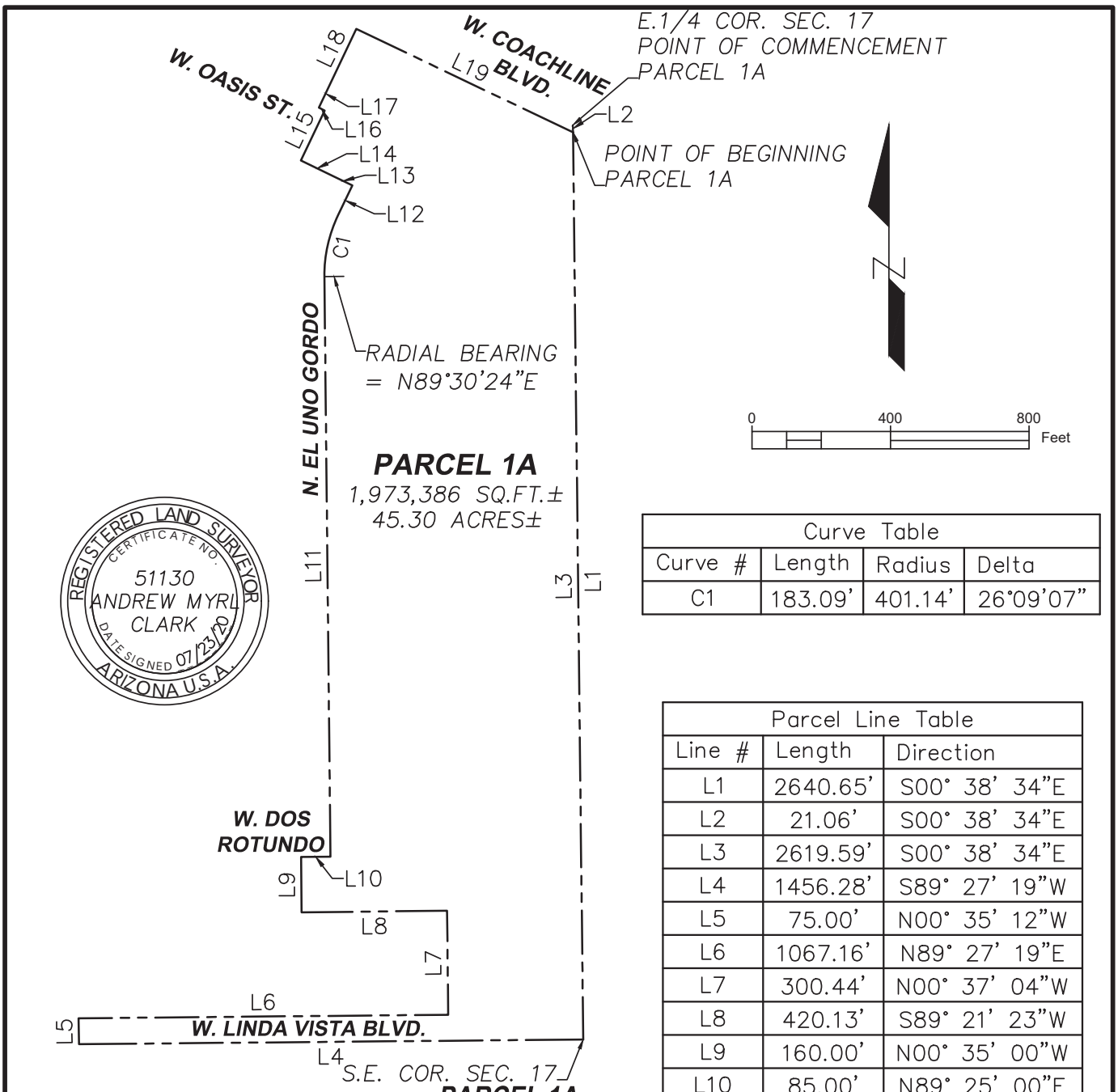
THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID PROLONGATION OF THE WEST PROPERTY LINE OF LOT 6, NORTH 25° 29' 43" EAST, A DISTANCE OF 90.48 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID W. OASIS STREET, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 6, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTH RIGHT OF WAY AND ALONG THE WEST PROPERTY LINE OF SAID LOT 6, NORTH 25° 29' 43" EAST, A DISTANCE OF 161.60 FEET, TO THE NORTHWEST PROPERTY CORNER OF SAID LOT 6, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTHWEST PROPERTY CORNER AND ALONG THE NORTH PROPERTY LINE OF SAID LOTS 1 THROUGH 6 AND 20' DRAINAGE WAY AND THE PROLONGATION OF SAID NORTH PROPERTY LINE, SOUTH 64° 28' 46" EAST, A DISTANCE OF 693.23 FEET TO **POINT OF BEGINNING**.

THE TOTAL PARCEL AREA CONTAINS 1,973,386 SQUARE FEET OR 45.30 ACRES, MORE OR LESS.






REGISTERED LAND SURVEYOR
CERTIFICATE NO.
51130
ANDREW MYRL CLARK
DATE SIGNED 07/23/20
ARIZONA U.S.A.

| Curve Table | | | |
|---|---|---|---|
| Curve # | Length | Radius | Delta |
| C1 | 183.09' | 401.14' | 26°09'07" |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 2640.65' | S00° 38' 34"E |
| L2 | 21.06' | S00° 38' 34"E |
| L3 | 2619.59' | S00° 38' 34"E |
| L4 | 1456.28' | S89° 27' 19"W |
| L5 | 75.00' | N00° 35' 12"W |
| L6 | 1067.16' | N89° 27' 19"E |
| L7 | 300.44' | N00° 37' 04"W |
| L8 | 420.13' | S89° 21' 23"W |
| L9 | 160.00' | N00° 35' 00"W |
| L10 | 85.00' | N89° 25' 00"E |
| L11 | 1675.04' | N00° 35' 40"W |
| L12 | 95.33' | N25° 28' 06"E |
| L13 | 60.08' | N64° 03' 42"W |
| L14 | 104.78' | N64° 03' 42"W |
| L15 | 159.69' | N25° 24' 30"E |
| L16 | 18.91' | N64° 23' 41"W |
| L17 | 90.48' | N25° 29' 43"E |
| L18 | 161.60' | N25° 29' 43"E |
| L19 | 693.23' | S64° 28' 46"E |

**PARCEL 1A**

W. LINDA VISTA BOULEVARD, LOTS 1 THROUGH 6, LOT 59, LOTS 80 THROUGH 149, CERTAIN ROADS AND STREETS LOCATED WITHIN LA PUERTA DEL NORTE SUBDIVISION, BOOK 15 OF MAPS AND PLATS AT PAGE 76, RECORDS OF PIMA COUNTY, ARIZONA. IN A PORTION OF S.17 T.12S., R.12E. OF THE G.&S.R.M.

PERRY ENGINEERING
501 W WETMORE RD.
TUCSON, AZ 85705
CONTACT: ANDREW M. CLARK, RLS
PHONE: 520-620-9870
ACLARK@PERRYENGINEERING.NET

# ANNEXATION EXHIBIT

# ANNEXATION PETITION

## LA PUERTA DEL NORTE EAST 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 that 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 and with the exterior boundaries of the territory proposed to be annexed shown on the map attached to and incorporated in this Petition as Exhibit A, said territory being contiguous to the corporate limits of the Town of Marana, request the Town of Marana to annex the described territory as provided in A.R.S. § 9-471.

PROPERTY OWNER: Cortaro-Marana Irrigation District

PROPERTY ADDRESS: None

PROPERTY DESCRIPTION: (or parcel number or legal description) W100' of E125' of N100' of S2640' of E2 of Section 17, Township 12 South, Range 12 East

AZ STATE TAX CODE #: 226-03-002F

AUTHORIZED SIGNATURES(S): _____ Date: 9/8/2020

General Manager Date: _____

_____ Date: _____

_____ Date: _____

(NOTE: Each signature *must* be dated.)

00071449.DOC /1

PERRY
ENGINEERING

DATE: 07/23/2020
PROJECT: 20024

**ANNEXATION**
**LEGAL DESCRIPTION**

**PARCEL 1A**

A PORTION OF W. LINDA VISTA BOULEVARD AS RECORDED IN BOOK 13, OF ROAD MAPS, PAGE 37 AND THAT PORTION OF W. LINDA VISTA BOULEVARD AND AS RECORDED IN LA PUERTA DEL NORTE SUBDIVISION, AS RECORDED IN BOOK 15 OF MAPS AND PLATS AT PAGE 76, RECORDS OF PIMA COUNTY AND LOTS 1 THROUGH 6, LOT 59, LOTS 80 THROUGH 149, CERTAIN ROADS, RIGHTS OF WAY, AND STREETS LOCATED WITHIN SAID LA PUERTA DEL NORTE, DESCRIBED AS FOLLOWS: A PORTION OF W. DOS ROTUNDO, LYING EASTERLY OF THE SOUTHERLY PROLONGATION OF THE WEST LOT LINE OF LOT 85 TO ITS INTERSECT ON THE SOUTH RIGHT OF WAY LINE OF W. DOS ROTUNDO; AND A PORTION OF W. OASIS STREET, LYING SOUTHEASTERLY OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWEST LOT LINE OF LOT 6 TO ITS INTERSECT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID W. OASIS STREET; AND A PORTION OF N. EL UNO GORDO, LYING NORTHEASTERLY OF THE SOUTHEASTERLY PROLONGATION OF THE SOUTH LOT LINE OF LOT 59; AND ALL OF W. EL ENTRÉE, LYING EASTERLY OF THE TANGENT LINE OF THE RESPECTIVE SPANDRELS, EXTENDING BETWEEN THE WEST LINES OF LOT 90 AND LOT 91, AND FURTHER BEING A PROLONGATION OF THE EAST RIGHT OF WAY LINE OF N. EL UNO GORDO; AND ALL THAT PORTION OF W. LA ENTRADA LYING NORTH OF THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY W. LINE OF LINDA VISTA BOULEVARD, AND TO INCLUDE ALL THOSE PORTIONS OF LOT 148 AND LOT 149, DEDICATED IN DOCKET 2955, AT PAGE 366, ET SEQ., EXCEPT ANY PORTION OF THE EAST 25 FEET THEREOF LYING NORTH OF A LINE BEING THE SOUTHEASTERLY PROLONGATION OF THE NORTHEAST LINE OF LOT 1; AND ALL OF W. PLACITA ADIOS; AND ALL OF W. PLACITA BRUCE; AND ALL OF W. PLACITO CINCO OF SAID LA PUERTA DEL NORTE, SITUATED IN A PORTION OF THE EAST 1/2 OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST 1/4 CORNER OF SAID SECTION 17, BEING A 5/8" IRON REBAR WITH BRASS TAG, RLS 21782, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 17, BEING A 1/2" IRON REBAR WITH BRASS TAG, RLS 51130, BEARS SOUTH 00° 38' 34" EAST, A DISTANCE OF 2640.65 FEET;

THENCE, ALONG THE EAST SECTION LINE OF SAID SECTION 17, SOUTH 00° 38' 34" EAST, A DISTANCE OF 21.06 FEET, TO A 1/2" IRON REBAR WITH BRASS TAG, RLS 51130, ALSO BEING THE **POINT OF BEGINNING;**

THENCE, CONTINUING ALONG SAID EAST SECTION LINE, SOUTH 00° 38' 34" EAST, A DISTANCE OF 2,619.59 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 17, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, RLS 51130;

501 W Wetmore Rd Tucson, Arizona 85705 Phone: 520.620.9870 www.perryengineering.net

THENCE, DEPARTING SAID EAST SECTION LINE AND ALONG THE SOUTH SECTION LINE OF SAID SECTION 17, SOUTH 89° 27' 19" WEST, A DISTANCE OF 1,456.28 FEET;

THENCE, DEPARTING SAID SOUTH SECTION LINE, NORTH 0° 35' 12" WEST, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE AS SHOWN ON W. LINDA VISTA BOULEVARD, RECORDED IN BOOK 13, OF ROAD MAPS, PAGE 37, RECORDS OF PIMA COUNTY, ARIZONA;

THENCE, ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89° 27' 19" EAST, A DISTANCE OF 1,067.16 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 149, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING THE SOUTHWEST PROPERTY CORNER OF SAID LOT 149, ALONG THE WEST PROPERTY LINE OF SAID LOTS 148 AND 149, NORTH 00° 37' 04" WEST, A DISTANCE OF 300.44 FEET TO THE SOUTHEAST PROPERTY CORNER OF SAID LOT 83, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHEAST PROPERTY CORNER AND ALONG THE SOUTH PROPERTY LINE OF SAID LOTS 80 THROUGH 83, SOUTH 89° 21' 23" WEST, A DISTANCE OF 420.13 FEET TO THE SOUTHWEST PROPERTY CORNER OF SAID LOT 80, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHWEST PROPERTY CORNER AND ALONG THE WEST PROPERTY LINE OF SAID LOT 80, NORTH 00° 35' 00" WEST, A DISTANCE OF 160.00 FEET TO THE NORTHWEST PROPERTY CORNER OF SAID LOT 80, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF W. DOS ROTUNDO, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTHWEST PROPERTY CORNER AND ALONG THE NORTH PROPERTY LINE OF SAID LOT 80, ALSO BEING THE SOUTH RIGHT OF WAY OF W. DOS ROTUNDO, NORTH 89° 25' 00" EAST, A DISTANCE OF 85.00 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF SAID N. EL UNO GORDO EAST RIGHT OF WAY LINE AND SAID SOUTH RIGHT OF WAY LINE, ALSO BEING THE NORTH LINE OF LOT 80, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTH RIGHT OF WAY AND ALONG THE EAST RIGHT OF WAY OF N. EL UNO GORDO, NORTH 00° 35' 40" WEST, A DISTANCE OF 1,675.04 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 401.14 FEET, TO WHICH A RADIAL LINE BEARS NORTH 89° 30' 24" EAST, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26° 09' 07" AND AN ARC DISTANCE OF 183.09 FEET TO A 1" OPEN PIPE WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NON-TANGENT CURVE AND CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, NORTH 25° 28' 06" EAST, A DISTANCE OF 95.33 FEET, TO A POINT THAT IS THE INTERSECTION OF THE EAST RIGHT OF WAY AND THE PROLONGATION OF THE SOUTH PROPERTY LINE OF SAID LOT 59;

THENCE, DEPARTING SAID EAST RIGHT OF WAY AND ALONG THE PROLONGATION OF SAID SOUTH PROPERTY LINE OF LOT 59, NORTH 64° 03' 42" WEST, A DISTANCE OF 60.08 FEET, TO A POINT ON THE

WEST RIGHT OF WAY OF N. EL UNO GORDO, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 59, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHEAST CORNER AND ALONG THE SOUTH PROPERTY LINE OF SAID LOT 59, NORTH 64° 03' 42" WEST, A DISTANCE OF 104.78 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 59, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHWEST CORNER AND ALONG THE WEST PROPERTY LINE OF SAID LOT 59, NORTH 25° 24' 30" EAST, A DISTANCE OF 159.69 FEET, TO NORTHWEST CORNER OF SAID LOT 59, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY OF W. OASIS STREET, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTHWEST CORNER AND ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 64° 23' 41" WEST, A DISTANCE OF 18.91 FEET TO A POINT OF INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE AND THE PROLONGATION OF THE WEST PROPERTY LINE OF SAID LOT 6;

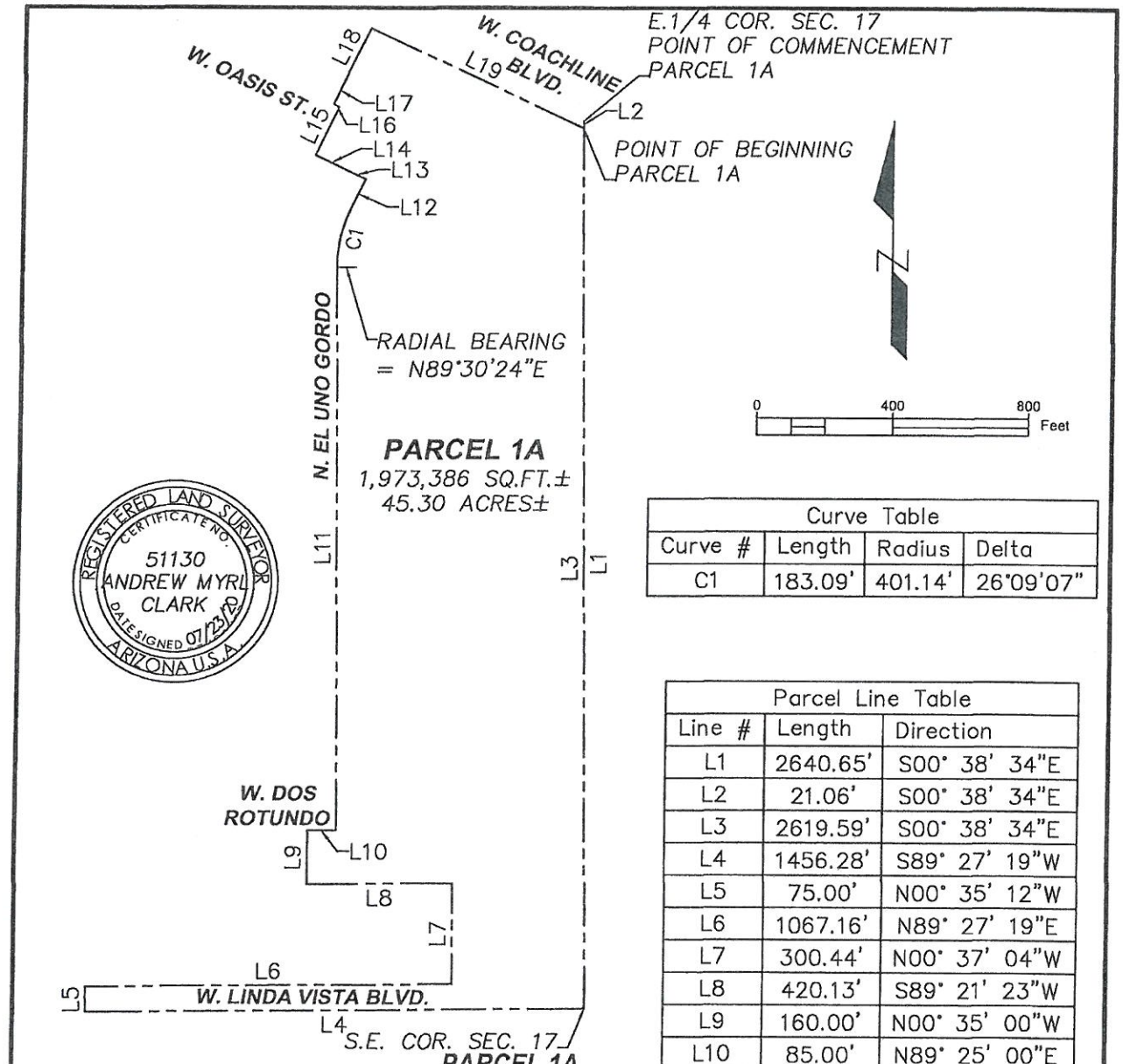
THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID PROLONGATION OF THE WEST PROPERTY LINE OF LOT 6, NORTH 25° 29' 43" EAST, A DISTANCE OF 90.48 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID W. OASIS STREET, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 6, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTH RIGHT OF WAY AND ALONG THE WEST PROPERTY LINE OF SAID LOT 6, NORTH 25° 29' 43" EAST, A DISTANCE OF 161.60 FEET, TO THE NORTHWEST PROPERTY CORNER OF SAID LOT 6, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTHWEST PROPERTY CORNER AND ALONG THE NORTH PROPERTY LINE OF SAID LOTS 1 THROUGH 6 AND 20' DRAINAGE WAY AND THE PROLONGATION OF SAID NORTH PROPERTY LINE, SOUTH 64° 28' 46" EAST, A DISTANCE OF 693.23 FEET TO **POINT OF BEGINNING.**

THE TOTAL PARCEL AREA CONTAINS 1,973,386 SQUARE FEET OR 45.30 ACRES, MORE OR LESS.






| Curve Table | | | |
|---|---|---|---|
| Curve # | Length | Radius | Delta |
| C1 | 183.09' | 401.14' | 26°09'07" |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 2640.65' | S00° 38' 34"E |
| L2 | 21.06' | S00° 38' 34"E |
| L3 | 2619.59' | S00° 38' 34"E |
| L4 | 1456.28' | S89° 27' 19"W |
| L5 | 75.00' | N00° 35' 12"W |
| L6 | 1067.16' | N89° 27' 19"E |
| L7 | 300.44' | N00° 37' 04"W |
| L8 | 420.13' | S89° 21' 23"W |
| L9 | 160.00' | N00° 35' 00"W |
| L10 | 85.00' | N89° 25' 00"E |
| L11 | 1675.04' | N00° 35' 40"W |
| L12 | 95.33' | N25° 28' 06"E |
| L13 | 60.08' | N64° 03' 42"W |
| L14 | 104.78' | N64° 03' 42"W |
| L15 | 159.69' | N25° 24' 30"E |
| L16 | 18.91' | N64° 23' 41"W |
| L17 | 90.48' | N25° 29' 43"E |
| L18 | 161.60' | N25° 29' 43"E |
| L19 | 693.23' | S64° 28' 46"E |

**PARCEL 1A**

W. LINDA VISTA BOULEVARD, LOTS 1 THROUGH 6, LOT 59, LOTS 80 THROUGH 149, CERTAIN ROADS AND STREETS LOCATED WITHIN LA PUERTA DEL NORTE SUBDIVISION, BOOK 15 OF MAPS AND PLATS AT PAGE 76, RECORDS OF PIMA COUNTY, ARIZONA. IN A PORTION OF S.17 T.12S., R.12E. OF THE G.&S.R.M.

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501 W WETMORE RD.
TUCSON, AZ 85705
CONTACT: ANDREW M. CLARK, RLS
PHONE: 520-620-9870
ACLARK@PERRYENGINEERING.NET

ANNEXATION EXHIBIT

# ANNEXATION PETITION

## LA PUERTA DEL NORTE EAST 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 that 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 and with the exterior boundaries of the territory proposed to be annexed shown on the map attached to and incorporated in this Petition as Exhibit A, said territory being contiguous to the corporate limits of the Town of Marana, request the Town of Marana to annex the described territory as provided in A.R.S. § 9-471.

PROPERTY OWNER: Gladden Phase II, LLC
as contract purchaser.

PROPERTY ADDRESS: 7855 North Coachline Boulevard
Tucson, Arizona 85743

PROPERTY DESCRIPTION: See Exhibit A, Legal Description
(or parcel number
or legal description)

AZ STATE TAX CODE #: 226-05-0070, 226-05-0080, 226-05-0610, 226-05-1570

AUTHORIZED SIGNATURES(S): _____ Date: 9.2.20

_____ Date: _____

_____ Date: _____

_____ Date: _____

(NOTE: Each signature *must* be dated.)

00071449.DOC /1

EXHIBIT A TO ANNEXATION PETITION
Page 1 of 4

PERRY
ENGINEERING

DATE: 07/23/2020
PROJECT: 20024

**ANNEXATION**
**LEGAL DESCRIPTION**

**PARCEL 1A**

A PORTION OF W. LINDA VISTA BOULEVARD AS RECORDED IN BOOK 13, OF ROAD MAPS, PAGE 37 AND THAT PORTION OF W. LINDA VISTA BOULEVARD AND AS RECORDED IN LA PUERTA DEL NORTE SUBDIVISION, AS RECORDED IN BOOK 15 OF MAPS AND PLATS AT PAGE 76, RECORDS OF PIMA COUNTY AND LOTS 1 THROUGH 6, LOT 59, LOTS 80 THROUGH 149, CERTAIN ROADS, RIGHTS OF WAY, AND STREETS LOCATED WITHIN SAID LA PUERTA DEL NORTE, DESCRIBED AS FOLLOWS: A PORTION OF W. DOS ROTUNDO, LYING EASTERLY OF THE SOUTHERLY PROLONGATION OF THE WEST LOT LINE OF LOT 85 TO ITS INTERSECT ON THE SOUTH RIGHT OF WAY LINE OF W. DOS ROTUNDO; AND A PORTION OF W. OASIS STREET, LYING SOUTHEASTERLY OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWEST LOT LINE OF LOT 6 TO ITS INTERSECT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID W. OASIS STREET; AND A PORTION OF N. EL UNO GORDO, LYING NORTHEASTERLY OF THE SOUTHEASTERLY PROLONGATION OF THE SOUTH LOT LINE OF LOT 59; AND ALL OF W. EL ENTRÉE, LYING EASTERLY OF THE TANGENT LINE OF THE RESPECTIVE SPANDRELS, EXTENDING BETWEEN THE WEST LINES OF LOT 90 AND LOT 91, AND FURTHER BEING A PROLONGATION OF THE EAST RIGHT OF WAY LINE OF N. EL UNO GORDO; AND ALL THAT PORTION OF W. LA ENTRADA LYING NORTH OF THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY W. LINE OF LINDA VISTA BOULEVARD, AND TO INCLUDE ALL THOSE PORTIONS OF LOT 148 AND LOT 149, DEDICATED IN DOCKET 2955, AT PAGE 366, ET SEQ., EXCEPT ANY PORTION OF THE EAST 25 FEET THEREOF LYING NORTH OF A LINE BEING THE SOUTHEASTERLY PROLONGATION OF THE NORTHEAST LINE OF LOT 1; AND ALL OF W. PLACITA ADIOS; AND ALL OF W. PLACITA BRUCE; AND ALL OF W. PLACITO CINCO OF SAID LA PUERTA DEL NORTE, SITUATED IN A PORTION OF THE EAST 1/2 OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST 1/4 CORNER OF SAID SECTION 17, BEING A 5/8" IRON REBAR WITH BRASS TAG, RLS 21782, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 17, BEING A 1/2" IRON REBAR WITH BRASS TAG, RLS 51130, BEARS SOUTH 00° 38' 34" EAST, A DISTANCE OF 2640.65 FEET;

THENCE, ALONG THE EAST SECTION LINE OF SAID SECTION 17, SOUTH 00° 38' 34" EAST, A DISTANCE OF 21.06 FEET, TO A 1/2" IRON REBAR WITH BRASS TAG, RLS 51130, ALSO BEING THE **POINT OF BEGINNING;**

THENCE, CONTINUING ALONG SAID EAST SECTION LINE, SOUTH 00° 38' 34" EAST, A DISTANCE OF 2,619.59 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 17, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, RLS 51130;

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# EXHIBIT A TO ANNEXATION PETITION
Page 2 of 4

THENCE, DEPARTING SAID EAST SECTION LINE AND ALONG THE SOUTH SECTION LINE OF SAID SECTION 17, SOUTH 89° 27' 19" WEST, A DISTANCE OF 1,456.28 FEET;

THENCE, DEPARTING SAID SOUTH SECTION LINE, NORTH 0° 35' 12" WEST, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE AS SHOWN ON W. LINDA VISTA BOULEVARD, RECORDED IN BOOK 13, OF ROAD MAPS, PAGE 37, RECORDS OF PIMA COUNTY, ARIZONA;

THENCE, ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89° 27' 19" EAST, A DISTANCE OF 1,067.16 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 149, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING THE SOUTHWEST PROPERTY CORNER OF SAID LOT 149, ALONG THE WEST PROPERTY LINE OF SAID LOTS 148 AND 149, NORTH 00° 37' 04" WEST, A DISTANCE OF 300.44 FEET TO THE SOUTHEAST PROPERTY CORNER OF SAID LOT 83, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHEAST PROPERTY CORNER AND ALONG THE SOUTH PROPERTY LINE OF SAID LOTS 80 THROUGH 83, SOUTH 89° 21' 23" WEST, A DISTANCE OF 420.13 FEET TO THE SOUTHWEST PROPERTY CORNER OF SAID LOT 80, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHWEST PROPERTY CORNER AND ALONG THE WEST PROPERTY LINE OF SAID LOT 80, NORTH 00° 35' 00" WEST, A DISTANCE OF 160.00 FEET TO THE NORTHWEST PROPERTY CORNER OF SAID LOT 80, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF W. DOS ROTUNDO, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTHWEST PROPERTY CORNER AND ALONG THE NORTH PROPERTY LINE OF SAID LOT 80, ALSO BEING THE SOUTH RIGHT OF WAY OF W. DOS ROTUNDO, NORTH 89° 25' 00" EAST, A DISTANCE OF 85.00 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF SAID N. EL UNO GORDO EAST RIGHT OF WAY LINE AND SAID SOUTH RIGHT OF WAY LINE, ALSO BEING THE NORTH LINE OF LOT 80, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTH RIGHT OF WAY AND ALONG THE EAST RIGHT OF WAY OF N. EL UNO GORDO, NORTH 00° 35' 40" WEST, A DISTANCE OF 1,675.04 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 401.14 FEET, TO WHICH A RADIAL LINE BEARS NORTH 89° 30' 24" EAST, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26° 09' 07" AND AN ARC DISTANCE OF 183.09 FEET TO A 1" OPEN PIPE WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NON-TANGENT CURVE AND CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, NORTH 25° 28' 06" EAST, A DISTANCE OF 95.33 FEET, TO A POINT THAT IS THE INTERSECTION OF THE EAST RIGHT OF WAY AND THE PROLONGATION OF THE SOUTH PROPERTY LINE OF SAID LOT 59;

THENCE, DEPARTING SAID EAST RIGHT OF WAY AND ALONG THE PROLONGATION OF SAID SOUTH PROPERTY LINE OF LOT 59, NORTH 64° 03' 42" WEST, A DISTANCE OF 60.08 FEET, TO A POINT ON THE

# EXHIBIT A TO ANNEXATION PETITION
Page 3 of 4

WEST RIGHT OF WAY OF N. EL UNO GORDO, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 59, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHEAST CORNER AND ALONG THE SOUTH PROPERTY LINE OF SAID LOT 59, NORTH 64° 03' 42" WEST, A DISTANCE OF 104.78 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 59, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHWEST CORNER AND ALONG THE WEST PROPERTY LINE OF SAID LOT 59, NORTH 25° 24' 30" EAST, A DISTANCE OF 159.69 FEET, TO NORTHWEST CORNER OF SAID LOT 59, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY OF W. OASIS STREET, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTHWEST CORNER AND ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 64° 23' 41" WEST, A DISTANCE OF 18.91 FEET TO A POINT OF INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE AND THE PROLONGATION OF THE WEST PROPERTY LINE OF SAID LOT 6;

THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID PROLONGATION OF THE WEST PROPERTY LINE OF LOT 6, NORTH 25° 29' 43" EAST, A DISTANCE OF 90.48 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID W. OASIS STREET, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 6, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTH RIGHT OF WAY AND ALONG THE WEST PROPERTY LINE OF SAID LOT 6, NORTH 25° 29' 43" EAST, A DISTANCE OF 161.60 FEET, TO THE NORTHWEST PROPERTY CORNER OF SAID LOT 6, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

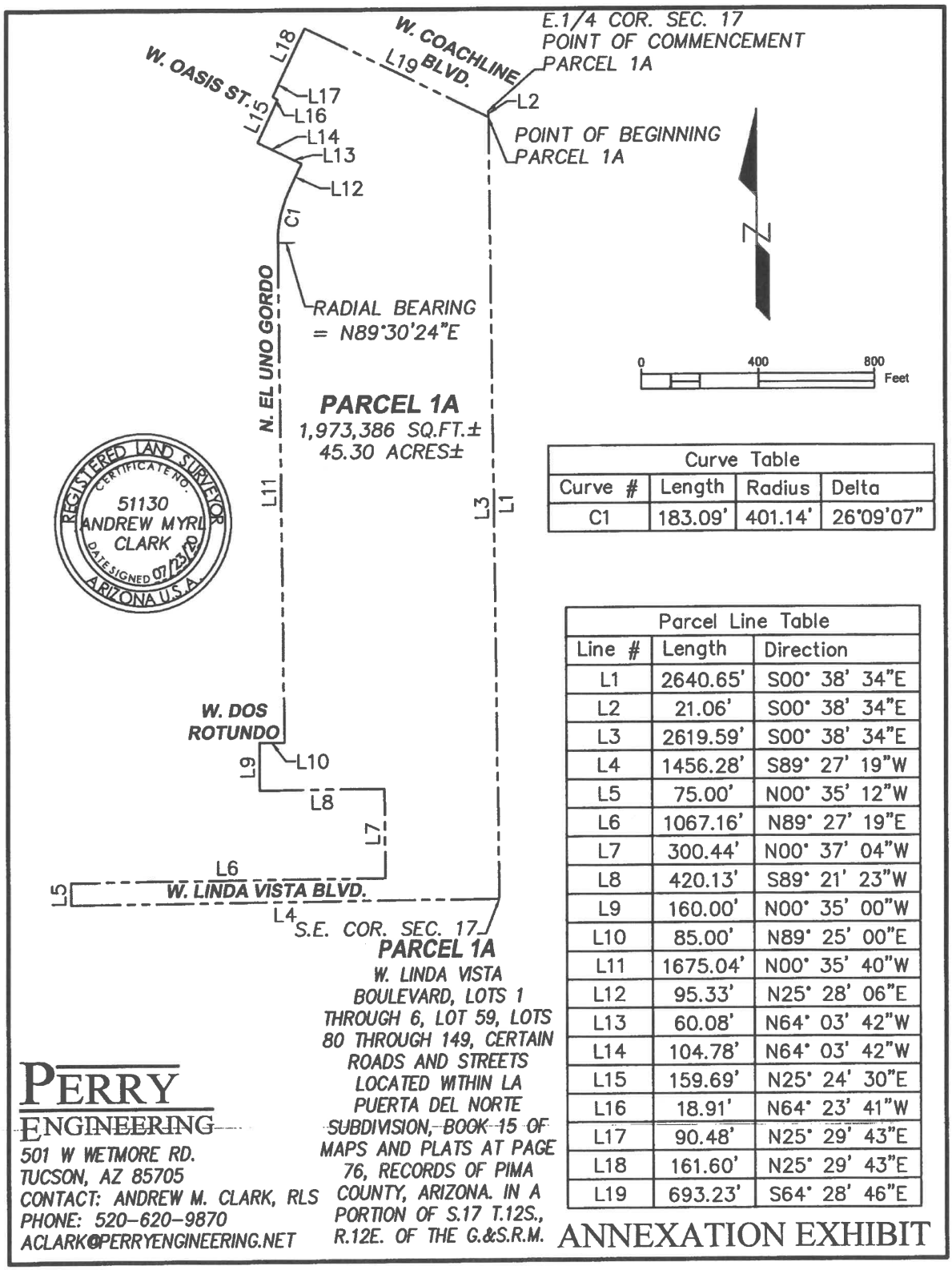
THENCE, DEPARTING SAID NORTHWEST PROPERTY CORNER AND ALONG THE NORTH PROPERTY LINE OF SAID LOTS 1 THROUGH 6 AND 20' DRAINAGE WAY AND THE PROLONGATION OF SAID NORTH PROPERTY LINE, SOUTH 64° 28' 46" EAST, A DISTANCE OF 693.23 FEET TO **POINT OF BEGINNING**.

THE TOTAL PARCEL AREA CONTAINS 1,973,386 SQUARE FEET OR 45.30 ACRES, MORE OR LESS.




501 W Wetmore Rd Tucson, Arizona 85705 Phone: 520.620.9870 www.perryengineering.net

EXHIBIT A TO ANNEXATION PETITION
Page 4 of 4




| Curve Table | | | |
|---|---|---|---|
| Curve # | Length | Radius | Delta |
| C1 | 183.09' | 401.14' | 26°09'07" |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 2640.65' | S00° 38' 34"E |
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| L3 | 2619.59' | S00° 38' 34"E |
| L4 | 1456.28' | S89° 27' 19"W |
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ANNEXATION EXHIBIT

# ANNEXATION PETITION

## LA PUERTA DEL NORTE EAST 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 that 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 and with the exterior boundaries of the territory proposed to be annexed shown on the map attached to and incorporated in this Petition as Exhibit A, said territory being contiguous to the corporate limits of the Town of Marana, request the Town of Marana to annex the described territory as provided in A.R.S. § 9-471.

PROPERTY OWNER: Marana Unified School District No. 6

PROPERTY ADDRESS: 7855 North Coachline Boulevard
Tucson, Arizona 85743

PROPERTY DESCRIPTION: See Exhibit A, Legal Description
(or parcel number or legal description)

AZ STATE TAX CODE #: 226-05-0070, 226-05-0080, 226-05-0610, 226-05-1570

AUTHORIZED SIGNATURES(S) _____ Date: 9/2/2020

_____ Date: _____

_____ Date: _____

_____ Date: _____

(NOTE: Each signature *must* be dated.)

00071449.DOC /1

EXHIBIT A TO ANNEXATION PETITION
Page 1 of 4

PERRY
ENGINEERING

DATE: 07/23/2020
PROJECT: 20024

**ANNEXATION**
**LEGAL DESCRIPTION**

**PARCEL 1A**

A PORTION OF W. LINDA VISTA BOULEVARD AS RECORDED IN BOOK 13, OF ROAD MAPS, PAGE 37 AND THAT PORTION OF W. LINDA VISTA BOULEVARD AND AS RECORDED IN LA PUERTA DEL NORTE SUBDIVISION, AS RECORDED IN BOOK 15 OF MAPS AND PLATS AT PAGE 76, RECORDS OF PIMA COUNTY AND LOTS 1 THROUGH 6, LOT 59, LOTS 80 THROUGH 149, CERTAIN ROADS, RIGHTS OF WAY, AND STREETS LOCATED WITHIN SAID LA PUERTA DEL NORTE, DESCRIBED AS FOLLOWS: A PORTION OF W. DOS ROTUNDO, LYING EASTERLY OF THE SOUTHERLY PROLONGATION OF THE WEST LOT LINE OF LOT 85 TO ITS INTERSECT ON THE SOUTH RIGHT OF WAY LINE OF W. DOS ROTUNDO; AND A PORTION OF W. OASIS STREET, LYING SOUTHEASTERLY OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWEST LOT LINE OF LOT 6 TO ITS INTERSECT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID W. OASIS STREET; AND A PORTION OF N. EL UNO GORDO, LYING NORTHEASTERLY OF THE SOUTHEASTERLY PROLONGATION OF THE SOUTH LOT LINE OF LOT 59; AND ALL OF W. EL ENTRÉE, LYING EASTERLY OF THE TANGENT LINE OF THE RESPECTIVE SPANDRELS, EXTENDING BETWEEN THE WEST LINES OF LOT 90 AND LOT 91, AND FURTHER BEING A PROLONGATION OF THE EAST RIGHT OF WAY LINE OF N. EL UNO GORDO; AND ALL THAT PORTION OF W. LA ENTRADA LYING NORTH OF THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY W. LINE OF LINDA VISTA BOULEVARD, AND TO INCLUDE ALL THOSE PORTIONS OF LOT 148 AND LOT 149, DEDICATED IN DOCKET 2955, AT PAGE 366, ET SEQ., EXCEPT ANY PORTION OF THE EAST 25 FEET THEREOF LYING NORTH OF A LINE BEING THE SOUTHEASTERLY PROLONGATION OF THE NORTHEAST LINE OF LOT 1; AND ALL OF W. PLACITA ADIOS; AND ALL OF W. PLACITA BRUCE; AND ALL OF W. PLACITO CINCO OF SAID LA PUERTA DEL NORTE, SITUATED IN A PORTION OF THE EAST 1/2 OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST 1/4 CORNER OF SAID SECTION 17, BEING A 5/8" IRON REBAR WITH BRASS TAG, RLS 21782, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 17, BEING A 1/2" IRON REBAR WITH BRASS TAG, RLS 51130, BEARS SOUTH 00° 38' 34" EAST, A DISTANCE OF 2640.65 FEET;

THENCE, ALONG THE EAST SECTION LINE OF SAID SECTION 17, SOUTH 00° 38' 34" EAST, A DISTANCE OF 21.06 FEET, TO A 1/2" IRON REBAR WITH BRASS TAG, RLS 51130, ALSO BEING THE **POINT OF BEGINNING**;

THENCE, CONTINUING ALONG SAID EAST SECTION LINE, SOUTH 00° 38' 34" EAST, A DISTANCE OF 2,619.59 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 17, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, RLS 51130;

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EXHIBIT A TO ANNEXATION PETITION
Page 2 of 4

THENCE, DEPARTING SAID EAST SECTION LINE AND ALONG THE SOUTH SECTION LINE OF SAID SECTION 17, SOUTH 89° 27' 19" WEST, A DISTANCE OF 1,456.28 FEET;

THENCE, DEPARTING SAID SOUTH SECTION LINE, NORTH 0° 35' 12" WEST, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE AS SHOWN ON W. LINDA VISTA BOULEVARD, RECORDED IN BOOK 13, OF ROAD MAPS, PAGE 37, RECORDS OF PIMA COUNTY, ARIZONA;

THENCE, ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89° 27' 19" EAST, A DISTANCE OF 1,067.16 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 149, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING THE SOUTHWEST PROPERTY CORNER OF SAID LOT 149, ALONG THE WEST PROPERTY LINE OF SAID LOTS 148 AND 149, NORTH 00° 37' 04" WEST, A DISTANCE OF 300.44 FEET TO THE SOUTHEAST PROPERTY CORNER OF SAID LOT 83, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHEAST PROPERTY CORNER AND ALONG THE SOUTH PROPERTY LINE OF SAID LOTS 80 THROUGH 83, SOUTH 89° 21' 23" WEST, A DISTANCE OF 420.13 FEET TO THE SOUTHWEST PROPERTY CORNER OF SAID LOT 80, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHWEST PROPERTY CORNER AND ALONG THE WEST PROPERTY LINE OF SAID LOT 80, NORTH 00° 35' 00" WEST, A DISTANCE OF 160.00 FEET TO THE NORTHWEST PROPERTY CORNER OF SAID LOT 80, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF W. DOS ROTUNDO, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTHWEST PROPERTY CORNER AND ALONG THE NORTH PROPERTY LINE OF SAID LOT 80, ALSO BEING THE SOUTH RIGHT OF WAY OF W. DOS ROTUNDO, NORTH 89° 25' 00" EAST, A DISTANCE OF 85.00 FEET TO THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF SAID N. EL UNO GORDO EAST RIGHT OF WAY LINE AND SAID SOUTH RIGHT OF WAY LINE, ALSO BEING THE NORTH LINE OF LOT 80, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTH RIGHT OF WAY AND ALONG THE EAST RIGHT OF WAY OF N. EL UNO GORDO, NORTH 00° 35' 40" WEST, A DISTANCE OF 1,675.04 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 401.14 FEET, TO WHICH A RADIAL LINE BEARS NORTH 89° 30' 24" EAST, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26° 09' 07" AND AN ARC DISTANCE OF 183.09 FEET TO A 1" OPEN PIPE WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NON-TANGENT CURVE AND CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, NORTH 25° 28' 06" EAST, A DISTANCE OF 95.33 FEET, TO A POINT THAT IS THE INTERSECTION OF THE EAST RIGHT OF WAY AND THE PROLONGATION OF THE SOUTH PROPERTY LINE OF SAID LOT 59;

THENCE, DEPARTING SAID EAST RIGHT OF WAY AND ALONG THE PROLONGATION OF SAID SOUTH PROPERTY LINE OF LOT 59, NORTH 64° 03' 42" WEST, A DISTANCE OF 60.08 FEET, TO A POINT ON THE

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# EXHIBIT A TO ANNEXATION PETITION
Page 3 of 4

WEST RIGHT OF WAY OF N. EL UNO GORDO, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 59, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHEAST CORNER AND ALONG THE SOUTH PROPERTY LINE OF SAID LOT 59, NORTH 64° 03' 42" WEST, A DISTANCE OF 104.78 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 59, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHWEST CORNER AND ALONG THE WEST PROPERTY LINE OF SAID LOT 59, NORTH 25° 24' 30" EAST, A DISTANCE OF 159.69 FEET, TO NORTHWEST CORNER OF SAID LOT 59, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY OF W. OASIS STREET, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTHWEST CORNER AND ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 64° 23' 41" WEST, A DISTANCE OF 18.91 FEET TO A POINT OF INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE AND THE PROLONGATION OF THE WEST PROPERTY LINE OF SAID LOT 6;

THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID PROLONGATION OF THE WEST PROPERTY LINE OF LOT 6, NORTH 25° 29' 43" EAST, A DISTANCE OF 90.48 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID W. OASIS STREET, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 6, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTH RIGHT OF WAY AND ALONG THE WEST PROPERTY LINE OF SAID LOT 6, NORTH 25° 29' 43" EAST, A DISTANCE OF 161.60 FEET, TO THE NORTHWEST PROPERTY CORNER OF SAID LOT 6, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

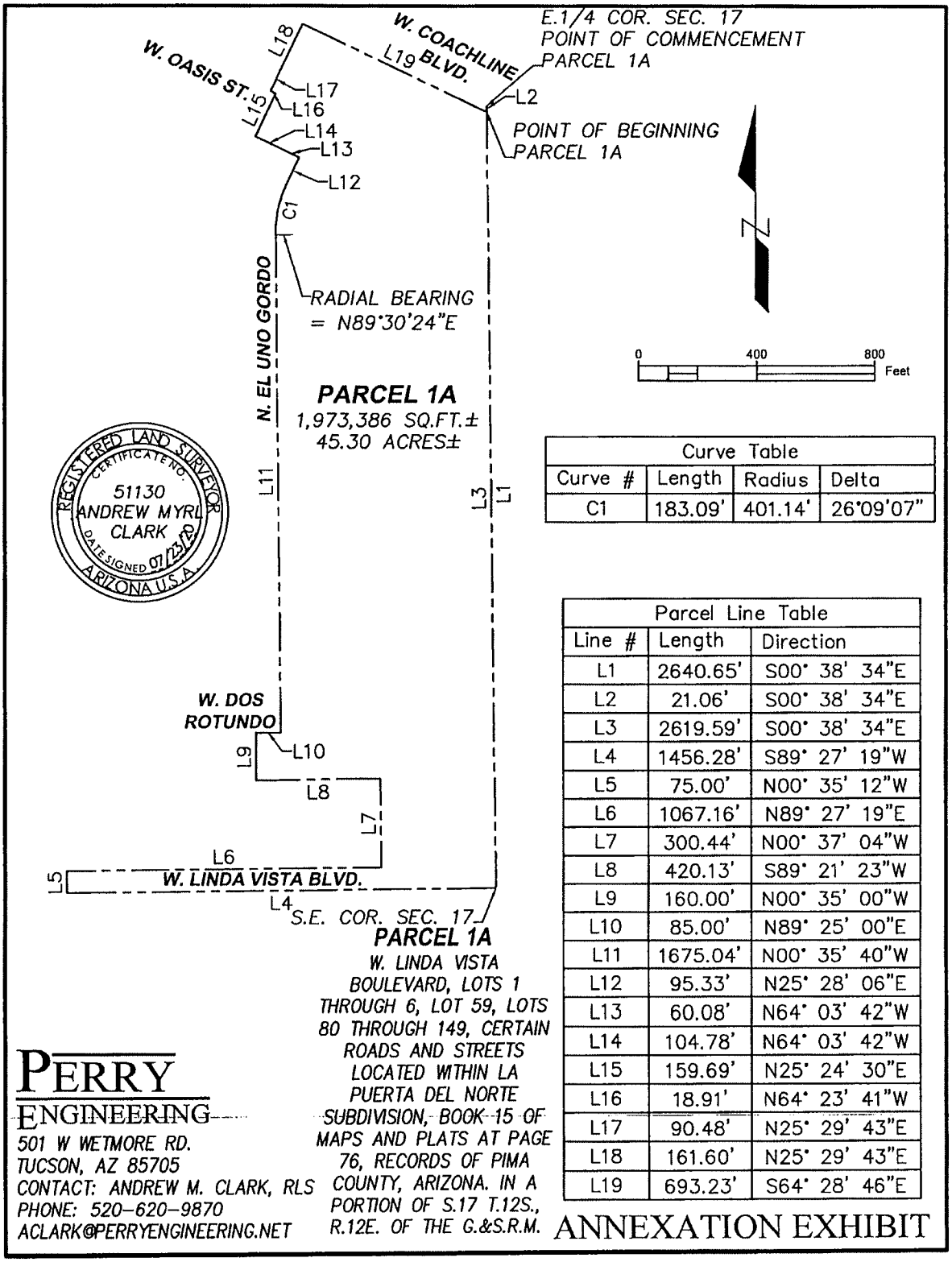
THENCE, DEPARTING SAID NORTHWEST PROPERTY CORNER AND ALONG THE NORTH PROPERTY LINE OF SAID LOTS 1 THROUGH 6 AND 20' DRAINAGE WAY AND THE PROLONGATION OF SAID NORTH PROPERTY LINE, SOUTH 64° 28' 46" EAST, A DISTANCE OF 693.23 FEET TO **POINT OF BEGINNING.**

THE TOTAL PARCEL AREA CONTAINS 1,973,386 SQUARE FEET OR 45.30 ACRES, MORE OR LESS.




501 W Wetmore Rd Tucson, Arizona 85705 Phone: 520.620.9870 www.perryengineering.net

EXHIBIT A TO ANNEXATION PETITION
Page 4 of 4




| Curve Table | | | |
|---|---|---|---|
| Curve # | Length | Radius | Delta |
| C1 | 183.09' | 401.14' | 26°09'07" |

| Parcel Line Table | | |
|---|---|---|
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| L3 | 2619.59' | S00° 38' 34"E |
| L4 | 1456.28' | S89° 27' 19"W |
| L5 | 75.00' | N00° 35' 12"W |
| L6 | 1067.16' | N89° 27' 19"E |
| L7 | 300.44' | N00° 37' 04"W |
| L8 | 420.13' | S89° 21' 23"W |
| L9 | 160.00' | N00° 35' 00"W |
| L10 | 85.00' | N89° 25' 00"E |
| L11 | 1675.04' | N00° 35' 40"W |
| L12 | 95.33' | N25° 28' 06"E |
| L13 | 60.08' | N64° 03' 42"W |
| L14 | 104.78' | N64° 03' 42"W |
| L15 | 159.69' | N25° 24' 30"E |
| L16 | 18.91' | N64° 23' 41"W |
| L17 | 90.48' | N25° 29' 43"E |
| L18 | 161.60' | N25° 29' 43"E |
| L19 | 693.23' | S64° 28' 46"E |

**PARCEL 1A**

W. LINDA VISTA BOULEVARD, LOTS 1 THROUGH 6, LOT 59, LOTS 80 THROUGH 149, CERTAIN ROADS AND STREETS LOCATED WITHIN LA PUERTA DEL NORTE SUBDIVISION, BOOK 15 OF MAPS AND PLATS AT PAGE 76, RECORDS OF PIMA COUNTY, ARIZONA. IN A PORTION OF S.17 T.12S., R.12E. OF THE G.&S.R.M.

PERRY ENGINEERING
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TUCSON, AZ 85705
CONTACT: ANDREW M. CLARK, RLS
PHONE: 520-620-9870
ACLARK@PERRYENGINEERING.NET

ANNEXATION EXHIBIT

# ANNEXATION PETITION

## LA PUERTA DEL NORTE EAST 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 that 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 and with the exterior boundaries of the territory proposed to be annexed shown on the map attached to and incorporated in this Petition as Exhibit A, said territory being contiguous to the corporate limits of the Town of Marana, request the Town of Marana to annex the described territory as provided in A.R.S. § 9-471.

PROPERTY OWNER: KB Home Tucson, Inc.
as contract purchaser.

PROPERTY ADDRESS: 7855 North Coachline Boulevard
Tucson, Arizona 85743

PROPERTY DESCRIPTION: See Exhibit A, Legal Description
(or parcel number
or legal description)

AZ STATE TAX CODE #: 226-05-0070, 226-05-0080, 226-05-0610, 226-05-1570

AUTHORIZED SIGNATURES(S) _____ Date: 9/1/20

_____ Date: _____

_____ Date: _____

_____ Date: _____

(NOTE: Each signature *must* be dated.)

00071449.DOC /1

EXHIBIT A TO ANNEXATION PETITION
Page 1 of 4

PERRY
ENGINEERING

DATE: 07/23/2020
PROJECT: 20024

**ANNEXATION**
**LEGAL DESCRIPTION**

**PARCEL 1A**

A PORTION OF W. LINDA VISTA BOULEVARD AS RECORDED IN BOOK 13, OF ROAD MAPS, PAGE 37 AND THAT PORTION OF W. LINDA VISTA BOULEVARD AND AS RECORDED IN LA PUERTA DEL NORTE SUBDIVISION, AS RECORDED IN BOOK 15 OF MAPS AND PLATS AT PAGE 76, RECORDS OF PIMA COUNTY AND LOTS 1 THROUGH 6, LOT 59, LOTS 80 THROUGH 149, CERTAIN ROADS, RIGHTS OF WAY, AND STREETS LOCATED WITHIN SAID LA PUERTA DEL NORTE, DESCRIBED AS FOLLOWS: A PORTION OF W. DOS ROTUNDO, LYING EASTERLY OF THE SOUTHERLY PROLONGATION OF THE WEST LOT LINE OF LOT 85 TO ITS INTERSECT ON THE SOUTH RIGHT OF WAY LINE OF W. DOS ROTUNDO; AND A PORTION OF W. OASIS STREET, LYING SOUTHEASTERLY OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWEST LOT LINE OF LOT 6 TO ITS INTERSECT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID W. OASIS STREET; AND A PORTION OF N. EL UNO GORDO, LYING NORTHEASTERLY OF THE SOUTHEASTERLY PROLONGATION OF THE SOUTH LOT LINE OF LOT 59; AND ALL OF W. EL ENTRÉE, LYING EASTERLY OF THE TANGENT LINE OF THE RESPECTIVE SPANDRELS, EXTENDING BETWEEN THE WEST LINES OF LOT 90 AND LOT 91, AND FURTHER BEING A PROLONGATION OF THE EAST RIGHT OF WAY LINE OF N. EL UNO GORDO; AND ALL THAT PORTION OF W. LA ENTRADA LYING NORTH OF THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY W. LINE OF LINDA VISTA BOULEVARD, AND TO INCLUDE ALL THOSE PORTIONS OF LOT 148 AND LOT 149, DEDICATED IN DOCKET 2955, AT PAGE 366, ET SEQ., EXCEPT ANY PORTION OF THE EAST 25 FEET THEREOF LYING NORTH OF A LINE BEING THE SOUTHEASTERLY PROLONGATION OF THE NORTHEAST LINE OF LOT 1; AND ALL OF W. PLACITA ADIOS; AND ALL OF W. PLACITA BRUCE; AND ALL OF W. PLACITO CINCO OF SAID LA PUERTA DEL NORTE, SITUATED IN A PORTION OF THE EAST 1/2 OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST 1/4 CORNER OF SAID SECTION 17, BEING A 5/8" IRON REBAR WITH BRASS TAG, RLS 21782, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 17, BEING A 1/2" IRON REBAR WITH BRASS TAG, RLS 51130, BEARS SOUTH 00° 38' 34" EAST, A DISTANCE OF 2640.65 FEET;

THENCE, ALONG THE EAST SECTION LINE OF SAID SECTION 17, SOUTH 00° 38' 34" EAST, A DISTANCE OF 21.06 FEET, TO A 1/2" IRON REBAR WITH BRASS TAG, RLS 51130, ALSO BEING THE **POINT OF BEGINNING;**

THENCE, CONTINUING ALONG SAID EAST SECTION LINE, SOUTH 00° 38' 34" EAST, A DISTANCE OF 2,619.59 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 17, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, RLS 51130;

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EXHIBIT A TO ANNEXATION PETITION
Page 2 of 4

THENCE, DEPARTING SAID EAST SECTION LINE AND ALONG THE SOUTH SECTION LINE OF SAID SECTION 17, SOUTH 89° 27' 19" WEST, A DISTANCE OF 1,456.28 FEET;

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THENCE, ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89° 27' 19" EAST, A DISTANCE OF 1,067.16 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 149, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING THE SOUTHWEST PROPERTY CORNER OF SAID LOT 149, ALONG THE WEST PROPERTY LINE OF SAID LOTS 148 AND 149, NORTH 00° 37' 04" WEST, A DISTANCE OF 300.44 FEET TO THE SOUTHEAST PROPERTY CORNER OF SAID LOT 83, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHEAST PROPERTY CORNER AND ALONG THE SOUTH PROPERTY LINE OF SAID LOTS 80 THROUGH 83, SOUTH 89° 21' 23" WEST, A DISTANCE OF 420.13 FEET TO THE SOUTHWEST PROPERTY CORNER OF SAID LOT 80, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHWEST PROPERTY CORNER AND ALONG THE WEST PROPERTY LINE OF SAID LOT 80, NORTH 00° 35' 00" WEST, A DISTANCE OF 160.00 FEET TO THE NORTHWEST PROPERTY CORNER OF SAID LOT 80, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF W. DOS ROTUNDO, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

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THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26° 09' 07" AND AN ARC DISTANCE OF 183.09 FEET TO A 1" OPEN PIPE WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NON-TANGENT CURVE AND CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, NORTH 25° 28' 06" EAST, A DISTANCE OF 95.33 FEET, TO A POINT THAT IS THE INTERSECTION OF THE EAST RIGHT OF WAY AND THE PROLONGATION OF THE SOUTH PROPERTY LINE OF SAID LOT 59;

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# EXHIBIT A TO ANNEXATION PETITION
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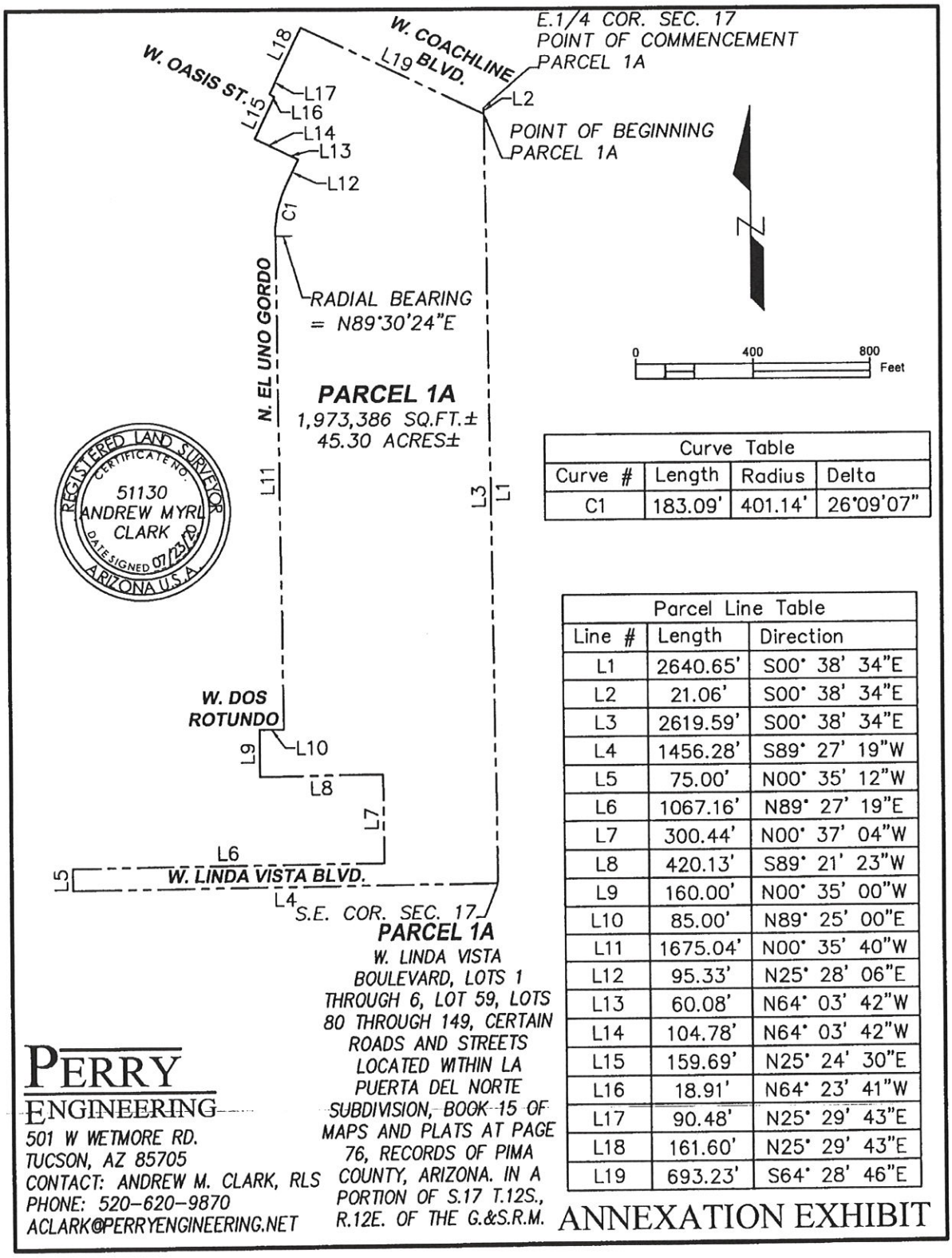
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EXHIBIT A TO ANNEXATION PETITION
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ANNEXATION EXHIBIT

# ANNEXATION PETITION

## LA PUERTA DEL NORTE EAST ANNEXATION

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PROPERTY OWNER: Town of Marana

PROPERTY ADDRESS: a) 9651 N La Entrada
b) None

PROPERTY DESCRIPTION: a) La Puerta Del Norte N100' of W100' of Lot 147
(or parcel number or legal description) b) N100' of S125' of W100' of E125' of the SE4 of the SE4 of Section 17, Township 12 South, Range 12 East

AZ STATE TAX CODE #: a) 226-05-149B; b) 226-03-002A

AUTHORIZED SIGNATURES(S) Ed Spencer Date: 9/9/2020

_____ Date: _____

_____ Date: _____

_____ Date: _____

(NOTE: Each signature *must* be dated.)

00071449.DOC / 1

PERRY
ENGINEERING

DATE: 07/23/2020
PROJECT: 20024

**ANNEXATION**
**LEGAL DESCRIPTION**

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THENCE, DEPARTING SAID EAST RIGHT OF WAY AND ALONG THE PROLONGATION OF SAID SOUTH PROPERTY LINE OF LOT 59, NORTH 64° 03' 42" WEST, A DISTANCE OF 60.08 FEET, TO A POINT ON THE

WEST RIGHT OF WAY OF N. EL UNO GORDO, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 59, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHEAST CORNER AND ALONG THE SOUTH PROPERTY LINE OF SAID LOT 59, NORTH 64° 03' 42" WEST, A DISTANCE OF 104.78 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 59, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID SOUTHWEST CORNER AND ALONG THE WEST PROPERTY LINE OF SAID LOT 59, NORTH 25° 24' 30" EAST, A DISTANCE OF 159.69 FEET, TO NORTHWEST CORNER OF SAID LOT 59, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY OF W. OASIS STREET, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTHWEST CORNER AND ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 64° 23' 41" WEST, A DISTANCE OF 18.91 FEET TO A POINT OF INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE AND THE PROLONGATION OF THE WEST PROPERTY LINE OF SAID LOT 6;

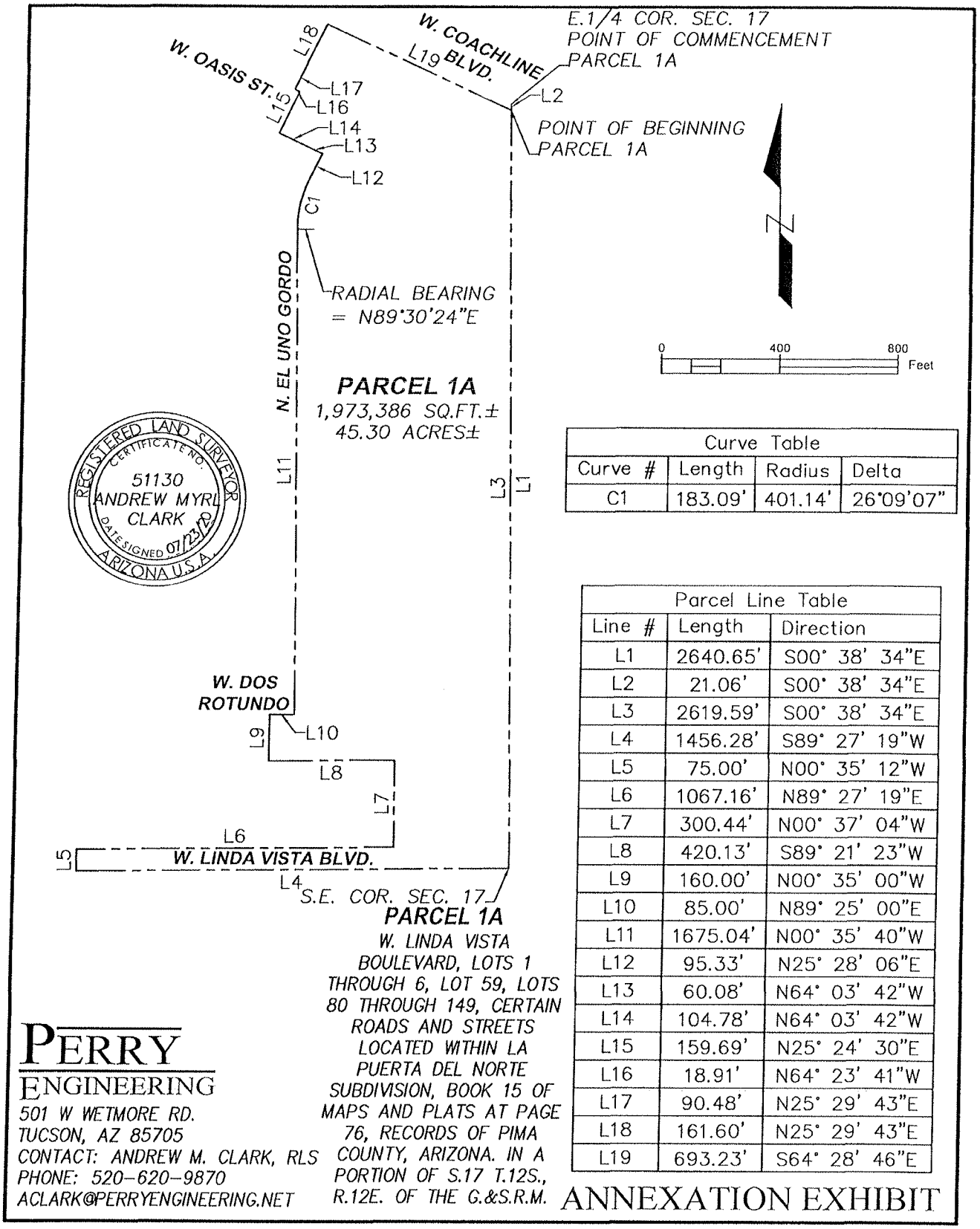
THENCE, DEPARTING SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID PROLONGATION OF THE WEST PROPERTY LINE OF LOT 6, NORTH 25° 29' 43" EAST, A DISTANCE OF 90.48 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID W. OASIS STREET, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 6, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTH RIGHT OF WAY AND ALONG THE WEST PROPERTY LINE OF SAID LOT 6, NORTH 25° 29' 43" EAST, A DISTANCE OF 161.60 FEET, TO THE NORTHWEST PROPERTY CORNER OF SAID LOT 6, ALSO BEING A 1/2" IRON REBAR WITH BRASS TAG, STAMPED 51130;

THENCE, DEPARTING SAID NORTHWEST PROPERTY CORNER AND ALONG THE NORTH PROPERTY LINE OF SAID LOTS 1 THROUGH 6 AND 20' DRAINAGE WAY AND THE PROLONGATION OF SAID NORTH PROPERTY LINE, SOUTH 64° 28' 46" EAST, A DISTANCE OF 693.23 FEET TO **POINT OF BEGINNING.**

THE TOTAL PARCEL AREA CONTAINS 1,973,386 SQUARE FEET OR 45.30 ACRES, MORE OR LESS.






| Curve Table | | | |
|---|---|---|---|
| Curve # | Length | Radius | Delta |
| C1 | 183.09' | 401.14' | 26°09'07" |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 2640.65' | S00° 38' 34"E |
| L2 | 21.06' | S00° 38' 34"E |
| L3 | 2619.59' | S00° 38' 34"E |
| L4 | 1456.28' | S89° 27' 19"W |
| L5 | 75.00' | N00° 35' 12"W |
| L6 | 1067.16' | N89° 27' 19"E |
| L7 | 300.44' | N00° 37' 04"W |
| L8 | 420.13' | S89° 21' 23"W |
| L9 | 160.00' | N00° 35' 00"W |
| L10 | 85.00' | N89° 25' 00"E |
| L11 | 1675.04' | N00° 35' 40"W |
| L12 | 95.33' | N25° 28' 06"E |
| L13 | 60.08' | N64° 03' 42"W |
| L14 | 104.78' | N64° 03' 42"W |
| L15 | 159.69' | N25° 24' 30"E |
| L16 | 18.91' | N64° 23' 41"W |
| L17 | 90.48' | N25° 29' 43"E |
| L18 | 161.60' | N25° 29' 43"E |
| L19 | 693.23' | S64° 28' 46"E |

PERRY
ENGINEERING
501 W WETMORE RD.
TUCSON, AZ 85705
CONTACT: ANDREW M. CLARK, RLS
PHONE: 520-620-9870
ACLARK@PERRYENGINEERING.NET

ANNEXATION EXHIBIT

**Council-Regular Meeting** **A3**

**Meeting Date:** 09/15/2020

**To:** Mayor and Council

**From:** Keith Brann, Town Engineer

**Date:** September 15, 2020

**Strategic Plan Focus Area:**
Not Applicable

**Subject:** Ordinance No. 2020.012: Relating to Development; adding Marana Standard Detail 100-7 for "Ranchette Street" and accompanying Marana Subdivision Street Standards Manual text; and establishing an effective date (Keith Brann)

Resolution No. 2020-105: Relating to Development; declaring as a public record filed with the Town Clerk the amendments adopted by Ordinance No. 2020.012, Marana Standard Detail 100-7 for "Ranchette Street" and accompanying Marana Subdivision Street Standards Manual text (Keith Brann)

---

**Discussion:**

The Town's existing subdivision road standards make it prohibitively expensive to develop a 10-lot or fewer large-lot rural subdivision with low-volume private roads. The only large-lot rural subdivision approved in recent years has been Potter Ranch on Luckett Road, which was approved with a lesser roadway standard to allow the existing long-used farm roads to serve the subdivision without the need for reconstruction.

The Town has been approached by other landowners who would like to develop similar subdivisions. In response, the Town Engineer has prepared a new "Ranchette Street" cross-section, for a private low-volume subdivision road. The proposed cross-section is included in the backup material. The Town Attorney has prepared accompanying text in the form of a draft ordinance and a draft public-record resolution, with feedback from the Town Manager and the Town Engineer. The draft ordinance and draft resolution are also included in the backup material.

On July 14, 2020, staff presented the proposed road section and relevant ordinance requirements for council discussion and direction. Town Council members responded

favorably to the proposed new standards and directed staff to reach out to interested stakeholders before bringing them back for adoption. Staff has had discussions with the Southern Arizona Home Builders Association (SAHBA), whose members include a number of small custom home builders. SAHBA is in favor of the new standards.

**Staff Recommendation:**

Staff recommends adoption of Ordinance No. 2020.012 and Resolution No. 2020-105, adding Marana Standard Detail 100-7 for "Ranchette Street" and accompanying Marana Subdivision Street Standards Manual text, and declaring them a public record.

**Suggested Motion:**

I move to adopt Ordinance No. 2020.012 and Resolution No. 2020-105, adding Marana Standard Detail 100-7 for "Ranchette Street" and accompanying Marana Subdivision Street Standards Manual text, and declaring them a public record.

---

**Attachments**

Ordinance No. 2020.012

Resolution No. 2020-105

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# MARANA ORDINANCE NO. 2020.012

RELATING TO DEVELOPMENT; ADDING MARANA STANDARD DETAIL 100-7 FOR "RANCHETTE STREET" AND ACCOMPANYING MARANA SUBDIVISION STREET STANDARDS MANUAL TEXT; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS the Marana Standard Details were most recently modified on September 3, 2019 by Marana Ordinance No. 2019.019; and

WHEREAS the Town finds that existing Town subdivision private roadway standards make the development and sale of large-lot rural subdivisions of 10 lots or fewer prohibitively expensive; and

WHEREAS Town staff proposes a new standard detail for a "Ranchette Street" and new Marana Subdivision Street Standards Manual text to accompany it; and

WHEREAS the Mayor and Council of the Town of Marana find that the new standard detail and accompanying street standards manual text adopted by this ordinance minimize the cost of large-lot rural subdivisions without adversely affecting the public health, safety, and welfare, and are in the best interests of the Town of Marana and the general public.

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

SECTION 1. Marana Standard Detail 100-7 for "Ranchette Street" and the accompanying Marana Subdivision Street Standards Manual text, one paper copy and one electronic copy of which are on file in the office of the Town Clerk of the Town of Marana, Arizona, which were made a public record by and attached as Exhibit A (Standard Detail 100-7) and Exhibit B (accompanying Marana Subdivision Street Standards text) to Resolution No. 2020-105 of the Town of Marana, Arizona, are hereby referred to, adopted and made a part of this ordinance as if fully set out here.

SECTION 2. The various Town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

SECTION 3. This ordinance is effective on the 31st day after its adoption.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 15th day of September, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

# MARANA RESOLUTION NO. 2020-105

RELATING TO DEVELOPMENT; DECLARING AS A PUBLIC RECORD FILED WITH THE TOWN CLERK THE AMENDMENTS ADOPTED BY ORDINANCE NO. 2020.012, MARANA STANDARD DETAIL 100-7 FOR "RANCHETTE STREET" AND ACCOMPANYING MARANA SUBDIVISION STREET STANDARDS MANUAL TEXT

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, that Marana Standard Detail 100-7 for "Ranchette Street," a copy of which is attached to and incorporated in this resolution as Exhibit A; and the accompanying Marana Subdivision Street Standards Manual text, a copy of which is attached to and incorporated in this resolution as Exhibit B; one paper and one electronic copy of which are on file in the office of the Town Clerk, are hereby declared to be public records and ordered to remain on file with the Town Clerk.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this this 15th day of September, 2020.

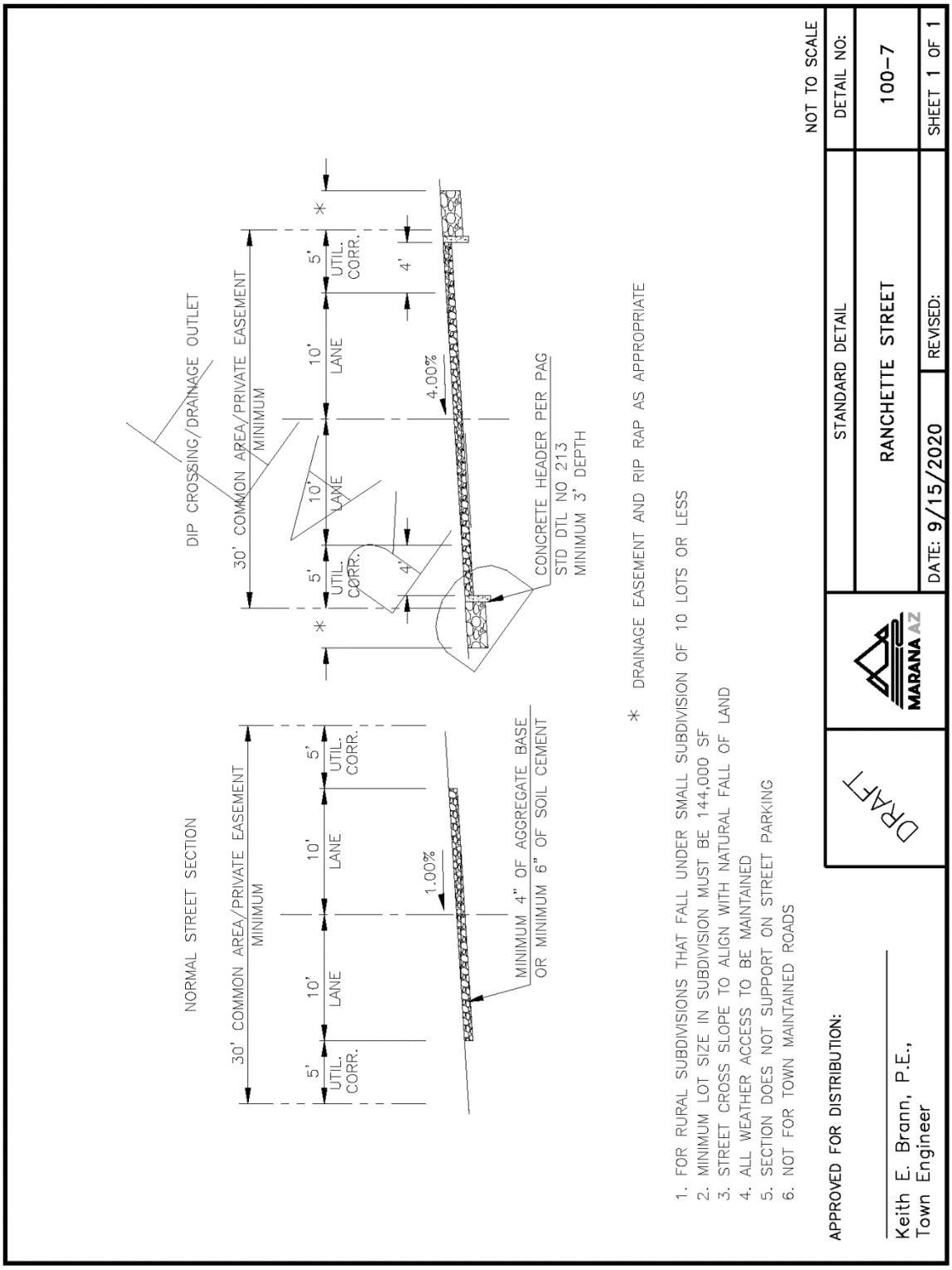
Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney


NORMAL STREET SECTION
30' COMMON AREA/PRIVATE EASEMENT MINIMUM
5' UTIL. CORR.
10' LANE
10' LANE
5' UTIL. CORR.
1.00%
MINIMUM 4" OF AGGREGATE BASE OR MINIMUM 6" OF SOIL CEMENT
DIP CROSSING/DRAINAGE OUTLET
30' COMMON AREA/PRIVATE EASEMENT MINIMUM
5' UTIL. CORR.
10' LANE
10' LANE
5' UTIL. CORR.
4.00%
4'
4'
CONCRETE HEADER PER PAG
STD DTL NO 213
MINIMUM 3' DEPTH
* DRAINAGE EASEMENT AND RIP RAP AS APPROPRIATE
1. FOR RURAL SUBDIVISIONS THAT FALL UNDER SMALL SUBDIVISION OF 10 LOTS OR LESS
2. MINIMUM LOT SIZE IN SUBDIVISION MUST BE 144,000 SF
3. STREET CROSS SLOPE TO ALIGN WITH NATURAL FALL OF LAND
4. ALL WEATHER ACCESS TO BE MAINTAINED
5. SECTION DOES NOT SUPPORT ON STREET PARKING
6. NOT FOR TOWN MAINTAINED ROADS
APPROVED FOR DISTRIBUTION:
Keith E. Brann, P.E.,
Town Engineer
DRAFT
MARANA AZ
STANDARD DETAIL
RANCHETTE STREET
DATE: 9/15/2020
REVISED:
DETAIL NO:
100-7
SHEET 1 OF 1
NOT TO SCALE

The Marana Subdivision Street Standards Manual is hereby amended to add new section 4.15 (Ranchette Street) to Chapter 4.0 (Street Layout and Geometric Design):

**4.15 Ranchette Street**

1. Applicability. The Ranchette Street alternative (Standard Detail 100-7) may be used only if the subdivision meets all of the following criteria:
   a. Ownership and maintenance of the street is private.
   b. The subdivision consists of ten or fewer lots.
   c. Ten or fewer lots take primary access to the street.
   d. Each lot in the subdivision is at least 144,000 square feet (3.3 acres).
   e. No more than 100 vehicles per day are anticipated to use the street at buildout.
   f. The street is and is anticipated to remain permanently a dead end that serves only the subdivision and does not include current or future traffic passing through the subdivision from adjacent lands and streets.
2. Requirements.
   a. CC&Rs. The owners of all land in the subdivision shall record CC&Rs committing the then-owners of land in the subdivision at their own cost to reconstruct the street to then-current Town roadway standards as soon as the street no longer satisfies any of the criteria set forth in paragraph 1 ("Applicability") of this section. The CC&Rs shall be in a form acceptable by the Town Engineer and the Town Attorney, shall be enforceable by the Town, and shall include a provision indicating that the commitment set forth above cannot be modified without the formal approval of the Marana Town Council.
   b. Dust control. If required to meet applicable air quality requirements, the subdivider or the then-owners of land in the subdivision shall at their own cost implement dust control measures to reduce dust from the subdivision to at or below the applicable air quality standards.
   c. Other. Subdivision road standards that are not explicitly modified and addressed by Standard Detail 100-7 or this section 4.15 shall continue to apply.

**Council-Regular Meeting** **A4**

**Meeting Date:** 09/15/2020

**To:** Mayor and Council

**From:** Brian Varney, Senior Planner

**Date:** September 15, 2020

**Strategic Plan Focus Area:**
Not Applicable

**Subject:** Resolution No. 2020-106: Relating to Development; approving a development plan for Home 2 Suites by Hilton at Cortaro Ranch located north of Cortaro Farms Road and west of Cerius Stravenue (Brian D. Varney)

---

**Discussion:**

**Summary**
EPS Group, Inc., representing Investment Resources Corp, is requesting Town Council approval of a development plan for Home 2 Suites by Hilton, a four-story, 111 room hotel within the Cortaro Ranch Phase II commercial development.

The Town Council approved the original development plan on April 2, 2019 for Cortaro Ranch Phase II commercial development. At the time of approval, a hotel was not considered as a land use within the development plan area. The property owner, Cortaro Commercial JV, LLC, has since been in discussions with Investment Resources Corp. regarding the development of a hotel site on Lot 6 of the development plan. Although the proposed hotel is a permitted land use within the Village Commercial (VC) zoning, staff has determined that the Planning Commission and the Town Council should be required to approve the change in land use due to a condition in the governing rezoning ordinance, Ordinance No.95.30, requiring Planning Commission and Town Council approval of development plans.

**Land Use**
The development plan proposes a four-story, 111 room hotel on approximately 2.81 acres. The proposed land use meets the development standards of the existing Village Commercial (VC) zoning including the maximum allowed building height of 50 feet. The existing development plan allows for a building footprint on Lot 6 of approximately

20,000 square feet. The footprint of the proposed hotel measures approximately 16,000 square feet. Staff will review improvement plans as well as construction building plans for the proposed development, subject to the Town's commercial design standards. Site and perimeter landscaping will be completed in accordance with approved landscape plans including buffering along the north and east property boundaries adjacent to the existing residential development.

**Access and Traffic Circulation**
Access to the development will be provided directly from Cortaro Farms Road, Joplin Lane, and Cerius Stravenue. Joplin Lane will be operational prior to the completion of the hotel in accordance with the Cortaro Ranch Commercial Assurance and Development Agreement. The master traffic study for Cortaro Ranch Phase II has been accepted by the Town's Traffic Engineering Division; however, a traffic statement will be required to update staff of any additional mitigation necessary due to the change in land use.

**Infrastructure and Utilities**
The development will be served by Marana Water, Pima County Wastewater, Tucson Electric Power, and Southwest Gas. Fire service will be provided by Northwest Fire District.

**Planning Commission**
The Planning Commission considered the development plan at its August 26, 2020 meeting and voted unanimously, 6-0, to recommend approval to the Town Council.

**Staff Recommendation:**

Staff has reviewed the proposed development plan against the requirements of the Marana Land Development Code, the Marana General Plan, Marana Ordinance No. 95.30, and the Cortaro Ranch Commercial Assurance and Development Agreement. The proposed development plan is in substantial conformance with all required development regulations, and staff recommends approval.

**Suggested Motion:**

I move to adopt Resolution No. 2020-106, approving a development plan for Home 2 Suites by Hilton at Cortaro Ranch.

---

**Attachments**

Resolution No. 2020-106
DPR2008-001 Home 2 Suites DPR Location
DPR2008-001 Home 2 Suites DPR Site Plan
DPR2008-001 Home 2 Suites DPR Elevations
DPR2008-001 Home 2 Suites DPR Application
DPR2008-001 Home 2 Suites DPR Presentation

---

# MARANA RESOLUTION NO. 2020-106

RELATING TO DEVELOPMENT; APPROVING A DEVELOPMENT PLAN FOR HOME 2 SUITES BY HILTON AT CORTARO RANCH LOCATED NORTH OF CORTARO FARMS ROAD AND WEST OF CERIUS STRAVENUE

WHEREAS, on December 19, 1995, the Marana Town Council adopted Ordinance No. 95.30 approving a rezoning of approximately 98.7 acres of land located at the northeast corner of Cortaro Farms Road and Interstate 10 from Zone 'C' (Large Lot Zone) to R-8 (Single-family Residential) and VC (Village Commercial) ; and

WHEREAS, on September 17, 1996, the Marana Town Council adopted Resolution No. 96-81, approving a final plat for Cortaro Ranch, Lots 1-297 and Common Area "A", located north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East; and

WHEREAS, on April 2, 2019, the Marana Town Council adopted Resolution No. 2019-023, approving a final plat for Cortaro Ranch Phase II, a 6-lot commercial resubdivision of Lots 163 through 180, Lots 295 through 297, and Common Area "A" of Cortaro Ranch, Lots 1-297 and Common Area "A", and also a resubdivision of Lots 293C and 294B of Cortaro Ranch, Lots 293A through 294B; and

WHEREAS, on April 2, 2019, the Marana Town Council adopted Resolution No. 2019-024, approving a development plan for Cortaro Ranch Phase II; and

WHEREAS, EPS Group, Inc., on behalf of Investment Resources Corp., has applied for approval of a development plan for a hotel within Cortaro Ranch Phase II; and

WHEREAS the Marana Town Council, at the regularly scheduled meeting on September 15, 2020, determined that the Development Plan for Home 2 Suites by Hilton should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the Development Plan for Home 2 Suites by Hilton is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 15th day of September, 2020.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

**Town of Marana Planning**

# DPR2008-001 Home 2 Suites by Hilton




## Legend

- Marana Addresses
- Parcels (Black)
- Marana Town Limits
- Parcels (Black)
- Marana Street Labels

## Notes

DPR2008-001 Home 2 Suites by Hilton

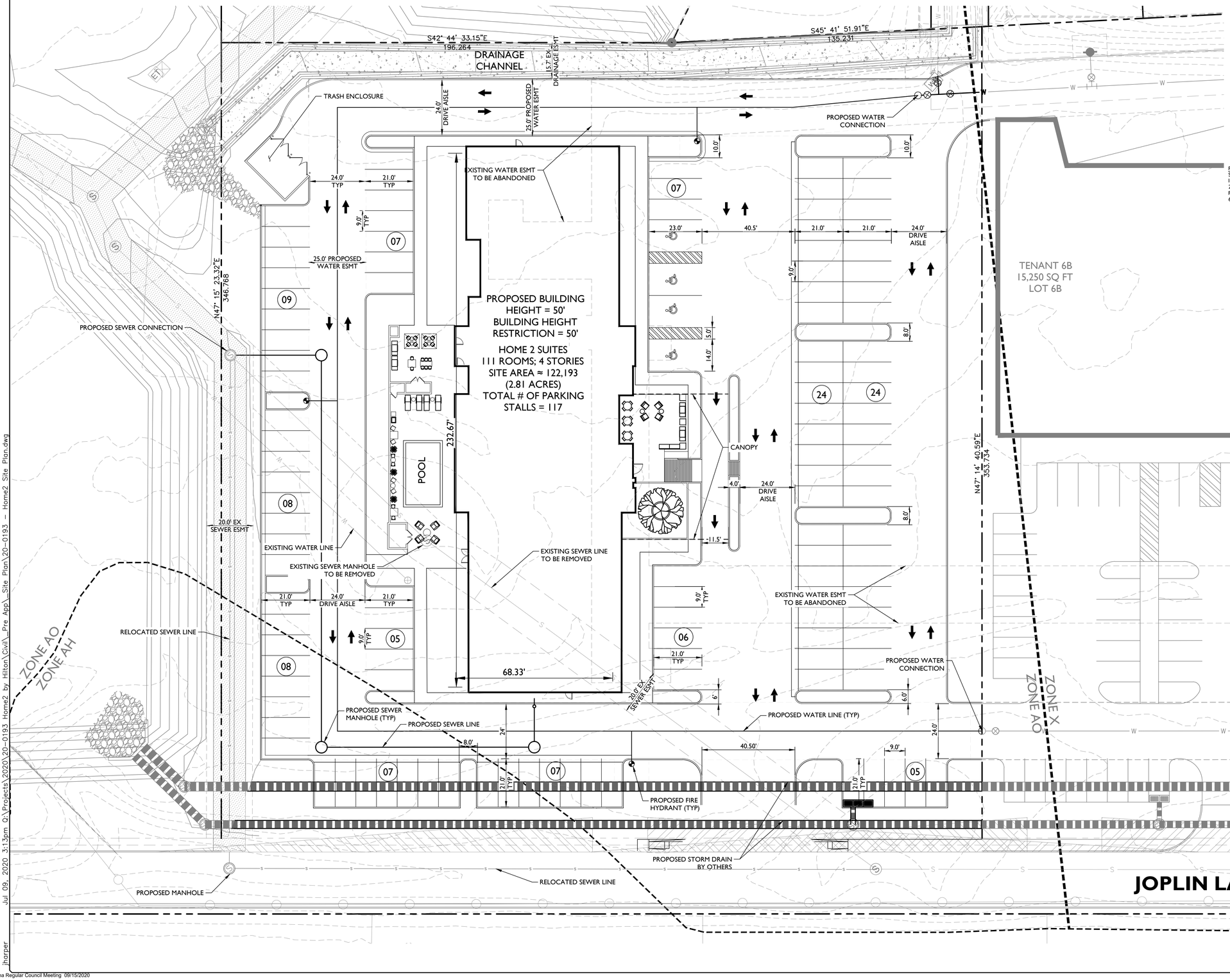
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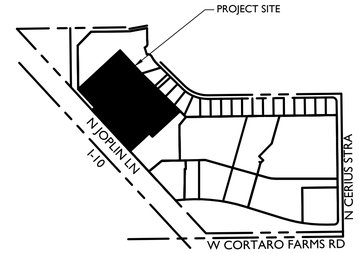
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THIS MAP IS NOT TO BE USED FOR NAVIGATION




VICINITY MAP
N.T.S


FRANCHISEE:
SANTO "SAM" CATANESE JR.
INVESTMENT RESOURCES CORP
2398 E. CAMELBACK RD., SUITE 690
PHOENIX, AZ 85016
602.469.4474

ENGINEER:
EPS GROUP, INC
125 S. AVONDALE BLVD, SUITE 115
AVONDALE, AZ 85323
CONTACT: SCOTT KROUS
PHONE: 623.776.5666
EMAIL: SCOTT.KROUS@EPSGROUPINC.COM

ARCHITECT:
BRR ARCHITECT, INC.
8131 METCALF AVENUE
OVERLAND PARK, KS 66204
CONTACT: BRIAN NELSON
PHONE: 913.262.9095
DIRECT: 913.262.9095


GUEST ROOM COUNT BREAKDOWN

| | GROUND FLOOR | 2ND FLOOR | 3RD FLOOR | 4TH FLOOR | TOTAL | PERCENTAGE OF TOTAL |
|---|---|---|---|---|---|---|
| QQ | 0 | 9 | 9 | 9 | 27 | 24% |
| KING | 15 | 18 | 18 | 18 | 69 | 62% |
| 1 BED | 2 | 2 | 2 | 2 | 8 | 7% |
| QQA | 0 | 1 | 1 | 0 | 2 | 2% |
| KA | 0 | 0 | 0 | 1 | 1 | 1% |
| 1BA | 1 | 1 | 1 | 1 | 4 | 4% |


1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com


EPS GROUP

HOME 2 SUITES
5820 W. CORTARO FARMS RD.
MARANA, AZ.

SITE PLAN

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: EPS
Drawn by: EPS

Job No.
20-0193

EPS

Sheet No.
1
of 1

10 0 20
scale feet

20-0193
Jul 09, 2020 3:13pm Q:\Projects\2020\20-0193 Home2 by Hilton\Civil_Pre App_Site Plan\20-0193 - Home2 Site Plan.dwg
harper

HOME2
SUITES BY HILTON
TM

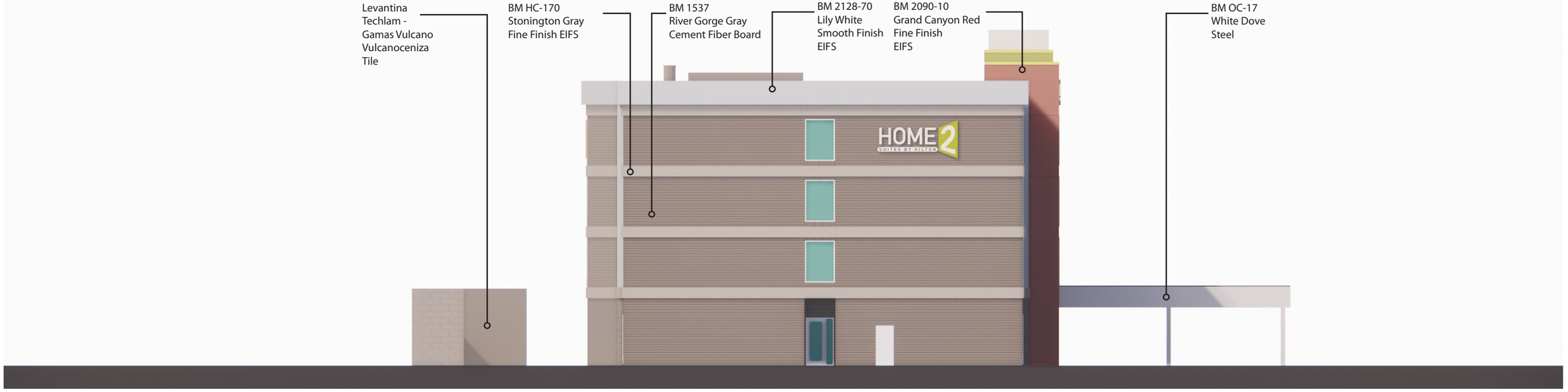


DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION

The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.




**Front Elevation**




**Left Elevation**

# Home2 Suites - Elevations

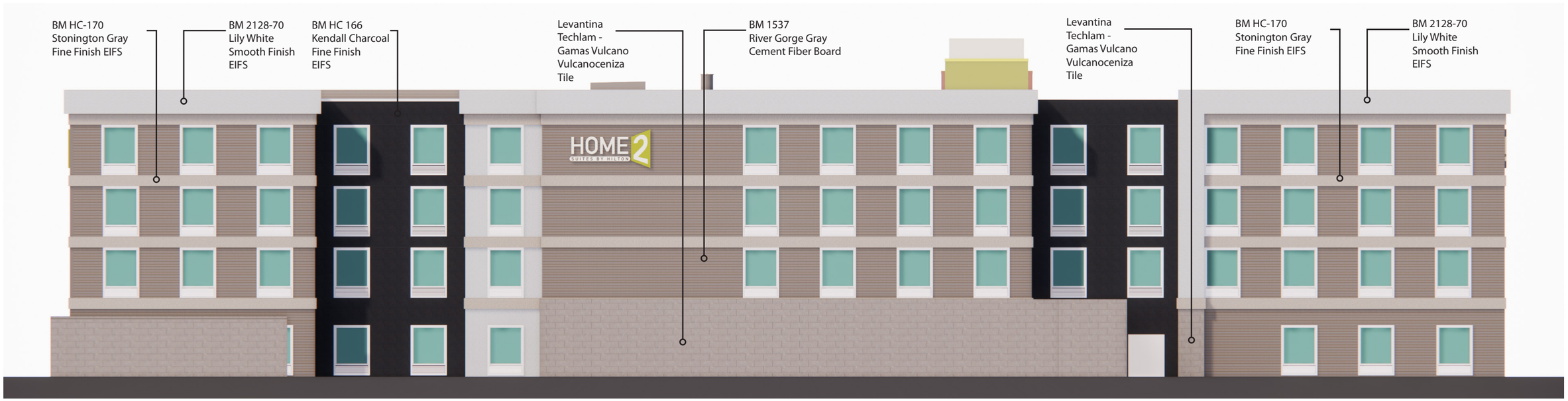
TUCSON, ARIZONA

DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION

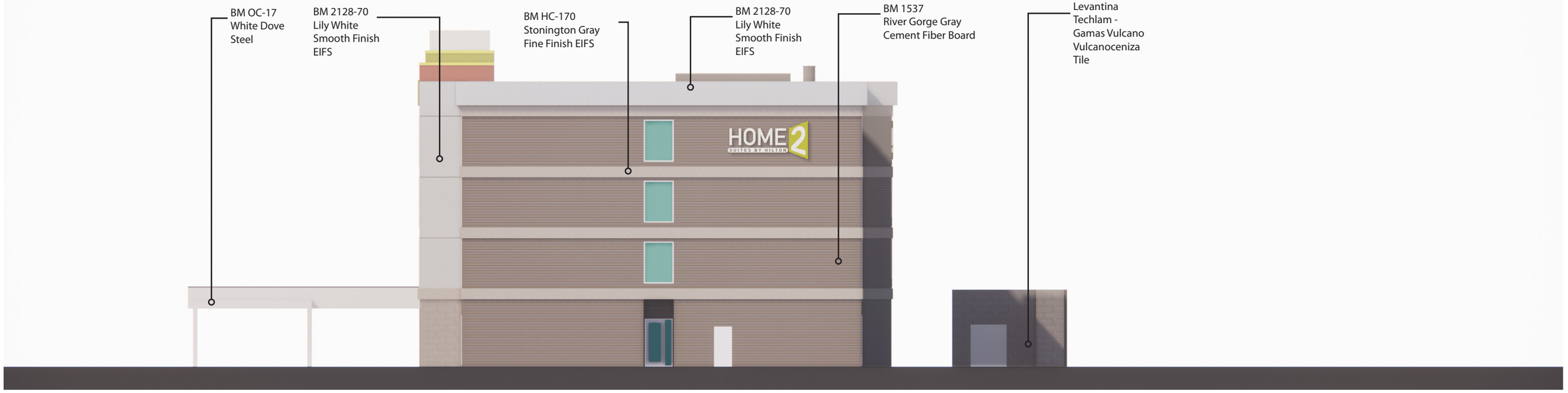
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02

07/09/2020




**Rear Elevation**




**Right Elevation**

brr

# Home2 Suites - Elevations

TUCSON, ARIZONA

DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION

The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

03

07/09/2020

MARANA AZ

**Development Services** / maranaplanning@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

# PROJECT APPLICATION

## APPLICATION TYPE

| | | | |
|---|---|---|---|
| ❑ Annexation | ☒ Development Plan | ❑ Development Plan Package | ❑ General Plan Amendment |
| ❑ Rezone | ❑ Minor Land Division | ❑ Significant Land Use Change | ❑ Conditional Use Permit |
| ❑ Specific Plan | ❑ Landscape Plan | ❑ Native Plant Plan/Exception | ❑ SWPP |
| ❑ Variance | ❑ Hydraulic Model | ❑ Sewer Capacity Assurance | ❑ Sign Program |
| ❑ Plat | ❑ Improvement Plan | ❑ Report (Type): _____ | ❑ Other: _____ |

## PROJECT INFORMATION

| | |
|---|---|
| Project Name: Home2 Suites | |
| Description of Project: Four-story hotel with 111 rooms | Number of Lots: 1 |
| Parcel No.(s): 221-18-7410 | Gross Area (Acres): 2.81 |
| Project Address: 5820 W. Cortaro Farms Road | |
| Ref. Project No.: | |

## CONTACT INFORMATION

| | | | |
|---|---|---|---|
| **Owner:** Investment Resources Corp | Contact Name: Santo "Sam" Catanese Jr | | |
| Address: 2398 E. Camelback Road #690 | City: Phoenix | State: AZ | Zip: 85016 |
| Email: samjr@investmentresources.net | Phone No.: (602) 469-4474 | | |
| **Applicant:** EPS Group, Inc. | Contact Name: Scott Krous | | |
| Address: 125 S. Avondale Blvd #115 | City: Avondale | State: AZ | Zip: 85323 |
| Email: scott.krous@epsgroupinc.com | Phone No.: (623) 776-5666 | | |
| **Consultant/Engineer:** EPS Group, Inc. | Contact Name: Scott Krous | | |
| Address: 125 S. Avondale Blvd #115 | City: Avondale | State: AZ | Zip: 85323 |
| Email: scott.krous@epsgroupinc.com | Phone No.: (623) 776-5666 | | |

## OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct 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. (If applicant is not the owner, attach written authorization from the owner.)

| Scott Krous | | 7/14/2020 |
|---|---|---|
| Applicant Name (PRINT) | Signature | Date |

**FOR OFFICIAL USE ONLY** **Project No.**_____ **Date Received**_____

Revision Date 03/29/2019

# Marana Town Council

## Development Plan for Home 2 Suites by Hilton at Cortaro Ranch

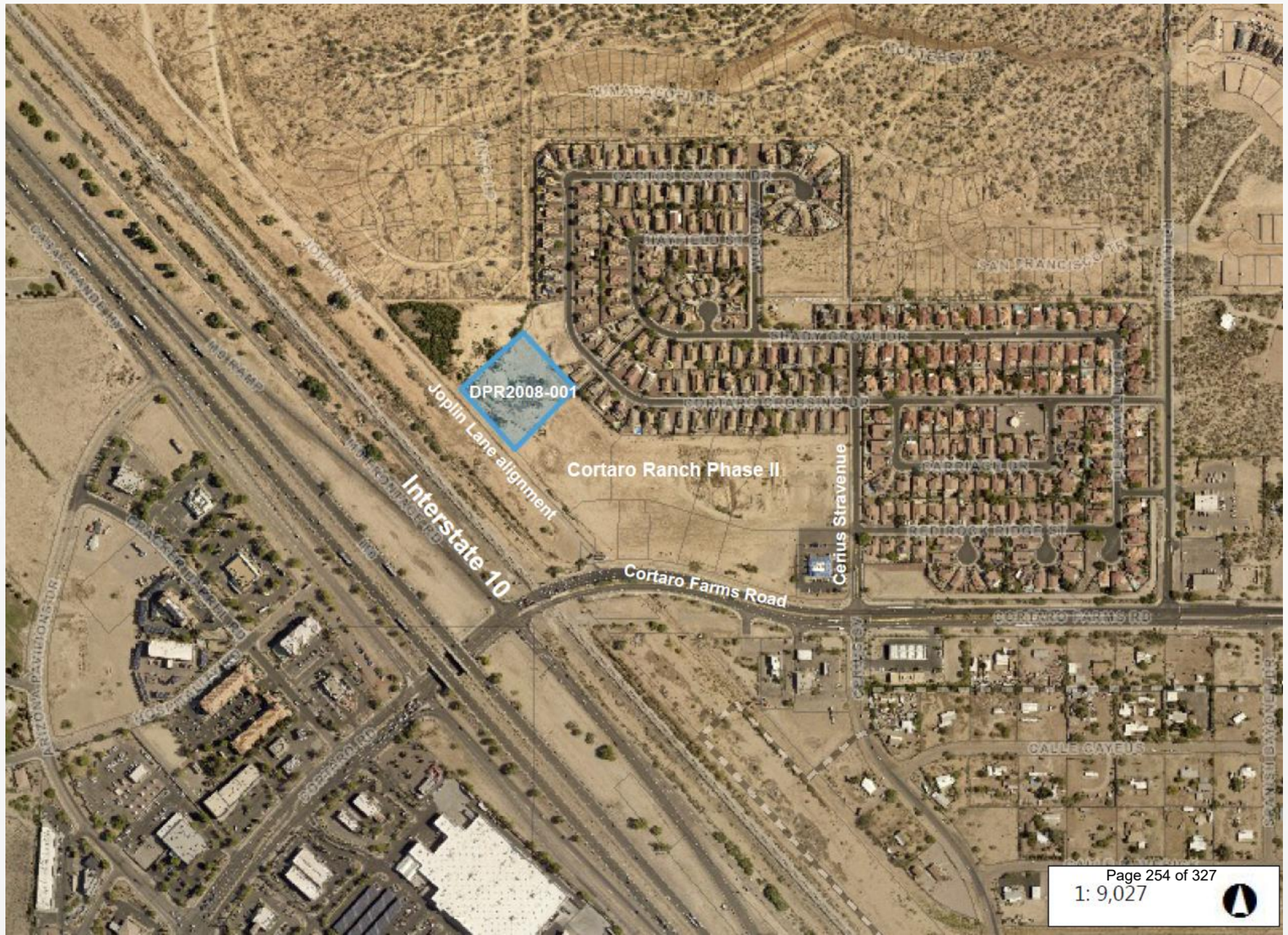
Brian D. Varney, Senior Planner

September 15, 2020

MARANA AZ

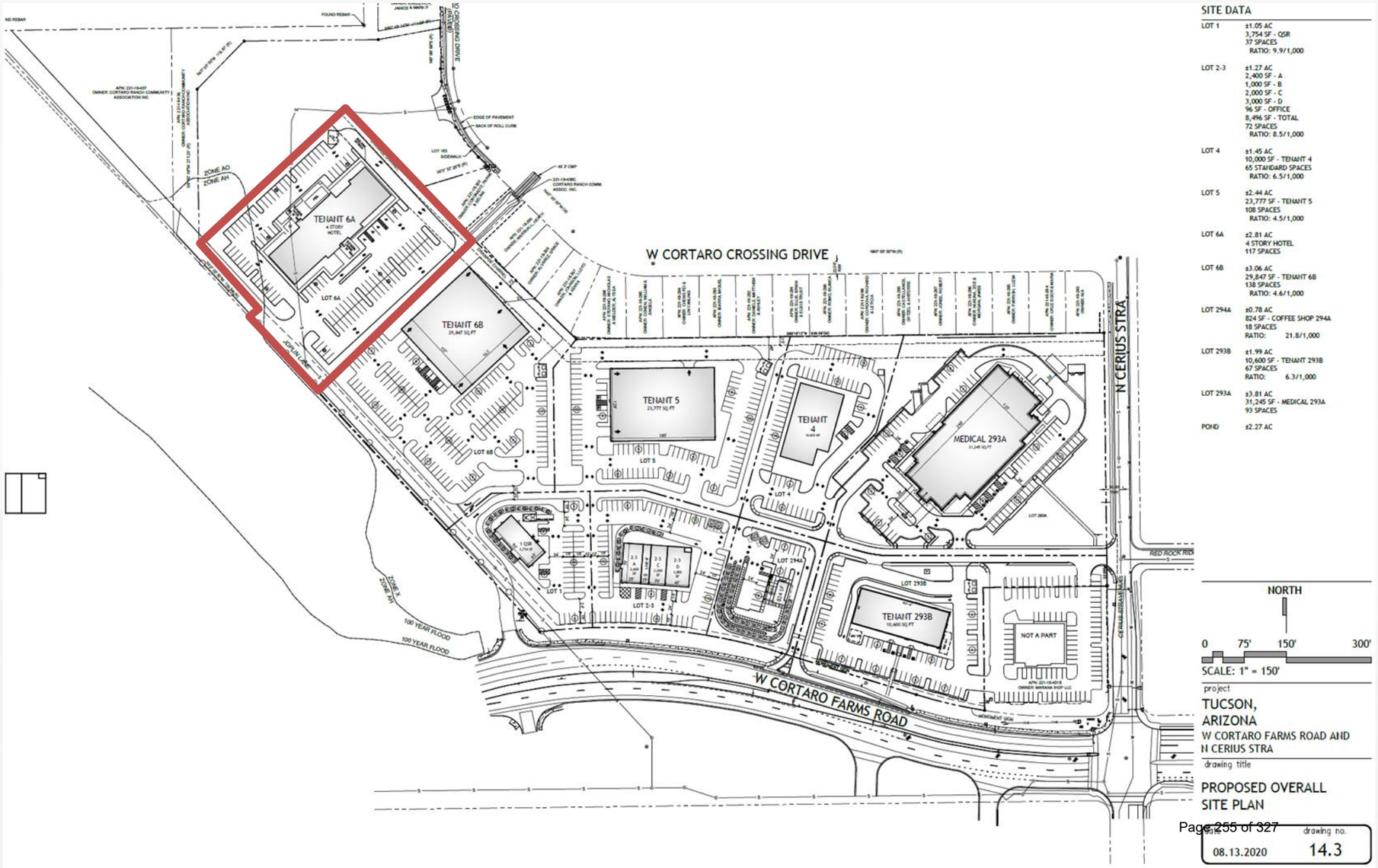
# Project Description

- A request for approval of a development plan for Home 2 Suites by Hilton at Cortaro Ranch
- Planning Commission and Town Council approval required per Marana Ordinance No. 95-30
- Development plan for Cortaro Ranch Phase II approved April 2, 2019

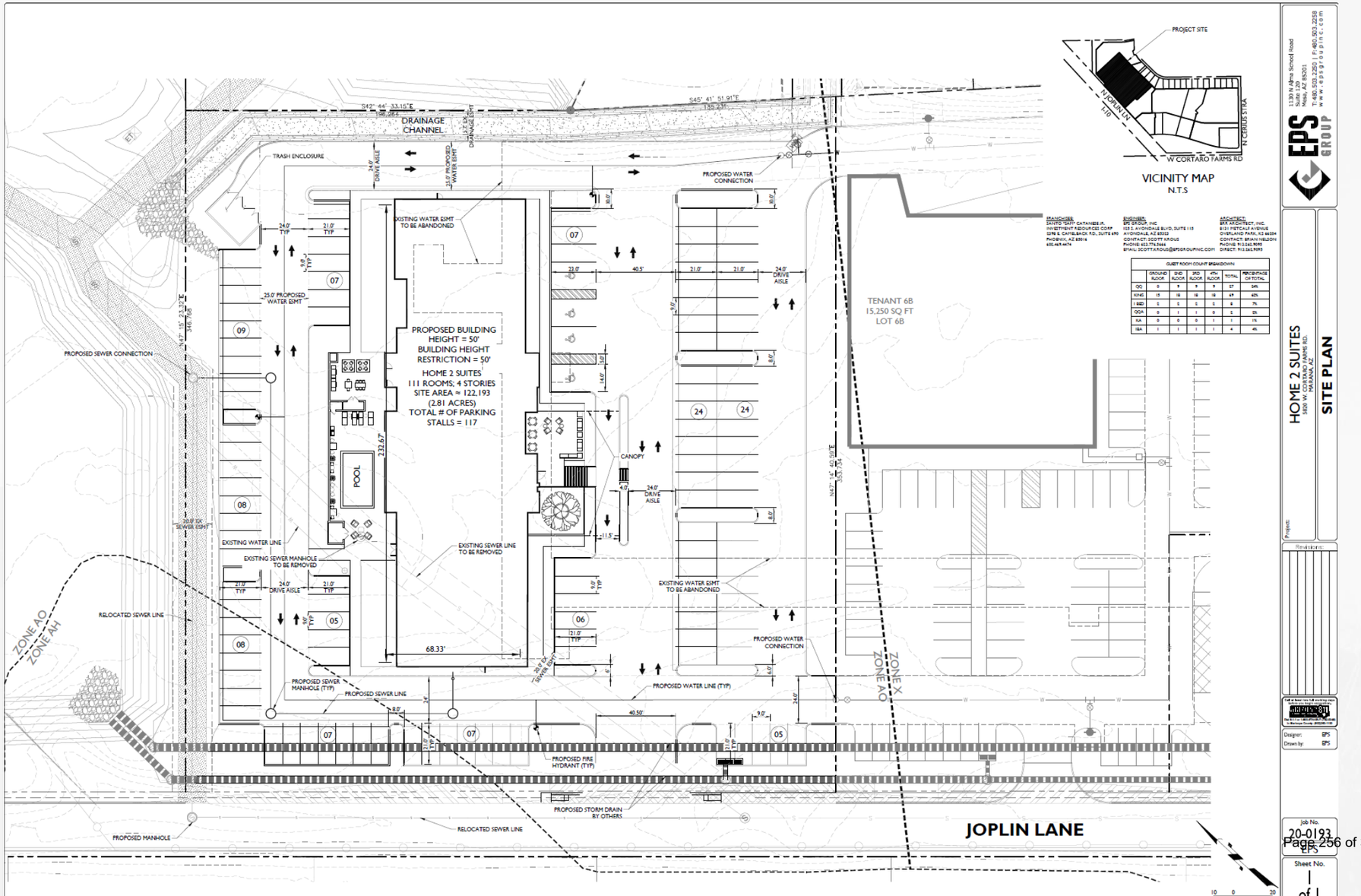


# Cortaro Ranch Commercial

- Hotel is allowed use within Village Commercial (VC)
- Development Plan area is 2.81 acres
- Four-story, 111 room hotel
- Maximum building height of 50 feet



# Site Plan

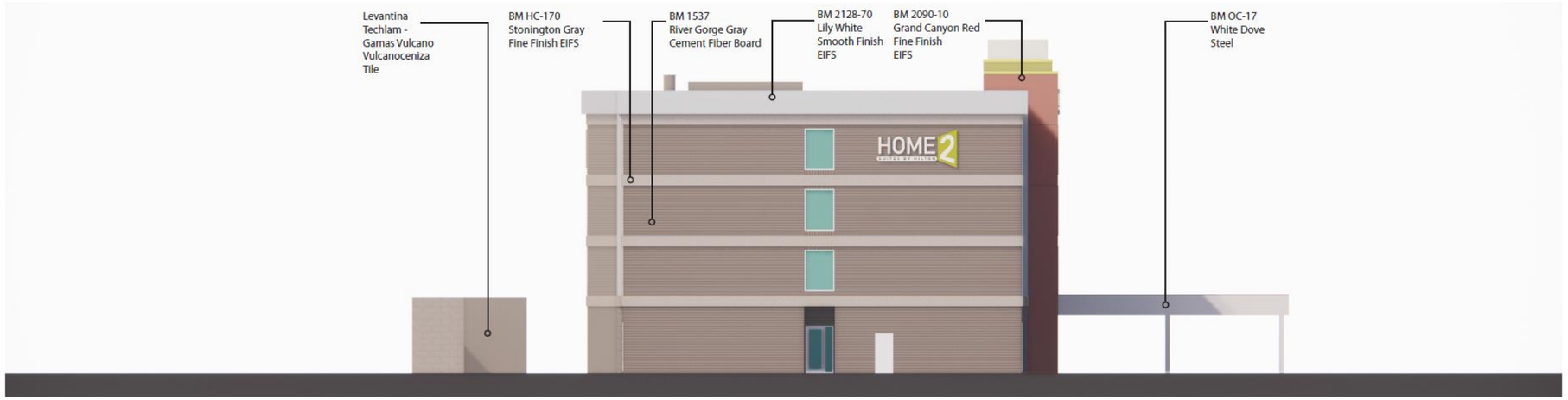

PROJECT SITE
N JOPLIN LN
W CORTARO FARMS RD
N CERRUS SYRA
VICINITY MAP
N.T.S
DRAINAGE CHANNEL
TRASH ENCLOSURE
PROPOSED WATER CONNECTION
EXISTING WATER ESMT TO BE ABANDONED
PROPOSED BUILDING HEIGHT = 50'
BUILDING HEIGHT RESTRICTION = 50'
HOME 2 SUITES
111 ROOMS; 4 STORIES
SITE AREA ≈ 122,193 (2.81 ACRES)
TOTAL # OF PARKING STALLS = 117
TENANT 6B
15,250 SQ FT
LOT 6B
POOL
CANOPY
PROPOSED SEWER CONNECTION
EXISTING WATER LINE
EXISTING SEWER MANHOLE TO BE REMOVED
EXISTING SEWER LINE TO BE REMOVED
RELOCATED SEWER LINE
PROPOSED SEWER MANHOLE (TYP)
PROPOSED SEWER LINE
PROPOSED WATER LINE (TYP)
PROPOSED FIRE HYDRANT (TYP)
PROPOSED STORM DRAIN BY OTHERS
PROPOSED MANHOLE
ZONE AO
ZONE AH
ZONE X
JOPLIN LANE
HOME 2 SUITES
SITE PLAN
EPS GROUP

MARANA AZ

# Building Elevations




Front Elevation




Left Elevation



brr

**Home2 Suites** - Elevations

TUCSON, ARIZONA

DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION

The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

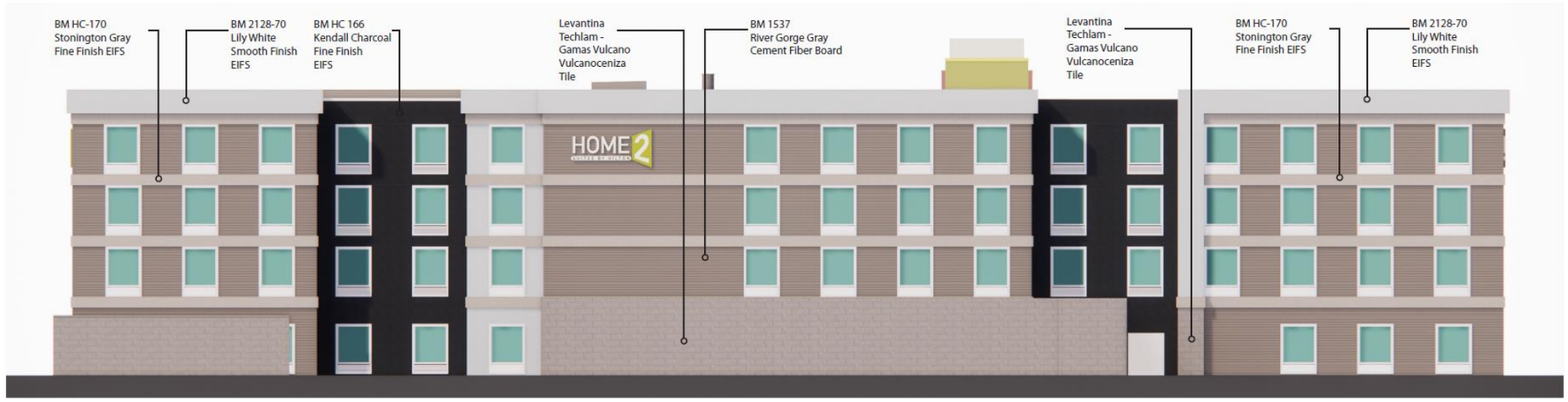
02

07/09/2020

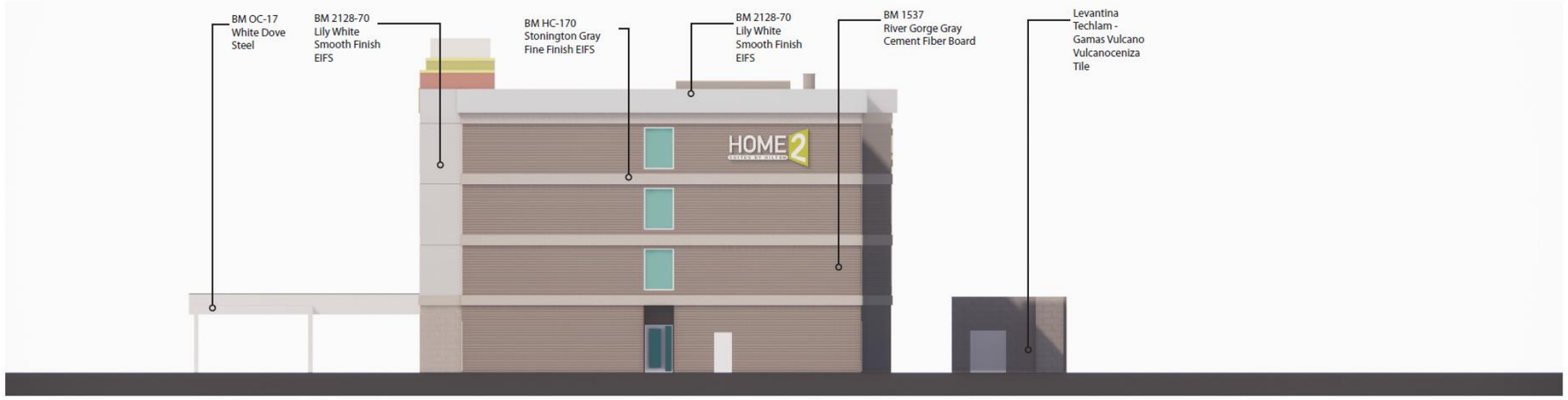
5

MARANA AZ

# Building Elevations




Rear Elevation




Right Elevation

brr

**Home2 Suites** - Elevations

TUCSON, ARIZONA

DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION

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03

07/09/2020

**Council-Regular Meeting** **A5**

**Meeting Date:** 09/15/2020

**To:** Mayor and Council

**From:** Heath Vescovi-Chiordi, Assistant to the Town Manager

**Date:** September 15, 2020

**Strategic Plan Focus Area:**
Not Applicable

**Subject:** Ordinance No. 2020.013: Relating to Finance; exempting two Habitat for Humanity Tucson, Inc. projects from certain Town of Marana development and building fees in a total amount of up to $40,000 (Heath Vescovi-Chiordi)

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**Discussion:**

Habitat for Humanity Tucson, Inc. is a 501(c)(3) nonprofit corporation dedicated to building homes and changing lives. Since 1980, Habitat has built and renovated more than 430 homes, and has enriched the lives of thousands of families through affordable housing solutions. Starting in 2006, the Habitat Builds Marana program has been building homes in the Honea Heights Neighborhood with the support of local businesses, faith- and community-based organizations, and the Town of Marana. Habitat is planning to build 12 new single family homes on two property areas in the Honea Heights Colonia, spanning two different and simultaneous projects, known as the Whitney Lane Project and the Sandy Street Project.

Habitat will construct homes of approximately 1,300 to 1,400 square feet, which will feature two-car garages, as well as landscaped front yards, and backyards featuring space for gardens, playsets, and entertaining.

Habitat sells houses to families that meet HUD requirements for low-income first-time homebuyer programs. These future homebuyers attend homeownership courses that include financial literacy, home maintenance, neighborhood living, and community building. The families also provide at minimum 250 hours of sweat equity for each adult living in the home, and save for a modest down payment. Habitat Tucson functions as the mortgage lender, as well as the builder/developer to ensure eligible buyers have access to financing.

With appropriate approvals, Habitat will begin construction of the 12 homes in March

2021, with families taking ownership between March and September of 2022. Additionally, Habitat is working with local churches and area schools, as well as MHC Healthcare to identify Marana families who may qualify for and are in need of a Habitat home. The Town of Marana and Habitat Tucson have a long history of partnership in delivering affordable housing to Marana, as well as assisting in revitalizing the Town's designated colonias. These projects are another example of nonprofit and public sector collaboration to deliver essential services and options to residents in our region, and to continue the tradition of improving the community one neighborhood at a time. Assistance from the Town of Marana in waiving certain development and building fees, will allow Habitat to more easily construct and fill these homes during and after the COVID19 pandemic, and to continue to deliver on its mission of helping those in need.

Staff is requesting authorization from the Town Council to waive up to $40,000 of internal Town fees that are associated with plan review, permitting, and inspection. Habitat would still be responsible for paying fees that are paid into or out of a Town enterprise fund, as those funds are defined in the Town's legally adopted budget, and any and all development impact fees adopted by the Town, unless other relief is approved.

**Financial Impact:**

This request would authorize waiving up to $40,000 in internal review, permitting, and inspection fees associated with multiple phases of construction of these new residential development.

**Staff Recommendation:**

Staff recommends approval of Ordinance No. 2020-013.

**Suggested Motion:**

I move to adopt Ordinance No. 2020-013, exempting two Habitat for Humanity Tucson, Inc. projects from certain Town of Marana development and building fees in a total amount of up to $40,000.

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**Attachments**

Ordinance No. 2020.013

Presentation

Fee Waiver Request Letter - Habitat for Humanity

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# MARANA ORDINANCE NO. 2020.013

RELATING TO FINANCE; EXEMPTING TWO HABITAT FOR HUMANITY TUCSON, INC. PROJECTS FROM CERTAIN TOWN OF MARANA DEVELOPMENT AND BUILDING FEES IN A TOTAL AMOUNT OF UP TO $40,000

WHEREAS the Town Council is authorized by A.R.S. § 9-240(A) to control the finances of the Town; and

WHEREAS the Town Council has adopted a comprehensive fee schedule for the Town which includes various fees that apply to development and building projects within the Town; and

WHEREAS Habitat for Humanity Tucson, Inc. ("Habitat") is a 501(c)(3) non-profit organization with the mission of creating a more compassionate and just world by bringing people together to build homes, communities, and hope; and

WHEREAS Habitat is currently in the process of acquiring and developing land located in Marana's Honea Heights area for two affordable housing projects: the Whitney Lane project and the Sandy Street project (the "Habitat Projects"); and

WHEREAS when completed, the two Habitat Projects will yield a combined total of 12 homes that meet affordable housing criteria for the State of Arizona and increase the affordable housing inventory in Marana; and

WHEREAS the Town Council finds that exempting the Habitat Projects from certain Town of Marana fees as set forth in this ordinance is in the best interests of the Town and its residents.

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

SECTION 1. Except as set forth otherwise herein, the Habitat Projects are hereby exempted from any and all applicable Town of Marana fees included in the Town's comprehensive fee schedule as adopted by the Town Council and amended from time to time, in a total amount of up to $40,000 for both Habitat Projects combined. Habitat may use the $40,000 in fee exemptions for either or both Habitat Projects, as Habitat deems appropriate. Notwithstanding the waiver of these fees, the Habitat Projects must go through the Town's normal review and permitting process.

SECTION 2. The exemption set forth in section 1 of this ordinance shall not apply to the following:

A. Fees that are paid into or out of a Town enterprise fund, as those funds are defined in the Town's legally adopted budget.

B. Any and all development impact fees adopted by the Town.

SECTION 3. The various town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

SECTION 4. All ordinances, resolutions, or motions and parts of ordinances, resolutions, or motions of the 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, the decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 6. This ordinance is administrative, and shall be effective immediately.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 15th day of September, 2020.

_____
Mayor Ed Honea

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

# Habitat for Humanity – Habitat Builds Marana (Honea Heights Projects)

Heath Vescovi-Chiordi / Assistant to the Town Manager

September 15, 2020

# Intro & Project(s) Summary



# Past Examples of Fee Waivers

MARANA AZ

MHC Healthcare
Quality healthcare with a heart!

COMMUNITY FOOD BANK
OF SOUTHERN ARIZONA
MARANA RESOURCE CENTER



# Examples of Fees to be Waived

- Final Plat Fees
- Recording Fees
- Addressing Fees
- Drainage Report/Statement Fees
- Geotech Report Fees
- SFR Permit Fees
- Model Plan Check Fees
- Utility Permit Fees
- Traffic Impact Study/Statement Fees

Questions?

Thank you!

MARANA AZ

Habitat for Humanity® Tucson

July 30, 2020

Jamsheed Mehta, Town Manager
Marana Municipal Complex
11555 W. Civic Center Drive
Marana, AZ 85653

Dear Mr. Mehta,

Habitat for Humanity Tucson an Arizona 501 (c)3 corporation and the Town of Marana have a long history of partnering to providing safe affordable housing in the Town's designated colonias. Starting in 2006, Habitat Builds Marana has been building homes in the Honea Heights Neighborhood with the support of local businesses, faith- and community-based organizations, and the Town. To date five Habitat families live in the Neighborhood and the final home on Sydney Place is scheduled to close early in 2021.

I am excited to share Habitat Tucson is planning to build 12 new single-family homes in the colonia. The Whitney Farms project will provide 10 three- and four-bedroom homes on the property platted and then abandoned by developers in 2008. In addition, we will be building two smaller homes on the Sandy Street property gifted to us from the Town.

Although platted for 12 homes, the original Whitney Farms project intended to replace the aged manufactured housing removed in 2006. Habitat Tucson will submit a new plat with 10 individual parcels adjusting the lot lines allowing Habitat Tucson to construct 1300 to 1400 square foot homes with two-car garages. The new parcel size provides families with enough room for landscaped front yards and an area in the back for gardens, playsets, and entertaining.

Habitat Tucson sells houses to families who meet the HUD requirements for low-income first-time homebuyer programs. Our future homebuyers attend homeownership classes including home maintenance, financial literacy, neighborhood living, and community building. In addition, the families provide 250 hours of sweat equity for each adult living in the home and save for a modest down payment. Habitat Tucson serves as the mortgage lender as well as the builder/developer to ensure that eligible buyers have access to financing.

With the appropriate approvals, Habitat will begin constructing the 12 houses in March 2021 with families taking possession between March and September 2022. This timetable relies on our ability to work with the Town of Marana to complete all the required entitlement and plan review for permitting in February 2021.

As part of our long-standing partnership, I formally request a waiver of the fees associated with the replat, plan review, and permitting. In addition, I request the impact fees be paid through the Town's affordable housing program. This partnership allows Habitat Tucson to bring 12 new affordable homes to Honea Heights continuing our tradition of improving communities one family, one block, one neighborhood at a time.

We are working closely with MHC, local churches, and area schools to identify Marana families who may qualify for and in need of a Habitat home. How exciting it will be to transform abandoned properties into a place where hard working families can call Marana home!

Respectfully offered in partnership,



T. VanHook Schuld, Chief Executive Officer
Habitat for Humanity Tucson

**Council-Regular Meeting** **A6**

**Meeting Date:** 09/15/2020

**To:** Mayor and Council

**From:** Brian Varney, Senior Planner

**Date:** September 15, 2020

**Strategic Plan Focus Area:**
Not Applicable

**Subject:** Resolution No. 2020-099: Relating to Development; approving the final plat for Linda Vista Village at Cascada, Village I (Lots 1-39), Village II (Lots 1-93), Village III (Lots 1-131), Blocks I-VII, and Common Areas "A", "B", "C", "D", "E", "F", "G", and "H" located southeast of Twin Peaks Road and north and south of Linda Vista Boulevard; and approving and authorizing the Mayor to sign the Linda Vista Village TEP Easement Agreement (Brian D. Varney)

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**Discussion:**

**Request**
Presidio Engineering, representing Red Point Development, is requesting approval of the Final Plat for Linda Vista Village at Cascada. The proposed plat includes 263 residential lots, seven blocks, and Common Areas 'A', 'B', 'C', 'D', 'E', 'F', 'G', and 'H'.

**Location**
The proposed plat encompasses 197 acres generally located southeast of Twin Peaks Road, north and south of Linda Vista Boulevard, and east of the Marana Center.

**Zoning**
The Town Council adopted Marana Ordinance No. 2006.23 on December 5, 2006 approving the Cascada Specific Plan. The Town Council subsequently adopted Marana Ordinance 2016.001 on January 19, 2016 approving the Linda Vista Village at Cascada Specific Plan. Blocks I and II, as well as the associated common area and right-of-way, of the proposed plat are located within the zoning established by the Cascada Specific Plan. Villages I, II, and III, Blocks III-VII, as well as the associated common area and right-of-way, are located within the zoning established by the Linda Vista Village at Cascada Specific Plan.

**Land Use**
The Linda Vista Village at Cascada Specific Plan allows for a maximum of 693 residential dwelling units. The proposed final plat proposes, within Villages I, II, and III, a total of 263 lots, seven blocks and eight distinct common areas designations (A through H). Village I is proposed to be developed as Medium Density Residential (MDR), and Villages II and III are proposed to be developed as MDR and Medium-High Density Residential (MHDR). The Villages may be developed with single-family detached and attached house products. The minimum lot size allowed per the zoning is 3,500 square feet. The minimum lot size proposed within this plat is 5,168 square feet. The maximum lot size proposed is 10,097 square feet and the average lot size is 6,367 square feet. A maximum building height of 28 feet is proposed within the Villages. All single-family residential development within the plat will comply with the Town's Residential Design Standards except as indicated within the Linda Vista Village at Cascada Specific Plan.

The area contained within Blocks I-VII consists of 61.3 acres, and is subject to future development. Blocks I and II are regulated by the Cascada Specific Plan and are designated as Employment Center (EC). Blocks III and IV are designated as EC / MDR / MHDR / HDR. Blocks V and VI will allow for EC land uses. Block VII will allow EC / MHDR / HDR land uses.

**Access and Traffic Circulation**
Access is proposed from Linda Vista Boulevard. Approximately 3.07 miles of new public streets are proposed. The spine road, Camino Benicardo, will be constructed as a divided roadway and will be signalized at its intersection with Linda Vista Boulevard. Turn lanes will be constructed on Linda Vista Boulevard into the development. The Specific Plan includes a Street Tree Program utilizing theme or 'signature' trees along the arterial and collector roadways, as well as tree-lined commercial and neighborhood streets.

**Recreation**
The development's recreation component includes a 1.48 acre recreation area, a 0.96 acre dog park, and an extensive network of six-foot wide decomposed granite and natural earth surfaced pedestrian paths traversing the development. Four-foot wide natural earth community hiking trails will also be provided through select open space areas. The recreation area will consist of amenities such as paved parking, restroom facilities and drinking fountain, two shaded children's play unit structures, a half basketball court (lighted), a large turf area, and bench seating.

**Utilities**
The subdivision will be served by Marana Water. The property owners will be responsible for constructing all on-site and off-site water infrastructure needed to serve potable water and fire protection to the project. Sewer service will be provided by Pima County Wastewater. Northwest Fire District, Tucson Electric Power, and Southwest Gas will provide their respective services.

**Linda Vista Village TEP Easement Agreement**
Tucson Electric Power Company requires the Town of Marana to grant an electric

easement along the south edge of the Town-owned Marana Center drainage way, so that TEP can serve Linda Vista Village. As a result of granting TEP an easement, the Town will be liable for TEP's electrical facility relocation costs if the Town ever does work in the drainage way that requires the facilities to be moved. The "Linda Vista Village TEP Easement Agreement" in the agenda backup materials shifts the financial burden associated with these relocation costs to the subdivider and the homeowners association for the subdivision. To ensure that the obligations under the Linda Vista Village TEP Easement Agreement are not forgotten, the subdivider or homeowners association for the subdivision are required to pay the Town a $500 per year fee for the easement, the cumulative proceeds of which will be offset against any eventual electrical facilities relocation costs, if any. Unless and until relocation costs are incurred, the cumulative fees constitute general revenues of the Town.

**Staff Recommendation:**

Staff has reviewed the proposed final plat against the requirements of the Cascada Specific Plan as well as the Linda Vista Village at Cascada Specific Plan, the Marana Land Development Code, the Marana Town Code, and the Marana General Plan. The final plat is in substantial conformance with all required development regulations, and staff recommends approval of the plat and the accompanying Linda Vista Village TEP Easement Agreement.

**Suggested Motion:**

I move to adopt Resolution No. 2020-099 approving the Final Plat for Linda Vista Village at Cascada, Villages I, II, and III, Blocks I-VII, and Common Areas "A", "B", "C", "D", "E", "F", "G" and "H" and the Linda Vista Village TEP Easement Agreement.

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**Attachments**

Resolution No. 2020-099
PRV1905-002 LVVC Final Plat
PRV1905-002 LVVC FP Map
PRV1905-002 LVVC FP Application
LVV TEP Easement Agt

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# MARANA RESOLUTION NO. 2020-099

RELATING TO DEVELOPMENT; APPROVING THE FINAL PLAT FOR LINDA VISTA VILLAGE AT CASCADA, VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS "A", "B", "C", "D", "E", "F", "G", AND "H" LOCATED SOUTHEAST OF TWIN PEAKS ROAD AND NORTH AND SOUTH OF LINDA VISTA BOULEVARD; AND APPROVING AND AUTHORIZING THE MAYOR TO SIGN THE LINDA VISTA VILLAGE TEP EASEMENT AGREEMENT

WHEREAS, on December 5, 2006, the Mayor and Town Council adopted Ordinance No. 2006.23, approving a rezoning of approximately 1,454 acres to create the Cascada Specific Plan; and

WHEREAS, on January 6, 2009, the Mayor and Town Council adopted Resolution No. 2009-001, approving the 'Final Plat for Cascada, Village I (Lots 1-430), Blocks I-XVIII, "A", "B", "C", "D" and Common Areas "A", "B", "C", "D", "E", "F", "G", "H", and "I",' recorded in the Pima County Recorder's office on January 23, 2009 at Book 64 of Maps and Plats, Page 35 (Sequence 20090150376) (the "Original Cascada Plat"); and

WHEREAS, on January 19, 2016, the Mayor and Town Council adopted Ordinance 2016.001, approving a rezoning of 155 acres to create the Linda Vista Village at Cascada Specific Plan; and

WHEREAS, on September 4, 2018, the Mayor and Town Council adopted Resolution No. 2018-079, approving the Preliminary Plat for Linda Vista Village at Cascada, Village I (Lots 1-39), Village II (Lots 1-93), Village III (Lots 1-131), Blocks I-VII, and Common Areas "A", "B", "C", "D", "E", "F", "G", and "H"; and

WHEREAS Presidio Engineering, on behalf of the landowner, has applied for approval of the 'Final Plat for Linda Vista Village at Cascada Village I (Lots 1-39), Village II (Lots 1-93), Village III (Lots 1-131), Blocks I-VII, and Common Areas "A", "B", "C", "D", "E", "F", "G", and "H" ' (the "Linda Vista Village Final Plat"), a portion of which is a re-subdivision of a portion of the Original Cascada Plat, and the remainder of which is unsubdivided land located in the Linda Vista Village at Cascada Specific Plan; and

WHEREAS, to serve the Linda Vista Village Final Plat, Tucson Electric Power Company requires the Town to grant an easement within Town-owned land; and

WHEREAS Town staff has negotiated the "Linda Vista Village TEP Easement Agreement" (the "Easement Agreement") with the landowner; and

WHEREAS the Mayor and Town Council, at its September 15, 2020 meeting, determined that the Linda Vista Village Final Plat and the Easement Agreement should be approved.

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

SECTION 1. The Linda Vista Village Final Plat is hereby approved.

SECTION 2. The Easement Agreement is approved in substantially the form included with the agenda materials accompanying this resolution, and the Mayor is authorized to sign it for and on behalf of the Town of Marana.

SECTION 3. The Town Engineer is hereby authorized to sign the TEP easement attached as Exhibit A to the Easement Agreement for and on behalf of the Town of Marana.

SECTION 4. The Town's Manager and staff are authorized to take all other actions necessary or appropriate to carry out the terms of the Easement Agreement.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 15th day of September, 2020.

_____
Mayor Ed Honea

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

## GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 196.08± ACRES, (8,541,055 S.F.).

2. THE EXISTING ZONING IS "F" LINDA VISTA VILLAGE AT CASCADA SPECIFIC PLAN, PCZ1503-001 PER ORDINANCE NO. 2016.001 AND CASCADA SPECIFIC PLAN, PCZ-04004 PER ORDINANCE NO. 2006.23 AS FOLLOWS:
   BLOCKS I AND II – CASCADA SPECIFIC PLAN
   BLOCKS III–VII AND VILLAGES I, II, AND III – LINDA VISTA VILLAGE SPECIFIC PLAN

3. TOTAL MILES OF NEW PUBLIC STREETS IS 3.07 MILES.

4. THE TOTAL NUMBER OF BLOCKS PROPOSED WITHIN THIS PLAT IS 7 (SEVEN).

5. THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED WITHIN THE PROJECT IS 693.
   THE NUMBER OF DWELLING UNITS PROPOSED WITHIN THIS PLAT IS 263 AND IS DISTRIBUTED AS FOLLOWS:
   VILLAGE I WITH 39 LOTS
   VILLAGE II WITH 93 LOTS
   VILLAGE III WITH 131 LOTS

6. THE FOLLOWING LOT AREAS ARE PROPOSED WITHIN THIS PLAT:
   MINIMUM LOT SIZE ALLOWED 3,500 S.F.
   SMALLEST LOT 5,168 S.F.
   LARGEST LOT 10,097 S.F.
   AVERAGE LOT 6,367 S.F.

7. RESIDENTIAL DEVELOPMENT STANDARDS ARE TO BE PER THE LINDA VISTA VILLAGE AT CASCADA SPECIFIC PLAN ARE AS FOLLOWS EXCEPT THE FRONT SETBACKS WHICH HAVE BEEN MODIFIED TO ACCOUNT FOR THE USE OF A 15' PUE:
   MDR (VILLAGE I – LOTS 1–39, VILLAGE II – LOTS 1–93, VILLAGE III – LOTS 1–131), SINGLE FAMILY, DETACHED.
   a. MAXIMUM GROSS DENSITY: 6 RAC
   b. MINIMUM LOT SIZE: 3500 S.F. MAY INCLUDE PRIVATE ALLEYWAYS
   c. MAXIMUM LOT COVERAGE: 65%
   d. MAXIMUM BUILDING HEIGHT: 28 FEET
   e. BUILDING SETBACKS:
      A. FRONT:
         (i) EFFECTIVE MAIN STRUCTURE: 15 FEET (DUE TO 15' PUE)
         (ii) FRONT LOADING GARAGE: 20 FEET BACK OF SIDEWALK OR BACK OF PEDESTRIAN ACCESSWAY
         (iii) EFFECTIVE SIDE LOADING GARAGE: 15 FEET (DUE TO 15' PUE)
         (iv) SETBACKS SHALL BE STAGGERED BY A MINIMUM OF 20% ON EVERY THIRD LOT SO THAT THE FRONT SETBACK WILL NOT BE THE SAME FOR THREE CONSECUTIVE HOMES.
      B. SIDE:
         (i) 0 FEET
         (ii) MINIMUM DISTANCE BETWEEN BUILDINGS: 10 FEET
         (iii) SIDE YARD ADJACENT TO STREET: 10 FEET
      C. REAR:
         (i) MAIN STRUCTURE: 10 FEET
         (ii) REAR LOADING GARAGES FROM ALLEY LESS THAN OR EQUAL TO 5 FEET OR GREATER THAN 18 FEET
         (iii) ACCESSORY STRUCTURES: 0 FEET
   f. MINIMUM LOT WIDTH: NONE
   g. MINIMUM LOT DEPTH: NONE
   h. BUILDING MASS: PER RESIDENTIAL DESIGN CRITERIA AND THE DEVELOPMENT REVIEW COMMITTEE (DRC)

8. PARKING PROVISIONS INCLUDE TWO (2) ON-SITE PARKING SPACES FOR EACH LOT.
   TOTAL PROVIDED PARKING IS AS FOLLOWS:
   VILLAGE I: 39 LOTS X 2 = 78 SPACES
   VILLAGE II: 93 LOTS X 2 = 186 SPACES
   VILLAGE III: 131 LOTS X 2 = 262 SPACES

9. THIS DEVELOPMENT WILL COMPLY WITH SECTION 08.06 (RESIDENTIAL DESIGN STANDARDS) OF THE MARANA LAND DEVELOPMENT CODE EXCEPT AS INDICATED IN THE LINDA VISTA VILLAGE AT CASCADA SPECIFIC PLAN, PCZ1503-001.

10. PROJECT AREA TOTALS (SEE SHEET 5 FOR ADDITIONAL DETAILS).
    A. COMMON AREAS "A" – NATURAL UNDISTURBED OPEN SPACE (WITH REVEGETATED UTILITY EASEMENTS), 45.69 AC.
    B. COMMON AREAS "B" – OPEN SPACE / PASSIVE RECREATION, 1.87 AC.
    C. COMMON AREAS "C" – OPEN SPACE / ACTIVE RECREATION, 1.48 AC.
    D. COMMON AREAS "D" – OPEN SPACE / DRAINAGE / PASSIVE RECREATION AREA, 16.92 AC.
    E. COMMON AREAS "E" – OPEN SPACE / DRAINAGE, 2.42 AC.
    F. COMMON AREAS "F" – OPEN SPACE / DRAINAGE / PUBLIC UTILITIES / PASSIVE RECREATION AREA, 3.68 AC.
    G. COMMON AREAS "G" – OPEN SPACE / PUBLIC UTILITIES / MAINTENANCE, SIGNAGE, LANDSCAPE, SIDEWALK AND ACCESS, 2.73 AC.
    H. COMMON AREAS "H" – OPEN SPACE / DRAINAGE / PUBLIC UTILITIES / SLOPES, 1.21 AC.
    I. RESIDENTIAL DEVELOPMENT AREA: VILLAGES I–III, 38.33 AC.
    J. BLOCKS I–VII, 61.30 AC.
    K. RIGHT-OF-WAY AREA: 20.44 AC.

11. OBJECTS AND MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO OF THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.

12. ACCORDING TO THE DRAINAGE REPORT PREPARED BY CMG, DATED JUNE, 2017 (DRA1707-001). PORTIONS OF THIS SUBDIVISION ARE LOCATED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN (ZONES A01) AND (ZONE X) IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 04019C1065ZL EFFECTIVE DATE JUNE 16, 2011. PROPOSED SUBDIVISION DEVELOPMENT AREAS ARE LOCATED WITHIN ZONES A01 AND ZONE X. UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN ACCEPTED BY FEMA AND A REVISED MAP HAS BEEN SUBMITTED TO THE TOWN OF MARANA, THE ACTIVITIES THAT TAKE PLACE IN THE PROPOSED (ZONE A01) AREA SHALL GO THROUGH THE TOWN OF MARANA FLOODPLAIN PERMITTING PROCESS. NO BUILDING PERMITS WILL BE ISSUED FOR THE FOLLOWING LOTS PRIOR TO APPROVAL OF THE CLOMR: VILLAGE II, 1–14, 16–29, 31–33, 38–93 & VILLAGE III, 1–89 & 100–103.

13. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 46KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.

14. 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. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.

15. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. §45-576.

16. 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 OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.

17. 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 FLOODPLAIN MANAGEMENT AS APPROVED NU THE FLOODPLAIN ADMINISTRATOR.

18. NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE MARANA TOWN COUNCIL.

19. THE PROFESSIONAL ENGINEER OR RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.

20. ALL LOT, BLOCK, RIGHT-OF-WAY AND CENTERLINE MONUMENTS SET ARE TO BE IN COMPLIANCE WITH THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION SUBSTANTIVE POLICY STATEMENT EFFECTIVE FEBRUARY 22, 2011, AS FOLLOWS:
    ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR OF RECORD. IF FOR ANY REASON THE SURVEYOR OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT SURVEYOR SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.

21. EXISTING AT&T BLANKET EASEMENT PER BOOK 103, PG 225 MISCELLANEOUS RECORDS AFFECTS THIS PLAT AND IS TO BE RELEASED.

Presidio
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

## CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS 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 SUPERVISION.

MICHAEL AMERSON — R.L.S. NO. 22245
AMERSON SURVEYING, INC.
4552 E. CAMP LOWELL DR.
TUCSON, AZ 85712
(520) 325-5883

Registered Land Surveyor — Certificate No. 22245 — MICHAEL AMERSON — Date Signed 8-20 — ARIZONA, U.S.A.

I HEREBY CERTIFY THAT THE 100-YEAR FLOOD PRONE LIMITS AND EROSION HAZARD SETBACKS WERE REVIEWED AND SHOWN UNDER MY SUPERVISION.

SCOTT J. ALTHERR — P.E. NO. 43795
CMG DRAINAGE ENGINEERING, INC.
3555 N. MOUNTAIN AV.
TUCSON, AZ 85719
(520) 882-4244

Registered Professional Engineer — Certificate No. 43851 — JIANKANG WANG — State Signed 8-20 — ARIZONA, U.S.A.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT ALL INTERIOR GEOMETRY AND EASEMENTS WERE REVIEWED AND SHOWN UNDER MY SUPERVISION.

JOHN D. WOOD — P.E. NO. 21734
Registered Professional Engineer — Certificate No. 21734 — JOHN D. WOOD — State Signed 8-20 — ARIZONA U.S.A.

## RECORDING

STATE OF ARIZONA )
) SS
COUNTY OF PIMA )

NO:_____
FEE:_____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PRESIDIO ENGINEERING, INC.,
ON THIS _____ DAY OF _____, 20___, IN SEQUENCE NO. _____ OF,
PIMA COUNTY RECORDS

F. ANN RODRIGUES, PIMA COUNTY RECORDER

BY:_____ _____
DEPUTY DATE

## 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 THIS LAND IN THE MANNER SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL RIGHTS-OF-WAY SHOWN ON THIS PLAT, INCLUDING ALL STREETS, ALLEYS, DRAINAGEWAYS, AND EASEMENTS, INCLUDING NO ACCESS EASEMENTS. UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS. NO ACCESS EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OF ACCESS CONTROL TO ADJACENT RIGHTS-OF-WAY. OTHER EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OR PURPOSES NOTED ON THIS PLAT.

WE THE UNDERSIGNED, OUR 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.

COMMON AREAS AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS AND INVITEES. COMMON AREA, BUT NOT NATURAL UNDISTURBED OPEN SPACE, ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND SEWERS. PRIVATE DRAINAGEWAYS ARE ALSO RESERVED FOR THE FLOW OF WATER, WHETHER SURFACE, FLOOD, OR RAINFALL, FROM THIS SUBDIVISION AND OTHER LANDS AS APPROVED BY THE TOWN ENGINEER. TITLE TO ALL PRIVATE DRAINAGEWAYS AND COMMON AREA SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DKT. 13480 AT PG. 1394 AND AMENDED BY SEQUENCE _____, IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS AND COMMON AREA WITHIN THIS SUBDIVISION.

FIDELITY NATIONAL TITLE AGENCY, AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NUMBERS 60,299, 60,300 AND 60,327 ONLY AND NOT OTHERWISE.

BY _____

## BENEFICIARY OF TRUST

PACIFIC INTERNATIONAL PROPERTIES, L.L.P.,
AN ARIZONA LIMITED LIABILITY PARTNERSHIP
8710 N. THORNYDALE RD. #120
TUCSON, AZ 85742
ATTN: LARRY KREIS
(520) 408-2300

## ACKNOWLEDGEMENT

STATE OF ARIZONA )
) SS
COUNTY OF PIMA )

ON THIS 7th DAY OF August, 2020 BEFORE ME, PERSONALLY APPEARED THE UNDERSIGNED OFFICIAL, Rachel Turnipseed WHO ACKNOWLEDGED TO BE THE TRUST OFFICER OF FIDELITY NATIONAL TITLE AGENCY, AN ARIZONA CORPORATION, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES: MAY 18, 2023 _____
NOTARY PUBLIC

ELSA H. SIFUENTES — Notary Public - Arizona — Pima Co. — Commission # 562495 — Expires May 18, 2023

## ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NOS. 60,299, 60,300 AND 60,327 FROM FIDELITY NATIONAL TITLE AGENCY, AN ARIZONA CORPORATION AS RECORDED IN SEQ. NO. _____, IN THE OFFICE OF THE RECORDER PIMA COUNTY, ARIZONA HAVE BEEN PROVIDED TO GUARANTEE THE INSTALLATION OF REQUIRED STREET, SEWER, ELECTRIC, GAS, UTILITIES, DRAINAGE, FLOOD CONTROL AND OTHER. SUBDIVISION IMPROVEMENTS MEETING ESTABLISHED MINIMUM STANDARDS OF DESIGN AND CONSTRUCTION.

BY:_____ _____
TOWN OF MARANA DATE

## LEGEND

| | |
|---|---|
| ■ | INDICATES FOUND BRASS CAP SURVEY MONUMENT |
| ○ | INDICATES FOUND 1/2" REBAR UNLESS OTHERWISE NOTED |
| × | INDICATES CALCULATED POINT, NOTHING FOUND OR SET |
| ● | INDICATES 1/2" IRON PIN TAGGED BY AN ARIZONA R.L.S. TO BE SET UPON COMPLETION OF CONSTRUCTION |
| □ | INDICATES SURVEY MONUMENT PER PAG STD. DTL. NO. 103 TO BE SET BY AN ARIZONA R.L.S. UPON COMPLETION OF CONSTRUCTION |
| ★ | INDICATES LOT ACCESS DRIVEWAYS WILL NOT BE LOCATED WITHIN RETURNS |
| ——— | INDICATES SUBDIVISION BOUNDARY |
| — — — | INDICATES EASEMENT LINE |
| — · — · — | F.E.M.A. ZONE BOUNDARY |
| — · — · — | EXISTING 100-YR LINE FLOODPLAIN LIMITS |
| — · · · — | POST DEVELOPMENT 100-YR FLOODPLAIN LIMITS |
| — – – – — | NEW RIGHT-OF-WAY LINE |
| — – – – — | EXIST. RIGHT-OF-WAY LINE |
| ——→ | INDICATES CONTINUATION OF LINE OR CURVE DATA TO MATCHING SHEET |
| [1] | INDICATES EASEMENT NOTE (SEE MASTER LIST ON SHEET 3) |
| C1 | INDICATES CURVE NUMBER (SEE CURVE DATA TABLE ON SHEETS 5–6) |
| L1 | INDICATES LINE NUMBER (SEE LINE DATA TABLE ON SHEETS 5–6) |
| FZ1 | INDICATES F.E.M.A. ZONE BOUNDARY LINE NUMBER (SEE F.E.M.A. LINE DATA TABLE ON SHEETS 6–7) |
| FP1 | INDICATES POST DEVELOPMENT 100-YR FLOODPLAIN LINE NUMBER (SEE POST DEVELOPMENT LINE DATA TABLE ON SHEETS 7–8) |
| SVT | SIGHT VISIBILITY TRIANGLE |
| (RAD) | RADIAL BEARING |
| ESMT | EASEMENT |
| (R1) | RECORD VALUE PER RECORD OF SURVEY |
| (R) | RECORD VALUE PER DEEDS OR ROAD MAPS |
| (M) | MEASURED VALUE |
| (C) | CALCULATED VALUE |
| – – – – | SIGHT VISIBILITY TRIANGLE |

## ASSURED WATER SUPPLY

A CERTIFICATE OF ASSURED WATER SUPPLY HAS BEEN RECIEVED FROM THE DIRECTOR OF WATER RESOURCES.

BY:_____ _____
MARANA WATER DIRECTOR DATE

## APPROVAL:

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

_____ _____
MARANA DEVELOPMENT SERVICES DIRECTOR DATE

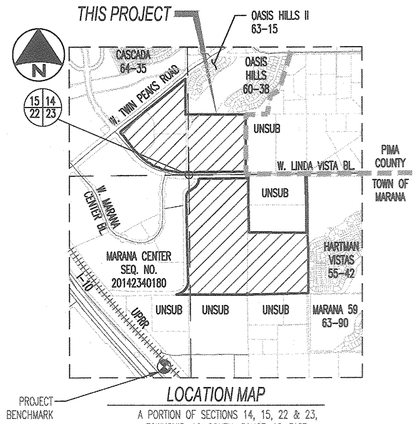
_____ _____
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT DATE

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__.

_____ _____
CLERK OF THE TOWN OF MARANA DATE

## ADMINISTRATIVE ADDRESS:

6093 W. LINDA VISTA BLVD., TUCSON, AZ 85742




## LOCATION MAP

A PORTION OF SECTIONS 14, 15, 22 & 23,
TOWNSHIP-12-SOUTH, RANGE-12-EAST,
G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

## SHEET INDEX

SHEET 1..... COVER SHEET
SHEET 2..... NOTES SHEET / BOUNDARY TIES
SHEET 3..... INDEX MAPS SHEET
SHEET 4..... COMMON AREA MAP SHEET
SHEETS 5–8..... LINE AND CURVE DATA TABLE SHEETS
SHEETS 9–30..... BLOCK SHEETS
SHEETS 31–32..... VILLAGE I SHEETS
SHEETS 33–36..... VILLAGE II SHEETS
SHEETS 37–42..... VILLAGE III SHEETS

## BASIS OF ELEVATION

NGS DESIGNATION 261+04.8 PID CZ0530, A SURVEY DISK IN A CULVERT MARKED 2136.58 261.04.04 AZHD SET IN THE CENTER OF THE NORTHEAST HEADWALL OF A CONCRETE CULVERT UNDER THE FRONTAGE ROAD, 0.90 MILES NORTHWEST OF THE CORTARO ROAD OVERPASS, 124.00 FEET SOUTHWEST OF THE SOUTHWEST RAIL OF THE RAILROAD TRACKS AND 16.00 FEET NORTHEAST OF THE FRONTAGE ROAD,
ELEVATION BEING 2138.24 FEET (NAVD 88).

## BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, AS SHOWN ON MARANA CENTER FINAL BLOCK PLAT RECORDED IN SEQUENCE NO. 20142340180,
BEARING BEING: N 00°30'54" W.

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1–39), VILLAGE II (LOTS 1–93), VILLAGE III (LOTS 1–131), BLOCKS I–VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET 1 OF 42

SEQ. NO._____

## LAND USE TABLES - TABLE I

### PLAT COMPARISON WITH LINDA VISTA VILLAGE AT CASCADA SPECIFIC PLAN (5)

| BLOCK/VILLAGE NO. PER THIS PLAT | AREA PER THIS PLAT (ACRES) | RESIDENTIAL DWELLING UNITS PER THIS PLAT | RAC | SPECIFIC PLAN PLANNING AREA PARCEL NO. | SPECIFIC PLAN AREA (ACRES) | SPECIFIC PLAN TARGET UNITS/RAC | LAND USE PER SPECIFIC PLAN |
|---|---|---|---|---|---|---|---|
| BLK III | 4.77 | – | – | PA–1 | 4.8 | 48/10.0 | EC/MDR/MHDR/HDR |
| VILLAGE I | 10.11 | 39 | 3.86 | PA–2 | 9.6 | 48/5.0 | MDR |
| BLK IV | 8.24 | – | – | PA–3 | 7.4 | 74/10.0 | EC/MDR/MHDR/HDR |
| BLK V | 0.22 | – | – | PA–5 | 1.0 | – | EC |
| BLK VI | 2.67 | – | – | PA–4 | 3.5 | – | EC |
| BLK VII | 9.19 | – | – | PA–6 | 9.7 | 175/18.0 | EC/MHDR/HDR |
| VILLAGE II | 21.54 | 93 | 4.31 | PA–7 | 20.4 | 122/6.0 | MDR/MHDR(1) |
| VILLAGE III | 35.06 | 131 | 3.75 | PA–8 | 16.9 | 101/6.0 | MDR/MHDR(1) |
| | | | | PA–9 | 20.9 | 125/6.0 | MDR/MHDR(1) |
| ROW (2) | 8.87 | – | – | ROW (2) | 5.7 | – | – |
| C.A.'S OUTSIDE OF THE BLOCKS & VILLAGES | 53.58 | – | – | – | 55 | – | – |
| TOTALS | 154.25 | 263 | 3.94 | – | 154.9± | 693 MAX | – |

### OPEN SPACE COMPARISON

| OPEN SPACE CATEGORY THIS PLAT | (3) AREA PER THIS PLAT & PERCENTAGE (ACRES) | SPECIFIC PLAN AREA CATEGOREY | (4) AREA PER SPECIFIC PLAN & PERCENTAGE (ACRES) | – |
|---|---|---|---|---|
| NOUS C.A. "A"#1–#8 | 44.74 / 29% | NOUS #1 – #3 | 40.2 / 26% | – |
| OPEN SPACE OUTSIDE OF BLOCKS/VILLAGES | 8.84 / 6% | OPEN SPACE OUTSIDE PLANNING AREAS | 14.8 / 10% | – |
| OPEN SPACE WITHIN VILLAGES | 18.35 / 12% | – | UP TO 15.49 / 10% | – |
| TOTALS | 71.99 / 47% | – | 70.49 / 46% | – |

### NOTES:

(1) ONLY SINGLE FAMILY DETACHED AND ATTACHED PRODUCT WILL BE ALLOWED IN PA–7, PA–8 AND PA–9.

ABBREVIATIONS: EC – EMPLOYMENT CENTER
MDR – MEDIUM DENSITY RESIDENTIAL
MHDR – MEDIUM HIGH DENSITY RESIDENTIAL
HDR – HIGH DENSITY RESIDENTIAL

(2) OUTSIDE OF THE VILLAGES AND BLOCK AREAS.

(3) 154.25 ACRES OF THE TOTAL AREA OF THIS PLAT (196.08 TOTAL ACRES) IS LOCATED WITHIN THE LINDA VISTA VILLAGE AT CASCADA SPECIFIC PLAN.

(4) THE TOTAL PROJECT AREA SHOWN IN LINDA VISTA VILLAGE AT CASCADA SPECIFIC PLAN IS 154.9 ACRES.

(5) SOME FIGURES SHOWN MAY HAVE BEEN ADJUSTED TO ACCOUNT FOR DISCREPANCIES DUE TO ROUNDING.

## TABLE II

### PLAT COMPARISON WITH CASCADA SPECIFIC PLAN (4)

| BLOCK/VILLAGE NO. PER THIS PLAT | AREA PER THIS PLAT (ACRES) | RESIDENTIAL DWELLING UNITS PER THIS PLAT | SPECIFIC PLAN PLANNING AREA PARCEL NO. | SPECIFIC PLAN AREA (ACRES) | SPECIFIC PLAN TARGET UNITS/RAC | LAND USE PER SPECIFIC PLAN |
|---|---|---|---|---|---|---|
| BLK I | 34.25 | N/A | 30 | 43.8 | N/A | EC |
| BLK II | 1.96 | N/A | | | | |
| ROW (2) | 1.54 | N/A | – | – | – | – |
| C.A.'S OUTSIDE OF THE BLOCKS | 4.07 | – | – | – | – | – |
| TOTALS | 41.84 | – | – | – | – | |

### OPEN SPACE COMPARISON

| OPEN SPACE CATEGORY THIS PLAT | (3) AREA PER THIS PLAT & PERCENTAGE (ACRES) | SPECIFIC PLAN AREA CATEGOREY | AREA PER SPECIFIC PLAN & PERCENTAGE (ACRES) | – |
|---|---|---|---|---|
| NOUS C.A. "A"#9 | 0.95 / 2.27% | NO NOUS REQUIRED | NONE REQUIRED | – |
| OPEN SPACE OUTSIDE OF BLOCKS I & II | 3.12 / 7.46% | NO OPEN SPACE REQUIRED | NONE REQUIRED | – |
| TOTALS | 4.07 / 9.73% | – | NONE REQUIRED | – |

### NOTES:

(1) BLOCKS I AND II REPRESENT THE RE–SUBDIVISION OF BLOCKS XII, XV, XVI, AND XVII OF THE CASCADA BLOCK PLAT RECORDED JANUARY 23, 2009 SEQ. NO. 20090150376, M&P.

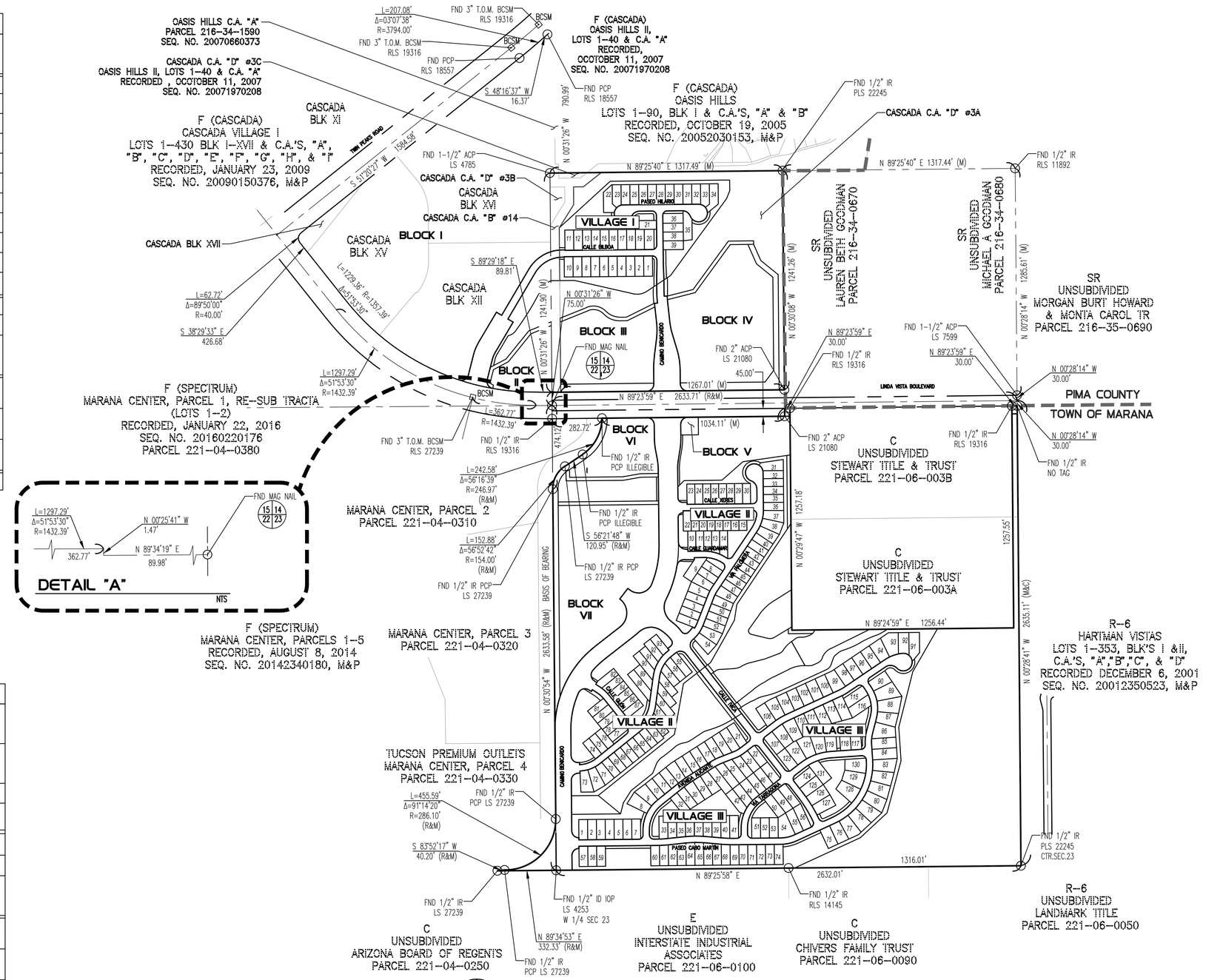
(2) OUTSIDE OF BLOCK AREAS

(3) 41.85 ACRES OF THE TOTAL AREA OF THIS PLAT (196.08 TOTAL ACRES) IS LOCATED WITHIN THE CASCADA SPECIFIC PLAN.

(4) SOME FIGURES SHOWN MAY HAVE BEEN ADJUSTED TO ACCOUNT FOR DISCREPANCIES DUE TO ROUNDING.

ABBREVIATIONS: EC – EMPLOYMENT CENTER (CASCADA SPECIFIC PLAN, PRV–07075F)

Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795–7255 • Fax (520) 795–6747




SEQ. NO.

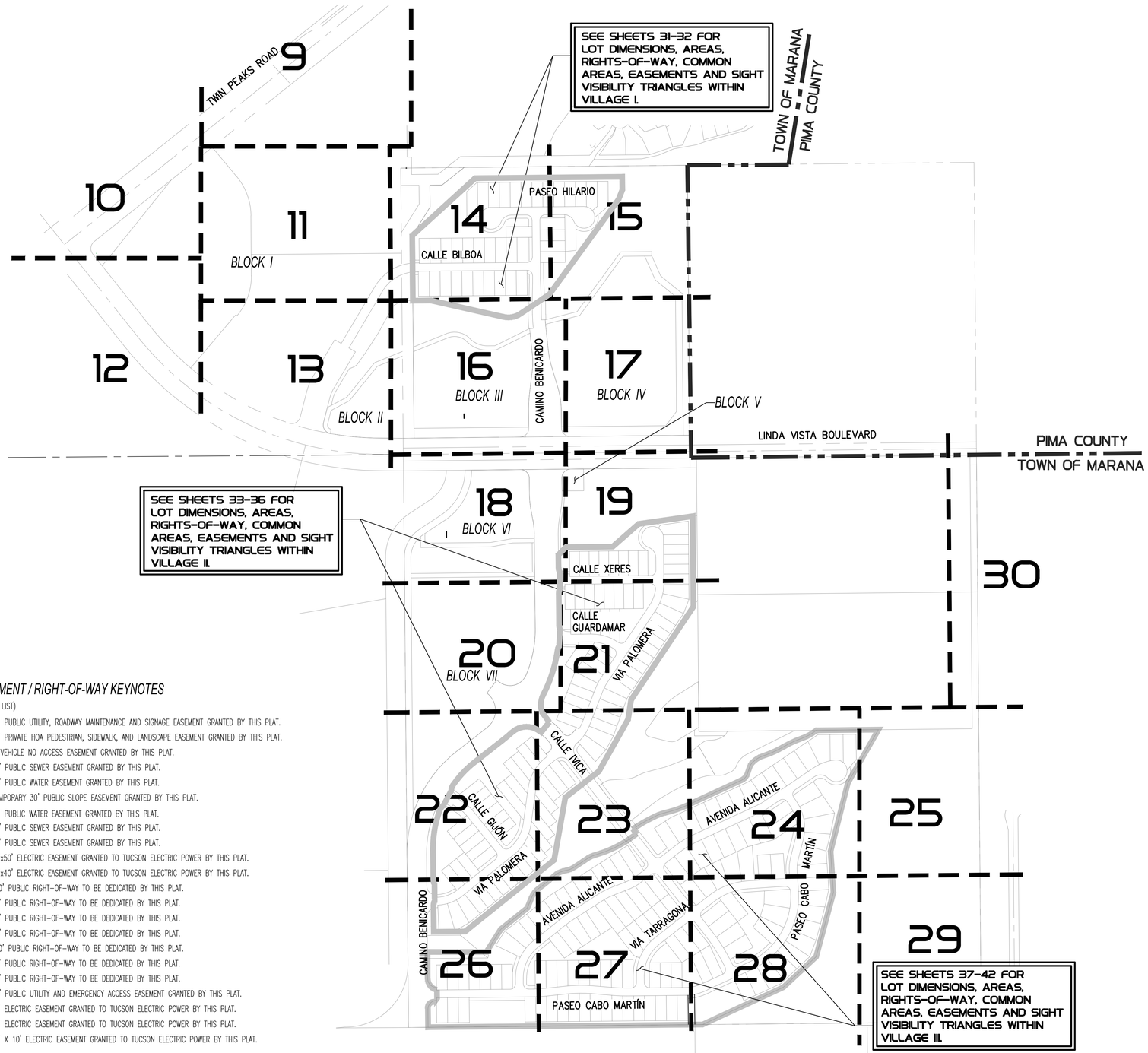
# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1–39), VILLAGE II (LOTS 1–93), VILLAGE III (LOTS 1–131), BLOCKS I–VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

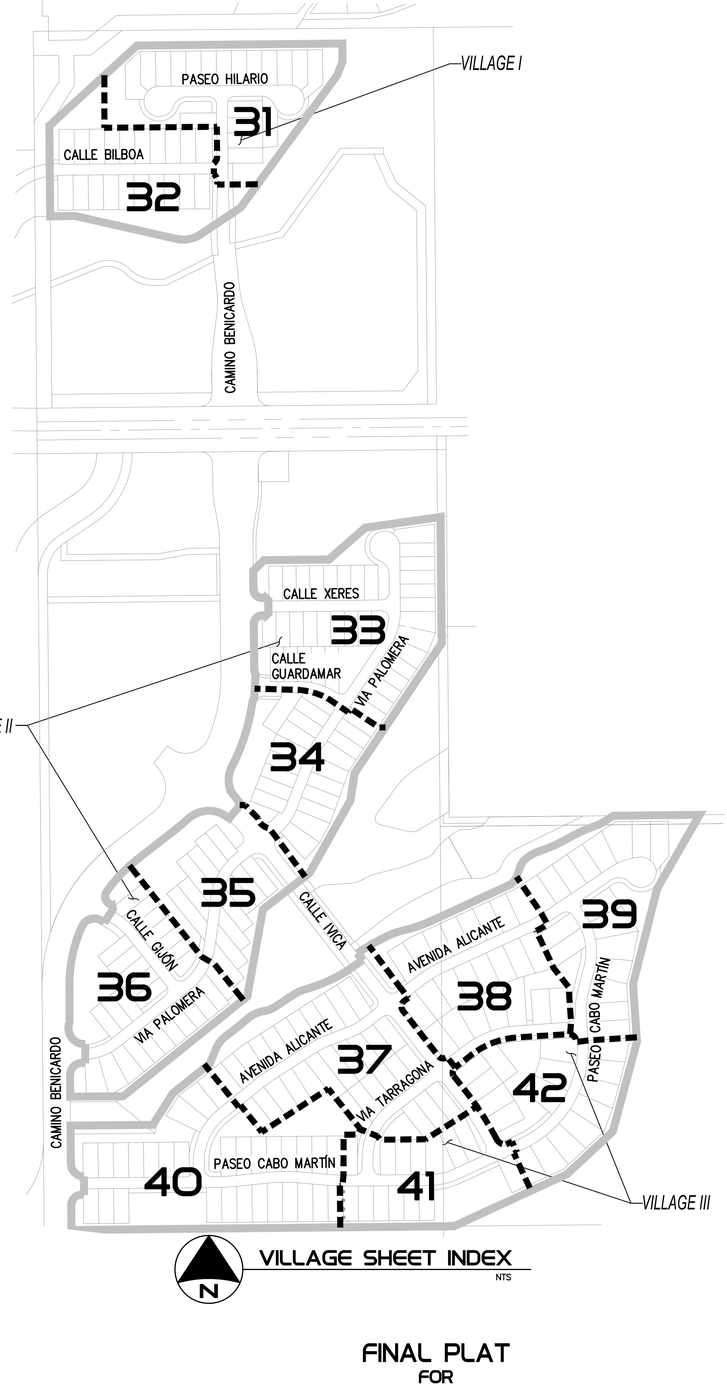
BEING A RE–SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP–12–SOUTH, RANGE–12–EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905–002**

REFERENCE: PRV–1707–001, PCZ1503–001, PRV–07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024–01–0106 SHEET **2** OF **42**

SEQ. NO._____




## ☐ EASEMENT / RIGHT-OF-WAY KEYNOTES

(MASTER LIST)

1. 15' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED BY THIS PLAT.
2. 10' PRIVATE HOA PEDESTRIAN, SIDEWALK, AND LANDSCAPE EASEMENT GRANTED BY THIS PLAT.
3. 1' VEHICLE NO ACCESS EASEMENT GRANTED BY THIS PLAT.
4. 30' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.
5. 25' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
6. TEMPORARY 30' PUBLIC SLOPE EASEMENT GRANTED BY THIS PLAT.
7. 15' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
8. 30' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.
9. 20' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.
10. 15'x50' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.
11. 15'x40' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.
12. 110' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
13. 41' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
14. 36' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
15. 75' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
16. 150' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
17. 60' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
18. 90' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
19. 30' PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT GRANTED BY THIS PLAT.
20. 10' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.
21. 15' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.
22. 10' X 10' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.

BLOCK SHEET INDEX

1"=250'

VILLAGE SHEET INDEX

NTS

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 22245 — MICHAEL AMERSON — Date signed 8-4-20 — ARIZONA, U.S.A.

Registered Professional Engineer (Civil) — CERTIFICATE NO. 43851 — JIANKANG WANG — Date signed — ARIZONA, U.S.A.

Registered Professional Engineer (Civil) — CERTIFICATE NO. 21734 — JOHN D. WOOD — Date signed 8/4/20 — ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

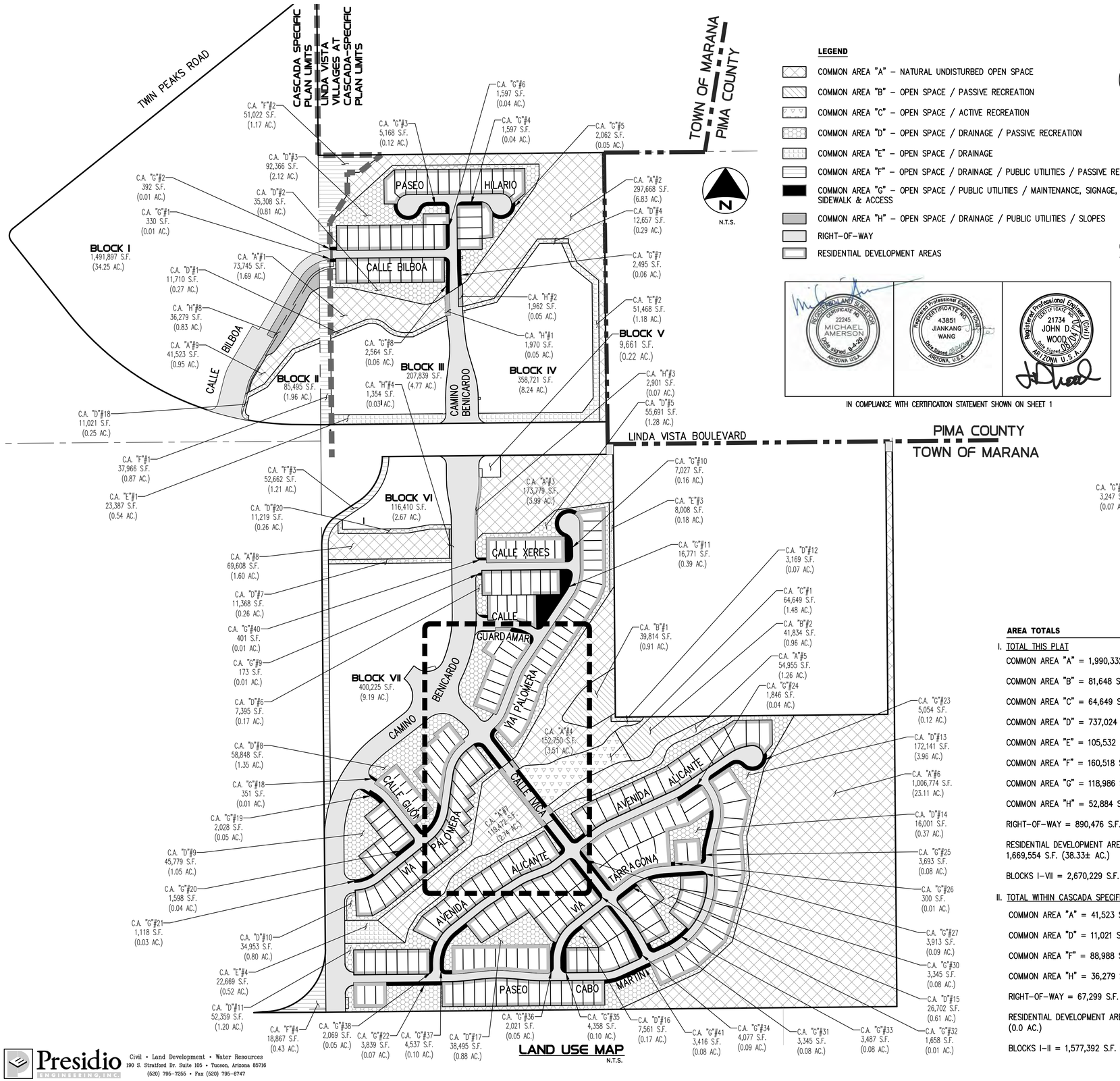
BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 — SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 — SHEET **3** OF **42**

Presidio ENGINEERING INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEQ. NO. _____




**LEGEND**

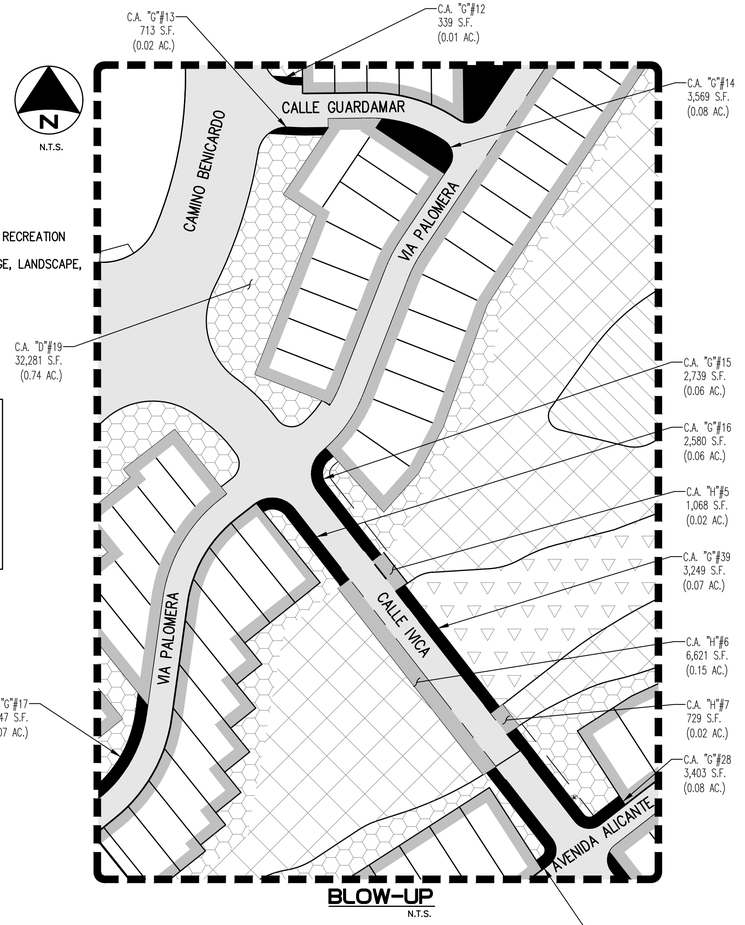
- COMMON AREA "A" – NATURAL UNDISTURBED OPEN SPACE
- COMMON AREA "B" – OPEN SPACE / PASSIVE RECREATION
- COMMON AREA "C" – OPEN SPACE / ACTIVE RECREATION
- COMMON AREA "D" – OPEN SPACE / DRAINAGE / PASSIVE RECREATION
- COMMON AREA "E" – OPEN SPACE / DRAINAGE
- COMMON AREA "F" – OPEN SPACE / DRAINAGE / PUBLIC UTILITIES / PASSIVE RECREATION
- COMMON AREA "G" – OPEN SPACE / PUBLIC UTILITIES / MAINTENANCE, SIGNAGE, LANDSCAPE, SIDEWALK & ACCESS
- COMMON AREA "H" – OPEN SPACE / DRAINAGE / PUBLIC UTILITIES / SLOPES
- RIGHT-OF-WAY
- RESIDENTIAL DEVELOPMENT AREAS

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 22245 — MICHAEL AMERSON — Date Signed 9-4-20 — ARIZONA U.S.A.

Registered Professional Engineer (Civil) — CERTIFICATE NO. 43851 — JIANKANG WANG — Date Signed 9/4/2020 — ARIZONA, U.S.A.

Registered Professional Engineer (Civil) — CERTIFICATE NO. 21734 — JOHN D. WOOD — Date Signed 09/04/2020 — ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1




BLOW-UP
N.T.S.

LAND USE MAP
N.T.S.

**AREA TOTALS**

I. TOTAL THIS PLAT

COMMON AREA "A" = 1,990,332 S.F. (45.69± AC.)

COMMON AREA "B" = 81,648 S.F. (1.87± AC.)

COMMON AREA "C" = 64,649 S.F. (1.48± AC.)

COMMON AREA "D" = 737,024 S.F. (16.92± AC.)

COMMON AREA "E" = 105,532 S.F. (2.42± AC.)

COMMON AREA "F" = 160,518 S.F. (3.68± AC.)

COMMON AREA "G" = 118,986 S.F. (2.73± AC.)

COMMON AREA "H" = 52,884 S.F. (1.21± AC.)

RIGHT-OF-WAY = 890,476 S.F. (20.44± AC.)

RESIDENTIAL DEVELOPMENT AREA (VILLAGES I–III) = 1,669,554 S.F. (38.33± AC.)

BLOCKS I–VII = 2,670,229 S.F. (61.30± AC.)

II. TOTAL WITHIN CASCADA SPECIFIC PLAN LIMITS

COMMON AREA "A" = 41,523 S.F. (0.95± AC.)

COMMON AREA "D" = 11,021 S.F. (0.25± AC.)

COMMON AREA "F" = 88,988 S.F. (2.04± AC.)

COMMON AREA "H" = 36,279 S.F. (0.83± AC.)

RIGHT-OF-WAY = 67,299 S.F. (1.54± AC.)

RESIDENTIAL DEVELOPMENT AREA (VILLAGES I–III) = 0.0 S.F. (0.0 AC.)

BLOCKS I–II = 1,577,392 S.F. (36.21± AC.)

III. TOTAL WITHIN LINDA VISTA VILLAGES AT CASCADA SPECIFIC PLAN LIMITS

COMMON AREA "A" = 1,948,739 S.F. (44.47± AC.)

COMMON AREA "B" = 81,648 S.F. (1.87± AC.)

COMMON AREA "C" = 64,649 S.F. (1.48± AC.)

COMMON AREA "D" = 726,212 S.F. (16.67± AC.)

COMMON AREA "E" = 105,538 S.F. (2.42± AC.)

COMMON AREA "F" = 71,530 S.F. (1.64± AC.)

COMMON AREA "G" = 118,925 S.F. (2.73± AC.)

COMMON AREA "H" = 16,605 S.F. (0.38± AC.)

RIGHT-OF-WAY = 823,177 S.F. (18.90± AC.)

RESIDENTIAL DEVELOPMENT AREA (VILLAGES I–III) = 1,669,554 S.F. (38.33± AC.)

BLOCKS III–VII = 1,092,856 S.F. (25.09± AC.)

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 — SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 — SHEET **4** OF **42**

Presidio ENGINEERING INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEQ. NO.



SEQ. NO. _____

| LINE DATA TABLE (MASTER LIST) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L1 | S 00°34'20" E | 32.00' |
| L2 | N 89°25'40" E | 206.94' |
| L3 | N 89°25'40" E | 220.82' |
| L4 | N 00°34'20" W | 32.00' |
| L5 | N 00°34'20" W | 254.45' |
| L6 | N 89°28'34" E | 554.04' |
| L7 | N 00°34'20" W | 221.03' |
| L8 | N 06°10'08" W | 273.66' |
| L9 | S 00°35'52" E | 248.98' |
| L10 | S 00°35'52" E | 586.36' |
| L11 | S 00°35'52" E | 217.71' |
| L12 | N 52°00'09" E | 199.82' |
| L13 | N 00°30'54" W | 216.34' |
| L14 | N 00°30'54" W | 426.07' |
| L15 | N 00°30'54" W | 153.05' |
| L16 | N 89°29'06" E | 87.01' |
| L17 | S 51°14'23" W | 262.92' |
| L18 | S 51°14'23" W | 37.73' |
| L19 | N 07°50'33" E | 161.60' |
| L20 | S 52°03'47" W | 92.47' |
| L21 | S 52°03'47" W | 53.35' |
| L22 | S 21°15'21" W | 173.28' |
| L23 | S 33°46'57" W | 165.62' |
| L24 | S 33°46'57" W | 237.54' |
| L25 | S 00°29'37" E | 17.51' |
| L26 | S 00°29'37" E | 193.92' |
| L27 | N 89°30'23" E | 32.00' |
| L28 | N 89°24'08" E | 520.32' |
| L29 | N 86°40'12" W | 98.14' |
| L30 | N 86°40'12" W | 98.14' |
| L31 | N 89°24'08" E | 91.27' |
| L32 | S 56°13'03" E | 44.60' |
| L33 | N 52°43'40" W | 161.22' |
| L34 | N 52°43'40" W | 154.33' |
| L35 | S 37°56'13" E | 66.97' |
| L36 | S 37°56'13" E | 685.73' |
| L37 | S 37°56'13" E | 276.00' |
| L38 | S 37°56'13" E | 120.49' |
| L39 | S 24°44'26" E | 30.69' |
| L40 | N 57°31'05" W | 133.88' |
| L41 | S 38°45'37" E | 251.64' |
| L42 | N 89°25'59" E | 466.42' |
| L43 | N 89°25'59" E | 63.00' |
| L44 | N 84°01'03" E | 102.18' |
| L45 | S 85°09'05" E | 102.18' |
| L46 | N 89°25'59" E | 62.96' |
| L47 | N 89°25'59" E | 207.47' |
| L48 | N 65°15'34" E | 147.65' |
| L49 | N 65°15'34" E | 90.50' |
| L50 | S 03°54'23" E | 44.85' |
| L51 | S 03°54'23" E | 44.85' |
| L52 | S 14°11'16" W | 93.16' |
| L53 | N 34°07'14" W | 65.91' |
| L54 | N 00°34'01" W | 67.53' |

| LINE DATA TABLE (MASTER LIST) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L55 | N 51°14'23" E | 158.34' |
| L56 | N 57°12'24" E | 156.43' |
| L57 | S 68°53'30" W | 76.53' |
| L58 | N 52°03'47" E | 100.00' |
| L59 | S 52°03'47" W | 126.61' |
| L60 | N 65°15'19" E | 325.03' |
| L61 | N 55°52'46" E | 111.35' |
| L62 | N 55°52'46" E | 168.46' |
| L63 | N 05°48'41" W | 32.00' |
| L64 | S 00°30'54" E | 74.46' |
| L65 | N 52°03'47" E | 208.41' |
| L66 | N 52°03'47" E | 109.10' |
| L67 | N 86°05'37" E | 214.84' |
| L68 | S 14°07'52" W | 238.35' |
| L69 | S 30°34'05" W | 504.29' |
| L70 | N 00°34'20" W | 15.00' |
| L71 | N 01°10'56" E | 63.29' |
| L73 | N 06°10'08" W | 3.87' |
| L75 | N 02°19'35" W | 63.29' |
| L76 | S 86°40'12" E | 32.77' |
| L77 | S 86°40'12" E | 33.13' |
| L78 | N 89°24'08" E | 26.99' |
| L79 | N 33°46'57" E | 12.12' |

| CURVE DATA TABLE (MASTER LIST) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C1 | 58.61' | 600.00' | 5°35'49" |
| C2 | 58.34' | 600.00' | 5°34'16" |
| C3 | 41.13' | 600.00' | 3°55'40" |
| C4 | 355.44' | 600.00' | 33°56'32" |
| C5 | 154.25' | 600.00' | 14°43'49" |
| C6 | 187.38' | 550.00' | 19°31'14" |
| C7 | 316.75' | 550.00' | 32°59'49" |
| C8 | 120.15' | 180.00' | 38°14'44" |
| C9 | 151.48' | 200.00' | 43°23'50" |
| C10 | 154.36' | 200.00' | 44°13'14" |
| C11 | 96.78' | 180.00' | 30°48'25" |
| C12 | 43.73' | 200.00' | 12°31'36" |
| C13 | 119.65' | 200.00' | 34°16'33" |
| C14 | 13.71' | 200.00' | 3°55'40" |
| C15 | 120.01' | 200.00' | 34°22'49" |
| C16 | 51.63' | 200.00' | 14°47'27" |
| C17 | 184.26' | 800.00' | 13°11'48" |
| C18 | 65.48' | 200.00' | 18°45'28" |
| C19 | 56.71' | 600.00' | 5°24'56" |
| C20 | 113.42' | 600.00' | 10°49'52" |
| C21 | 56.71' | 600.00' | 5°24'56" |
| C22 | 84.38' | 200.00' | 24°10'24" |
| C23 | 422.51' | 350.00' | 69°09'58" |
| C24 | 63.16' | 200.00' | 18°05'40" |
| C25 | 168.63' | 200.00' | 48°18'30" |
| C26 | 180.84' | 200.00' | 51°48'24" |
| C27 | 52.07' | 500.00' | 5°58'01" |

| CURVE DATA TABLE (MASTER LIST) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C28 | 61.18' | 300.00' | 11°41'06" |
| C29 | 58.74' | 200.00' | 16°49'43" |
| C30 | 92.10' | 400.00' | 13°11'32" |
| C31 | 32.73' | 200.00' | 9°22'33" |
| C32 | 98.82' | 200.00' | 28°18'33" |
| C33 | 183.53' | 200.00' | 52°34'40" |
| C34 | 178.18' | 300.00' | 34°01'50" |
| C35 | 57.38' | 200.00' | 16°26'13" |
| C36 | 205.63' | 200.00' | 58°54'29" |
| C37 | 12.18' | 50.00' | 13°57'42" |
| C38 | 32.45' | 50.00' | 37°10'57" |
| C39 | 33.91' | 50.00' | 38°51'21" |
| C40 | 121.43' | 50.00' | 139°08'49" |
| C41 | 17.24' | 50.00' | 19°45'11" |
| C42 | 54.64' | 50.00' | 62°36'44" |
| C43 | 5.49' | 50.00' | 6°17'15" |
| C44 | 28.98' | 25.00' | 66°25'19" |
| C45 | 10.29' | 25.00' | 23°34'41" |
| C46 | 39.27' | 25.00' | 90°00'00" |
| C47 | 60.13' | 50.00' | 68°53'59" |
| C48 | 146.02' | 50.00' | 167°19'25" |
| C49 | 30.47' | 50.00' | 34°54'55" |
| C50 | 30.47' | 50.00' | 34°54'55" |
| C51 | 10.25' | 50.00' | 11°44'45" |
| C52 | 28.98' | 25.00' | 66°25'19" |
| C53 | 10.31' | 25.00' | 23°37'35" |
| C54 | 39.25' | 25.00' | 89°57'06" |
| C55 | 15.32' | 220.50' | 3°58'54" |
| C56 | 50.99' | 220.50' | 13°14'58" |
| C57 | 51.52' | 179.50' | 16°26'45" |
| C58 | 15.33' | 179.50' | 4°53'35" |
| C64 | 160.39' | 220.50' | 41°40'38" |
| C65 | 117.70' | 179.50' | 37°34'09" |
| C66 | 15.32' | 233.00' | 3°46'04" |
| C67 | 15.33' | 167.00' | 5°15'38" |
| C69 | 18.37' | 600.00' | 1°45'15" |
| C70 | 18.37' | 600.00' | 1°45'15" |
| C71 | 60.61' | 620.50' | 5°35'49" |
| C72 | 18.37' | 600.00' | 1°45'15" |
| C73 | 18.37' | 600.00' | 1°45'15" |
| C74 | 25.77' | 579.50' | 2°32'51" |
| C75 | 39.27' | 25.00' | 90°00'00" |
| C76 | 39.22' | 25.00' | 89°53'45" |
| C77 | 60.13' | 50.00' | 68°53'59" |
| C78 | 167.51' | 50.00' | 191°57'25" |
| C79 | 39.07' | 50.00' | 44°46'29" |
| C80 | 10.62' | 50.00' | 12°10'05" |
| C81 | 3.04' | 218.00' | 0°47'55" |
| C82 | 45.08' | 218.00' | 11°50'54" |
| C83 | 45.08' | 218.00' | 11°50'54" |
| C84 | 37.21' | 218.00' | 9°46'51" |
| C85 | 30.99' | 25.00' | 71°01'43" |
| C86 | 8.28' | 25.00' | 18°58'17" |
| C87 | 41.43' | 218.00' | 10°53'24" |

| CURVE DATA TABLE (MASTER LIST) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C88 | 47.22' | 218.00' | 12°24'39" |
| C89 | 42.16' | 218.00' | 11°04'47" |
| C90 | 9.82' | 170.00' | 3°18'33" |
| C91 | 31.18' | 40.00' | 44°39'45" |
| C92 | 16.09' | 25.00' | 36°52'12" |
| C93 | 43.41' | 25.00' | 99°28'48" |
| C94 | 79.10' | 182.00' | 24°54'01" |
| C95 | 9.13' | 160.00' | 3°16'13" |
| C96 | 109.21' | 182.00' | 34°22'49" |
| C97 | 39.27' | 25.00' | 90°00'00" |
| C98 | 25.33' | 218.00' | 6°39'23" |
| C99 | 22.33' | 218.00' | 5°52'12" |
| C100 | 31.97' | 162.00' | 11°18'25" |
| C101 | 40.06' | 150.00' | 15°18'01" |
| C102 | 41.10' | 25.00' | 94°12'00" |
| C103 | 61.31' | 237.50' | 14°47'27" |
| C107 | 15.77' | 230.00' | 3°55'40" |
| C108 | 29.89' | 40.00' | 42°48'35" |
| C109 | 28.91' | 40.00' | 41°24'35" |
| C110 | 16.90' | 182.00' | 5°19'12" |
| C111 | 92.31' | 182.00' | 29°03'36" |
| C112 | 26.49' | 182.00' | 8°20'26" |
| C113 | 13.30' | 182.00' | 4°11'10" |
| C114 | 1.84' | 198.00' | 0°32'00" |
| C115 | 45.10' | 198.00' | 13°03'00" |
| C116 | 45.65' | 198.00' | 13°12'39" |
| C117 | 47.66' | 218.00' | 12°31'36" |
| C118 | 39.79' | 182.00' | 12°31'36" |
| C119 | 100.51' | 198.00' | 29°05'04" |
| C120 | 96.24' | 418.00' | 13°11'32" |
| C121 | 23.06' | 418.00' | 3°09'39" |
| C122 | 60.05' | 418.00' | 8°13'53" |
| C123 | 13.13' | 418.00' | 1°48'01" |
| C125 | 29.78' | 182.00' | 9°22'33" |
| C127 | 35.67' | 218.00' | 9°22'33" |
| C128 | 1.12' | 218.00' | 0°17'36" |
| C129 | 34.56' | 218.00' | 9°04'56" |
| C130 | 87.95' | 382.00' | 13°11'32" |
| C131 | 38.52' | 382.00' | 5°46'38" |
| C132 | 49.44' | 382.00' | 7°24'54" |
| C133 | 39.27' | 25.00' | 90°00'00" |
| C134 | 28.98' | 25.00' | 66°25'19" |
| C135 | 10.29' | 25.00' | 23°34'41" |
| C136 | 28.98' | 25.00' | 66°25'19" |
| C137 | 10.29' | 25.00' | 23°34'41" |
| C138 | 39.27' | 25.00' | 90°00'00" |
| C139 | 188.87' | 318.00' | 34°01'50" |
| C140 | 43.96' | 318.00' | 7°55'14" |
| C141 | 60.09' | 318.00' | 10°49'36" |
| C142 | 60.09' | 318.00' | 10°49'36" |
| C143 | 24.74' | 318.00' | 4°27'24" |
| C144 | 39.27' | 25.00' | 90°00'00" |
| C145 | 3.45' | 25.00' | 7°54'50" |
| C146 | 35.82' | 25.00' | 82°05'10" |

| CURVE DATA TABLE (MASTER LIST) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C147 | 39.27' | 25.00' | 90°00'00" |
| C148 | 28.98' | 25.00' | 66°25'19" |
| C149 | 10.29' | 25.00' | 23°34'41" |
| C150 | 153.45' | 182.00' | 48°18'30" |
| C151 | 27.19' | 182.00' | 8°33'34" |
| C152 | 63.62' | 182.00' | 20°01'42" |
| C153 | 62.64' | 182.00' | 19°43'14" |
| C154 | 68.85' | 218.00' | 18°05'40" |
| C155 | 107.71' | 218.00' | 28°18'33" |
| C156 | 31.27' | 218.00' | 8°13'02" |
| C157 | 53.59' | 218.00' | 14°05'07" |
| C158 | 22.85' | 218.00' | 6°00'23" |
| C159 | 40.39' | 50.00' | 46°16'43" |
| C160 | 40.22' | 50.00' | 46°05'21" |
| C161 | 122.32' | 50.00' | 140°10'12" |
| C162 | 202.93' | 50.00' | 232°32'16" |
| C163 | 70.55' | 50.00' | 80°50'49" |
| C164 | 39.27' | 25.00' | 90°00'00" |
| C165 | 29.80' | 25.00' | 68°17'17" |
| C166 | 9.47' | 25.00' | 21°42'43" |
| C167 | 27.81' | 218.00' | 7°18'33" |
| C168 | 60.19' | 218.00' | 15°49'11" |
| C169 | 60.19' | 218.00' | 15°49'11" |
| C170 | 35.61' | 218.00' | 9°21'36" |
| C171 | 183.80' | 218.00' | 48°18'30" |
| C172 | 28.29' | 182.00' | 8°54'22" |
| C173 | 29.19' | 182.00' | 9°11'17" |
| C174 | 57.48' | 182.00' | 18°05'40" |
| C175 | 1.24' | 368.00' | 0°11'33" |
| C176 | 55.01' | 582.00' | 5°24'56" |
| C177 | 20.03' | 582.00' | 1°58'17" |
| C178 | 10.27' | 25.00' | 23°31'34" |
| C179 | 28.98' | 25.00' | 66°25'19" |
| C180 | 39.25' | 25.00' | 89°56'52" |
| C181 | 200.05' | 218.00' | 52°34'40" |
| C182 | 167.01' | 182.00' | 52°34'40" |
| C183 | 39.29' | 25.00' | 90°03'08" |
| C184 | 38.12' | 25.00' | 87°21'33" |
| C185 | 1.18' | 25.00' | 2°41'35" |
| C186 | 76.79' | 182.00' | 24°10'24" |
| C187 | 3.26' | 25.00' | 7°27'36" |
| C188 | 39.68' | 25.00' | 90°55'54" |
| C189 | 167.40' | 782.00' | 12°15'53" |
| C190 | 58.41' | 618.00' | 5°24'56" |
| C191 | 39.90' | 618.00' | 3°41'57" |
| C192 | 11.07' | 218.00' | 2°54'31" |
| C193 | 30.24' | 218.00' | 7°56'54" |
| C194 | 50.67' | 218.00' | 13°18'59" |
| C195 | 91.98' | 218.00' | 24°10'24" |
| C196 | 39.27' | 25.00' | 90°00'00" |
| C197 | 28.98' | 25.00' | 66°25'19" |
| C198 | 10.29' | 25.00' | 23°34'41" |
| C199 | 75.66' | 332.00' | 13°03'28" |
| C200 | 94.28' | 332.00' | 16°16'13" |

| CURVE DATA TABLE (MASTER LIST) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C201 | 94.28' | 332.00' | 16°16'13" |
| C202 | 136.56' | 332.00' | 23°34'03" |
| C203 | 400.78' | 332.00' | 69°09'58" |
| C204 | 38.90' | 25.00' | 89°09'48" |
| C205 | 23.92' | 818.00' | 1°40'31" |
| C206 | 60.01' | 818.00' | 4°12'13" |
| C207 | 60.01' | 818.00' | 4°12'13" |
| C208 | 32.51' | 818.00' | 2°16'39" |
| C209 | 176.46' | 818.00' | 12°21'36" |
| C210 | 39.27' | 25.00' | 90°00'00" |
| C211 | 10.29' | 25.00' | 23°34'41" |
| C212 | 28.98' | 25.00' | 66°25'19" |
| C213 | 167.49' | 282.00' | 34°01'50" |
| C214 | 28.95' | 282.00' | 5°52'54" |
| C215 | 61.49' | 282.00' | 12°29'37" |
| C216 | 77.05' | 282.00' | 15°39'19" |
| C217 | 59.57' | 368.00' | 9°16'26" |
| C218 | 59.57' | 368.00' | 9°16'26" |
| C219 | 59.57' | 368.00' | 9°16'26" |
| C220 | 59.57' | 368.00' | 9°16'26" |
| C221 | 59.57' | 368.00' | 9°16'26" |
| C222 | 59.57' | 368.00' | 9°16'26" |
| C223 | 60.07' | 368.00' | 9°21'07" |
| C224 | 25.55' | 368.00' | 3°58'39" |
| C225 | 444.24' | 368.00' | 69°09'58" |
| C226 | 67.32' | 1357.39' | 2°50'30" |
| C227 | 97.97' | 1357.39' | 4°08'07" |
| C228 | 97.97' | 1357.39' | 4°08'07" |
| C229 | 37.29' | 130.00' | 16°26'13" |
| C230 | 16.09' | 25.00' | 36°52'12" |
| C231 | 23.18' | 25.00' | 53°07'48" |
| C232 | 23.18' | 25.00' | 53°07'48" |
| C233 | 28.91' | 40.00' | 41°24'35" |
| C234 | 39.27' | 25.00' | 90°00'00" |
| C235 | 39.27' | 25.00' | 90°00'00" |
| C236 | 39.27' | 25.00' | 90°00'00" |
| C237 | 10.29' | 25.00' | 23°34'41" |
| C238 | 28.98' | 25.00' | 66°25'19" |
| C239 | 153.81' | 65.00' | 135°34'52" |
| C240 | 15.71' | 10.00' | 90°00'00" |
| C241 | 42.09' | 35.00' | 68°53'59" |
| C242 | 187.73' | 65.00' | 165°28'49" |
| C243 | 130.41' | 218.00' | 34°16'33" |
| C244 | 217.77' | 65.00' | 191°57'25" |
| C245 | 173.24' | 65.00' | 152°42'19" |
| C246 | 51.08' | 35.00' | 83°36'44" |
| C247 | 49.19' | 167.00' | 16°52'35" |
| C248 | 73.58' | 233.00' | 18°05'40" |
| C249 | 12.19' | 10.00' | 69°51'59" |
| C250 | 83.86' | 218.00' | 22°02'28" |
| C251 | 89.63' | 233.00' | 22°02'28" |
| C252 | 67.96' | 267.00' | 14°34'58" |
| C253 | 24.36' | 833.00' | 1°40'31" |
| C254 | 15.56' | 10.00' | 89°09'48" |

SEQ. NO.




IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **5** OF **42**

Presidio ENGINEERING
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747



SEQ. NO.

| CURVE DATA TABLE (MASTER LIST) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C255 | 130.39' | 317.00' | 23°34'03" |
| C256 | 34.98' | 582.00' | 3°26'39" |
| C257 | 18.51' | 618.00' | 1°42'59" |
| C258 | 38.52' | 25.00' | 88°16'39" |
| C259 | 61.63' | 40.00' | 88°16'39" |
| C260 | 59.73' | 40.00' | 85°33'22" |
| C262 | 9.94' | 182.00' | 3°07'46" |
| C263 | 45.75' | 182.00' | 14°24'06" |
| C264 | 49.61' | 182.00' | 15°37'07" |
| C265 | 35.17' | 182.00' | 11°04'15" |
| C266 | 42.40' | 218.00' | 11°08'34" |
| C267 | 35.68' | 218.00' | 9°22'36" |
| C268 | 50.78' | 218.00' | 13°20'44" |
| C269 | 46.58' | 218.00' | 12°14'33" |
| C270 | 35.22' | 218.00' | 9°15'21" |
| C271 | 35.94' | 25.00' | 82°22'38" |
| C272 | 71.37' | 218.00' | 18°45'28" |
| C273 | 13.34' | 218.00' | 3°30'26" |
| C274 | 45.68' | 218.00' | 12°00'17" |
| C275 | 12.35' | 218.00' | 3°14'44" |
| C276 | 59.58' | 182.00' | 18°45'28" |
| C277 | 53.22' | 182.00' | 16°45'16" |
| C278 | 6.36' | 182.00' | 2°00'12" |
| C279 | 46.02' | 160.00' | 16°28'44" |
| C280 | 165.12' | 218.00' | 43°23'50" |
| C281 | 49.87' | 218.00' | 13°06'22" |
| C282 | 46.20' | 218.00' | 12°08'36" |
| C283 | 24.97' | 218.00' | 6°33'50" |
| C284 | 40.11' | 25.00' | 91°55'31" |
| C285 | 16.04' | 10.00' | 91°55'31" |
| C286 | 39.27' | 25.00' | 90°00'00" |
| C287 | 10.29' | 25.00' | 23°34'41" |
| C288 | 28.98' | 25.00' | 66°25'19" |
| C289 | 102.03' | 162.00' | 36°05'04" |
| C290 | 96.95' | 162.00' | 34°17'21" |
| C291 | 5.08' | 162.00' | 1°47'43" |
| C292 | 89.39' | 150.00' | 34°08'44" |
| C293 | 124.70' | 198.00' | 36°05'04" |
| C294 | 34.50' | 198.00' | 9°59'04" |
| C295 | 45.10' | 198.00' | 13°03'00" |
| C296 | 45.10' | 198.00' | 13°03'00" |
| C298 | 53.95' | 518.00' | 5°58'01" |
| C299 | 8.44' | 518.00' | 0°56'00" |
| C300 | 44.41' | 482.00' | 5°16'46" |
| C301 | 5.78' | 482.00' | 0°41'15" |
| C302 | 50.20' | 482.00' | 5°58'01" |
| C303 | 47.73' | 282.00' | 9°41'53" |
| C304 | 9.78' | 282.00' | 1°59'12" |
| C305 | 57.51' | 282.00' | 11°41'06" |
| C306 | 35.20' | 318.00' | 6°20'34" |
| C307 | 29.65' | 318.00' | 5°20'32" |
| C308 | 64.85' | 318.00' | 11°41'06" |
| C309 | 46.05' | 182.00' | 14°29'45" |
| C310 | 53.46' | 182.00' | 16°49'43" |

| CURVE DATA TABLE (MASTER LIST) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C311 | 7.41' | 182.00' | 2°19'58" |
| C312 | 64.03' | 218.00' | 16°49'43" |
| C313 | 30.90' | 218.00' | 8°07'19" |
| C314 | 33.13' | 218.00' | 8°42'24" |
| C315 | 15.71' | 10.00' | 90°00'00" |
| C316 | 39.27' | 25.00' | 90°00'00" |
| C317 | 28.98' | 25.00' | 66°25'19" |
| C318 | 10.29' | 25.00' | 23°34'41" |
| C319 | 39.27' | 25.00' | 90°00'00" |
| C320 | 14.51' | 25.00' | 33°15'43" |
| C321 | 24.76' | 25.00' | 56°44'17" |
| C322 | 40.06' | 218.00' | 10°31'40" |
| C323 | 51.49' | 218.00' | 13°31'54" |
| C324 | 24.64' | 218.00' | 6°28'38" |
| C325 | 197.11' | 218.00' | 51°48'24" |
| C326 | 46.38' | 218.00' | 12°11'26" |
| C327 | 50.11' | 218.00' | 13°10'13" |
| C328 | 100.62' | 218.00' | 26°26'45" |
| C329 | 79.86' | 233.00' | 19°38'21" |
| C330 | 39.27' | 25.00' | 90°00'00" |
| C331 | 27.16' | 25.00' | 62°14'42" |
| C332 | 12.11' | 25.00' | 27°45'18" |
| C333 | 39.27' | 25.00' | 90°00'00" |
| C334 | 15.71' | 10.00' | 90°00'00" |
| C335 | 9.95' | 567.00' | 1°00'19" |
| C336 | 55.01' | 582.00' | 5°24'56" |
| C337 | 9.93' | 582.00' | 0°58'41" |
| C338 | 58.41' | 618.00' | 5°24'56" |
| C339 | 11.44' | 618.00' | 1°03'40" |
| C340 | 46.97' | 618.00' | 4°21'16" |
| C341 | 116.83' | 618.00' | 10°49'52" |
| C342 | 3.31' | 618.00' | 0°18'24" |
| C343 | 50.08' | 618.00' | 4°38'33" |
| C344 | 50.04' | 618.00' | 4°38'21" |
| C345 | 13.41' | 618.00' | 1°14'34" |
| C346 | 110.02' | 582.00' | 10°49'52" |
| C347 | 1.40' | 582.00' | 0°08'17" |
| C348 | 50.08' | 582.00' | 4°55'47" |
| C349 | 50.05' | 582.00' | 4°55'38" |
| C350 | 8.49' | 582.00' | 0°50'11" |
| C351 | 16.45' | 240.00' | 3°55'40" |

| BLOCK BOUNDARY LINE DATA TABLE (MASTER LIST) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| BL1 | S 20°18'06" W | 1.60' |
| BL2 | S 70°58'39" W | 21.48' |
| BL3 | S 89°02'23" W | 16.05' |
| BL4 | S 53°42'51" W | 25.04' |
| BL5 | S 34°44'14" W | 3.23' |
| BL6 | S 56°27'28" W | 32.58' |
| BL7 | S 52°03'47" W | 39.50' |
| BL8 | N 00°29'47" W | 19.08' |
| BL9 | N 58°48'23" E | 23.26' |
| BL10 | N 00°29'47" W | 27.24' |
| BL11 | N 55°52'46" E | 22.15' |
| BL12 | N 19°13'48" E | 35.27' |
| BL13 | N 63°49'48" E | 30.84' |
| BL14 | N 56°44'01" E | 7.19' |
| BL16 | N 58°50'50" E | 34.11' |
| BL17 | N 89°25'43" W | 25.54' |
| BL18 | S 66°09'53" W | 27.29' |
| BL19 | S 22°41'44" W | 4.90' |
| BL20 | N 72°09'25" E | 35.04' |
| BL21 | N 56°38'50" E | 28.71' |
| BL22 | N 56°31'37" E | 47.05' |
| BL23 | N 52°43'48" E | 26.14' |
| BL27 | S 09°23'07" W | 48.99' |
| BL28 | N 00°35'52" W | 4.98' |
| BL29 | N 00°35'52" W | 74.10' |
| BL30 | N 06°58'05" E | 91.96' |
| BL32 | N 83°50'09" E | 3.00' |
| BL33 | N 83°50'09" E | 17.00' |
| BL34 | S 00°34'20" E | 26.50' |
| BL35 | S 56°17'12" W | 20.84' |
| BL36 | S 00°34'20" E | 63.07' |
| BL37 | N 86°52'50" E | 3.00' |
| BL38 | N 86°52'50" E | 17.00' |
| BL40 | S 16°35'19" E | 97.75' |
| BL41 | S 00°35'52" E | 74.10' |
| BL42 | S 00°35'52" E | 4.97' |
| BL43 | S 09°59'45" W | 20.00' |
| BL46 | N 62°08'01" E | 100.45' |
| BL47 | S 69°12'06" W | 17.91' |
| BL48 | S 35°44'01" W | 48.18' |
| BL49 | S 60°21'38" W | 32.11' |
| BL50 | S 59°25'55" E | 34.50' |
| BL51 | N 59°25'55" W | 34.50' |
| BL52 | N 89°28'34" E | 16.02' |
| BL53 | S 00°34'20" E | 2.50' |
| BL54 | N 00°34'20" W | 2.50' |
| BL55 | N 89°28'34" E | 11.06' |
| BL56 | N 89°28'34" E | 16.01' |
| BL57 | N 89°28'34" E | 11.07' |
| BL77 | N 06°10'08" W | 3.87' |
| BL78 | N 71°36'37" E | 6.66' |

| BLOCK BOUNDARY CURVE DATA TABLE (MASTER LIST) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| BC1 | 22.45' | 50.00' | 25°43'17" |
| BC2 | 21.78' | 50.00' | 24°57'16" |
| BC3 | 15.76' | 50.00' | 18°03'44" |
| BC4 | 30.83' | 50.00' | 35°19'33" |
| BC5 | 66.24' | 200.00' | 18°58'36" |
| BC6 | 30.13' | 50.00' | 34°31'36" |
| BC7 | 53.72' | 200.00' | 15°23'27" |
| BC8 | 45.95' | 100.00' | 26°19'31" |
| BC9 | 26.16' | 50.00' | 29°58'41" |
| BC10 | 39.17' | 50.00' | 44°52'50" |
| BC11 | 39.04' | 20.00' | 111°49'44" |
| BC12 | 51.78' | 200.00' | 14°50'07" |
| BC13 | 37.88' | 100.00' | 21°42'06" |
| BC14 | 26.77' | 50.00' | 30°40'42" |
| BC15 | 40.16' | 50.00' | 46°01'30" |
| BC16 | 46.96' | 200.00' | 13°27'08" |
| BC17 | 61.93' | 500.00' | 7°05'46" |
| BC18 | 41.78' | 500.00' | 4°47'16" |
| BC19 | 21.30' | 50.00' | 24°24'24" |
| BC20 | 37.93' | 50.00' | 43°28'09" |
| BC21 | 71.45' | 100.00' | 40°56'22" |
| BC22 | 27.07' | 100.00' | 15°30'35" |
| BC23 | 43.17' | 100.00' | 24°44'04" |
| BC24 | 56.64' | 100.00' | 32°27'14" |
| BC25 | 68.46' | 1000.00' | 3°55'20" |
| BC26 | 52.91' | 100.00' | 30°18'52" |
| BC27 | 64.47' | 370.00' | 9°58'59" |
| BC28 | 67.95' | 390.00' | 9°58'59" |
| BC29 | 62.83' | 40.00' | 90°00'00" |
| BC30 | 85.83' | 650.00' | 7°33'58" |
| BC31 | 91.71' | 400.00' | 13°08'14" |
| BC32 | 62.57' | 640.50' | 5°35'49" |
| BC33 | 16.18' | 620.00' | 1°29'44" |
| BC34 | 24.88' | 559.50' | 2°32'51" |
| BC35 | 29.94' | 562.50' | 3°02'58" |
| BC36 | 72.74' | 400.00' | 10°25'11" |
| BC37 | 111.64' | 400.00' | 15°59'27" |
| BC38 | 62.88' | 39.89' | 90°19'11" |
| BC39 | 245.91' | 1357.39' | 10°22'47" |
| BC40 | 32.86' | 20.00' | 94°08'07" |
| BC41 | 65.72' | 40.00' | 94°08'07" |
| BC42 | 29.21' | 50.00' | 33°28'05" |
| BC43 | 25.33' | 500.00' | 2°54'09" |
| BC44 | 37.12' | 500.00' | 4°15'11" |
| BC45 | 27.74' | 50.00' | 31°46'57" |
| BC46 | 65.72' | 40.00' | 94°08'07" |
| BC47 | 73.15' | 255.00' | 16°26'13" |
| BC53 | 41.60' | 145.00' | 16°26'13" |
| BC59 | 81.05' | 100.00' | 46°26'25" |
| BC60 | 111.60' | 100.00' | 63°56'23" |
| BC61 | 91.80' | 114.84' | 45°48'14" |
| BC62 | 89.32' | 80.00' | 63°58'15" |
| BC63 | 89.93' | 120.11' | 42°53'47" |

| FEMA ZONE LINE DATA TABLE (MASTER LIST) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FZ1 | S 16°14'29" E | 16.12' |
| FZ2 | S 10°23'38" E | 46.77' |
| FZ3 | S 01°40'17" E | 51.43' |
| FZ4 | S 10°19'02" W | 51.30' |
| FZ5 | S 08°15'06" W | 47.90' |
| FZ6 | S 18°24'50" W | 26.71' |
| FZ7 | S 37°57'50" W | 79.55' |
| FZ8 | S 38°15'48" W | 69.13' |
| FZ9 | S 43°23'21" W | 98.26' |
| FZ10 | S 49°06'20" W | 113.27' |
| FZ11 | S 40°39'55" W | 151.73' |
| FZ12 | S 43°27'00" W | 80.06' |
| FZ13 | S 47°04'07" W | 60.61' |
| FZ14 | S 47°52'40" W | 86.71' |
| FZ15 | S 44°29'05" W | 58.96' |
| FZ16 | S 34°52'34" W | 49.40' |
| FZ17 | S 33°43'48" W | 49.64' |
| FZ18 | S 42°51'42" W | 43.83' |
| FZ19 | S 60°29'04" W | 85.25' |
| FZ20 | S 66°49'45" W | 59.49' |
| FZ21 | S 60°59'28" W | 140.93' |
| FZ22 | S 67°34'33" W | 59.23' |
| FZ23 | N 39°25'51" E | 8.43' |
| FZ24 | N 23°43'12" E | 55.47' |
| FZ25 | N 30°03'23" E | 47.04' |
| FZ26 | N 01°40'45" W | 68.25' |
| FZ27 | N 07°50'29" W | 51.77' |
| FZ28 | N 01°40'43" E | 34.14' |
| FZ29 | N 29°06'17" E | 31.22' |
| FZ30 | N 54°58'19" E | 49.00' |
| FZ31 | N 57°03'56" E | 87.42' |
| FZ32 | N 44°30'41" E | 36.28' |
| FZ33 | N 35°42'39" E | 56.54' |
| FZ34 | N 28°46'43" E | 51.02' |
| FZ35 | N 30°01'57" E | 29.35' |
| FZ36 | N 25°37'00" E | 74.30' |
| FZ37 | N 19°12'30" E | 65.16' |
| FZ38 | N 29°56'32" E | 60.73' |
| FZ39 | N 31°21'18" E | 45.52' |
| FZ40 | N 36°57'14" E | 34.10' |
| FZ41 | N 37°40'44" E | 67.28' |
| FZ42 | N 44°03'43" E | 76.93' |
| FZ43 | N 43°52'55" E | 46.43' |
| FZ44 | N 52°31'02" E | 43.24' |
| FZ45 | N 47°10'38" E | 66.89' |
| FZ46 | N 39°14'21" E | 50.19' |
| FZ47 | N 28°02'41" E | 22.73' |
| FZ48 | N 20°36'05" E | 13.85' |
| FZ49 | N 08°27'12" W | 14.88' |
| FZ50 | N 20°34'41" W | 19.03' |
| FZ51 | N 51°14'31" W | 5.69' |
| FZ52 | N 82°48'49" W | 7.24' |
| FZ53 | N 90°00'00" W | 30.75' |
| FZ54 | N 87°05'11" W | 52.26' |

| FEMA ZONE LINE DATA TABLE (MASTER LIST) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FZ55 | S 83°45'59" W | 40.87' |
| FZ56 | S 76°45'34" W | 37.11' |
| FZ57 | S 64°42'59" W | 45.00' |
| FZ58 | S 39°22'31" W | 35.17' |
| FZ59 | S 50°56'44" W | 39.68' |
| FZ60 | S 42°03'32" W | 42.64' |
| FZ61 | S 66°37'55" W | 18.04' |
| FZ62 | S 73°38'56" W | 15.76' |
| FZ63 | S 89°59'06" W | 118.31' |
| FZ64 | N 90°00'00" W | 62.88' |
| FZ65 | N 56°39'33" W | 17.06' |
| FZ66 | N 57°55'00" W | 19.47' |
| FZ67 | N 55°21'39" W | 14.13' |
| FZ68 | N 29°55'36" W | 9.77' |
| FZ69 | N 15°23'44" W | 13.42' |
| FZ70 | N 05°48'24" E | 12.97' |
| FZ71 | N 20°01'48" E | 19.52' |
| FZ72 | N 46°56'12" E | 9.15' |
| FZ73 | N 49°49'58" E | 7.61' |
| FZ74 | N 70°43'40" E | 9.47' |
| FZ75 | N 76°05'55" E | 12.88' |
| FZ76 | N 70°46'44" E | 12.25' |
| FZ77 | N 76°51'26" E | 80.68' |
| FZ78 | N 74°31'47" E | 56.94' |
| FZ79 | N 73°29'06" E | 59.58' |
| FZ80 | N 82°38'23" E | 66.11' |
| FZ81 | N 74°17'39" E | 37.98' |
| FZ82 | N 57°08'44" E | 45.16' |
| FZ83 | N 44°09'05" E | 52.22' |
| FZ84 | N 60°15'18" E | 30.74' |
| FZ85 | N 80°57'01" E | 31.39' |
| FZ86 | N 83°12'21" E | 65.77' |
| FZ87 | N 90°00'00" E | 54.44' |
| FZ88 | N 90°00'00" E | 45.06' |
| FZ89 | N 49°59'44" E | 50.75' |
| FZ90 | N 21°48'05" E | 25.07' |
| FZ91 | N 42°40'30" E | 52.83' |
| FZ92 | N 48°40'15" E | 51.77' |
| FZ93 | N 49°03'04" E | 78.20' |
| FZ94 | N 50°40'15" E | 22.14' |
| FZ95 | N 61°18'18" E | 74.46' |
| FZ96 | N 65°14'03" E | 66.77' |
| FZ97 | N 72°47'59" E | 47.24' |
| FZ98 | N 40°34'27" E | 28.63' |
| FZ99 | N 05°13'22" E | 17.17' |
| FZ100 | N 41°37'04" W | 18.73' |
| FZ101 | N 58°26'04" W | 47.46' |
| FZ102 | N 75°31'39" W | 49.77' |
| FZ103 | N 79°17'24" W | 58.52' |
| FZ104 | N 90°00'00" W | 48.31' |
| FZ105 | S 76°42'26" W | 60.75' |
| FZ106 | S 81°10'37" W | 70.90' |
| FZ107 | N 90°00'00" W | 17.12' |
| FZ108 | N 90°00'00" W | 20.25' |

SEQ. NO.

RECORD NEWLY SURVEYOR — CERTIFICATE NO. 22245 — MICHAEL AMERSON — Date Signed 8-4-20 — ARIZONA U.S.A.

Registered Professional Engineer — CERTIFICATE NO. 43851 — JIANKANG WANG — Date Signed 8/4/2020 — ARIZONA, U.S.A.

Registered Professional Engineer — CERTIFICATE NO. 21734 — JOHN D. WOOD — Date Signed 8/4/20 — ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 — SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 — SHEET **6** OF **42**

Presidio — Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEQ. NO.

FEMA ZONE LINE DATA TABLE (MASTER LIST)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| FZ109 | N 63°26'06" W | 10.41' |
| FZ110 | N 11°49'17" W | 30.20' |
| FZ111 | N 00°00'00" E | 24.88' |
| FZ112 | N 37°37'43" W | 25.49' |
| FZ113 | N 68°13'06" W | 33.52' |
| FZ114 | N 90°00'00" W | 40.44' |
| FZ115 | S 69°21'26" W | 101.32' |
| FZ116 | S 51°07'27" W | 113.92' |
| FZ117 | S 66°49'17" W | 35.49' |
| FZ118 | S 78°36'04" W | 7.91' |
| FZ119 | N 49°35'17" W | 14.36' |
| FZ120 | N 00°00'00" E | 9.34' |
| FZ121 | N 06°22'31" E | 28.14' |
| FZ122 | N 33°44'04" E | 22.40' |
| FZ123 | N 30°18'36" E | 43.22' |
| FZ124 | N 49°00'48" E | 47.36' |
| FZ125 | N 61°43'33" E | 41.23' |
| FZ126 | N 59°44'37" E | 61.65' |
| FZ127 | N 73°37'24" E | 39.35' |
| FZ128 | N 34°44'14" E | 35.10' |
| FZ129 | N 04°01'42" E | 31.14' |
| FZ130 | N 00°00'00" E | 17.75' |
| FZ131 | N 44°57'18" W | 28.22' |
| FZ132 | N 55°32'19" W | 43.13' |
| FZ133 | S 85°06'10" W | 77.97' |
| FZ134 | S 70°15'35" W | 91.97' |
| FZ135 | S 58°09'48" W | 96.74' |
| FZ136 | S 52°21'49" W | 98.10' |
| FZ137 | S 46°24'59" W | 128.73' |
| FZ138 | S 48°11'03" W | 116.57' |
| FZ139 | S 55°32'19" W | 43.13' |
| FZ140 | S 48°00'46" W | 59.70' |
| FZ141 | S 71°02'42" W | 75.14' |
| FZ142 | S 75°35'05" W | 80.21' |
| FZ143 | S 81°44'56" W | 87.97' |
| FZ144 | N 85°35'59" W | 172.70' |
| FZ145 | N 82°52'46" W | 99.83' |
| FZ146 | S 78°07'13" W | 72.11' |
| FZ147 | S 59°31'57" W | 48.87' |
| FZ148 | S 42°51'37" W | 45.57' |
| FZ149 | S 50°12'44" W | 77.35' |
| FZ150 | S 45°41'52" W | 74.41' |
| FZ151 | S 23°42'28" W | 77.10' |
| FZ152 | S 36°14'07" W | 108.91' |
| FZ153 | S 55°50'18" W | 51.59' |
| FZ154 | S 37°39'24" W | 61.89' |
| FZ155 | S 19°09'51" W | 39.60' |
| FZ156 | S 33°41'24" W | 21.30' |
| FZ157 | S 39°13'24" W | 22.83' |
| FZ158 | S 25°30'50" W | 30.47' |
| FZ159 | S 47°18'27" W | 24.15' |
| FZ160 | S 38°51'09" W | 52.21' |
| FZ161 | S 44°10'38" W | 29.24' |
| FZ162 | S 56°40'48" W | 22.81' |

FEMA ZONE LINE DATA TABLE (MASTER LIST)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| FZ163 | S 74°05'36" W | 19.04' |
| FZ164 | N 90°00'00" W | 8.56' |
| FZ165 | S 57°59'41" W | 12.38' |
| FZ166 | S 31°49'39" W | 22.40' |
| FZ167 | S 24°58'37" W | 38.89' |
| FZ168 | N 54°43'35" E | 133.13' |
| FZ169 | N 72°21'29" E | 94.24' |
| FZ170 | N 51°50'54" E | 36.32' |
| FZ171 | N 59°03'20" E | 47.59' |
| FZ172 | N 41°08'21" E | 21.66' |
| FZ173 | N 17°25'33" E | 34.23' |
| FZ174 | N 30°16'12" E | 56.66' |
| FZ175 | N 26°34'26" E | 91.23' |
| FZ176 | N 26°35'40" E | 54.73' |
| FZ177 | N 26°33'54" E | 27.39' |
| FZ178 | N 56°15'43" E | 51.71' |
| FZ179 | N 43°28'57" E | 53.41' |
| FZ180 | N 64°27'03" E | 52.02' |
| FZ181 | N 85°24'39" E | 51.16' |
| FZ182 | S 70°14'23" E | 54.26' |
| FZ183 | S 09°24'54" E | 24.83' |
| FZ184 | S 00°00'00" E | 48.94' |
| FZ185 | S 11°20'03" W | 72.83' |
| FZ186 | S 22°26'36" W | 101.50' |
| FZ187 | S 19°17'35" W | 172.90' |
| FZ188 | S 12°49'06" W | 73.81' |
| FZ189 | S 02°00'19" E | 17.28' |
| FZ190 | S 81°07'22" W | 37.32' |
| FZ191 | S 89°03'24" W | 41.76' |
| FZ192 | S 85°27'13" W | 26.02' |
| FZ193 | N 69°02'39" W | 47.18' |
| FZ194 | N 56°41'04" W | 59.68' |
| FZ195 | N 53°23'39" W | 29.82' |
| FZ196 | N 69°04'13" W | 19.07' |
| FZ197 | N 72°33'10" W | 11.46' |
| FZ198 | S 79°56'22" W | 11.81' |
| FZ199 | S 53°54'06" W | 18.56' |
| FZ200 | S 46°20'15" W | 21.77' |
| FZ201 | S 43°00'45" W | 14.02' |
| FZ202 | S 11°23'26" W | 17.41' |
| FZ203 | S 16°47'29" W | 9.30' |
| FZ204 | S 59°37'44" W | 13.47' |
| FZ205 | S 61°51'17" W | 10.14' |
| FZ206 | S 55°15'09" W | 10.80' |
| FZ207 | S 31°36'58" W | 27.30' |
| FZ208 | S 13°58'40" W | 29.76' |
| FZ209 | S 30°34'39" E | 43.74' |
| FZ210 | S 49°31'09" E | 12.90' |
| FZ211 | S 45°00'00" E | 13.79' |
| FZ212 | S 52°02'45" E | 15.85' |
| FZ213 | S 14°48'48" E | 27.38' |
| FZ214 | S 14°55'15" W | 21.60' |
| FZ215 | S 03°43'34" W | 43.28' |
| FZ216 | S 12°19'34" E | 45.97' |

FEMA ZONE LINE DATA TABLE (MASTER LIST)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| FZ217 | S 00°00'00" E | 40.38' |
| FZ218 | S 21°02'51" E | 38.81' |
| FZ219 | S 29°17'34" E | 25.55' |
| FZ220 | S 41°09'07" E | 14.82' |
| FZ221 | S 67°37'39" E | 25.62' |
| FZ222 | N 81°16'34" E | 18.34' |
| FZ223 | N 56°20'05" E | 20.13' |
| FZ224 | N 35°59'58" E | 18.93' |
| FZ225 | N 02°26'37" W | 32.25' |
| FZ226 | N 25°09'27" E | 26.17' |
| FZ227 | N 19°57'52" E | 16.29' |
| FZ228 | N 41°09'07" E | 14.82' |
| FZ229 | N 68°14'34" E | 15.01' |
| FZ230 | N 90°00'00" E | 26.50' |
| FZ231 | S 52°02'45" E | 15.85' |
| FZ232 | S 29°11'16" E | 14.35' |
| FZ233 | S 07°11'39" W | 22.46' |
| FZ234 | S 00°00'00" E | 20.91' |
| FZ235 | S 02°41'29" W | 29.28' |
| FZ236 | S 49°26'39" E | 12.83' |
| FZ237 | S 85°52'31" E | 19.55' |
| FZ238 | N 64°28'16" E | 29.37' |
| FZ239 | N 24°57'11" E | 66.07' |
| FZ240 | N 41°39'23" E | 44.29' |
| FZ241 | S 38°56'09" W | 79.76' |
| FZ242 | S 29°57'27" W | 41.80' |
| FZ243 | S 03°06'31" W | 26.51' |
| FZ244 | S 10°53'08" E | 29.79' |
| FZ245 | S 30°52'32" E | 24.36' |
| FZ246 | S 11°52'06" E | 27.05' |
| FZ247 | S 15°38'46" W | 36.15' |
| FZ248 | S 25°02'08" W | 23.04' |
| FZ249 | S 32°11'36" W | 44.46' |
| FZ250 | S 23°47'38" W | 51.74' |
| FZ251 | S 47°36'40" W | 86.82' |
| FZ252 | S 54°19'25" W | 96.02' |
| FZ253 | S 00°00'00" E | 23.69' |
| FZ254 | S 31°03'30" E | 16.23' |
| FZ255 | S 85°22'52" E | 34.93' |
| FZ256 | S 81°06'25" E | 26.89' |
| FZ257 | S 87°06'43" E | 27.91' |
| FZ258 | N 74°18'53" E | 46.35' |
| FZ259 | N 54°07'13" E | 49.91' |
| FZ260 | N 59°11'47" E | 84.33' |
| FZ261 | N 62°13'26" E | 3.86' |
| FZ262 | S 62°27'35" W | 32.85' |
| FZ263 | S 52°26'27" W | 22.86' |
| FZ264 | S 49°48'29" W | 23.73' |
| FZ265 | S 73°05'09" W | 33.51' |
| FZ266 | S 72°08'44" W | 40.97' |
| FZ267 | S 72°56'20" W | 56.88' |
| FZ268 | S 74°15'23" W | 46.30' |
| FZ269 | S 35°08'07" W | 46.05' |
| FZ270 | S 48°22'21" W | 50.34' |

FEMA ZONE LINE DATA TABLE (MASTER LIST)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| FZ271 | S 63°56'22" W | 69.85' |
| FZ272 | S 78°40'45" W | 64.00' |
| FZ273 | S 81°19'38" W | 64.87' |
| FZ274 | S 50°32'17" W | 30.68' |
| FZ275 | S 36°53'44" W | 13.95' |
| FZ276 | S 00°00'00" E | 11.12' |
| FZ277 | S 24°17'39" E | 30.69' |
| FZ278 | S 55°01'31" E | 17.01' |
| FZ279 | S 65°59'52" E | 13.75' |
| FZ280 | N 86°57'19" E | 26.47' |
| FZ281 | N 90°00'00" E | 34.88' |
| FZ282 | N 88°06'59" E | 41.84' |
| FZ283 | N 71°11'19" E | 69.20' |
| FZ284 | N 63°26'06" E | 21.80' |
| FZ285 | N 75°38'18" E | 56.06' |
| FZ286 | N 73°05'09" E | 100.54' |
| FZ287 | N 73°34'47" E | 39.36' |
| FZ288 | N 85°46'21" E | 37.73' |
| FZ289 | N 90°00'00" E | 18.12' |
| FZ290 | N 90°00'00" E | 39.00' |
| FZ291 | N 62°49'25" E | 18.34' |
| FZ292 | N 39°00'17" E | 121.65' |
| FZ293 | N 45°00'45" E | 101.89' |
| FZ294 | N 49°04'39" E | 33.25' |
| FZ295 | N 63°26'06" E | 42.05' |
| FZ296 | S 53°06'57" W | 28.72' |
| FZ297 | S 41°22'01" W | 55.80' |
| FZ298 | S 71°34'42" W | 42.42' |
| FZ299 | S 84°00'20" W | 64.04' |
| FZ300 | S 49°22'13" W | 61.76' |
| FZ301 | S 37°19'54" W | 44.21' |
| FZ302 | S 41°03'27" W | 51.10' |
| FZ303 | S 58°37'54" W | 80.45' |
| FZ304 | S 57°12'30" W | 42.01' |
| FZ305 | S 51°39'20" W | 20.40' |
| FZ306 | S 60°32'55" W | 110.46' |
| FZ307 | S 73°41'55" W | 125.03' |
| FZ308 | N 85°44'11" W | 55.90' |
| FZ309 | S 88°23'22" W | 66.71' |
| FZ310 | S 51°49'37" W | 50.56' |
| FZ311 | S 70°43'06" W | 60.19' |
| FZ312 | S 37°36'56" W | 46.59' |
| FZ313 | S 41°35'24" W | 34.18' |
| FZ314 | S 39°18'41" W | 40.35' |
| FZ315 | S 45°02'22" W | 32.15' |
| FZ316 | S 47°29'40" W | 46.20' |
| FZ317 | S 71°28'53" W | 54.11' |
| FZ318 | N 90°00'00" W | 34.06' |
| FZ319 | S 79°25'06" W | 46.29' |
| FZ320 | S 40°32'31" W | 26.15' |
| FZ321 | S 36°54'28" W | 28.41' |
| FZ322 | S 34°58'46" W | 34.67' |
| FZ323 | S 00°00'00" E | 22.72' |
| FZ324 | S 00°00'00" E | 22.72' |

FEMA ZONE LINE DATA TABLE (MASTER LIST)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| FZ325 | S 63°26'06" E | 38.08' |
| FZ326 | N 81°53'42" E | 60.29' |
| FZ327 | N 81°00'43" E | 54.61' |
| FZ328 | N 69°38'15" E | 106.07' |
| FZ329 | N 64°40'05" E | 59.74' |
| FZ330 | N 52°08'05" E | 64.76' |
| FZ331 | N 49°58'37" E | 92.72' |
| FZ332 | N 59°04'57" E | 33.15' |
| FZ333 | N 84°48'01" E | 31.38' |
| FZ334 | N 90°00'00" E | 68.19' |
| FZ335 | N 77°40'30" E | 108.63' |
| FZ336 | N 90°00'00" E | 51.12' |
| FZ337 | N 84°16'52" E | 85.61' |
| FZ338 | N 84°18'52" E | 57.09' |
| FZ339 | N 53°09'49" E | 42.64' |
| FZ340 | N 55°37'06" E | 65.36' |
| FZ341 | N 90°00'00" E | 22.75' |
| FZ342 | N 90°00'00" E | 31.25' |
| FZ343 | N 90°00'00" E | 36.94' |
| FZ344 | N 90°00'00" E | 36.94' |
| FZ345 | N 90°00'00" E | 65.31' |
| FZ346 | N 69°26'59" E | 72.82' |
| FZ347 | N 45°01'16" E | 60.26' |
| FZ348 | N 09°41'21" E | 118.09' |
| FZ349 | N 28°07'21" E | 96.66' |
| FZ350 | N 35°32'40" E | 122.13' |
| FZ351 | N 42°42'46" E | 57.02' |
| FZ352 | S 08°53'45" W | 34.34' |
| FZ353 | S 02°58'20" W | 95.22' |
| FZ354 | S 01°47'39" W | 77.85' |
| FZ355 | S 39°49'03" W | 19.33' |
| FZ356 | S 55°27'39" W | 23.98' |
| FZ357 | S 35°35'24" W | 31.90' |
| FZ358 | S 43°04'36" W | 50.70' |
| FZ359 | S 36°19'00" W | 29.13' |
| FZ360 | S 47°21'32" W | 60.66' |
| FZ361 | S 46°20'52" W | 37.58' |
| FZ362 | S 37°53'10" W | 28.19' |
| FZ363 | S 54°27'44" W | 42.47' |
| FZ364 | S 56°18'36" W | 22.31' |
| FZ365 | S 39°46'54" W | 28.91' |
| FZ366 | S 41°30'37" W | 74.78' |
| FZ367 | S 50°55'23" W | 50.96' |
| FZ368 | S 23°59'09" W | 15.53' |
| FZ369 | S 20°21'11" W | 52.29' |
| FZ370 | S 43°40'08" W | 207.39' |
| FZ371 | S 17°45'07" W | 81.22' |
| FZ372 | S 63°09'24" W | 31.12' |
| FZ373 | S 23°50'59" W | 54.44' |
| FZ374 | S 63°52'47" W | 145.68' |
| FZ375 | S 27°34'18" W | 18.73' |
| FZ376 | S 62°59'33" W | 46.73' |

FLOOD PLAIN LINE DATA TABLE (MASTER LIST)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| FP1 | N 36°26'56" E | 28.57' |
| FP2 | N 61°56'26" E | 58.91' |
| FP3 | N 57°17'57" E | 83.03' |
| FP4 | N 49°18'31" E | 50.85' |
| FP5 | N 58°04'23" E | 32.63' |
| FP6 | N 43°50'00" E | 19.12' |
| FP7 | N 30°36'11" E | 69.11' |
| FP8 | N 47°35'43" E | 59.16' |
| FP9 | N 47°35'43" E | 82.25' |
| FP10 | N 31°36'47" E | 17.78' |
| FP11 | N 75°30'34" E | 43.53' |
| FP12 | N 89°43'33" E | 42.20' |
| FP13 | N 83°35'24" E | 22.37' |
| FP14 | N 38°56'25" E | 71.57' |
| FP15 | N 52°26'44" E | 46.01' |
| FP16 | N 40°32'17" E | 18.85' |
| FP17 | N 21°29'14" E | 29.09' |
| FP18 | N 28°56'42" E | 13.80' |
| FP19 | N 15°25'16" E | 25.87' |
| FP20 | N 41°05'52" E | 18.31' |
| FP21 | N 48°18'22" E | 28.61' |
| FP22 | N 38°28'38" E | 56.82' |
| FP23 | N 39°08'59" E | 61.69' |
| FP24 | N 35°42'24" E | 42.99' |
| FP25 | N 36°09'57" E | 74.62' |
| FP26 | N 36°40'01" E | 38.74' |
| FP27 | N 07°14'32" E | 33.59' |
| FP28 | N 27°58'03" E | 21.72' |
| FP29 | N 55°22'57" E | 46.18' |
| FP30 | N 61°03'10" E | 9.14' |
| FP31 | N 36°05'48" E | 61.52' |
| FP32 | N 36°22'32" E | 46.71' |
| FP33 | N 56°06'08" E | 20.88' |
| FP34 | N 20°00'26" W | 2.78' |
| FP35 | N 28°44'19" E | 14.28' |
| FP36 | N 50°39'19" E | 95.82' |
| FP37 | S 00°36'44" E | 19.05' |
| FP38 | N 59°11'52" E | 28.06' |
| FP39 | N 57°39'01" E | 28.36' |
| FP40 | N 74°47'14" E | 24.98' |
| FP41 | N 85°24'09" E | 25.22' |
| FP42 | S 79°19'18" E | 31.17' |
| FP43 | S 76°52'56" E | 183.06' |
| FP44 | S 85°29'06" E | 43.74' |
| FP45 | S 66°37'47" E | 29.43' |
| FP46 | S 88°12'41" E | 35.77' |
| FP47 | N 72°37'03" E | 53.83' |
| FP48 | N 79°34'14" E | 29.77' |
| FP49 | N 88°53'23" E | 99.40' |
| FP50 | N 81°22'29" E | 28.55' |
| FP51 | N 18°54'25" E | 46.83' |
| FP52 | N 30°27'34" E | 34.04' |
| FP53 | N 35°39'47" E | 44.69' |
| FP54 | N 30°58'45" E | 21.37' |

SEQ. NO.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 22245 MICHAEL AMERSON Date signed 8-4-20 ARIZONA U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 43851 JIANKANG WANG Date Signed 8-4-20 ARIZONA, U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 21734 JOHN D. WOOD Date Signed 8-4-20 ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET 7 OF 42

Presidio ENGINEERING, INC. Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747



SEQ. NO.

| FLOOD PLAIN LINE DATA TABLE (MASTER LIST) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FP55 | N 38°28'39" E | 35.73' |
| FP56 | N 74°15'05" E | 10.34' |
| FP57 | N 34°15'12" E | 57.49' |
| FP58 | N 25°32'42" E | 34.67' |
| FP59 | N 41°03'14" E | 28.94' |
| FP60 | N 53°49'23" E | 20.54' |
| FP61 | N 66°48'57" E | 9.24' |
| FP62 | S 72°34'47" E | 9.51' |
| FP63 | N 59°26'07" E | 94.00' |
| FP64 | N 38°48'25" E | 138.82' |
| FP65 | N 39°08'12" E | 65.95' |
| FP66 | N 67°45'48" E | 42.73' |
| FP67 | N 68°01'35" E | 147.13' |
| FP68 | N 66°10'53" E | 19.29' |
| FP69 | N 64°40'54" E | 25.18' |
| FP70 | N 67°35'35" E | 99.42' |
| FP71 | N 66°05'26" E | 17.46' |
| FP72 | N 74°18'00" E | 16.51' |
| FP73 | N 80°40'48" E | 33.97' |
| FP74 | N 82°37'07" E | 17.73' |
| FP75 | N 81°55'38" E | 22.58' |
| FP76 | S 87°52'17" E | 17.29' |
| FP77 | S 78°37'23" E | 24.45' |
| FP78 | S 57°59'32" E | 21.88' |
| FP79 | N 90°00'00" E | 41.99' |
| FP80 | S 83°43'20" E | 27.20' |
| FP81 | S 70°49'57" E | 10.05' |
| FP82 | S 86°02'43" E | 65.75' |
| FP83 | N 82°06'38" E | 27.48' |
| FP84 | N 63°36'57" E | 69.67' |
| FP85 | N 04°45'27" W | 38.91' |
| FP86 | N 50°39'19" E | 93.76' |
| FP87 | S 70°12'29" E | 8.17' |
| FP88 | S 00°47'34" E | 53.23' |
| FP89 | N 75°58'29" E | 38.11' |
| FP90 | N 67°56'05" E | 78.47' |
| FP91 | N 59°37'29" E | 18.66' |
| FP92 | S 87°38'37" E | 21.96' |
| FP93 | N 36°36'43" E | 328.92' |
| FP94 | N 89°29'39" E | 250.00' |
| FP95 | N 44°18'36" E | 52.63' |
| FP96 | N 06°24'59" W | 13.02' |
| FP97 | N 07°12'55" E | 17.32' |
| FP98 | S 14°27'14" E | 22.04' |
| FP99 | N 12°11'31" E | 29.12' |
| FP100 | N 49°30'16" E | 23.41' |
| FP101 | N 74°39'13" E | 3.01' |
| FP102 | N 89°57'28" E | 229.73' |
| FP103 | N 89°29'31" E | 160.78' |
| FP104 | N 79°52'55" E | 101.40' |
| FP105 | N 89°24'08" E | 90.00' |
| FP106 | S 05°42'23" W | 3.97' |
| FP107 | S 64°45'21" E | 10.47' |
| FP108 | N 64°26'31" E | 67.72' |

| FLOOD PLAIN LINE DATA TABLE (MASTER LIST) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FP109 | N 78°28'00" E | 52.13' |
| FP110 | N 36°20'13" E | 15.39' |
| FP111 | N 53°39'47" W | 1.00' |
| FP112 | N 01°25'04" E | 19.69' |
| FP113 | N 06°00'06" E | 39.49' |
| FP114 | N 54°53'05" E | 33.65' |
| FP115 | N 58°36'02" E | 48.31' |
| FP116 | N 72°44'23" E | 33.48' |
| FP117 | N 64°22'06" E | 25.15' |
| FP118 | N 52°06'53" E | 36.17' |
| FP119 | N 36°29'56" E | 42.77' |
| FP120 | N 56°34'37" E | 23.77' |
| FP121 | N 64°58'14" E | 21.21' |
| FP122 | N 66°23'06" E | 78.15' |
| FP123 | N 61°47'59" E | 19.83' |
| FP124 | N 72°02'12" E | 40.62' |
| FP125 | N 82°45'06" E | 29.76' |
| FP126 | N 84°59'24" E | 30.71' |
| FP127 | S 85°46'47" E | 47.89' |
| FP128 | S 53°22'54" E | 9.29' |
| FP129 | S 76°58'42" E | 22.11' |
| FP130 | S 89°00'53" E | 41.16' |
| FP131 | N 82°07'34" E | 52.70' |
| FP132 | N 75°45'31" E | 17.53' |
| FP133 | N 89°26'48" E | 235.59' |
| FP134 | N 89°21'27" E | 173.28' |
| FP135 | N 89°24'05" E | 179.52' |
| FP136 | N 00°35'52" W | 79.21' |
| FP137 | N 42°00'27" W | 1.00' |
| FP138 | N 47°59'33" E | 12.14' |
| FP139 | N 64°26'31" E | 80.31' |
| FP140 | N 78°28'00" E | 40.78' |
| FP141 | S 49°11'17" E | 12.49' |
| FP142 | S 40°48'43" W | 1.00' |
| FP143 | S 00°35'52" E | 32.25' |
| FP144 | N 44°24'08" E | 35.86' |
| FP145 | N 89°24'08" E | 159.24' |
| FP146 | N 53°27'27" E | 52.65' |
| FP147 | N 73°31'56" E | 24.72' |
| FP148 | N 63°26'59" E | 24.31' |
| FP149 | N 04°38'09" E | 23.05' |
| FP150 | N 77°00'49" E | 4.14' |
| FP151 | S 18°43'28" E | 20.32' |
| FP152 | S 70°43'28" E | 6.58' |
| FP153 | N 67°08'58" E | 14.59' |
| FP154 | N 49°01'34" E | 27.31' |
| FP155 | N 41°52'33" E | 46.42' |
| FP156 | N 62°15'28" E | 13.48' |
| FP157 | N 85°51'58" E | 27.88' |
| FP158 | S 71°28'28" E | 16.79' |
| FP159 | N 81°53'31" E | 217.75' |
| FP160 | S 13°33'44" W | 70.75' |
| FP161 | S 89°59'25" W | 272.51' |
| FP162 | N 00°00'08" E | 111.15' |

| FLOOD PLAIN LINE DATA TABLE (MASTER LIST) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FP163 | N 89°55'40" E | 146.66' |
| FP164 | N 51°37'45" E | 184.59' |
| FP165 | N 51°44'12" E | 154.22' |
| FP166 | N 51°09'32" E | 204.89' |
| FP167 | N 47°02'15" E | 43.92' |
| FP168 | N 19°44'00" E | 22.41' |
| FP169 | N 11°39'15" E | 41.14' |
| FP170 | N 00°55'49" W | 45.22' |
| FP171 | N 09°27'18" E | 13.48' |
| FP172 | N 20°16'18" E | 21.74' |
| FP173 | N 06°46'31" E | 29.08' |
| FP174 | N 02°14'09" W | 94.01' |
| FP175 | N 52°03'47" E | 98.10' |
| FP176 | S 37°45'49" E | 15.52' |
| FP177 | S 02°57'40" W | 1.00' |
| FP178 | S 87°02'20" E | 8.26' |
| FP179 | N 63°45'52" E | 27.11' |
| FP180 | N 54°07'01" E | 37.35' |
| FP181 | N 05°29'44" E | 8.45' |
| FP182 | N 84°30'16" W | 1.00' |
| FP183 | N 37°56'13" W | 21.70' |
| FP184 | N 52°03'47" E | 23.00' |
| FP185 | N 29°57'00" E | 118.56' |
| FP186 | N 28°56'27" E | 155.62' |
| FP187 | N 08°40'01" E | 90.84' |
| FP188 | N 33°46'57" E | 48.92' |
| FP189 | N 38°18'25" E | 117.86' |
| FP190 | N 45°25'40" E | 64.01' |
| FP191 | N 18°04'34" E | 50.64' |
| FP192 | N 20°52'07" E | 37.56' |
| FP193 | N 32°53'24" E | 186.99' |
| FP194 | N 32°27'50" E | 80.89' |
| FP195 | N 51°48'32" E | 153.90' |
| FP196 | N 22°40'04" E | 54.49' |
| FP197 | N 29°15'50" E | 25.06' |
| FP198 | N 45°06'49" E | 27.76' |
| FP199 | N 51°05'49" E | 79.52' |
| FP200 | N 38°32'46" E | 58.03' |
| FP201 | N 73°26'42" E | 33.23' |
| FP202 | N 55°34'20" E | 19.10' |
| FP203 | N 63°40'21" E | 100.30' |
| FP204 | N 28°32'07" E | 48.49' |
| FP205 | N 16°37'50" E | 53.74' |
| FP206 | N 00°00'00" E | 29.98' |
| FP207 | N 04°58'36" W | 86.27' |
| FP208 | N 20°31'36" W | 47.52' |
| FP209 | N 37°45'49" W | 39.62' |
| FP210 | N 77°56'32" W | 1.00' |
| FP211 | N 12°03'28" E | 8.48' |
| FP212 | N 63°45'52" E | 25.20' |
| FP213 | N 54°07'01" E | 39.06' |
| FP214 | S 81°22'11" E | 7.25' |
| FP215 | N 47°07'45" E | 51.91' |
| FP216 | S 76°32'05" E | 30.23' |

| FLOOD PLAIN LINE DATA TABLE (MASTER LIST) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FP217 | S 82°19'09" E | 21.65' |
| FP218 | N 78°41'50" E | 61.13' |
| FP219 | N 65°07'32" E | 18.30' |
| FP220 | N 56°42'15" E | 30.50' |
| FP221 | N 17°32'09" E | 109.57' |
| FP222 | N 05°36'15" W | 40.25' |
| FP223 | N 15°22'15" E | 29.57' |
| FP224 | N 05°02'56" W | 33.17' |
| FP225 | N 56°44'05" E | 28.11' |
| FP226 | N 42°40'53" E | 54.89' |
| FP227 | N 49°00'25" E | 48.25' |
| FP228 | N 55°19'18" E | 62.58' |
| FP229 | N 18°37'16" E | 73.79' |
| FP230 | N 44°28'40" E | 69.77' |
| FP231 | N 78°51'40" E | 46.34' |
| FP232 | N 59°06'48" E | 55.32' |
| FP233 | N 73°54'19" E | 49.41' |
| FP234 | N 52°55'35" E | 58.77' |
| FP235 | N 48°26'07" E | 121.25' |
| FP236 | N 52°03'57" E | 31.49' |
| FP237 | N 40°42'55" E | 53.79' |
| FP238 | N 15°15'08" E | 307.80' |
| FP239 | N 33°04'13" E | 36.50' |
| FP240 | N 42°37'58" E | 32.99' |
| FP241 | N 23°41'16" E | 136.80' |
| FP242 | N 39°43'01" E | 28.54' |
| FP243 | N 29°00'37" E | 131.68' |
| FP244 | N 37°48'05" E | 52.45' |
| FP245 | N 31°04'01" E | 178.63' |
| FP246 | N 16°39'21" E | 215.46' |
| FP247 | N 68°59'24" E | 39.52' |
| FP248 | N 75°18'12" E | 41.78' |
| FP249 | N 33°41'07" E | 31.03' |
| FP250 | N 38°50'45" E | 34.16' |
| FP251 | N 43°41'10" E | 39.48' |
| FP252 | N 27°49'27" E | 113.92' |
| FP253 | N 41°59'29" E | 40.28' |
| FP254 | N 35°55'42" E | 29.60' |
| FP255 | N 54°46'05" E | 37.97' |
| FP256 | N 55°48'03" E | 37.50' |
| FP257 | N 36°40'56" E | 46.38' |
| FP258 | N 23°29'00" E | 23.42' |
| FP259 | N 31°16'19" E | 83.00' |
| FP260 | N 59°23'01" E | 23.25' |
| FP261 | N 69°19'23" E | 23.68' |
| FP262 | N 54°56'55" E | 97.85' |
| FP263 | N 39°56'02" E | 16.94' |
| FP264 | N 24°33'58" E | 23.61' |
| FP265 | N 67°42'33" E | 42.45' |
| FP266 | N 62°28'46" E | 35.09' |
| FP267 | N 77°16'42" E | 27.54' |
| FP268 | N 63°26'26" E | 41.66' |
| FP269 | N 51°29'36" E | 27.13' |
| FP270 | N 66°52'26" E | 48.53' |

| FLOOD PLAIN LINE DATA TABLE (MASTER LIST) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FP271 | N 66°10'19" E | 29.86' |
| FP272 | S 89°38'25" E | 22.97' |
| FP273 | S 70°06'35" E | 21.45' |
| FP274 | N 38°40'34" E | 2.23' |
| FP275 | N 42°56'02" W | 13.53' |
| FP276 | N 19°33'21" W | 32.75' |
| FP277 | N 02°54'29" E | 37.28' |
| FP278 | N 28°24'14" E | 63.10' |
| FP279 | N 03°59'31" W | 19.29' |
| FP280 | N 10°44'48" W | 52.31' |
| FP281 | N 02°02'34" W | 25.63' |
| FP282 | N 05°04'44" E | 20.67' |
| FP283 | N 16°00'15" W | 64.72' |
| FP284 | N 40°18'29" W | 11.53' |
| FP285 | N 04°45'58" W | 10.45' |
| FP286 | N 43°01'58" E | 11.87' |
| FP287 | N 73°36'10" E | 51.96' |

SEQ. NO.




IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **8** OF **42**

Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747



SEQ. NO.

| FEMA ZONE LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FZ1 | S 16°14'29" E | 16.12' |
| FZ2 | S 10°23'38" E | 46.77' |
| FZ3 | S 01°40'17" E | 51.43' |
| FZ4 | S 10°19'02" W | 51.30' |
| FZ5 | S 08°15'06" W | 47.90' |
| FZ6 | S 18°24'50" W | 26.71' |
| FZ7 | S 37°57'50" W | 79.55' |
| FZ8 | S 38°15'48" W | 69.13' |
| FZ9 | S 43°23'21" W | 98.26' |
| FZ23 | N 39°25'51" E | 8.43' |
| FZ24 | N 23°43'12" E | 55.47' |
| FZ25 | N 30°03'23" E | 47.04' |
| FZ26 | N 01°40'45" W | 68.25' |
| FZ27 | N 07°50'29" W | 51.77' |
| FZ28 | N 01°40'43" E | 34.14' |
| FZ29 | N 29°06'17" E | 31.22' |
| FZ30 | N 54°58'19" E | 49.00' |
| FZ31 | N 57°03'56" E | 87.42' |
| FZ32 | N 44°30'41" E | 36.28' |
| FZ33 | N 35°42'39" E | 56.54' |
| FZ34 | N 28°46'43" E | 51.02' |
| FZ35 | N 30°01'57" E | 29.35' |
| FZ36 | N 25°37'00" E | 74.30' |
| FZ37 | N 19°12'30" E | 65.16' |
| FZ38 | N 29°56'32" E | 60.73' |

F (CASCADA)
CASCADA VILLAGE I
LOTS 1–430 BLK I–XVIII & C.A.'S, "A", "B", "C", "D", "E", "F", "G", "H", & "I"
RECORDED, JANUARY 23, 2009
SEQ. NO. 20090150376, M&P

CASCADA BLK XI

FND 3" T.O.M. BCSM RLS 19316

S 48°16'37" W 8.77'

FND PCP RLS 18557

L=24.61'

21.35' (FEMA TIE)

FZ23

FZ24

L=203.00', R=5719.00', Δ=03°07'39"

FND 3" T.O.M. BCSM RLS 19316

S 39°39'33" E 75.00' (TIE-NR)

L=207.08' R=3704.00' Δ=03°07'39"

L=182.47' (ESMT. TIE)

FZ25

EXIST. 25' PUBLIC WASTER EASEMENT PER BK. 64, PG. 35 M&P

FZ26

FZ27

FZ28

FZ29

FZ30

FZ31

FZ32

FZ33

FZ34

FZ35

FZ36

FZ37

FZ38

PROJECT BOUNDARY

392.29'

S 00°31'26" E 370.46' (ESMT. TIE)

N 00°31'26" W 790.99'

25.00'

FND PCP RLS 18557

16.45' ESMT. TIE

205.52' (FEMA TIE)

S 38°39'33" E 18.81' (ESMT. TIE)

EXIST. PUBLIC DRAINAGE EASEMENT PER DKT. 13624, PG. 3186

F (CASCADA)
OASIS HILLS II,
LOTS 1–40 & C.A. "A"
RECORDED , OCCTOBER 11, 2007
SEQ. NO. 20071970208

TWIN PEAKS ROAD (EXIST. PUBLIC STREET)
(DKT. 13421, PG. 3601)

150' R/W PER DKT. 13421, PG. 3601

75' 1/2 R/W

75' 1/2 R/W

S 51°20'27" W 1584.56'
473.89' ESMT. TIE

S 51°20'27" W 1699.24'

1068.43' ESMT. TIE

S 51°20'27" W 1078.42' (ESMT. TIE)

N 38°39'33" W 35.00' (ESMT. TIE)

35' PUBLIC SLOPE EASEMENT PER DKT. 13421, PG. 3619

FEMA ZONE "X"

FEMA ZONE "A01"

FEMA ZONE "X"

CASCADA BLK XVI
PARCEL 216–19–550A

BLOCK I
1,491,897 S.F.
34.25 AC.

N 89°28'34" E 25.00' (ESMT. TIE)

398.70' ESMT. TIE

EXIST. 100-YR FLOODPLAIN

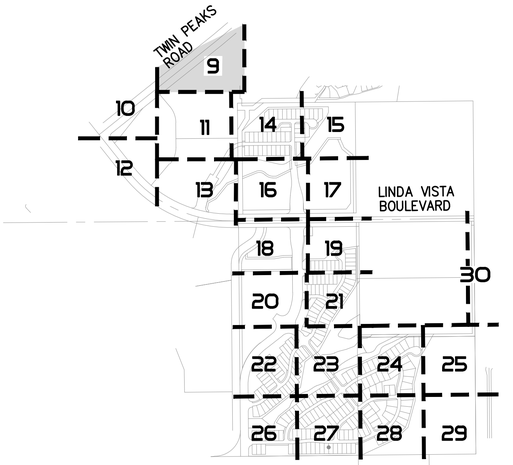
EXIST. 30' PUBLIC SEWER EASEMENT PER DKT. 12678, PG. 465

OASIS HILLS C.A. "A"
PARCEL 216–34–1590
SEQ. NO. 20070660373

SEE SHEET 10

SEE SHEET 11

SEE SHEET 14




BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 22245
MICHAEL AMERSON
Date Signed 8-4-20
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 43851
JIANKANG WANG
Date Signed 8/4/2020
ARIZONA, U.S.A.

Registered Professional Engineer
CERTIFICATE NO. 21734
JOHN D WOOD
Date Signed 8/4/20
(Civil)
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1–39), VILLAGE II (LOTS 1–93), VILLAGE III (LOTS 1–131), BLOCKS I–VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE–SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP–12–SOUTH, RANGE–12–EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905–002**

REFERENCE: PRV–1707–001, PCZ1503–001, PRV–07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024–01–0106 SHEET **9** OF **42**


Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
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SEQ. NO._____

F (CASCADA)
CASCADA VILLAGE I
LOTS 1-430 BLK I-XVII & C.A.'S, "A",
"B", "C", "D", "E", "F", "G", "H", & "I"
RECORDED, JANUARY 23, 2009
SEQ. NO. 20090150376, M&P

CASCADA BLK XI

SEE SHEET 9

TWIN PEAKS ROAD (EXIST. PUBLIC STREET)
(DKT. 13421, PG. 3601)

150' R/W PER DKT. 13421, PG. 3601

75' 1/2 R/W

75' 1/2 R/W

PROJECT BOUNDARY

BLOCK I
1,491,897 S.F.
34.25 AC.

SEE SHEET 11

S 51°20'27" W 1699.24'

35' PUBLIC SLOPE EASEMENT PER
DKT. 13421, PG. 3619

S 51°20'27" W 1584.58'

1066.43' ESMT. TIE

S 51°20'27" W 1078.42' (ESMT. TIE)

CASCADA BLK XVII
PARCEL 216-19-551A

CASCADA BLK XV
PARCEL
216-19-549A

35' PUBLIC SLOPE EASEMENT PER
DKT. 13421, PG. 3619

LINDA VISTA BOULEVARD
(NEW PUBLIC STREET)
(DKT. 13421, PG. 3601)

N 38°39'33" W 75.00'
(TIE-IN)

114.67'

L=62.72'
Δ=89°50'00"
R=40.00'

S 38°29'33" E 541.35'

S 38°29'33" E
429.57'
(ESMT. TIE)

S 38°29'33" E
426.68'

EXIST. 100-YR
FLOODPLAIN

FEMA ZONE "X"

FZ17

FEMA ZONE "AO"

FZ16

FZ18

SEE SHEET 12

N

0' 40' 80'
SCALE 1"=40'

TWIN PEAKS ROAD

LINDA VISTA BOULEVARD

BLOCK SHEET PLACEMENT INDEX

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 9 | | | | | | | |
| 10 | 11 | 14 | 15 | | | | |
| 12 | 13 | 16 | 17 | | | | |
| | 18 | 19 | | 30 | | | |
| | 20 | 21 | | | | | |
| | 22 | 23 | 24 | 25 | | | |
| | 26 | 27 | 28 | 29 | | | |

SEQ. NO.

RECORDED LAND SURVEYOR
CERTIFICATE NO. 22245
MICHAEL AMERSON
Date signed 8-4-20
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 43851
JIANKANG WANG
Date Signed 08/04/2020
ARIZONA, U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 21734
JOHN D. WOOD
Date Signed 08/04/2020
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

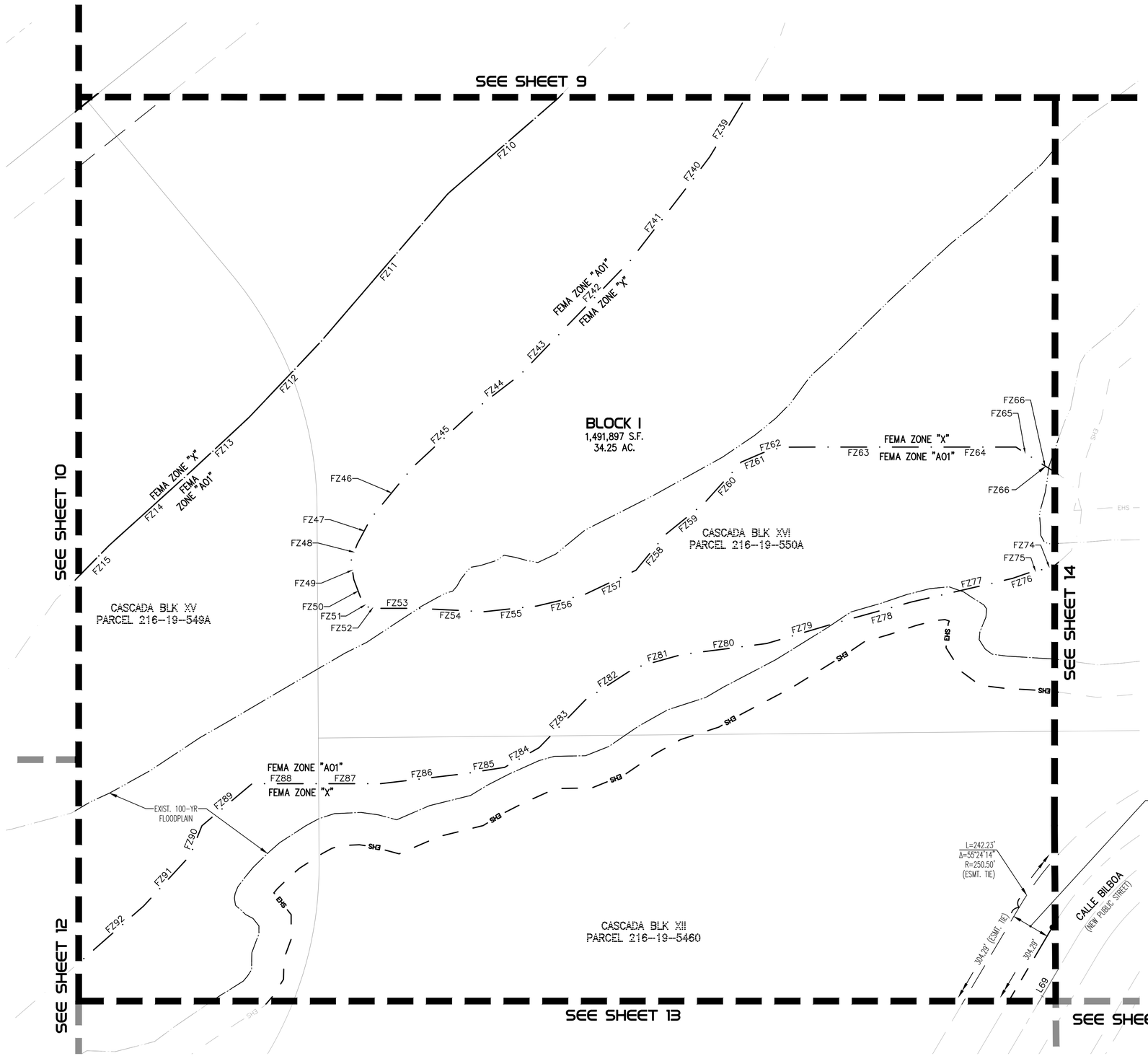
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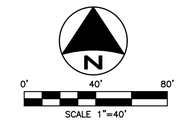
PRV1905-002

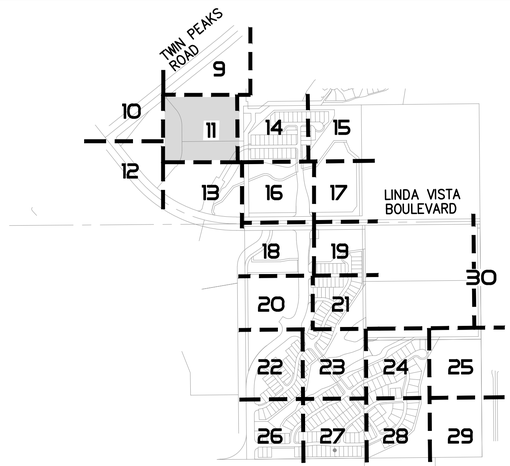
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PRESIDIO JOB No. 114024-01-0106 SHEET **10** OF **42**

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SEQ. NO. _____




BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

| FEMA ZONE LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FZ10 | S 49°06'20" W | 113.27' |
| FZ11 | S 40°39'55" W | 151.73' |
| FZ12 | S 43°27'00" W | 80.06' |
| FZ13 | S 47°04'07" W | 60.61' |
| FZ14 | S 47°52'40" W | 86.71' |
| FZ15 | S 44°29'05" W | 58.96' |
| FZ39 | N 31°21'18" E | 45.52' |
| FZ40 | N 36°57'14" E | 34.10' |
| FZ41 | N 37°40'44" E | 67.28' |
| FZ42 | N 44°03'43" E | 76.93' |
| FZ43 | N 43°52'55" E | 46.43' |
| FZ44 | N 52°31'02" E | 43.24' |
| FZ45 | N 47°10'38" E | 66.89' |
| FZ46 | N 39°14'21" E | 50.19' |
| FZ47 | N 28°02'41" E | 22.73' |
| FZ48 | N 20°36'05" E | 13.85' |
| FZ49 | N 08°27'12" W | 14.88' |
| FZ50 | N 20°34'41" W | 19.03' |
| FZ51 | N 51°14'31" W | 5.69' |
| FZ52 | N 82°48'49" W | 7.24' |

| FEMA ZONE LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FZ53 | N 90°00'00" W | 30.75' |
| FZ54 | N 87°05'11" W | 52.26' |
| FZ55 | S 83°45'59" W | 40.87' |
| FZ56 | S 76°45'34" W | 37.11' |
| FZ57 | S 64°42'59" W | 45.00' |
| FZ58 | S 39°22'31" W | 35.17' |
| FZ59 | S 50°56'44" W | 39.68' |
| FZ60 | S 42°03'32" W | 42.64' |
| FZ61 | S 66°37'55" W | 18.04' |
| FZ62 | S 73°38'56" W | 15.76' |
| FZ63 | S 89°59'06" W | 118.31' |
| FZ64 | N 90°00'00" W | 62.88' |
| FZ65 | N 56°39'33" W | 17.06' |
| FZ66 | N 57°55'00" W | 19.47' |
| FZ74 | N 70°43'40" E | 9.47' |
| FZ75 | N 76°05'55" E | 12.88' |
| FZ76 | N 70°46'44" E | 12.25' |
| FZ77 | N 76°51'26" E | 80.68' |
| FZ78 | N 74°31'47" E | 56.94' |
| FZ79 | N 73°29'06" E | 59.58' |

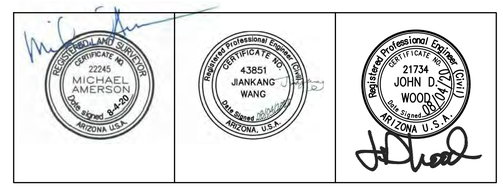
| FEMA ZONE LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FZ80 | N 82°38'23" E | 66.11' |
| FZ81 | N 74°17'39" E | 37.98' |
| FZ82 | N 57°08'44" E | 45.16' |
| FZ83 | N 44°09'05" E | 52.22' |
| FZ84 | N 60°15'18" E | 30.74' |
| FZ85 | N 80°57'01" E | 31.39' |
| FZ86 | N 83°12'21" E | 65.77' |
| FZ87 | N 90°00'00" E | 54.44' |
| FZ88 | N 90°00'00" E | 45.06' |
| FZ89 | N 49°59'44" E | 50.75' |
| FZ90 | N 21°48'05" E | 25.07' |
| FZ91 | N 42°40'30" E | 52.83' |
| FZ92 | N 48°40'15" E | 51.77' |

| LINE DATA TABLE (SEE MASTER LIST ON SHEET 5) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L69 | S 30°34'05" W | 504.29' |

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 3)

6. TEMPORARY 30' PUBLIC SLOPE EASEMENT GRANTED BY THIS PLAT.




IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

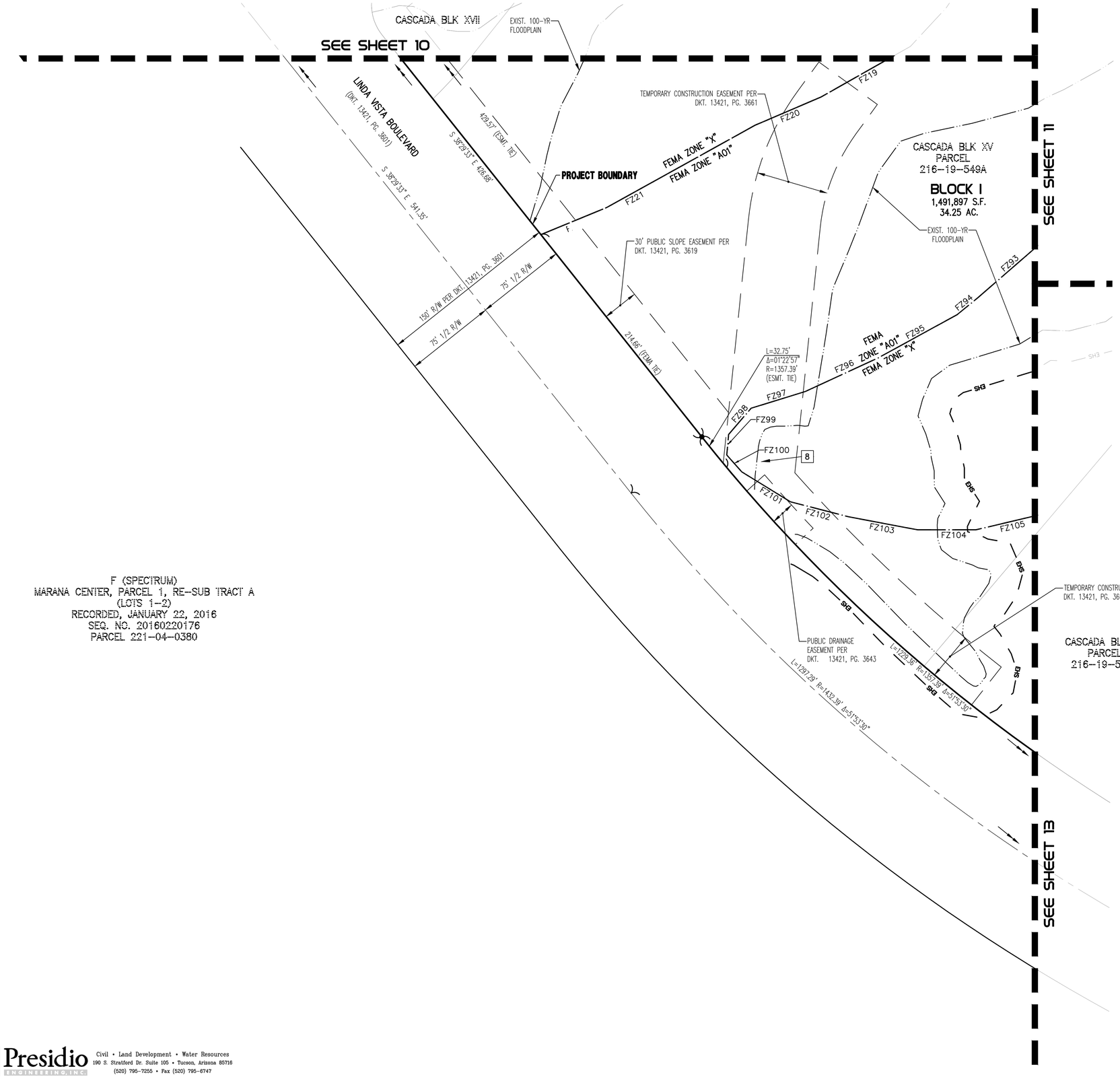
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## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

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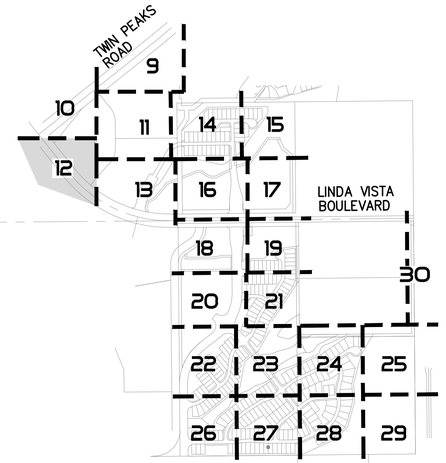
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F (SPECTRUM)
MARANA CENTER, PARCEL 1, RE-SUB TRACT A
(LOTS 1-2)
RECORDED, JANUARY 22, 2016
SEQ. NO. 20160220176
PARCEL 221-04-0380




BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

☐ *EASEMENT / RIGHT-OF-WAY KEYNOTES*

(SEE MASTER LIST ON SHEET 3)

8. 30' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.

FEMA ZONE LINE DATA TABLE
(SEE MASTER LIST ON SHEET 6)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| FZ19 | S 60°29'04" W | 85.25' |
| FZ20 | S 66°49'45" W | 59.49' |
| FZ21 | S 60°59'28" W | 140.93' |
| FZ22 | S 67°34'33" W | 59.23' |
| FZ93 | N 49°03'04" E | 78.20' |
| FZ94 | N 50°40'15" E | 22.14' |
| FZ95 | N 61°18'18" E | 74.46' |
| FZ96 | N 65°14'03" E | 66.77' |
| FZ97 | N 72°47'59" E | 47.24' |
| FZ98 | N 40°34'27" E | 28.63' |
| FZ99 | N 05°13'22" E | 17.17' |
| FZ100 | N 41°37'04" W | 18.73' |
| FZ101 | N 58°26'04" W | 47.46' |
| FZ102 | N 75°31'39" W | 49.77' |
| FZ103 | N 79°17'24" W | 58.52' |
| FZ104 | N 90°00'00" W | 48.31' |
| FZ105 | S 76°42'26" W | 60.75' |

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22245
MICHAEL AMERSON
Date signed 9-4-20
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
43851
JIANKANG WANG
Date Signed 9/4/2020
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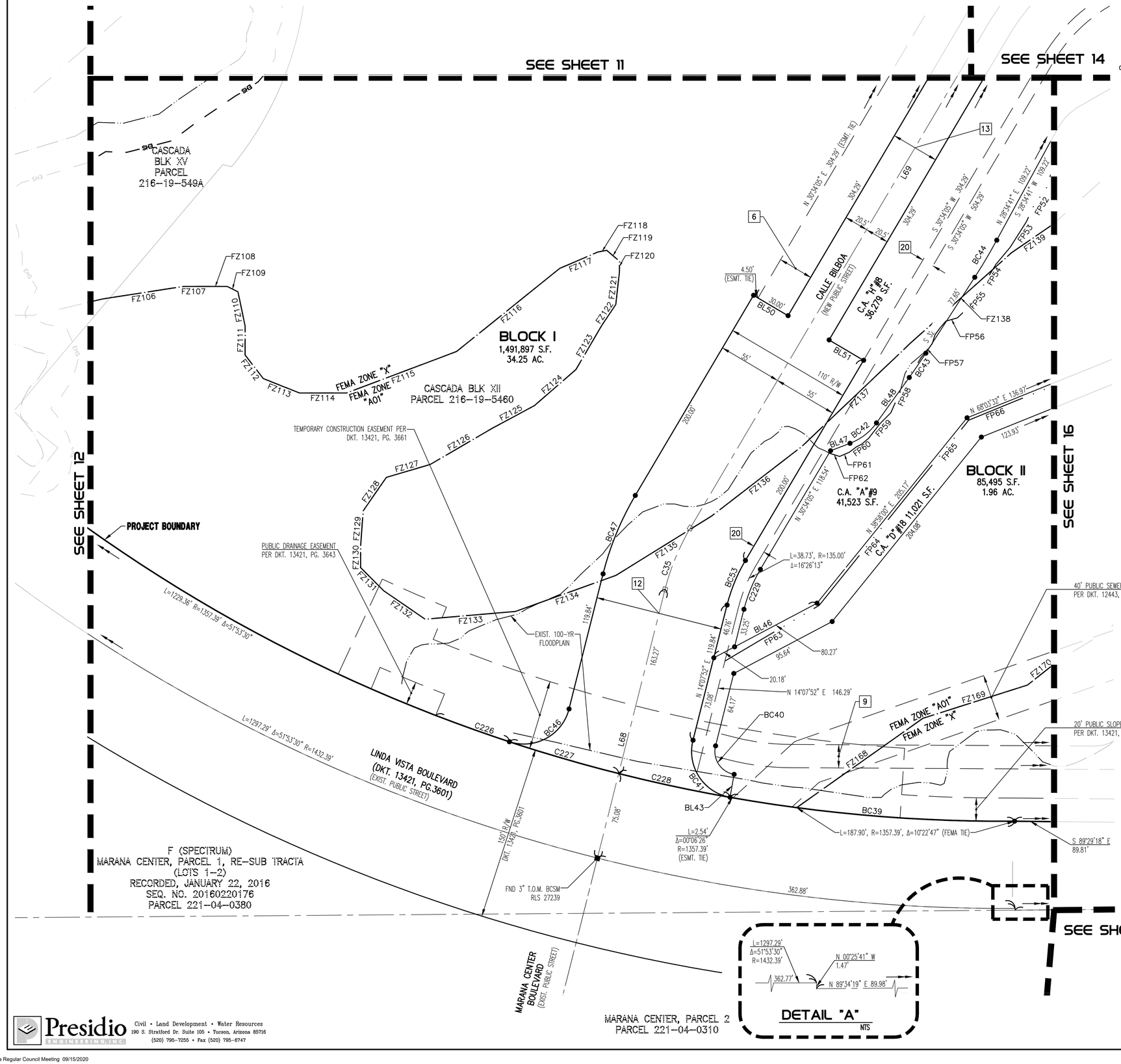
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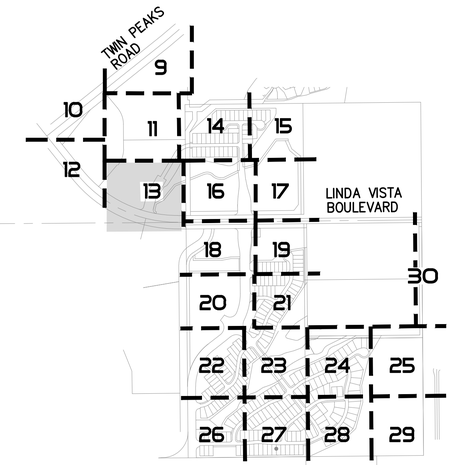
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SEQ. NO. _____




BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 3)

6. TEMPORARY 30' PUBLIC SLOPE EASEMENT GRANTED BY THIS PLAT.
9. 20' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.
12. 110' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
13. 41' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
20. 10' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.

BLOCK BOUNDARY CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 6)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| BC39 | 245.91' | 1357.39' | 10°22'47" |
| BC40 | 32.86' | 20.00' | 94°08'07" |
| BC41 | 65.72' | 40.00' | 94°08'07" |
| BC42 | 29.21' | 50.00' | 33°28'05" |
| BC43 | 25.33' | 500.00' | 2°54'09" |
| BC44 | 37.12' | 500.00' | 4°15'11" |
| BC46 | 65.72' | 40.00' | 94°08'07" |
| BC47 | 73.15' | 255.00' | 16°26'13" |
| BC53 | 41.60' | 145.00' | 16°26'13" |

BLOCK BOUNDARY LINE DATA TABLE
(SEE MASTER LIST ON SHEET 6)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| BL43 | S 09°59'45" W | 20.00' |
| BL46 | N 62°08'01" E | 100.45' |
| BL47 | S 69°12'06" W | 17.91' |
| BL48 | S 35°44'01" W | 48.18' |
| BL50 | S 59°25'55" E | 34.50' |
| BL51 | N 59°25'55" W | 34.50' |

LINE DATA TABLE
(SEE MASTER LIST ON SHEET 5)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L68 | S 14°07'52" W | 238.35' |
| L69 | S 30°34'05" W | 504.29' |

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 5)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C35 | 57.38' | 200.00' | 16°26'13" |
| C226 | 67.32' | 1357.39' | 2°50'30" |
| C227 | 97.97' | 1357.39' | 4°08'07" |
| C228 | 97.97' | 1357.39' | 4°08'07" |
| C229 | 37.29' | 130.00' | 16°26'13" |

FLOODPLAIN LINE DATA TABLE
SEE SHEET 6

FEMA ZONE LINE DATA TABLE
SEE SHEET 6

REGISTERED LAND SURVEYOR
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22245
MICHAEL AMERSON
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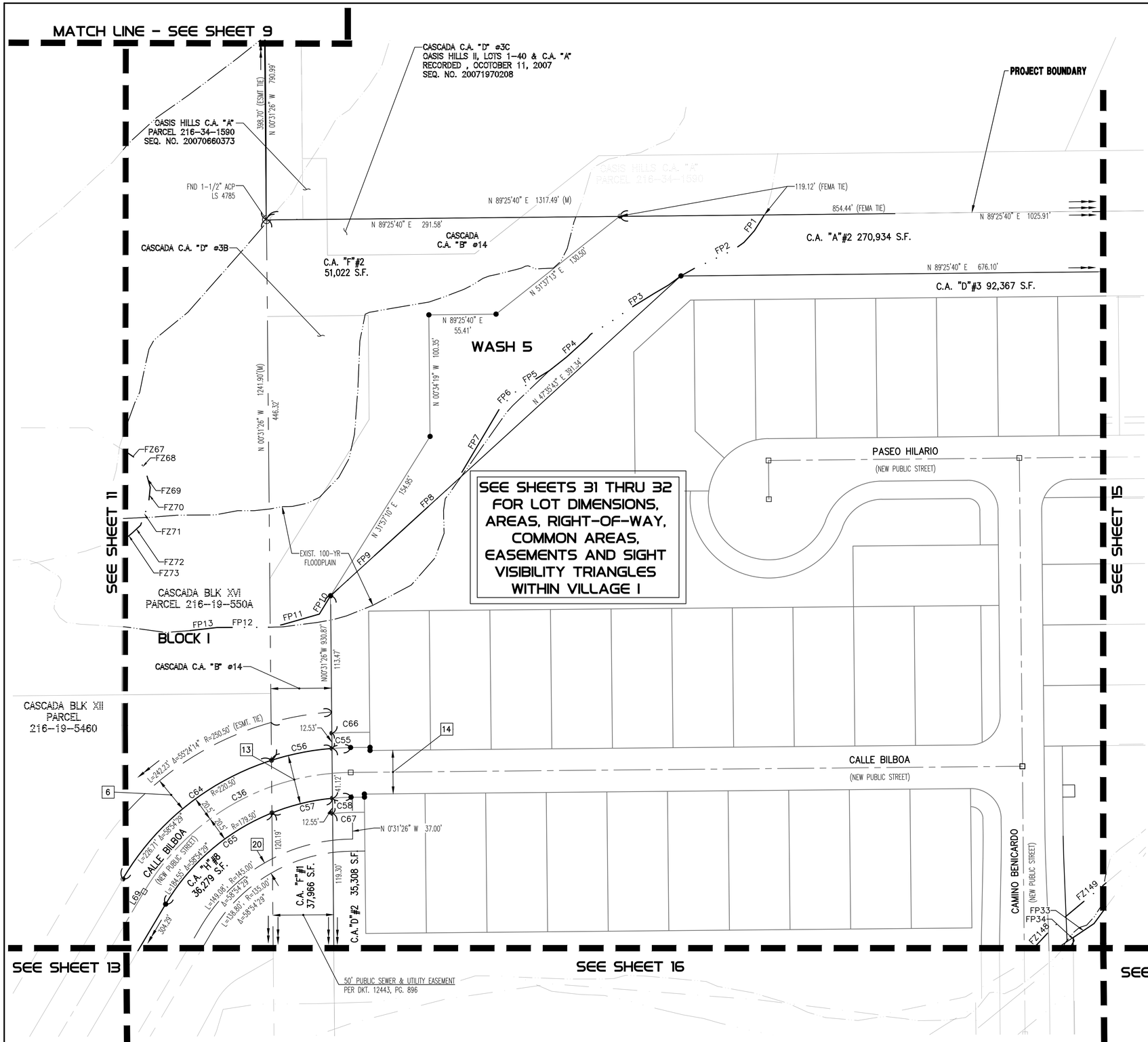
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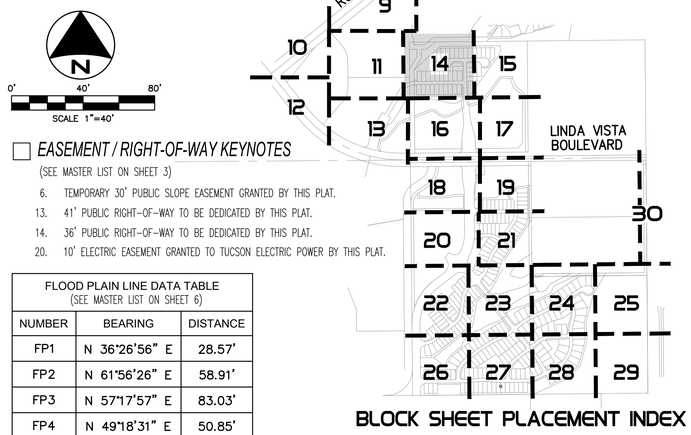
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SEQ. NO.




SEQ. NO.

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 3)

6. TEMPORARY 30' PUBLIC SLOPE EASEMENT GRANTED BY THIS PLAT.
13. 41' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
14. 36' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
20. 10' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.

FLOOD PLAIN LINE DATA TABLE
(SEE MASTER LIST ON SHEET 6)

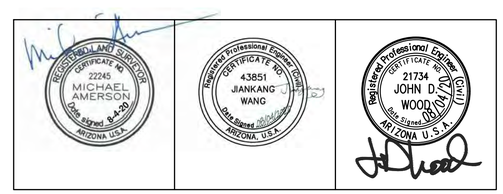
| NUMBER | BEARING | DISTANCE |
|---|---|---|
| FP1 | N 36°26'56" E | 28.57' |
| FP2 | N 61°56'26" E | 58.91' |
| FP3 | N 57°17'57" E | 83.03' |
| FP4 | N 49°18'31" E | 50.85' |
| FP5 | N 58°04'23" E | 32.63' |
| FP6 | N 43°50'00" E | 19.12' |
| FP7 | N 30°36'11" E | 69.11' |
| FP8 | N 47°35'43" E | 59.16' |
| FP9 | N 47°35'43" E | 82.25' |
| FP10 | N 31°36'47" E | 17.78' |
| FP11 | N 75°30'34" E | 43.53' |
| FP12 | N 89°43'33" E | 42.20' |
| FP13 | N 83°35'24" E | 22.37' |
| FP33 | N 56°06'08" E | 20.88' |
| FP34 | N 20°00'26" W | 2.78' |

FEMA ZONE LINE DATA TABLE
(SEE MASTER LIST ON SHEET 6)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| FP33 | N 56°06'08" E | 20.88' |
| FP34 | N 20°00'26" W | 2.78' |
| FZ67 | N 55°21'39" W | 14.13' |
| FZ68 | N 29°55'36" W | 9.77' |
| FZ69 | N 15°23'44" W | 13.42' |
| FZ70 | N 05°48'24" E | 12.97' |
| FZ71 | N 20°01'48" E | 19.52' |
| FZ72 | N 46°56'12" E | 9.15' |
| FZ73 | N 49°49'58" E | 7.61' |
| FZ148 | S 42°51'37" W | 45.57' |
| FZ149 | S 50°12'44" W | 77.35' |

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 5)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C36 | 205.63' | 200.00' | 58°54'29" |
| C55 | 15.32' | 220.50' | 3°58'54" |
| C56 | 50.99' | 220.50' | 13°14'58" |
| C57 | 51.52' | 179.50' | 16°26'45" |
| C58 | 15.33' | 179.50' | 4°53'35" |
| C64 | 160.39' | 220.50' | 41°40'38" |
| C65 | 117.70' | 179.50' | 37°34'09" |
| C66 | 15.32' | 233.00' | 3°46'04" |
| C67 | 15.33' | 167.00' | 5°15'38" |




IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **14** OF **42**

Presidio
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEQ. NO._____

F (CASCADA)
OASIS HILLS
LOTS 1-90, BLK I & C.A.'S, "A" & "B"
RECORDED, OCTOBER 19, 2005
SEQ. NO. 20052030153, M&P

F (CASCADA)
OASIS HILLS C.A. "B"
SEQ. NO. 20052030153, M&P

OASIS HILLS C.A. "A"
PARCEL 216-34-1590
SEQ. NO. 20070660373

N 89°25'40" E 1317.49' (M)

854.44' (FEMA TIE)
BEARING & DISTANCE N 89°25'40" E 1025.91'

171.47' (FEMA TIE)

FND 1/2" IR
RLS 11892

N 89°25'40" E 1317.44' (M)

FND 1/2" IR
RLS 11892

PROJECT BOUNDARY

N 89°25'40" E 676.10'

S 0°34'20" E 60.00'

FEMA ZONE "X"

FEMA ZONE "AO1"

FP14 FP15 FP16 FP17 FP18 FP19 FP20 FP21 FP22 FP23 FP24 FP25 FP26 FP27 FP28 FP29 FP30 FP31 FP32

FZ150 FZ151 FZ152 FZ153 FZ154 FZ155 FZ156 FZ157 FZ158 FZ159 FZ160 FZ161 FZ162 FZ163 FZ164 FZ165 FZ166 FZ167

S 27°26'00" W 48.28'

PROPOSED 100-YR FLOODPLAIN

EXIST. 100-YR FLOODPLAIN

TOWN OF MARANA
PIMA COUNTY

262.83' (FLOODPLAIN TIE)

FP94 FP95 FP96 FP97 FP98 FP99 FP100 FP101

SR
UNSUBDIVIDED
LAUREN BETH GOODMAN
PARCEL 216-34-0670

978.43' (FLOODPLAIN TIE)
N 00°30'08" W 1241.26' (M)

SEE SHEETS 30 THRU 31 FOR LOT DIMENSIONS, AREAS, RIGHT-OF-WAY, COMMON AREAS, EASEMENTS AND SIGHT VISIBILITY TRIANGLES WITHIN VILLAGE I

PASEO HILARIO (NEW PUBLIC STREET)

SEE SHEET 14

C.A. "D"#3
92,366 S.F.

C.A. "A"#2
297,668 S.F.

N 89°29'39" E 142.72'

132.67'
100.00'

32.67'

S 23°49'46" E 99.85'

S 00°30'21" E
20.00'

120.00'

BLOCK IV
358,721 S.F.
(8.24 AC.)

C.A. "D"#4 14,803 S.F.

N 38°06'40" E 339.81'

336.65'

C.A. "E"#2
51,468 S.F.

S 50°52'31" E 126.89'

120.00'

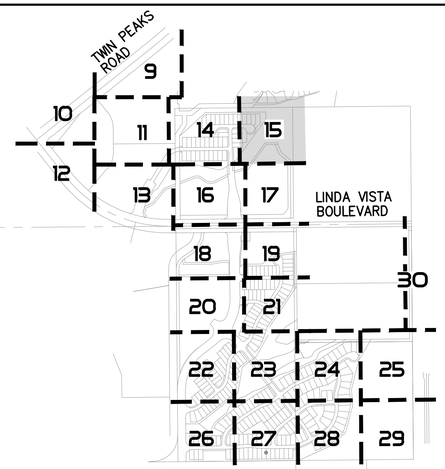
C.A. "A"#2 270,934 S.F.

EXIST. 100-YR FLOODPLAIN

SEE SHEET 16

SEE SHEET 17

0' 40' 80'
SCALE 1"=40'
C.I.=1'




BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

| FLOOD PLAIN LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FP14 | N 38°56'25" E | 71.57' |
| FP15 | N 52°26'44" E | 46.01' |
| FP16 | N 40°32'17" E | 18.85' |
| FP17 | N 21°29'14" E | 29.09' |
| FP18 | N 28°56'42" E | 13.80' |
| FP19 | N 15°25'16" E | 25.87' |
| FP20 | N 41°05'52" E | 18.31' |
| FP21 | N 48°18'22" E | 28.61' |
| FP22 | N 38°28'38" E | 56.82' |
| FP23 | N 39°08'59" E | 61.69' |
| FP24 | N 35°42'24" E | 42.99' |
| FP25 | N 36°09'57" E | 74.62' |
| FP26 | N 36°40'01" E | 38.74' |
| FP27 | N 07°14'32" E | 33.59' |
| FP28 | N 27°58'03" E | 21.72' |
| FP29 | N 55°22'57" E | 46.18' |
| FP30 | N 61°03'10" E | 9.14' |
| FP31 | N 36°05'48" E | 61.52' |
| FP32 | N 36°22'32" E | 46.71' |
| FP93 | N 36°36'43" E | 328.92' |

| FLOOD PLAIN LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FP94 | N 89°29'39" E | 250.00' |
| FP95 | N 44°18'36" E | 52.63' |
| FP96 | N 06°24'59" W | 13.02' |
| FP97 | N 07°12'55" E | 17.32' |
| FP98 | S 14°27'14" E | 22.04' |
| FP99 | N 12°11'31" E | 29.12' |
| FP100 | N 49°30'16" E | 23.41' |
| FP101 | N 74°39'13" E | 3.01' |

| FEMA ZONE LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FZ150 | S 45°41'52" W | 74.41' |
| FZ151 | S 23°42'28" W | 77.10' |
| FZ152 | S 36°14'07" W | 108.91' |
| FZ153 | S 55°50'18" W | 51.59' |
| FZ154 | S 37°39'24" W | 61.89' |
| FZ155 | S 19°09'51" W | 39.60' |
| FZ156 | S 33°41'24" W | 21.30' |
| FZ157 | S 39°13'24" W | 22.83' |
| FZ158 | S 25°30'50" W | 30.47' |
| FZ159 | S 47°18'27" W | 24.15' |
| FZ160 | S 38°51'09" W | 52.21' |
| FZ161 | S 44°10'38" W | 29.24' |
| FZ162 | S 56°40'48" W | 22.81' |
| FZ163 | S 74°05'36" W | 19.04' |
| FZ164 | N 90°00'00" W | 8.56' |
| FZ165 | S 57°59'41" W | 12.38' |
| FZ166 | S 31°49'39" W | 22.40' |
| FZ167 | S 24°58'37" W | 38.89' |

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22245
MICHAEL AMERSON
Date signed 8-4-20
ARIZONA, U.S.A.

Registered Professional Engineer
CERTIFICATE NO.
43851
JIANKANG WANG
Date Signed 8/4/2020
ARIZONA, U.S.A.

Registered Professional Engineer
CERTIFICATE NO.
21734
JOHN D. WOOD
Date Signed 8/4/20
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **15** OF **42**


Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747


SEQ. NO.

SEE SHEET 14

SEE SHEET 15

SEE SHEET 13

SEE SHEET 17

SEE SHEET 18

SEE SHEET 19

C.A. "G"#8
2,564 S.F.

C.A. "D"#2
35,308 S.F.

C.A. "H"#1
1,970 S.F.

C.A. "A"#2
297,668 S.F.

C.A. "H"#2
1,962 S.F.

C.A. "D"#4
12,657 S.F.

C.A. "A"#1
73,745 S.F.

C.A. "A"#9
41,523 S.F.

C.A. "D"#18
11,021 S.F.

C.A. "D"#1
11,710 S.F.

C.A. "F"#1
37,966 S.F.

C.A. "E"#1
23,387 S.F.

BLOCK II
85,495 S.F.
(1.96 AC.)

BLOCK III
207,839 S.F.
(4.77 AC.)

BLOCK IV
358,721 S.F.
(8.24 AC.)

FEMA ZONE "X"
FEMA ZONE "AO1"

EXIST./PROPOSED 100-YR FLOODPLAIN

EXIST. 100-YR FLOODPLAIN

50' PUBLIC SEWER AND UTILITY EASEMENT PER DKT 12443, PG. 896

CASCADA C.A. "B" #14

CAMINO BENICARDO (NEW PUBLIC STREET)

50' PUBLIC NON-MOTORIZED TRAIL EASEMENT PER BK. 65, PG. 35. M&P

40' PUBLIC SEWER EASEMENT PER DKT. 12443, PG. 901

20' PUBLIC SLOPE EASEMENT PER DKT. 13421, PG. 3619

45' R/W PER DKT. 13421, PG. 3601

PUBLIC DRAINAGE EASEMENT PER DKT. 13421, PG. 3643

20' TEMP. CONSTRUCTION EASEMENT PER DKT 13421, PG. 3661

45' R/W PER DKT. 13415, PG. 862

60' R/W ROAD NO. 212 PER BK. 2, PG. 64 (RM)

PROJECT BOUNDARY

LINDA VISTA BOULEVARD (EXIST. PUBLIC STREET)
(DKT. 13421, PG. 3601)

FND MAG NAIL

CASCADA BLK XII PARCEL 216-19-5460

N 89°28'34" E 83.52'

S 77°16'22" E 341.63'

Δ= 46°26'23"
L= 81.05', R= 100.00'

Δ=63°56'23" L= R=80.00'

S 68°03'32" W 163.80'

171.64'

S 89°02'35" W 38.24'

S 63°35'14" W 174.22'

174.60'

42.76'

17.12'

L=91.80' R=114.84'

L=89.97' R=120.00'

Δ=45°48'14"

Δ=47°57'19"

S 68°03'32" W 136.93'

123.93'

N 00°31'26" W 1241.90' (M)

377.59'

N 00°31'26" W 930.87'

352.13'

232.91'

213.29'

21.50'

21.48'

Δ= 38°28'02"
L= 22.11', R= 33.00'

S 89°41'24" E 261.62'

45.36' (CSMT TIE)

40.00' (CSMT TIE)

45.00'

S 89°41'24" E 282.51'

S 89°29'18" E 89.81'

N 89°23'59" W 50.01'

N 00°31'26" W 75.00'

89°34'19" E 89.98'

178.17' (FEMA TIE)

309.33' (FEMA TIE)

N 89°23'59" E 1267.01' (M)

N 89°23'59" E 2633.71' (R&M)
1316.85'
652.60'

664.25'

N 89°24'08" E 422.45'

N 89°24'08" E 527.44'

N 89°24'08" E 517.45'

487.50'

115.00'

115.00'

N 00°35'52" W 30.00'

75.00'

N 00°35'52" W 5.00'

N 89°24'08" E 20.00'

N 00°35'52" W 5.00'

N 0°35'52" W 10.00'

N 89°24'08" E 10.00'

N 89°24'08" E 10.00'

Δ= 90°00'00"
L=54.98'
R=35.00'

Δ= 90°00'00"
L=54.98'
R=35.00'

150' R/W

75'

75'

N 89°24'08" E 5.00'

N 00°35'52" W 79.10'

N 00°35'52" W 79.10'

N 00°35'52" W 173.98'

BL28

BL42

N 89°24'08" E 148.24'

N 75°39'06" E L=20.92'

162.07'

S 14°20'54" E 10.00'

S 75°39'06" W 11.51'

N 06°58'05" E 91.96'

N 56°17'12" E 42.18'

N 56°17'12" E 5.97'

17.91'

23.51'

39.56'

L=15.12'

20.84'

L=3.25

L=9.02'

20.21'

90.10'

110.30

114.18'

41' R/W

20.5'

20.5'

63.07'

65.07'

75' R/W

37.5'

37.5'

L=20.92'

L=9.02'

L=3.25

L7 N 00°34'20" W 221.03'

L8 N 06°10'08" W 273.66'

L9 S 00°35'52" E 248.98'

L73 N 06°10'08" W 3.87'

BC29 R=600.00' L=58.61' Δ=5°35'49"

BC30 R=600.00' L=58.34' Δ=5°34'16"

BC31 R=620.50' L=60.61' Δ=5°35'49"

BC32 R=640.50' L=62.57' Δ=5°35'49"

BC33 R=620.00' L=16.18' Δ=1°29'44"

BC34 R=559.50' L=24.88' Δ=2°32'51"

BC35 R=562.50' L=29.94' Δ=3°02'58"

BC36 R=400.00' L=72.74' Δ=10°25'11"

BC37 R=400.00' L=111.64' Δ=15°59'27"

BC38 R=39.89' L=62.88' Δ=90°19'11"

BC45 R=50.00' L=27.74' Δ=31°46'57"

BC59 R=100.00' L=81.05' Δ=46°26'25"

BC60 R=100.00' L=111.60' Δ=63°56'23"

BC61 R=114.84' L=91.80' Δ=45°48'14"

BC62 R=80.00' L=89.32' Δ=63°58'15"

BC63 R=120.11' L=89.93' Δ=42°53'47"

C1 R=600.00' L=58.61' Δ=5°35'49"

C2 R=600.00' L=58.34' Δ=5°34'16"

C71 R=620.50' L=60.61' Δ=5°35'49"

C74 R=579.50' L=25.77' Δ=2°32'51"

BL28 N 00°35'52" W 4.98'

BL29 N 00°35'52" W 74.10'

BL30 N 06°58'05" E 91.96'

BL32 N 83°50'09" E 3.00'

BL34 S 00°34'20" E 26.50'

BL35 S 56°17'12" W 20.84'

BL36 S 00°34'20" E 63.07'

BL37 N 86°52'50" E 3.00'

BL40 S 16°35'19" E 97.75'

BL41 S 00°35'52" E 74.10'

BL42 S 00°35'52" E 4.97'

BL49 S 60°21'38" W 32.11'

BL77 N 06°10'08" W 3.87'

SCALE 1"=40'

0' 40' 80'

TWIN PEAKS ROAD

LINDA VISTA BOULEVARD

BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

BLOCK BOUNDARY CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 6)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| BC29 | 62.83' | 40.00' | 90°00'00" |
| BC30 | 85.83' | 650.00' | 7°33'58" |
| BC31 | 91.71' | 400.00' | 13°08'14" |
| BC32 | 62.57' | 640.50' | 5°35'49" |
| BC33 | 16.18' | 620.00' | 1°29'44" |
| BC34 | 24.88' | 559.50' | 2°32'51" |
| BC35 | 29.94' | 562.50' | 3°02'58" |
| BC36 | 72.74' | 400.00' | 10°25'11" |
| BC37 | 111.64' | 400.00' | 15°59'27" |
| BC38 | 62.88' | 39.89' | 90°19'11" |
| BC45 | 27.74' | 50.00' | 31°46'57" |
| BC59 | 81.05' | 100.00' | 46°26'25" |
| BC60 | 111.60' | 100.00' | 63°56'23" |
| BC61 | 91.80' | 114.84' | 45°48'14" |
| BC62 | 89.32' | 80.00' | 63°58'15" |
| BC63 | 89.93' | 120.11' | 42°53'47" |

BLOCK BOUNDARY LINE DATA TABLE
(SEE MASTER LIST ON SHEET 6)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| BL28 | N 00°35'52" W | 4.98' |
| BL29 | N 00°35'52" W | 74.10' |
| BL30 | N 06°58'05" E | 91.96' |
| BL32 | N 83°50'09" E | 3.00' |
| BL34 | S 00°34'20" E | 26.50' |
| BL35 | S 56°17'12" W | 20.84' |
| BL36 | S 00°34'20" E | 63.07' |
| BL37 | N 86°52'50" E | 3.00' |
| BL40 | S 16°35'19" E | 97.75' |
| BL41 | S 00°35'52" E | 74.10' |
| BL42 | S 00°35'52" E | 4.97' |
| BL49 | S 60°21'38" W | 32.11' |
| BL77 | N 06°10'08" W | 3.87' |

LINE DATA TABLE
(SEE MASTER LIST ON SHEET 5)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L7 | N 00°34'20" W | 221.03' |
| L8 | N 06°10'08" W | 273.66' |
| L9 | S 00°35'52" E | 248.98' |
| L73 | N 06°10'08" W | 3.87' |

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 5)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C1 | 58.61' | 600.00' | 5°35'49" |
| C2 | 58.34' | 600.00' | 5°34'16" |
| C71 | 60.61' | 620.50' | 5°35'49" |
| C74 | 25.77' | 579.50' | 2°32'51" |

FEMA ZONE LINE DATA TABLE
SEE SHEET 6

FLOODPLAIN LINE DATA TABLE
SEE SHEET 6

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 3)

4. 30' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.
9. 20' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.
13. 41' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
15. 75' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
16. 150' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
22. 10' X 10' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22245
MICHAEL AMERSON
Date signed 9-4-20
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
43851
JIANKANG WANG
Date Signed
ARIZONA, U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
21734
JOHN D. WOODALL
09/04/2020
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

PRV1905-002

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **16** OF **42**

Presidio
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747



SEQ. NO. _____

SEE SHEET 14

SEE SHEET 15

SEE SHEET 16

SEE SHEET 18

SEE SHEET 19

C.A. "A"#2
297,668 S.F.

FP90 FP91 FP92 148.24' 139.81' S 35°06'46" W 336.65'

S 75°39'06" W 162.07'

EXIST. 100-YR FLOODPLAIN

PROPOSED 100-YR FLOODPLAIN

EXIST. 100-YR FLOODPLAIN

C.A. "D"#4
12,657 S.F.

BLOCK IV
358,721 S.F.
(8.24 AC.)

528.78'

652.77'

N 00°30'08" W 1241.26' (M)

TOWN OF MARANA
PIMA COUNTY

978.43' (FLOODPLAIN TIE)

PROJECT BOUNDARY

SR
UNSUBDIVIDED
LAUREN BETH GOODMAN
PARCEL 216-34-0670

C.A. "A"#2
297,668 S.F.

20' TEMP. CONSTRUCTION EASEMENT PER. DKT. 13421, PG. 3661

45' R/W PER DKT. 13421, PG. 3601

20.00'

FND 2" ACP LS 21080

10.00'

FND 1.5" ACP RLS 7599

45.00' (R&M)

CAMINO BEMICARDO (NEW PUBLIC STREET)

N 89°24'08" E 20.00'

N 00°35'52" W 5.00'

N 00°35'52" W 5.00'

Δ= 90°00'00" L=54.98' R=35.00'

Δ= 90°00'00" L=54.98' R=35.00'

4

Δ= 90°00'00" L=54.98' R=35.00'

Δ= 90°00'00" L=54.98' R=35.00'

N 89°24'08" E 5.00'

N 00°35'52" W 30.00'

N 00°35'52" W 30.00'

N 37°01'01" E 82.08'

N 89°24'08" E 313.13'

N 89°24'08" E 479.61'

N 89°24'08" E 316.00'

C.A. "E"#2 51,498 S.F.

N 89°24'08" E 2.13'

S 00°35'52" E 4.96'

S 00°35'52" E 4.95'

519.51'

321.00' (ESMT TIE)

178.51' (ESMT TIE)

20'

BC38

N 89°23'59" E 1267.01' (M)

PROJECT BOUNDARY

N 89°23'59" E 2633.71' (R&M)

1316.85'

664.25'

LINDA VISTA BOULERVARD
(EXIST. PUBLIC STREET)
(DKT. 13421, PF. 3601)

1316.85'

CALCULATED POINT

CALCULATED POINT

N 00°29'47" W 45.00'

30.00'

20.00'

25.00'

60' R/W PER BK. 2, PG. 64 (RM)

PROJECT BOUNDARY

FND 1/2" IR RLS 19316

20' UTILITY EASEMENT PER DKT. 13415, PG. 873

45' R/W PER DKT. 13415, PG. 862

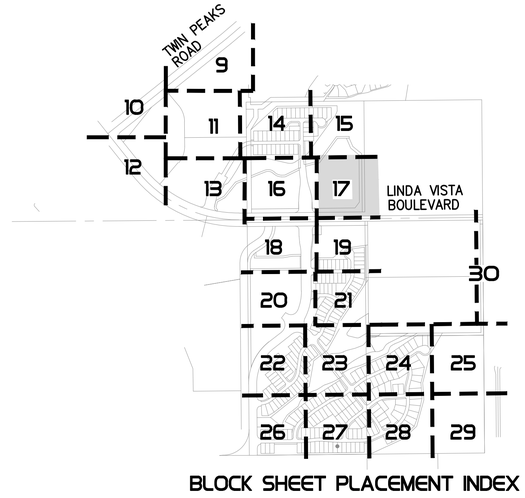
FND 2" ACP LS 21080

THIS ADDITIONAL 45' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.

N

0' 40' 80'

SCALE 1"=40'




BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

☐ *EASEMENT / RIGHT-OF-WAY KEYNOTES*

(SEE MASTER LIST ON SHEET 3)

4. 30' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.

| FLOOD PLAIN LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FP90 | N 67°56'05" E | 78.47' |
| FP91 | N 59°37'29" E | 18.66' |
| FP92 | S 87°38'37" E | 21.96' |

| BLOCK BOUNDARY CURVE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| BC38 | 62.88' | 39.89' | 90°19'11" |

REGISTERED LAND SURVEYOR CERTIFICATE NO. 22245 MICHAEL AMERSON Date signed 8-4-20 ARIZONA U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 43851 JIANKANG WANG Date Signed 8/4/2020 ARIZONA, U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 21734 JOHN D. WOOD Date Signed 8/4/20 ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **17** OF **42**


Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747


SEQ. NO. _____

SEE SHEET 16

SEE SHEET 17

SEE SHEET 13

SEE SHEET 19

SEE SHEET 20

SEE SHEET 21

LINDA VISTA BOULEVARD
(EXIST. PUBLIC STREET)
(DKT. 13421, PG. 3601)

45' R/W PER DKT. 13421, PG. 3601

60' R/W PER ROAD NO. 212 BK. 2 (RM) PG. 64

45' R/W PER DKT. 13415, PG. 862

FND MAG NAIL

15 14 22 23

N 89°34'19" E 89.98'

N 89°23'59" E 2633.71' (R&M)
1316.85'
652.60'

664.25'

75.00'

FND 1/2" IR PCP ILLEGIBLE

N 89°23'59" E 1034.11' (M)
118.36' (ESMT. TIE)

N 89°23'59" E 282.72'

FND 1/2" IR RLS 19316

PUBLIC SLOPE EASEMENT PER DKT. 13415, PG. 866

PUBLIC DRAINAGE EASEMENT PER DKT. 13415, PG. 869

PROJECT BOUNDARY

S 0°26'02" E 10.00'

N 89°23'59" E 25.00'

S 0°26'02" E 35.00'

PROJECT BOUNDARY

224.99'

115.00'

115.00'

511.36'

L=62.83'
Δ=89°59'51"
R=40.00'

11

N 89°24'11" E
10.00'

L=62.83'
Δ=90°00'08"
R=40.00'

150' R/W

16

75'

75'

77.02'

76.99'

60.00'

16.99'

L=66.21'
Δ=09°58'59"
R=380.00'

BC28

C.A. "A"#3
173,767 S.F.

MARANA CENTER, PARCEL 2
PARCEL 221-04-0310

N 00°30'54" W 2633.58' (R&M)

BASIS OF BEARING

399.12' (R&M)

L=242.58' R=746.91' (R&M) Δ=56°16'39"

L=270.37' Δ=57°42'38"

FND 1/2" IR PCP ILLEGIBLE

7

FND 1/2" IR PCP LS 27239

S 56°21'48"W 120.95' (R&M)

120.07'

109.54'

C.A. "F"#3 52,662 S.F.

BLOCK VI
116,410 S.F.
2.67 AC.

L=66.21'
Δ=09°58'59"
R=380.00'

48.99'

N 10°04'54" W

CAMINO BENICARDO
(NEW PUBLIC STREET)

S 09°23'07" W 48.99'

FP114

FP113

C.A. "H"#3
2,901 S.F.

L=66.21'
Δ=09°58'59"
R=380.00'

FP112

FP111

20.00'

10.00'

19.66'

101.67'

FP109

FP110

86' PUBLIC
DRAINAGE WAY
PARCEL 221-04350
SEQ NO. 20142340180

L=139.88' R=154.00' (R&M)
Δ=58°04'42"

L=123.10'
R=124.00'
Δ=56°52'42"

L=110.19'
Δ=50°54'57"

N 0°30'54" W
50.00'

43.85'

11.43'

300.72'

101.38'

C.A. "D"#20 11,219 S.F.

FP102

S 89°29'06" W 322.40'

FP103

FP104 S 79°52'55" W 101.40'

FP105
S 89°24'08" W 90.00'

FP106

FP107

FP108

FP139

FP140

FP141

FP142

FP143

FP144

N 00°35'52" W 432.04'

96.69'

96.69'

14.14'

35.86'

L=12.91'
Δ=05°57'51"
R=124.00'

FP138

FP137

135.36'

135.36'

110' R/W

12

55'

L10

55'

C.A. "H"#4
1,354 S.F.

C.A. "A"#8
69,608 S.F.

C.A. "D"#5
55,691 S.F.

67.64'

N 44°24'08" E
50.00'

L=39.27'
Δ=90°00'00"
R=25.00'

C230

C231

110.00' C1

PROPOSED 100-YEAR FLOODPLAIN/
PROPERTY BOUNDARY LINE

EXISTING 100-YEAR FLOODPLAIN

FND 1/2" IR PCP LS 27239

86' PUBLIC
DRAINAGE WAY
PARCEL 221-04-0350
SEW. NO. 20142340180

N 0°30'54" W 72.88'

691.49'

20.00'

FP133

N 89°24'08" E 558.39'

FP134

FP135

FP136

10.00'

20.00'

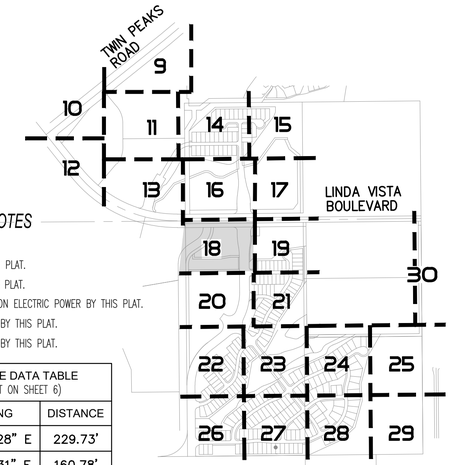
C.A. "D"#7 11,368 S.F.
568.42'

N
0' 40' 80'
SCALE 1"=40'

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 3)

5. 25' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
7. 15' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
11. 15'x40' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.
12. 110' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
16. 150' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.




BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

| FLOOD PLAIN LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FP102 | N 89°57'28" E | 229.73' |
| FP103 | N 89°29'31" E | 160.78' |
| FP104 | N 79°52'55" E | 101.40' |
| FP105 | N 89°24'08" E | 90.00' |
| FP106 | S 05°42'23" W | 3.97' |
| FP107 | S 64°45'21" E | 10.47' |
| FP108 | N 64°26'31" E | 67.72' |
| FP109 | N 78°28'00" E | 52.13' |
| FP110 | N 36°20'13" E | 15.39' |
| FP111 | N 53°39'47" W | 1.00' |
| FP112 | N 01°25'04" E | 19.69' |
| FP113 | N 06°00'06" E | 39.49' |
| FP114 | N 54°53'05" E | 33.65' |
| FP133 | N 89°26'48" E | 235.59' |
| FP134 | N 89°21'27" E | 173.28' |
| FP135 | N 89°24'05" E | 179.52' |
| FP136 | N 00°35'52" W | 79.21' |
| FP137 | N 42°00'27" W | 1.00' |
| FP138 | N 47°59'33" E | 12.14' |
| FP139 | N 64°26'31" E | 80.31' |
| FP140 | N 78°28'00" E | 40.78' |
| FP141 | S 49°11'17" E | 12.49' |
| FP142 | S 40°48'43" W | 1.00' |
| FP143 | S 00°35'52" E | 32.25' |
| FP144 | N 44°24'08" E | 35.86' |

| LINE DATA TABLE (SEE MASTER LIST ON SHEET 5) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L9 | S 00°35'52" E | 248.98' |
| L10 | S 00°35'52" E | 586.36' |

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C75 | 39.27' | 25.00' | 90°00'00" |
| C230 | 16.09' | 25.00' | 36°52'12" |
| C231 | 23.18' | 25.00' | 53°07'48" |

| BLOCK BOUNDARY LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| BL27 | S 09°23'07" W | 48.99' |

| BLOCK BOUNDARY CURVE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| BC27 | 64.47' | 370.00' | 9°58'59" |
| BC28 | 67.95' | 390.00' | 9°58'59" |

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 22245
MICHAEL AMERSON
Date Signed 8-4-20
ARIZONA, U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 43851
JIANKANG WANG
Date Signed 8/4/2020
ARIZONA, U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 21734
JOHN D. WOOD
Date Signed 8/4/20
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

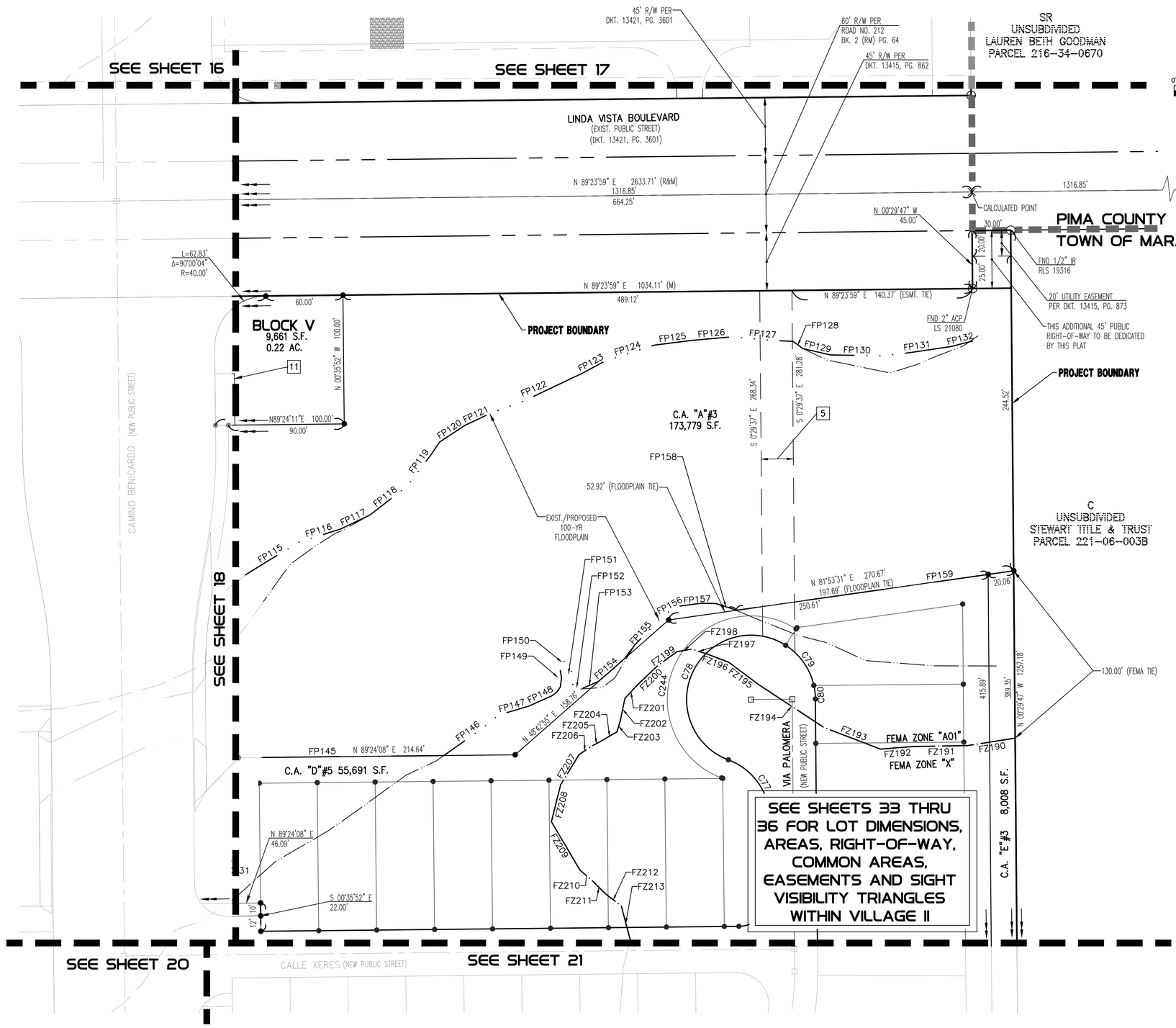
BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

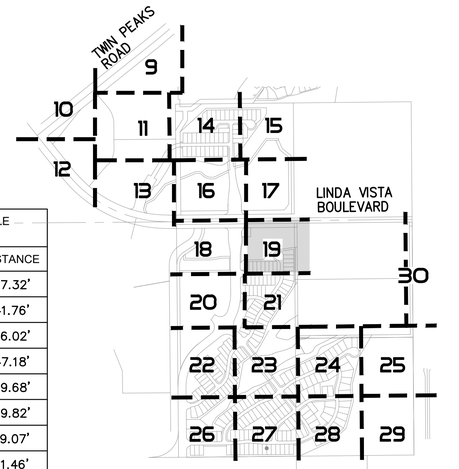
**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **18** OF **42**


Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747


SEQ. NO. _____




BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

| FEMA ZONE LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FZ190 | S 81°07'22" W | 37.32' |
| FZ191 | S 89°03'24" W | 41.76' |
| FZ192 | S 85°27'13" W | 26.02' |
| FZ193 | N 69°02'39" W | 47.18' |
| FZ194 | N 56°41'04" W | 59.68' |
| FZ195 | N 53°23'39" W | 29.82' |
| FZ196 | N 69°04'13" W | 19.07' |
| FZ197 | N 72°33'10" W | 11.46' |
| FZ198 | S 79°56'22" W | 11.81' |
| FZ199 | S 53°54'06" W | 18.56' |
| FZ200 | S 46°20'15" W | 21.77' |
| FZ201 | S 43°00'45" W | 14.02' |
| FZ202 | S 11°23'26" W | 17.41' |
| FZ203 | S 16°47'29" W | 9.30' |
| FZ204 | S 59°37'44" W | 13.47' |
| FZ205 | S 61°51'17" W | 10.14' |
| FZ206 | S 55°15'09" W | 10.80' |
| FZ207 | S 31°36'58" W | 27.30' |
| FZ208 | S 13°58'40" W | 29.76' |
| FZ209 | S 30°34'39" E | 43.74' |
| FZ210 | S 49°31'09" E | 12.90' |
| FZ211 | S 45°00'00" E | 13.79' |
| FZ212 | S 52°02'45" E | 15.85' |
| FZ213 | S 14°48'48" E | 27.38' |

| FLOOD PLAIN LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FP148 | N 63°26'59" E | 24.31' |
| FP154 | N 49°01'34" E | 27.31' |
| FP155 | N 41°52'33" E | 46.42' |
| FP156 | N 62°15'28" E | 13.48' |
| FP157 | N 85°51'58" E | 27.88' |
| FP159 | N 81°53'31" E | 217.75' |

| FLOOD PLAIN LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FP115 | N 58°36'02" E | 48.31' |
| FP116 | N 72°44'23" E | 33.48' |
| FP117 | N 64°22'06" E | 25.15' |
| FP118 | N 52°06'53" E | 36.17' |
| FP119 | N 36°29'56" E | 42.77' |
| FP120 | N 56°34'37" E | 23.77' |
| FP121 | N 64°58'14" E | 21.21' |
| FP122 | N 66°23'06" E | 78.15' |
| FP123 | N 61°47'59" E | 19.83' |
| FP124 | N 72°02'12" E | 40.62' |
| FP125 | N 82°45'06" E | 29.76' |
| FP126 | N 84°59'24" E | 30.71' |
| FP127 | S 85°46'47" E | 47.89' |
| FP129 | S 76°58'42" E | 22.11' |
| FP130 | S 89°00'53" E | 41.16' |
| FP131 | N 82°07'34" E | 52.70' |
| FP132 | N 75°45'31" E | 17.53' |
| FP145 | N 89°24'08" E | 159.24' |
| FP146 | N 53°27'27" E | 52.65' |
| FP147 | N 73°31'56" E | 24.72' |

REGISTERED LAND SURVEYOR CERTIFICATE NO. 22245 MICHAEL AMERSON Date signed 8-4-20 ARIZONA U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 43851 JIANKANG WANG Date Signed 8/4/20 ARIZONA, U.S.A.

Registered Professional Engineer CERTIFICATE NO. 21734 JOHN D. WOOD (Civil) Date Signed 8-4-20 ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, C&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **19** OF **42**

☐ *EASEMENT / RIGHT-OF-WAY KEYNOTES*

(SEE MASTER LIST ON SHEET 3)

5. 25' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
11. 15'x40' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.

Presidio ENGINEERING, INC.
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SEQ. NO. _____

SEE SHEET 18

SEE SHEET 19

SEE SHEET 21

SEE SHEET 22

SEE SHEET 23

MARANA CENTER
PARCEL
221-04-0310
SEQ. NO.
20142340180

MARANA CENTER
PARCEL
221-04-0320
SEQ. NO.
20142340180

86' PUBLIC
DRAINAGE WAY
PARCEL 221-04-350
SEQ NO. 20142340180

PROJECT BOUNDARY

EXIST. 100-YR
FLOODPLAIN

BLOCK VII
400,225 S.F.
(9.19 AC.)

FEMA ZONE "A01"

N 00°35'54" W 2633.38' (R&M) BASIS OF BEARING

1177.46'

1084.58'

364.00'

7

CALLE XERES
(NEW PUBLIC STREET)

110.00'

L=39.28'
R=24.98'
Δ=90°06'26"

55'

55'

110' R/W

CAMINO BENICARDO
(NEW PUBLIC STREET)

L11

237.00'

N 00°35'52" W 432.04'

N 00°35'52" W 432.04'

140.26'

C.A. "D" #6 7,396 S.F.

L=86.05'
(SVT TIE)

C3

L=60.09'
R=40.00'
Δ=86°04'20"

C5

L=655.00' Δ=09°42'30"

L29

L30

CALLE GUARDAMAR
(NEW PUBLIC STREET)

L=58.80'
R=40.00'
Δ=84°13'10"

L=110.09' R=655.00'

C108

EXIST. 100-YR
FLOODPLAIN

L=221.00'
R=545.00'
Δ=23°14'00"

48.03
(ESMT TIE)

12

(SVT)

N 74°50'40" E 40.00'

S 2°52'27" W 15.00'

11

S 52°43'40" E 15.60'

L=58.00'
(SVT TIE)

C4

L=312.97' R=655.00' Δ=27°22'37"

L=201.98' R=655.00' Δ=17°40'06"

S 32°57'58" E 15.00'

N 37°16'20" E 75.00'

L=146.10'
R=80.00'
Δ=104°38'12"

C.A. "D" #19
32,281 S.F.

L=182.79'
R=100.00'
Δ=104°43'49"

L33

L=138.77'
R=100.00'
Δ=79°30'24"

CALLE IVICA
(NEW PUBLIC STREET)

N

0' 40' 80'

SCALE 1"=40'

TWIN PEAKS ROAD

LINDA VISTA BOULEVARD

9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

## BLOCK SHEET PLACEMENT INDEX

☐ *EASEMENT / RIGHT-OF-WAY KEYNOTES*

(SEE MASTER LIST ON SHEET 3)

7. 15' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
11. 15'x40' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER
12. 110' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.

LINE DATA TABLE
(SEE MASTER LIST ON SHEET 5)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L11 | S 00°35'52" E | 217.71' |
| L29 | N 86°40'12" W | 98.14' |
| L30 | N 86°40'12" W | 98.14' |
| L33 | N 52°43'40" W | 161.22' |

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 5)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C3 | 41.13' | 600.00' | 3°55'40" |
| C4 | 355.44' | 600.00' | 33°56'32" |

RECORDED LAND SURVEYOR
CERTIFICATE NO.
22245
MICHAEL AMERSON
Date signed 8-4-20
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
43851
JIANKANG WANG
Date Signed 08/04/2020
ARIZONA, U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
21734
JOHN D. WOOD
Date Signed 08/04/2020
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

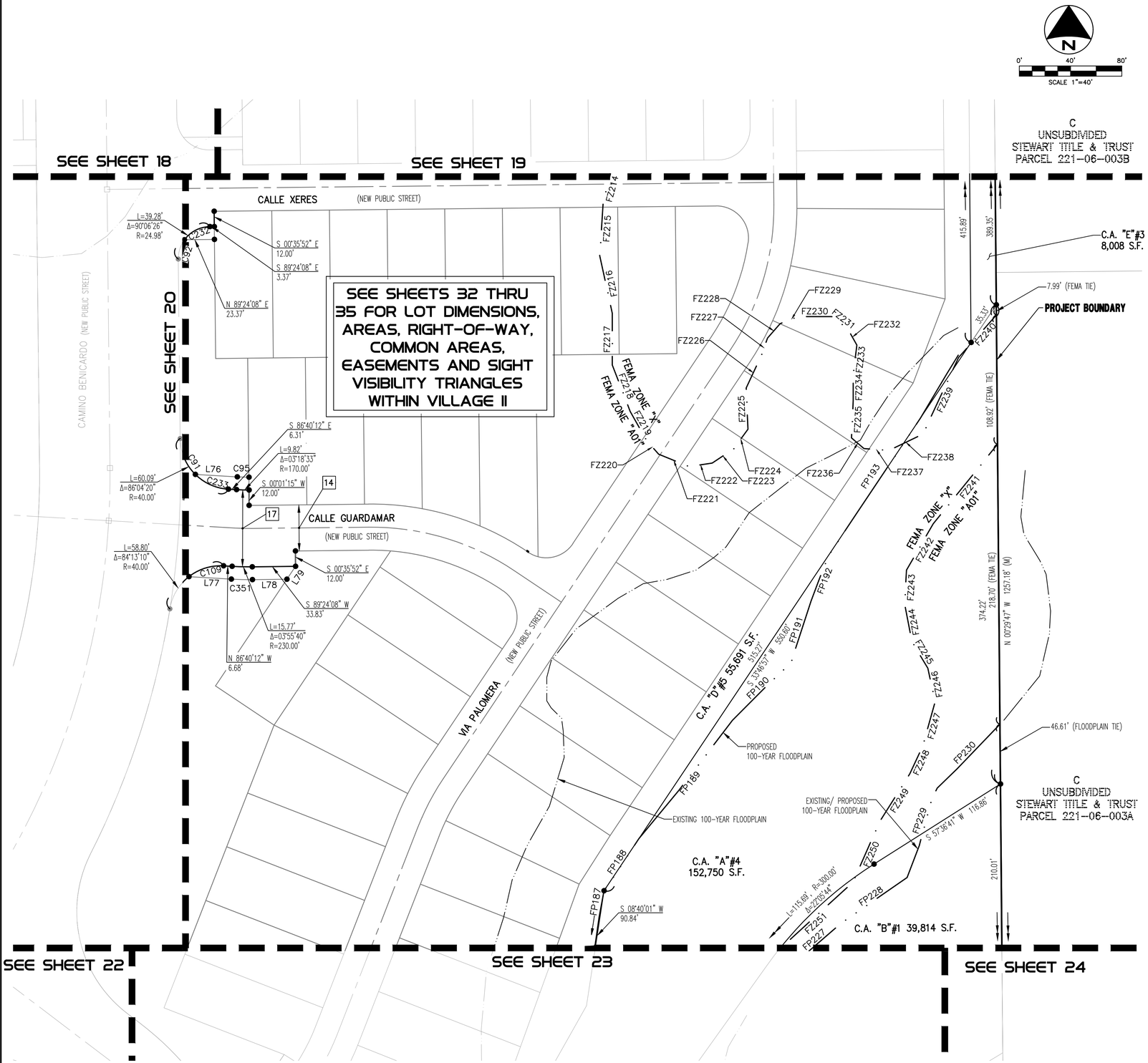
BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **20** OF **42**

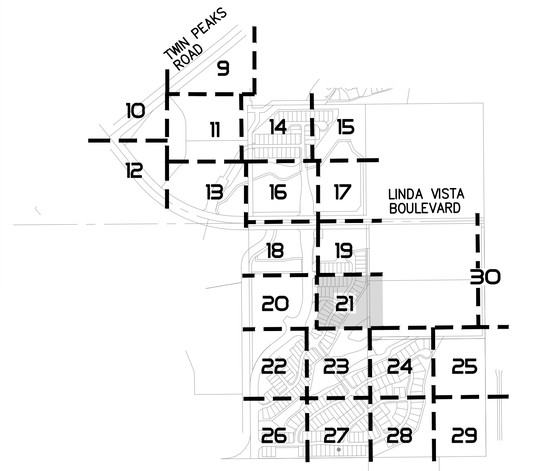
Presidio
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEQ. NO. _____




| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C91 | 31.18' | 40.00' | 44°39'45" |
| C92 | 16.09' | 25.00' | 36°52'12" |
| C95 | 9.13' | 160.00' | 3°16'13" |
| C107 | 15.77' | 230.00' | 3°55'40" |
| C108 | 29.89' | 40.00' | 42°48'35" |
| C109 | 28.91' | 40.00' | 41°24'35" |
| C232 | 23.18' | 25.00' | 53°07'48" |
| C233 | 28.91' | 40.00' | 41°24'35" |
| C351 | 16.45' | 240.00' | 3°55'40" |

| FEMA ZONE LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FZ214 | S 14°55'15" W | 21.60' |
| FZ215 | S 03°43'34" W | 43.28' |
| FZ216 | S 12°19'34" E | 45.97' |
| FZ217 | S 00°00'00" E | 40.38' |
| FZ218 | S 21°02'51" E | 38.81' |
| FZ219 | S 29°17'34" E | 25.55' |
| FZ220 | S 41°09'07" E | 14.82' |
| FZ221 | S 67°37'39" E | 25.62' |
| FZ222 | N 81°16'34" E | 18.34' |
| FZ223 | N 56°20'05" E | 20.13' |
| FZ224 | N 35°59'58" E | 18.93' |
| FZ225 | N 02°26'37" W | 32.25' |
| FZ226 | N 25°09'27" E | 26.17' |
| FZ227 | N 19°57'52" E | 16.29' |
| FZ228 | N 41°09'07" E | 14.82' |
| FZ229 | N 68°14'34" E | 15.01' |
| FZ230 | N 90°00'00" E | 26.50' |
| FZ231 | S 52°02'45" E | 15.85' |
| FZ232 | S 29°11'16" E | 14.35' |
| FZ233 | S 07°11'39" W | 22.46' |
| FZ234 | S 00°00'00" E | 20.91' |
| FZ235 | S 02°41'29" W | 29.28' |
| FZ236 | S 49°26'39" E | 12.83' |
| FZ237 | S 85°52'31" E | 19.55' |
| FZ238 | N 64°28'16" E | 29.37' |
| FZ239 | N 24°57'11" E | 66.07' |
| FZ240 | N 41°39'23" E | 44.29' |
| FZ241 | S 38°56'09" W | 79.76' |
| FZ242 | S 29°57'27" W | 41.80' |
| FZ243 | S 03°06'31" W | 26.51' |
| FZ244 | S 10°53'08" E | 29.79' |
| FZ245 | S 30°52'32" E | 24.36' |
| FZ246 | S 11°52'06" E | 27.05' |
| FZ247 | S 15°38'46" W | 36.15' |
| FZ248 | S 25°02'08" W | 23.04' |
| FZ249 | S 32°11'36" W | 44.46' |
| FZ250 | S 23°47'38" W | 51.74' |
| FZ251 | S 47°36'40" W | 86.82' |




BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

☐ *EASEMENT / RIGHT-OF-WAY KEYNOTES*

(SEE MASTER LIST ON SHEET 3)

14. 36' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
17. 60' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.

| LINE DATA TABLE (SEE MASTER LIST ON SHEET 5) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L76 | S 86°40'12" E | 32.77' |
| L77 | S 86°40'12" E | 33.13' |
| L78 | N 89°24'08" E | 26.99' |
| L79 | N 33°46'57" E | 12.12' |

| FLOOD PLAIN LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FP187 | N 08°40'01" E | 90.84' |
| FP188 | N 33°46'57" E | 48.92' |
| FP189 | N 38°18'25" E | 117.86' |
| FP190 | N 45°25'40" E | 64.01' |
| FP191 | N 18°04'34" E | 50.64' |
| FP192 | N 20°52'07" E | 37.56' |
| FP193 | N 32°53'24" E | 186.99' |
| FP227 | N 49°00'25" E | 48.25' |
| FP228 | N 55°19'18" E | 62.58' |
| FP229 | N 18°37'16" E | 73.79' |
| FP230 | N 44°28'40" E | 69.77' |

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22245
MICHAEL AMERSON
Date signed 8-4-20
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
43851
JIANKANG WANG
Date Signed 8/4/2020
ARIZONA, U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
21734
JOHN D. WOOD
Date Signed 8-4-20
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
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**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **21** OF **42**


Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747


SEQ. NO. _____

SEE SHEET 20

SEE SHEET 21

SEE SHEET 23

SEE SHEET 26

SEE SHEET 27

BLOCK VII
400,225 S.F.
(9.19 AC.)

PROJECT BOUNDARY

86' PUBLIC DRAINAGE WAY
PARCEL 221-04-350
SEQ. NO. 20142340180

EXIST. 100-YR FLOODPLAIN

MARANA CENTER, PARCEL 3
PARCEL 221-04-0320

MARANA CENTER, PARCEL 4
PARCEL 221-04-0330

N 00°30'54" W 2633.58' (R&M) BASIS OF BEARING

364.00'

C.A. "F"#3 52,662 S.F.

1117.46'

1084.58'

L=182.79'
Δ=104°43'49"
R=100.00'

L=138.77'
Δ=79°30'24"
R=100.00'

S 52°43'40" E
11.95

L=57.80'
(SVT TIE)

75' R/W

15

(SVT)

S 52°43'40" E
22.13'

L=138.52'
Δ=79°21'51"
R=100.00'

L=41.95'
Δ=14°47'27"
R=162.50'

S 37°56'13" E
11.97'

S 38°45'37" E
12.00'

L=46.09'
Δ=04°05'40"
R=645.00'

L=39.27'
Δ=90°00'00"
R=25.00'

S 52°03'47" W
20.24'

CALLE IVICA (NEW PUBLIC STREET)

177.27'

45'

19

90' R/W

45'

L12

199.82'

N 46°36'23" W
15.08'

N 43°23'37" W
20.00'

L=20.00'
Δ=01°55'34"
R=595.00'

N 46°36'23" W
15.08'

L=78.40' (ESMT TIE)

L=67.81'
(SVT TIE)

CAMINO BENICARDO (NEW PUBLIC STREET)

C6

C5

L=95.74' Δ=10°51'45" R=505.00'

L=355.65' Δ=37°14'48" R=595.00'

L=256.23' (ESMT TIE)
L=545.38' Δ=52°31'03" R=595.00'

C.A. "D"#8
58,848 S.F.

SEE SHEETS 32 THRU 35 FOR LOT DIMENSIONS, AREAS, RIGHT-OF-WAY, COMMON AREAS, EASEMENTS AND SIGHT VISIBILITY TRIANGLES WITHIN VILLAGE II

L=22.85'
(SVT TIE)

L=39.97'
Δ=57°14'54"
R=40.00'

L=28.91'
Δ=41°24'35"
R=40.00'

C.A. "G"#18
481 S.F.

L=68.88'
Δ=98°38'29"
R=40.00'

S 57°31'05" E
17.00'

17

N 32°28'55" E
12.00'

14

L=30.42'
(SVT TIE)

C.A. "G"#19
2,028 S.F.

L=28.91'
Δ=41°24'35"
R=40.00'

S 32°28'55" W
12.00'

S 57°31'05" E
17.00'

L=39.97'
Δ=57°14'54"
R=40.00'

L=113.04'
(SVT TIE)

L=189.75' Δ=18°16'

C7

Δ=24°20'19"

R=505.00'

L=214.52'

L=101.47'
(SVT TIE)

C.A. "D"#9
45,779 S.F.

504.97'

L13

VILLA PALOMERA (NEW PUBLIC STREET)

FEMA ZONE "AO1"

CALLE GUION (NEW PUBLIC STREET)

EXIST. 100-YR FLOODPLAIN

FP166

S 51°14'23" W
552.85'

N

0' 40' 80'

SCALE 1"=40'

TWIN PEAKS ROAD

LINDA VISTA BOULEVARD

9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 3)

7. 15' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
14. 36' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
15. 75' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
17. 60' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
18. 90' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.

FLOOD PLAIN LINE DATA TABLE
(SEE MASTER LIST ON SHEET 6)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| FP166 | N 51°09'32" E | 204.89' |

LINE DATA TABLE
(SEE MASTER LIST ON SHEET 5)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L12 | N 52°00'09" E | 199.82' |
| L13 | N 00°30'54" W | 216.34' |

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 5)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C5 | 154.25' | 600.00' | 14°43'49" |
| C6 | 187.38' | 550.00' | 19°31'14" |
| C7 | 316.75' | 550.00' | 32°59'49" |

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 22245
MICHAEL AMERSON
Date signed 9-4-20
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 43851
JIANKANG WANG
Date Signed
ARIZONA, U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 21734
JOHN D. WOODAD
Date Signed
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

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**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **22** OF **42**

Presidio
Civil • Land Development • Water Resources
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(520) 795-7255 • Fax (520) 795-6747

SEQ. NO.

SEE SHEETS 32 THRU 35 FOR LOT DIMENSIONS, AREAS, RIGHT-OF-WAY, COMMON AREAS, EASEMENTS AND SIGHT VISIBILITY TRIANGLES WITHIN VILLAGE II

SEE SHEETS 37 THRU 42 FOR LOT DIMENSIONS, AREAS, RIGHT-OF-WAY, COMMON AREAS, EASEMENTS AND SIGHT VISIBILITY TRIANGLES WITHIN VILLAGE III

SEE SHEET 20 | SEE SHEET 21 | SEE SHEET 22 | SEE SHEET 24 | SEE SHEET 26 | SEE SHEET 27

C
UNSUBDIVIDED
STEWART TITLE & TRUST
PARCEL 221-06-003A

PROJECT BOUNDARY

N

0' 40' 80'
SCALE 1"=40'

C.A. "B"#1 39,814 S.F.
C.A. "D"#9 32,281 S.F.
C.A. "D"#6 55,691 S.F.
C.A. "G"#15 2,739 S.F.
C.A. "A"#4 152,750 S.F.
C.A. "B"#2 41,834 S.F.
C.A. "G"#16 2,519 S.F.
C.A. "H"#5 1,068 S.F.
C.A. "G"#39 3,249 S.F.
C.A. "C"#1 64,649 S.F.
C.A. "D"#10 34,953 S.F.
C.A. "H"#7 729 S.F.
C.A. "A"#5 54,955 S.F.
C.A. "H"#6 6,621 S.F.
C.A. "D"#13 172,349 S.F.
C.A. "A"#7 119,472 S.F.
C.A. "G"#28 3,403 S.F.
C.A. "G"#29 2,517 S.F.
C.A. "D"#11 52,359 S.F.
C.A. "D"#12 3,169 S.F.

CALLE IMCA (NEW PUBLIC STREET)
AVENIDA ALICANTE (NEW PUBLIC STREET)
VIA PALOMERA (NEW PUBLIC STREET)
EXIST./PROPOSED 100-YR FLOODPLAIN
EXIST. 100-YR FLOODPLAIN
FEMA ZONE "X"
FEMA ZONE "AO1"

TWIN PEAKS ROAD
LINDA VISTA BOULEVARD

BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

LINE DATA TABLE
(SEE MASTER LIST ON SHEET 6)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L20 | S 52°03'47" W | 92.47' |
| L21 | S 52°03'47" W | 53.35' |
| L35 | S 37°56'13" E | 66.97' |
| L36 | S 37°56'13" E | 685.73' |
| L58 | N 52°03'47" E | 100.00' |
| L59 | S 52°03'47" W | 126.61' |

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 5)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C16 | 51.63' | 200.00' | 14°47'27" |
| C101 | 40.06' | 150.00' | 15°18'01" |
| C102 | 41.10' | 25.00' | 94°12'00" |
| C103 | 61.31' | 237.50' | 14°47'27" |
| C119 | 100.51' | 198.00' | 29°05'04" |
| C133 | 39.27' | 25.00' | 90°00'00" |
| C234 | 39.27' | 25.00' | 90°00'00" |
| C235 | 39.27' | 25.00' | 90°00'00" |
| C258 | 38.52' | 25.00' | 88°16'39" |
| C259 | 61.63' | 40.00' | 88°16'39" |
| C260 | 59.73' | 40.00' | 85°33'22" |
| C271 | 35.94' | 25.00' | 82°22'38" |
| C311 | 7.41' | 182.00' | 2°19'58" |

BLOCK BOUNDARY LINE DATA TABLE
(SEE MASTER LIST ON SHEET 6)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| BL3 | S 89°02'23" W | 16.05' |
| BL4 | S 53°42'51" W | 25.04' |
| BL5 | S 34°44'14" W | 3.23' |
| BL6 | S 56°27'28" W | 32.58' |
| BL7 | S 52°03'47" W | 39.50' |
| BL8 | N 00°29'47" W | 19.08' |
| BL9 | N 58°48'23" E | 23.26' |
| BL10 | N 00°29'47" W | 27.24' |
| BL13 | N 63°49'48" E | 30.84' |
| BL14 | N 56°44'01" E | 7.19' |
| BL16 | N 58°50'50" E | 34.11' |
| BL20 | N 72°09'25" E | 35.04' |
| BL21 | N 56°38'50" E | 28.71' |
| BL22 | N 56°31'37" E | 47.05' |

BLOCK BOUNDARY CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 6)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| BC3 | 15.76' | 50.00' | 18°03'44" |
| BC4 | 30.83' | 50.00' | 35°19'33" |
| BC5 | 66.24' | 200.00' | 18°58'36" |
| BC6 | 30.13' | 50.00' | 34°31'36" |
| BC7 | 53.72' | 200.00' | 15°23'27" |
| BC8 | 45.95' | 100.00' | 26°19'31" |
| BC9 | 26.16' | 50.00' | 29°58'41" |
| BC10 | 39.17' | 50.00' | 44°52'50" |
| BC11 | 39.04' | 20.00' | 111°49'44" |
| BC16 | 46.96' | 200.00' | 13°27'08" |
| BC17 | 61.93' | 500.00' | 7°05'46" |
| BC18 | 41.78' | 500.00' | 4°47'16" |
| BC22 | 27.07' | 100.00' | 15°30'35" |
| BC23 | 43.17' | 100.00' | 24°44'04" |
| BC24 | 56.64' | 100.00' | 32°27'14" |

FLOODPLAIN LINE DATA TABLE
SEE SHEET 6

FEMA ZONE LINE DATA TABLE
SEE SHEET 6

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22245
MICHAEL AMERSON
Date signed 8-4-20
ARIZONA, U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
43851
JIANKANG WANG
Date Signed
ARIZONA, U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
21734
JOHN D. WOOD
Date Signed
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

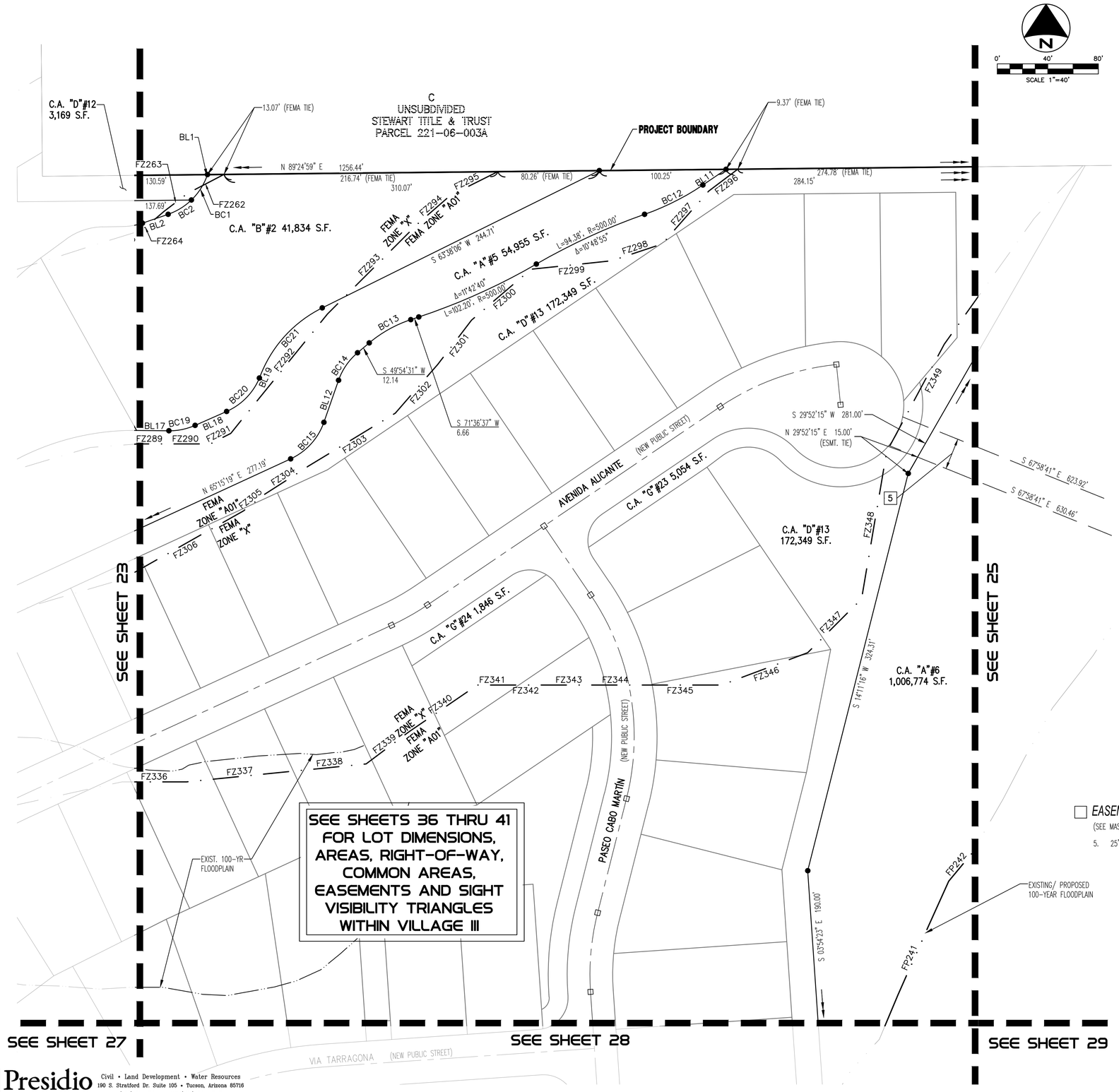
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**PRV1905-002**

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AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **23** OF **42**

Presidio ENGINEERING, INC.
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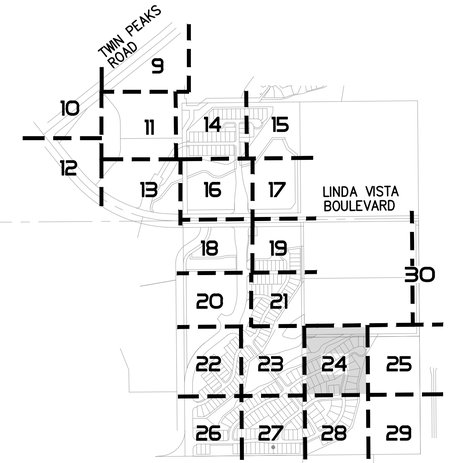
SEQ. NO.




SEE SHEETS 36 THRU 41 FOR LOT DIMENSIONS, AREAS, RIGHT-OF-WAY, COMMON AREAS, EASEMENTS AND SIGHT VISIBILITY TRIANGLES WITHIN VILLAGE III

| FLOOD PLAIN LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FP241 | N 23°41'16" E | 136.80' |
| FP242 | N 39°43'01" E | 28.54' |

| FEMA ZONE LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FZ289 | N 90°00'00" E | 18.12' |
| FZ290 | N 90°00'00" E | 39.00' |
| FZ291 | N 62°49'25" E | 18.34' |
| FZ292 | N 39°00'17" E | 121.65' |
| FZ293 | N 45°00'45" E | 101.89' |
| FZ294 | N 49°04'39" E | 33.25' |
| FZ295 | N 63°26'06" E | 42.05' |
| FZ296 | S 53°06'57" W | 28.72' |
| FZ297 | S 41°22'01" W | 55.80' |
| FZ298 | S 71°34'42" W | 42.42' |
| FZ299 | S 84°00'20" W | 64.04' |
| FZ300 | S 49°22'13" W | 61.76' |
| FZ301 | S 37°19'54" W | 44.21' |
| FZ302 | S 41°03'27" W | 51.10' |
| FZ303 | S 58°37'54" W | 80.45' |
| FZ304 | S 57°12'30" W | 42.01' |
| FZ305 | S 51°39'20" W | 20.40' |
| FZ306 | S 60°32'55" W | 110.46' |
| FZ336 | N 90°00'00" E | 51.12' |
| FZ337 | N 84°16'52" E | 85.61' |
| FZ338 | N 84°18'52" E | 57.09' |
| FZ339 | N 53°09'49" E | 42.64' |
| FZ340 | N 55°37'06" E | 65.36' |
| FZ341 | N 90°00'00" E | 22.75' |
| FZ342 | N 90°00'00" E | 31.25' |
| FZ343 | N 90°00'00" E | 36.94' |
| FZ344 | N 90°00'00" E | 36.94' |
| FZ345 | N 90°00'00" E | 65.31' |
| FZ346 | N 69°26'59" E | 72.82' |
| FZ347 | N 45°01'16" E | 60.26' |
| FZ348 | N 09°41'21" E | 118.09' |
| FZ349 | N 28°07'21" E | 96.66' |




BLOCK SHEET PLACEMENT INDEX

| BLOCK BOUNDARY LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| BL1 | S 20°18'06" W | 1.60' |
| BL2 | S 70°58'39" W | 21.48' |
| BL11 | N 55°52'46" E | 22.15' |
| BL12 | N 19°13'48" E | 35.27' |
| BL17 | N 89°25'43" W | 25.54' |
| BL18 | S 66°09'53" W | 27.29' |
| BL19 | S 22°41'44" W | 4.90' |
| BL78 | N 71°36'37" E | 6.66' |

| BLOCK BOUNDARY CURVE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| BC1 | 22.45' | 50.00' | 25°43'17" |
| BC2 | 21.78' | 50.00' | 24°57'16" |
| BC12 | 51.78' | 200.00' | 14°50'07" |
| BC13 | 37.88' | 100.00' | 21°42'06" |
| BC14 | 26.77' | 50.00' | 30°40'42" |
| BC15 | 40.16' | 50.00' | 46°01'30" |
| BC19 | 21.30' | 50.00' | 24°24'24" |
| BC20 | 37.93' | 50.00' | 43°28'09" |
| BC21 | 71.45' | 100.00' | 40°56'22" |

☐ *EASEMENT / RIGHT-OF-WAY KEYNOTES*
(SEE MASTER LIST ON SHEET 3)

5. 25' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 22245 MICHAEL AMERSON Date signed 8-4-20 ARIZONA U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 43851 JIANKANG WANG Date Signed 8/4/2020 ARIZONA, U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 21734 JOHN D. WOOD Date Signed 8/4/20 ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

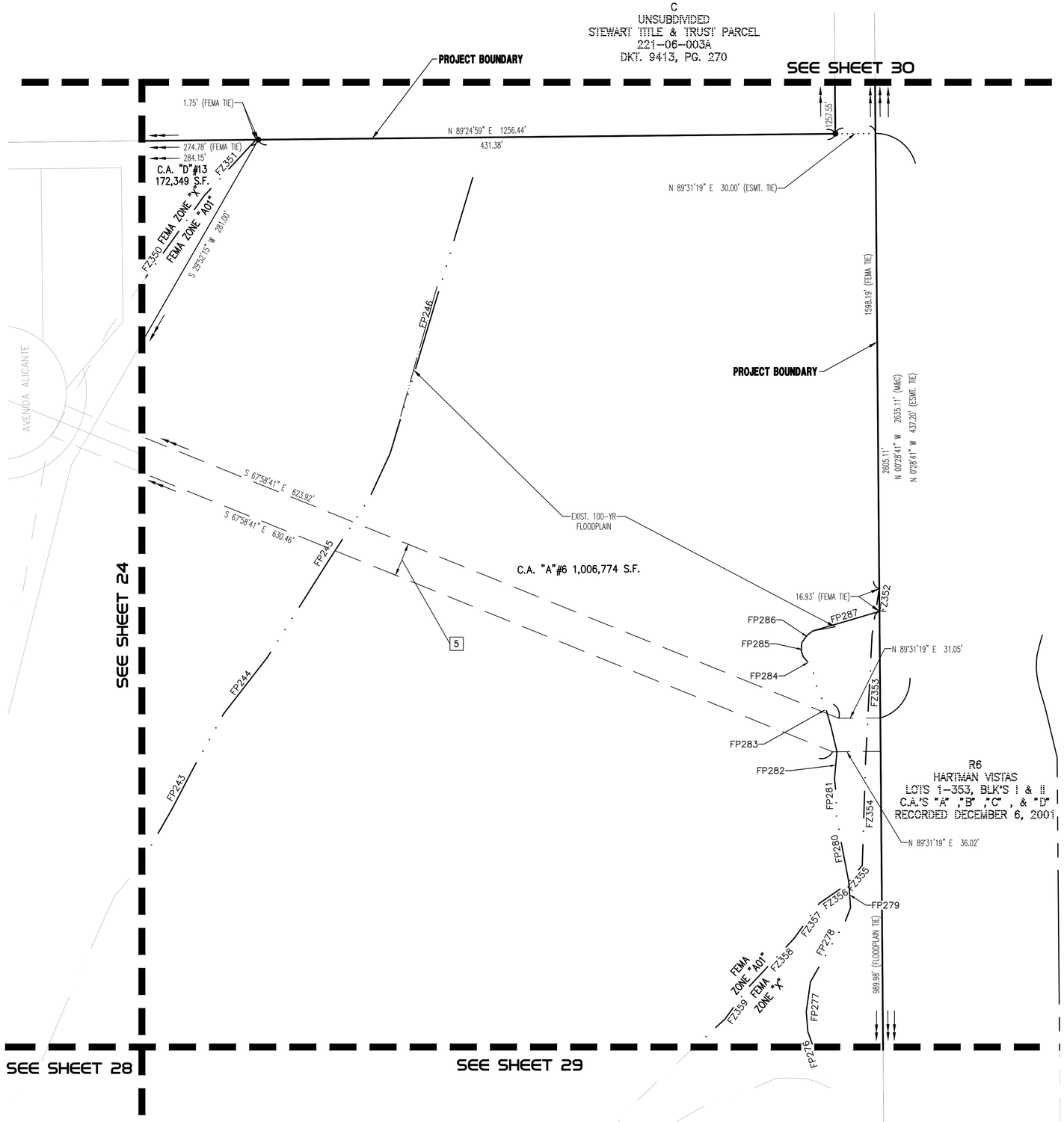
**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **24** OF **42**

Presidio ENGINEERING INC. Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEQ. NO. _____

SEQ. NO.




N

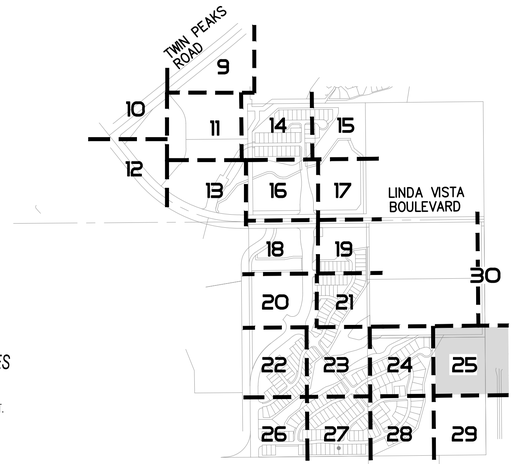
0' 40' 80'

SCALE 1"=40"

☐ *EASEMENT / RIGHT-OF-WAY KEYNOTES*

(SEE MASTER LIST ON SHEET 3)

5. 25' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.




BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

| FLOOD PLAIN LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FP243 | N 29°00'37" E | 131.68' |
| FP244 | N 37°48'05" E | 52.45' |
| FP245 | N 31°04'01" E | 178.63' |
| FP246 | N 16°39'21" E | 215.46' |
| FP277 | N 02°54'29" E | 37.28' |
| FP278 | N 28°24'14" E | 63.10' |
| FP279 | N 03°59'31" W | 19.29' |
| FP280 | N 10°44'48" W | 52.31' |
| FP281 | N 02°02'34" W | 25.63' |
| FP282 | N 05°04'44" E | 20.67' |
| FP283 | N 16°00'15" W | 64.72' |
| FP284 | N 40°18'29" W | 11.53' |
| FP285 | N 04°45'58" W | 10.45' |
| FP286 | N 43°01'58" E | 11.87' |
| FP287 | N 73°36'10" E | 51.96' |

| FEMA ZONE LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FZ350 | N 35°32'40" E | 122.13' |
| FZ351 | N 42°42'46" E | 57.02' |
| FZ352 | S 08°53'45" W | 34.34' |
| FZ353 | S 02°58'20" W | 95.22' |
| FZ354 | S 01°47'39" W | 77.85' |
| FZ355 | S 39°49'03" W | 19.33' |
| FZ356 | S 55°27'39" W | 23.98' |
| FZ357 | S 35°35'24" W | 31.90' |
| FZ358 | S 43°04'36" W | 50.70' |
| FZ359 | S 36°19'00" W | 29.13' |

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22245
MICHAEL AMERSON
Date signed 8-4-20
ARIZONA, U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
43851
JIANKANG WANG
Date Signed 8/4/2020
ARIZONA, U.S.A.

Registered Professional Engineer
CERTIFICATE NO.
21734
JOHN D. WOOD
Date Signed 8/4/2020
(Civil)
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
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**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **25** OF **42**

Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEQ. NO.

SEE SHEET 22

SEE SHEET 23

SEE SHEET 27

SEE SHEETS 32 THRU 35 FOR LOT DIMENSIONS, AREAS, RIGHT-OF-WAY, COMMON AREAS, EASEMENTS AND SIGHT VISIBILITY TRIANGLES WITHIN VILLAGE II

SEE SHEETS 36 THRU 41 FOR LOT DIMENSIONS, AREAS, RIGHT-OF-WAY, COMMON AREAS, EASEMENTS AND SIGHT VISIBILITY TRIANGLES WITHIN VILLAGE III

86' PUBLIC DRAINAGE WAY
PARCEL 221-04-350
PER SEQ. NO. 20142340180
M&P.

PROJECT BOUNDARY

TUCSON PREMIUM OUTLETS
MARANA CENTER, PARCEL 4
PARCEL 221-04-0330

VIA PALOMERA (NEW PUBLIC STREET)

CAMINO BENICARDO (NEW PUBLIC STREET)

PASEO CABO MARTÍN (NEW PUBLIC STREET)

AVENIDA ALICANTE (NEW PUBLIC STREET)

C.A. "D"#9 45,779 S.F.

C.A. "G"#21 1,118 S.F.

C.A. "D"#10 34,953 S.F.

C.A. "A"#7 119,472 S.F.

C.A. "E"#4 22,669 S.F.

C.A. "D"#11 52,359 S.F.

C.A. "F"#4 18,867 S.F.

C.A. "D"#13 172,349 S.F.

L=62.83'
Δ=90°00'00"
R=40.00'

L=24.24'
(SVT TIE)

L=9.33'
(SVT TIE)

146.34'

N 89°29'06" E
2.01'

L=5.66'
Δ=02°09'39"
R=150.00'

N 02°40'33" W
12.00'

N 02°40'33" W
12.00'

L=7.92'
Δ=02°09'39"
R=210.00'

S 89°29'06" W
2.01'

L=62.83'
Δ=90°00'00"
R=40.00'

504.97'

45' 45'

18 90' R/W

87.31'

285.99'

105.72'

BASIS OF BEARING
N 00°30'54" W 2633.58' (R&M)

L13 L14 L15 L16

FP163
N 89°29'06" E 152.00'

FP162

FP161
N 89°25'59" E 277.23'

FP160

FP164

FP165

FP194

FP195

FP196

FP197

FP198

FP199

S 50°24'44" E 163.72'

PROPOSED 100-YR FLOODPLAIN

EXIST. 100-YR FLOODPLAIN

FEMA ZONE "A01"

FND 1/2" IR
PCP LS 27239

FND 1/2" IR
LS 27239

L=228.89'
Δ=45°50'18"
R=286.10'
(ESMT TIE)

L=455.58' Δ=91°14'20" R=286.10' (R&M)

N 66°43'58" E 94.13'

290.48' (R&M)

L=109.39'
Δ=21°54'27"
R=286.10'
(ESMT TIE)

S 83°52'17" W
40.20' (R&M)

FND 1/2" IR
PCP LS 27239

N 89°25'58" E 128.03'

N 89°34'53" E 332.33' (R&M)

S 79°04'19" E
46.70'

L=11.44'
Δ=11°29'43"
R=57.00'

FND 1/2" ID IOP
LS 4253
W 1/4 SEC 23

45.00' 45.00'

21

L=16.52'
(ESMT TIE)

10

83.04'

L=62.80'
Δ=89°56'52"
R=40.00'

N 00°34'01" E
12.00'

S 00°34'01" E
12.00'

92.96'

L=62.87'
Δ=90°03'08"
R=40.00'

L42

1226.01'

1260.53'

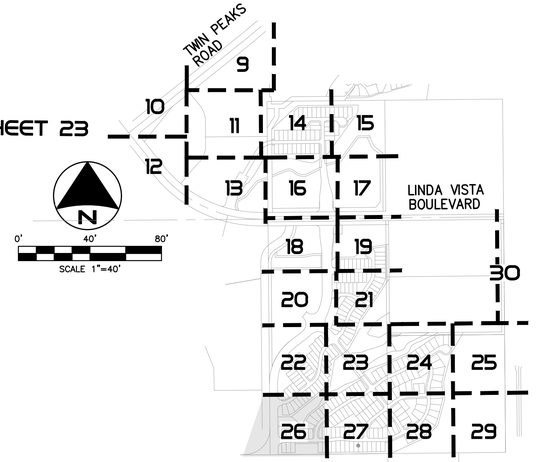
N 89°25'58" E 2632.01'

EXIST. 100-YR FLOODPLAIN

PROJECT BOUNDARY

C
UNSUBDIVIDED
ARIZONA BOARD OF REGENTS
PARCEL 221-04-0250

E
UNSUBDIVIDED
INTERSTATE INDUSTRIAL ASSOCIATES
PARCEL 221-06-0100




BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 3)

4. 30' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.
10. 15'x50' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.
18. 90' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
21. 15' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.

FLOOD PLAIN LINE DATA TABLE
(SEE MASTER LIST ON SHEET 6)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| FP160 | S 13°33'44" W | 70.75' |
| FP161 | S 89°59'25" W | 272.51' |
| FP162 | N 00°00'08" E | 111.15' |
| FP163 | N 89°55'40" E | 146.66' |
| FP164 | N 51°37'45" E | 184.59' |
| FP165 | N 51°44'12" E | 154.22' |
| FP194 | N 32°27'50" E | 80.89' |
| FP195 | N 51°48'32" E | 153.90' |
| FP196 | N 22°40'04" E | 54.49' |
| FP197 | N 29°15'50" E | 25.06' |
| FP198 | N 45°06'49" E | 27.76' |
| FP199 | N 51°05'49" E | 79.52' |

LINE DATA TABLE
(SEE MASTER LIST ON SHEET 5

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L13 | N 00°30'54" W | 216.34' |
| L14 | N 00°30'54" W | 426.07' |
| L15 | N 00°30'54" W | 153.05' |
| L16 | N 89°29'06" E | 87.01' |
| L42 | N 89°25'59" E | 466.42' |

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 22245
MICHAEL AMERSON
Date signed 8-4-20
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 43851
JIANKANG WANG
Date Signed 8/4/2020
ARIZONA, U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 21734
JOHN D. WOOD
Date Signed 8/4/20
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
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**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **26** OF **42**


Presidio ENGINEERING SERVICES
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747




SEQ. NO.

SEE SHEET 22

SEE SHEET 23

SEE SHEET 24

SEE SHEET 26

SEE SHEET 28

FZ325

FZ326

FEMA ZONE "X" FZ327

FEMA ZONE "A01"

EXIST. 100-YR FLOODPLAIN

AVENIDA ALICANTE (NEW PUBLIC STREET)

CALLE IVICA (NEW PUBLIC STREET)

VIA TARRAGONA (NEW PUBLIC STREET)

PASEO CABO MARTÍN (NEW PUBLIC STREET)

SEE SHEETS 36 THRU 41 FOR LOT DIMENSIONS, AREAS, RIGHT-OF-WAY, COMMON AREAS, EASEMENTS AND SIGHT VISIBILITY TRIANGLES WITHIN VILLAGE III

E
UNSUBDIVIDED
INTERSTATE INDUSTRIAL ASSOCIATES
PARCEL 221-06-0100

C.A. "D"#13 172,141 S.F.

1260.53'
1226.01'
N 89°25'58" E 2632.01'

S 65°15'34" W
409.70'

34.52'

281.48'
441.80'

EXISTING 30' PRIVATE INGRESS, EGRESS & UTILITY EASEMENT PER DKT 3986, PG 758

END 1/2" IR
RLS 14145

(FLOODPLAIN TIE)

PROJECT BOUNDARY

C
UNSUBDIVIDED
CHIVERS FAMILY TRUST
PARCEL 221-06-0090

N

0' 40' 80'

SCALE 1"=40'

TWIN PEAKS ROAD

LINDA VISTA BOULEVARD

9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

FEMA ZONE LINE DATA TABLE
(SEE MASTER LIST ON SHEET 6)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| FZ324 | S 00°00'00" E | 22.72' |
| FZ325 | S 63°26'06" E | 38.08' |
| FZ326 | N 81°53'42" E | 60.29' |
| FZ327 | N 81°00'43" E | 54.61' |

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 22245
MICHAEL AMERSON
Date signed 9-4-20
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 43851
JIANKANG WANG
Date Signed 9/4/2020
ARIZONA, U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 21734
JOHN D. WOOD
Date Signed 9-4-20
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

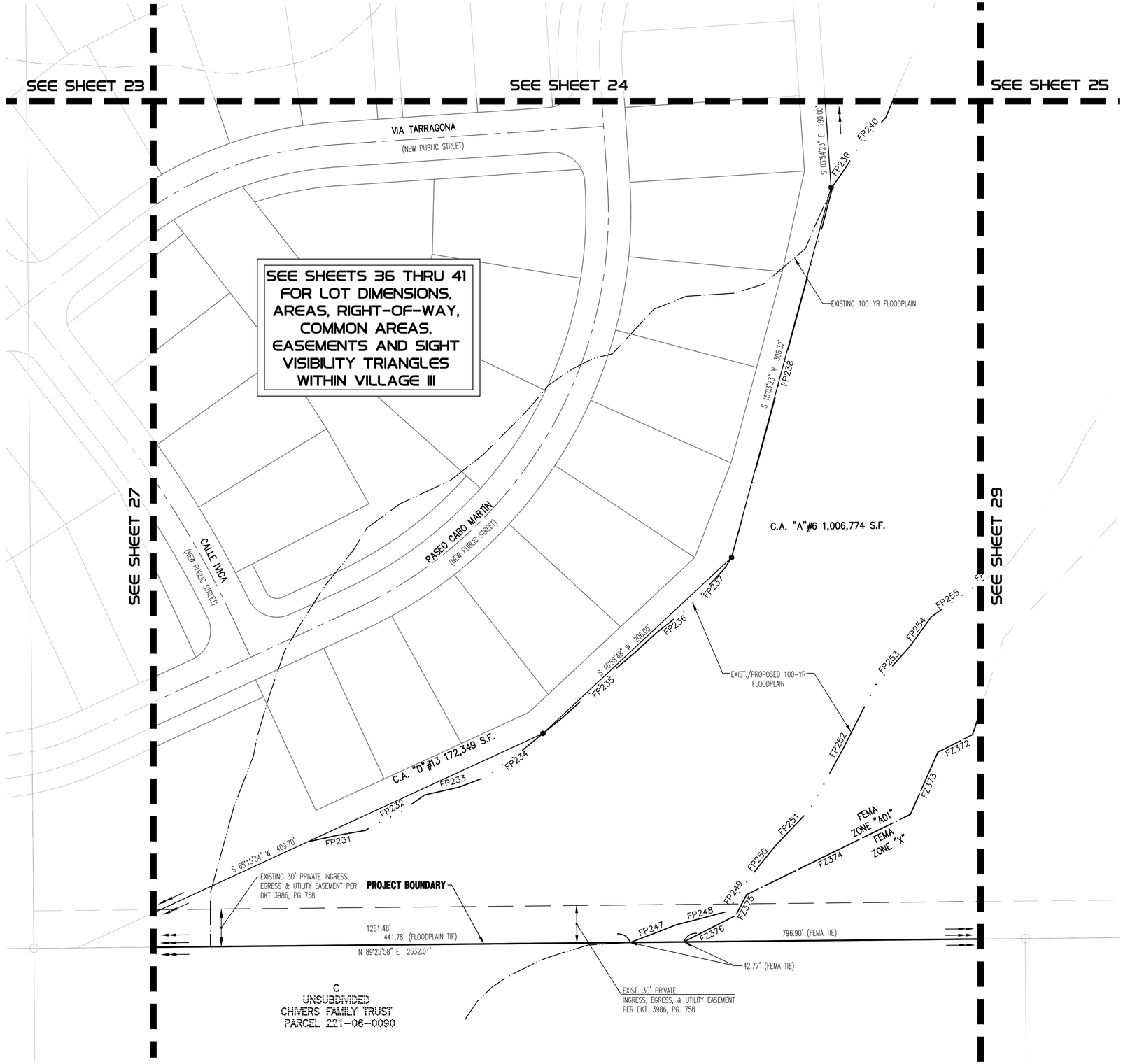
# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
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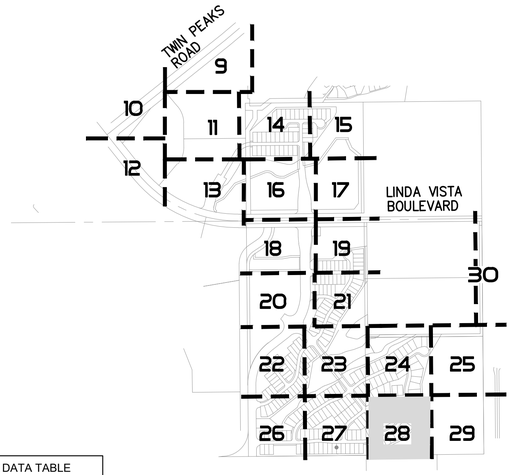
**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **27** OF **42**

Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747




| FLOOD PLAIN LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FP231 | N 78°51'40" E | 46.34' |
| FP232 | N 59°06'48" E | 55.32' |
| FP233 | N 73°54'19" E | 49.41' |
| FP234 | N 52°55'35" E | 58.77' |
| FP235 | N 48°26'07" E | 121.25' |
| FP236 | N 52°03'57" E | 31.49' |
| FP237 | N 40°42'55" E | 53.79' |
| FP238 | N 15°15'08" E | 307.80' |
| FP239 | N 33°04'13" E | 36.50' |
| FP240 | N 42°37'58" E | 32.99' |
| FP247 | N 68°59'24" E | 39.52' |
| FP248 | N 75°18'12" E | 41.78' |
| FP249 | N 33°41'07" E | 31.03' |
| FP250 | N 38°50'45" E | 34.16' |
| FP251 | N 43°41'10" E | 39.48' |
| FP252 | N 27°49'27" E | 113.92' |
| FP253 | N 41°59'29" E | 40.28' |
| FP254 | N 35°55'42" E | 29.60' |
| FP255 | N 54°46'05" E | 37.97' |




BLOCK SHEET PLACEMENT INDEX

| FEMA ZONE LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FZ372 | S 63°09'24" W | 31.12' |
| FZ373 | S 23°50'59" W | 54.44' |
| FZ374 | S 63°52'47" W | 145.68' |
| FZ375 | S 27°34'18" W | 18.73' |
| FZ376 | S 62°59'33" W | 46.73' |

SEQ. NO.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22245
MICHAEL AMERSON
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### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

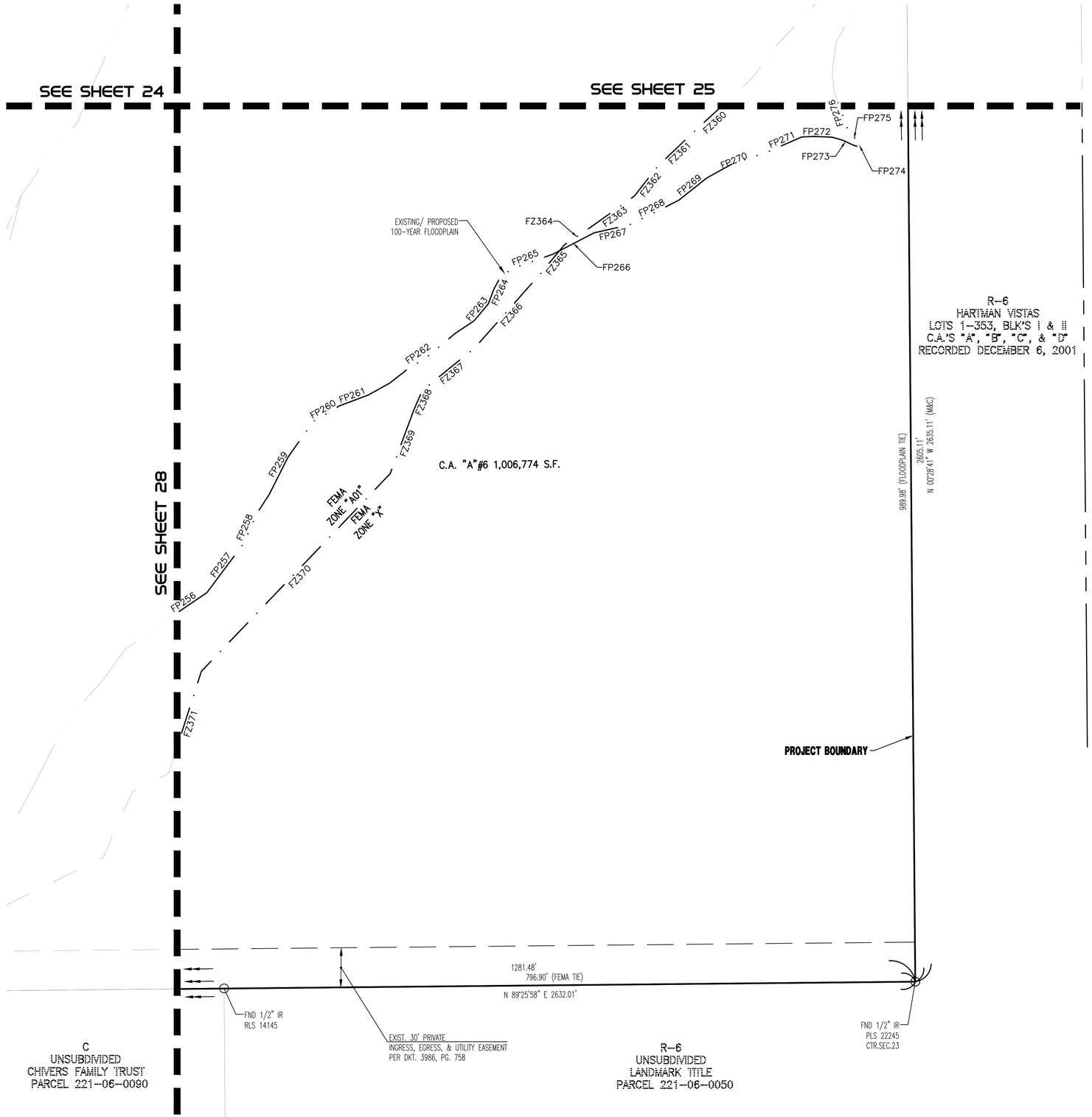
BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

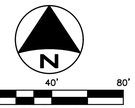
**PRV1905-002**

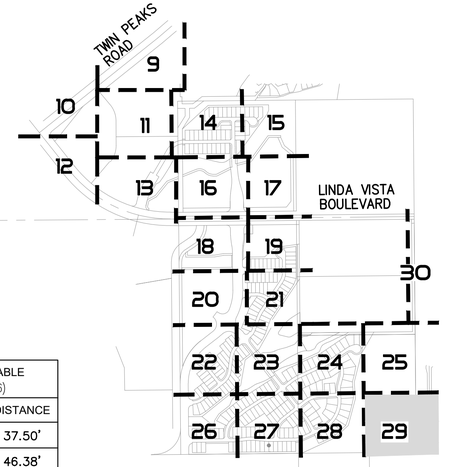
REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **28** OF **42**

Presidio ENGINEERING INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
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SEQ. NO.




BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

| FLOOD PLAIN LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FP256 | N 55°48'03" E | 37.50' |
| FP257 | N 36°40'56" E | 46.38' |
| FP258 | N 23°29'00" E | 23.42' |
| FP259 | N 31°16'19" E | 83.00' |
| FP260 | N 59°23'01" E | 23.25' |
| FP261 | N 69°19'23" E | 23.68' |
| FP262 | N 54°56'55" E | 97.85' |
| FP263 | N 39°56'02" E | 16.94' |
| FP264 | N 24°33'58" E | 23.61' |
| FP265 | N 67°42'33" E | 42.45' |
| FP266 | N 62°28'46" E | 35.09' |
| FP267 | N 77°16'42" E | 27.54' |
| FP268 | N 63°26'26" E | 41.66' |
| FP269 | N 51°29'36" E | 27.13' |
| FP270 | N 66°52'26" E | 48.53' |
| FP271 | N 66°10'19" E | 29.86' |
| FP272 | S 89°38'25" E | 22.97' |
| FP273 | S 70°06'35" E | 21.45' |
| FP274 | N 38°40'34" E | 2.23' |
| FP275 | N 42°56'02" W | 13.53' |
| FP276 | N 19°33'21" W | 32.75' |
| FP279 | N 03°59'31" W | 19.29' |
| FP284 | N 40°18'29" W | 11.53' |
| FP285 | N 04°45'58" W | 10.45' |
| FP286 | N 43°01'58" E | 11.87' |

| FEMA ZONE LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| FZ360 | S 47°21'32" W | 60.66' |
| FZ361 | S 46°20'52" W | 37.58' |
| FZ362 | S 37°53'10" W | 28.19' |
| FZ363 | S 54°27'44" W | 42.47' |
| FZ364 | S 56°18'36" W | 22.31' |
| FZ365 | S 39°46'54" W | 28.91' |
| FZ366 | S 41°30'37" W | 74.78' |
| FZ367 | S 50°55'23" W | 50.96' |
| FZ368 | S 23°59'09" W | 15.53' |
| FZ369 | S 20°21'11" W | 52.29' |
| FZ370 | S 43°40'08" W | 207.39' |
| FZ371 | S 17°45'07" W | 81.22' |




IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

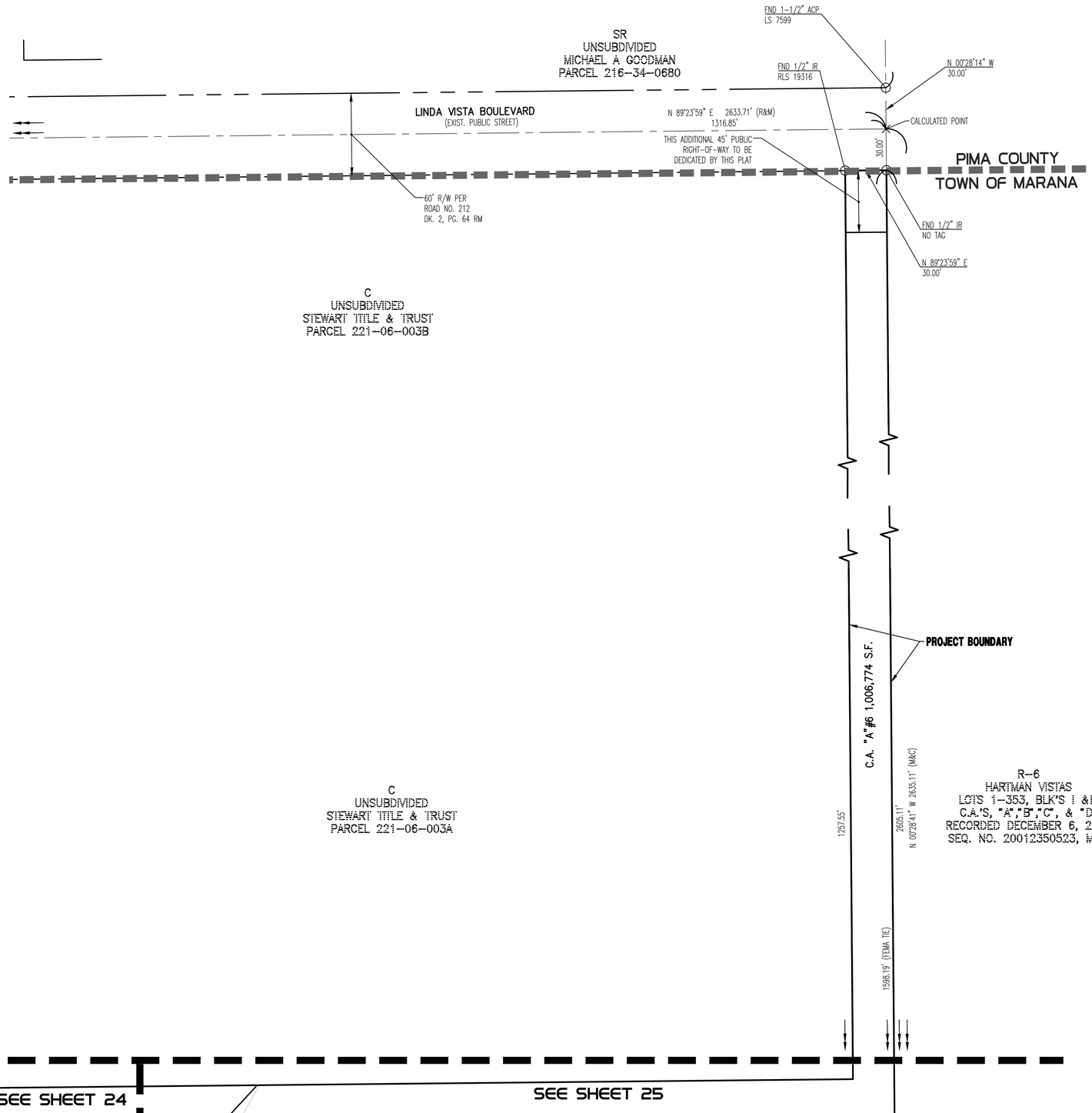
# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

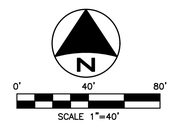
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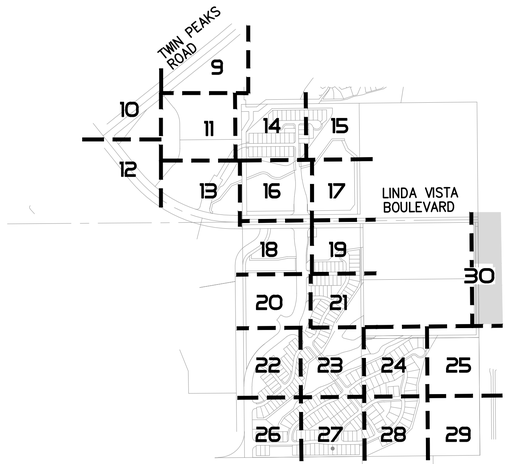
**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **29** OF **42**

Presidio ENGINEERING, INC.
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BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

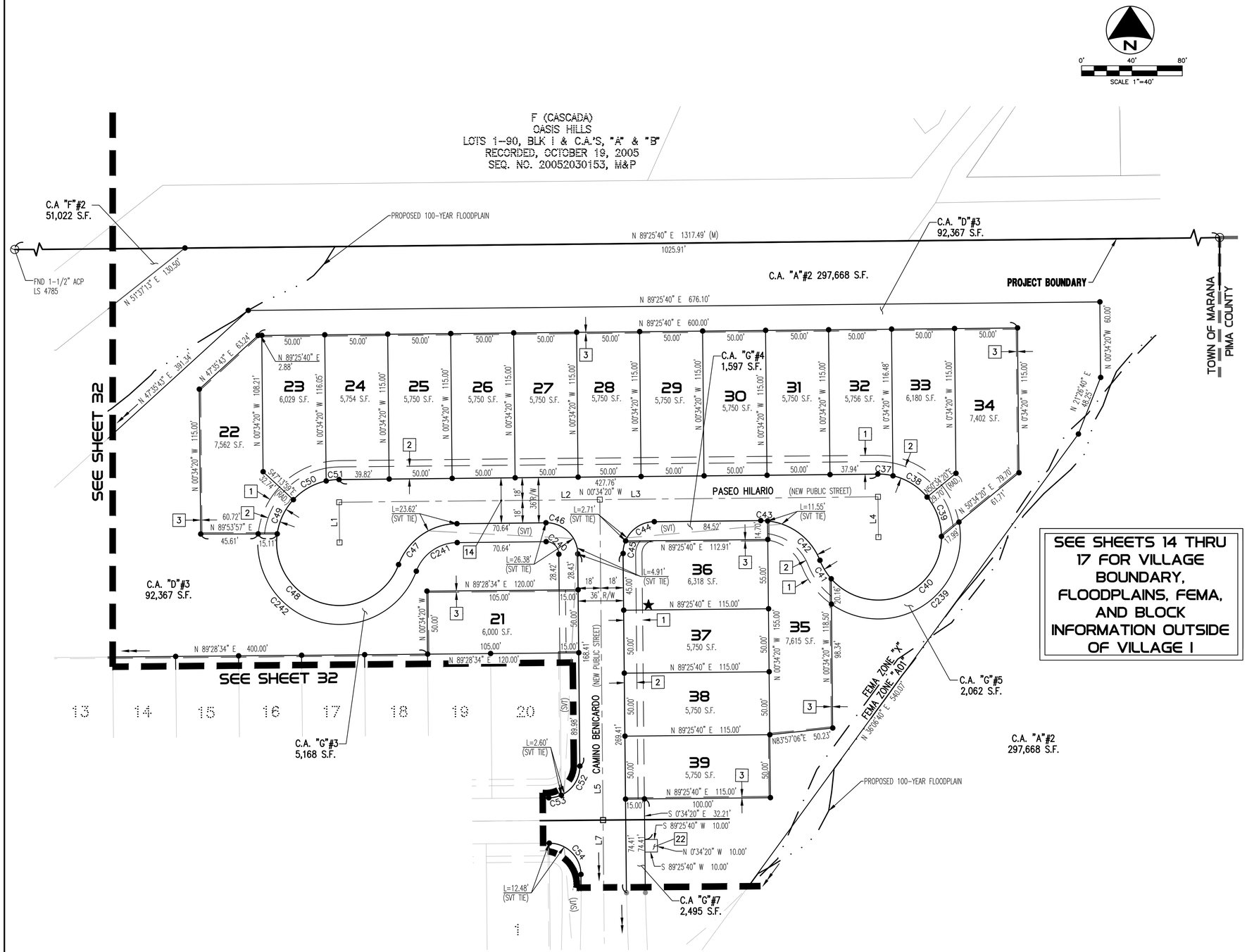
BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
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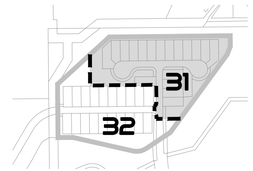
**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **30** OF **42**

Presidio ENGINEERING INC
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
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SEQ. NO._____




## VILLAGE I – SHEET INDEX
1"=400'

SEQ. NO.

### EASEMENT / RIGHT-OF-WAY KEYNOTES
(SEE MASTER LIST ON SHEET 3)

1. 15' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED BY THIS PLAT.
2. 10' PRIVATE HOA PEDESTRIAN, SIDEWALK, AND LANDSCAPE EASEMENT GRANTED BY THIS PLAT.
3. 1' VEHICLE NO ACCESS EASEMENT GRANTED BY THIS PLAT.
14. 36' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
22. 10' X 10' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 5)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C37 | 12.18' | 50.00' | 13°57'42" |
| C38 | 32.45' | 50.00' | 37°10'57" |
| C39 | 33.91' | 50.00' | 38°51'21" |
| C40 | 121.43' | 50.00' | 139°08'49" |
| C41 | 17.24' | 50.00' | 19°45'11" |
| C42 | 54.64' | 50.00' | 62°36'44" |
| C43 | 5.49' | 50.00' | 6°17'15" |
| C44 | 28.98' | 25.00' | 66°25'19" |
| C45 | 10.29' | 25.00' | 23°34'41" |
| C46 | 39.27' | 25.00' | 90°00'00" |
| C47 | 60.13' | 50.00' | 68°53'59" |
| C48 | 146.02' | 50.00' | 167°19'25" |
| C49 | 30.47' | 50.00' | 34°54'55" |
| C50 | 30.47' | 50.00' | 34°54'55" |
| C51 | 10.25' | 50.00' | 11°44'45" |
| C52 | 28.98' | 25.00' | 66°25'19" |
| C53 | 10.31' | 25.00' | 23°37'35" |
| C54 | 39.25' | 25.00' | 89°57'06" |
| C239 | 153.81' | 65.00' | 135°34'52" |
| C240 | 15.71' | 10.00' | 90°00'00" |

LINE DATA TABLE
(SEE MASTER LIST ON SHEET 5)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°34'20" E | 32.00' |
| L2 | N 89°25'40" E | 206.94' |
| L3 | N 89°25'40" E | 220.82' |
| L4 | N 00°34'20" W | 32.00' |
| L5 | N 00°34'20" W | 254.45' |
| L7 | N 00°34'20" W | 221.03' |

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 5)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C241 | 42.09' | 35.00' | 68°53'59" |
| C242 | 187.73' | 65.00' | 165°28'49" |

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 22245
MICHAEL AMERSON
Date signed 9-4-20
ARIZONA, U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 43851
JIANKANG WANG
Date Signed
ARIZONA, U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 21734
JOHN D. WOOD
09/04/2020
Date Signed
ARIZONA, U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
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**PRV1905-002**

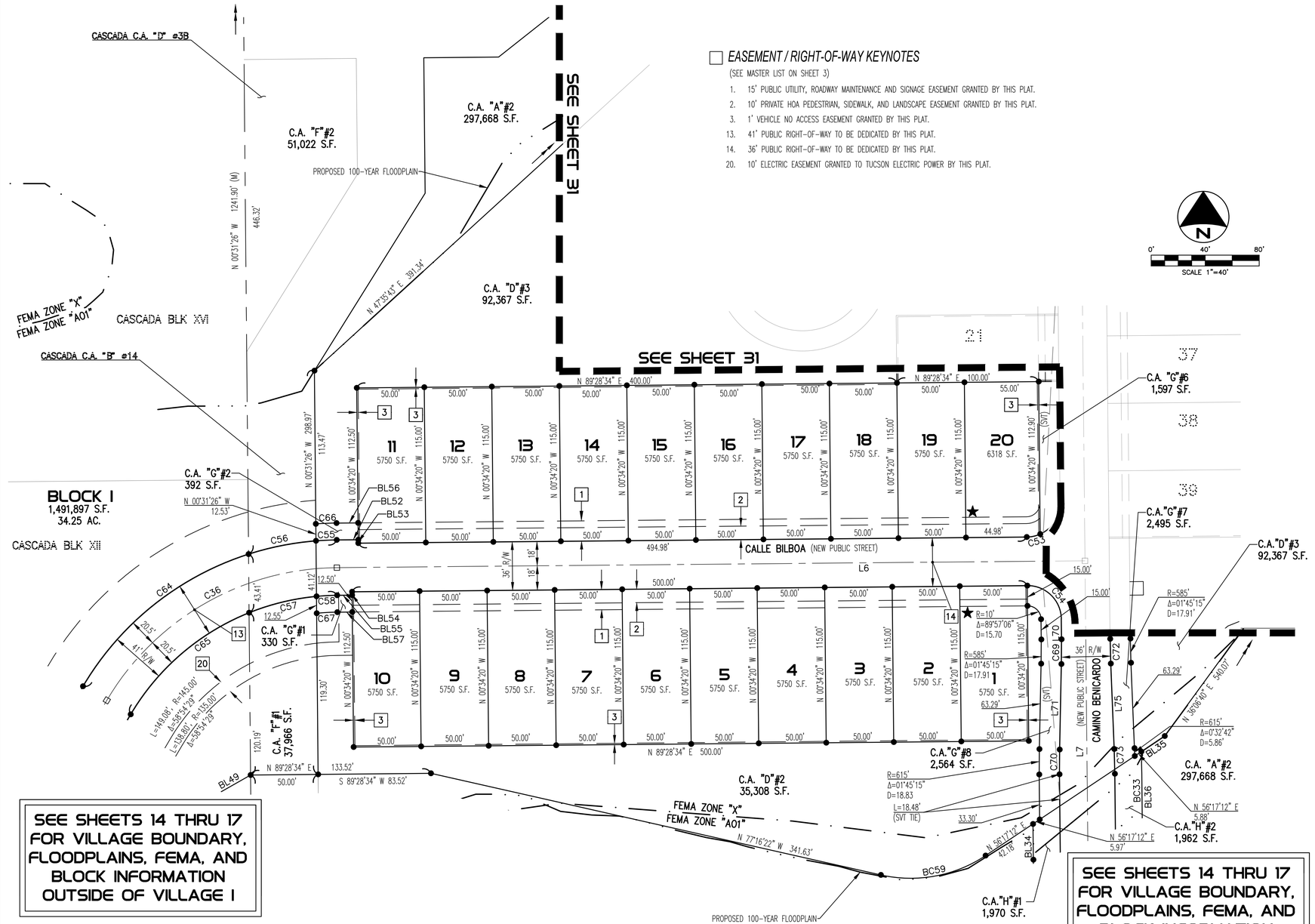
REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **31** OF **42**

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## EASEMENT / RIGHT-OF-WAY KEYNOTES

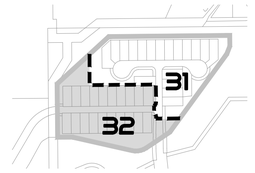
(SEE MASTER LIST ON SHEET 3)

1. 15' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED BY THIS PLAT.
2. 10' PRIVATE HOA PEDESTRIAN, SIDEWALK, AND LANDSCAPE EASEMENT GRANTED BY THIS PLAT.
3. 1' VEHICLE NO ACCESS EASEMENT GRANTED BY THIS PLAT.
13. 41' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
14. 36' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
20. 10' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.




SEE SHEETS 14 THRU 17 FOR VILLAGE BOUNDARY, FLOODPLAINS, FEMA, AND BLOCK INFORMATION OUTSIDE OF VILLAGE I

SEE SHEETS 14 THRU 17 FOR VILLAGE BOUNDARY, FLOODPLAINS, FEMA, AND BLOCK INFORMATION OUTSIDE OF VILLAGE I




## VILLAGE I - SHEET INDEX

1"=400'

| LINE DATA TABLE (SEE MASTER LIST ON SHEET 5) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L6 | N 89°28'34" E | 554.04' |
| L70 | N 00°34'20" W | 15.00' |
| L71 | N 01°10'56" E | 63.29' |
| L75 | N 02°19'35" W | 63.29' |

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C36 | 205.63' | 200.00' | 58°54'29" |
| C53 | 10.31' | 25.00' | 23°37'35" |
| C55 | 15.32' | 220.50' | 3°58'54" |
| C56 | 50.99' | 220.50' | 13°14'58" |
| C57 | 51.52' | 179.50' | 16°26'45" |
| C58 | 15.33' | 179.50' | 4°53'35" |
| C64 | 160.39' | 220.50' | 41°40'38" |
| C65 | 117.70' | 179.50' | 37°34'09" |
| C66 | 15.32' | 233.00' | 3°46'04" |
| C67 | 15.33' | 167.00' | 5°15'38" |
| C69 | 18.37' | 600.00' | 1°45'15" |
| C70 | 18.37' | 600.00' | 1°45'15" |
| C72 | 18.37' | 600.00' | 1°45'15" |
| C73 | 18.37' | 600.00' | 1°45'15" |

| BLOCK BOUNDARY LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| BL34 | S 00°34'20" E | 26.50' |
| BL35 | S 56°17'12" W | 20.84' |
| BL36 | S 00°34'20" E | 63.07' |
| BL49 | S 60°21'38" W | 32.11' |
| BL52 | N 89°28'34" E | 16.02' |
| BL53 | S 00°34'20" E | 2.50' |
| BL54 | N 00°34'20" W | 2.50' |
| BL55 | N 89°28'34" E | 11.06' |
| BL56 | N 89°28'34" E | 16.01' |
| BL57 | N 89°28'34" E | 11.07' |

| BLOCK BOUNDARY CURVE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| BC33 | 16.18' | 620.00' | 1°29'44" |
| BC59 | 81.05' | 100.00' | 46°26'25" |

REGISTERED LAND SURVEYOR CERTIFICATE NO. 22245 MICHAEL AMERSON Date Signed 8-4-20 ARIZONA U.S.A.

Registered Professional Engineer CERTIFICATE NO. 43851 JIANKANG (JK) WANG Date Signed ARIZONA, U.S.A.

Registered Professional Engineer CERTIFICATE NO. 21734 JOHN D. WOOD (Civil) Date Signed ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT

## FOR

# LINDA VISTA VILLAGE AT CASCADA

## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
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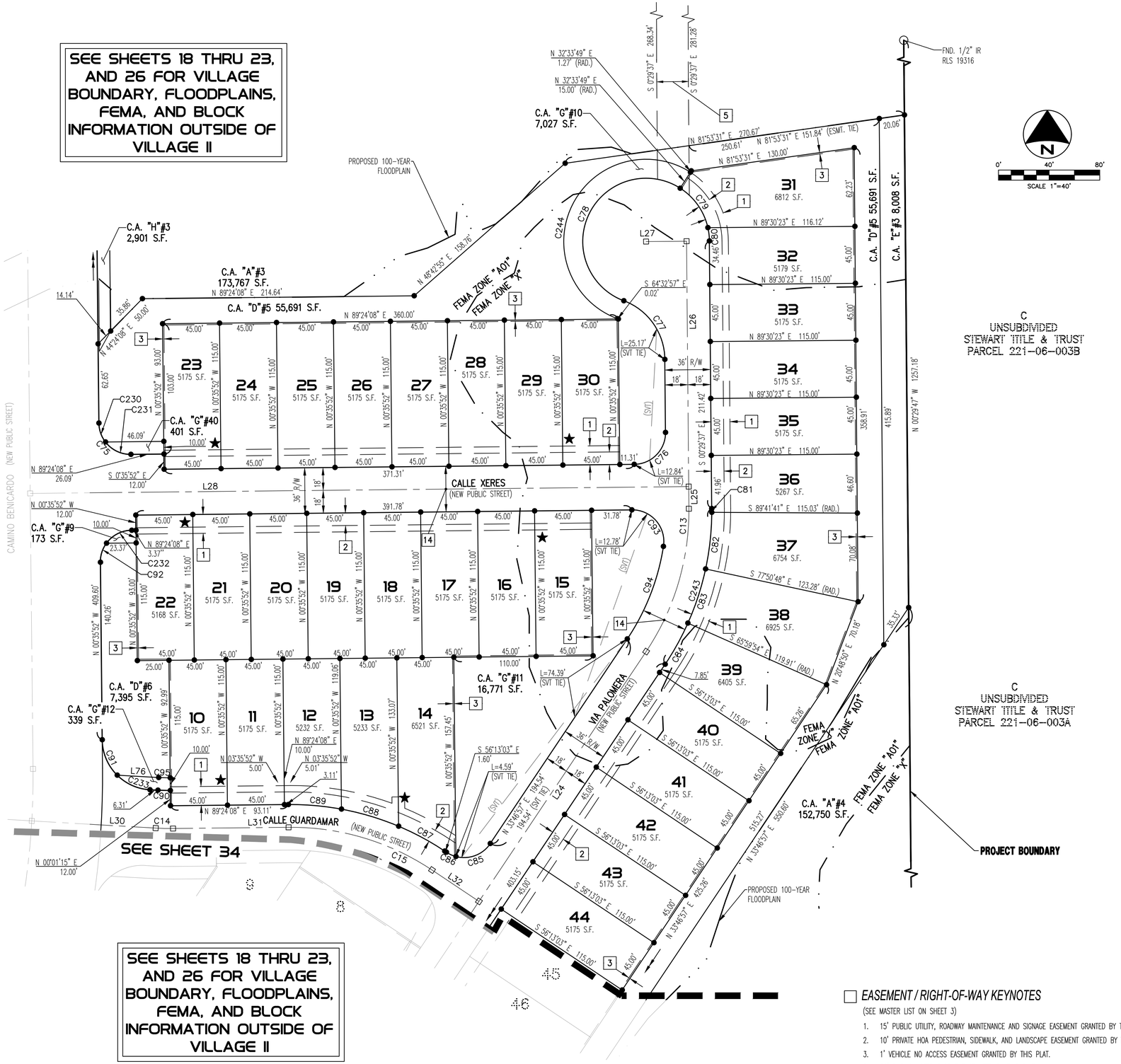
**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **32** OF **42**


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SEQ. NO. _____

SEE SHEETS 18 THRU 23, AND 26 FOR VILLAGE BOUNDARY, FLOODPLAINS, FEMA, AND BLOCK INFORMATION OUTSIDE OF VILLAGE II

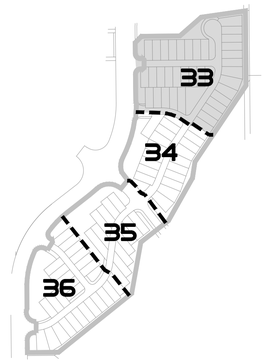



SEE SHEETS 18 THRU 23, AND 26 FOR VILLAGE BOUNDARY, FLOODPLAINS, FEMA, AND BLOCK INFORMATION OUTSIDE OF VILLAGE II

C
UNSUBDIVIDED
STEWART TITLE & TRUST
PARCEL 221-06-003B

C
UNSUBDIVIDED
STEWART TITLE & TRUST
PARCEL 221-06-003A




## VILLAGE II - SHEET INDEX
1"=400'

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C13 | 119.65' | 200.00' | 34°16'33" |
| C14 | 13.71' | 200.00' | 3°55'40" |
| C15 | 120.01' | 200.00' | 34°22'49" |
| C75 | 39.27' | 25.00' | 90°00'00" |
| C76 | 39.22' | 25.00' | 89°53'45" |
| C77 | 60.13' | 50.00' | 68°53'59" |
| C78 | 167.51' | 50.00' | 191°57'25" |
| C79 | 39.07' | 50.00' | 44°46'29" |
| C80 | 10.62' | 50.00' | 12°10'05" |
| C81 | 3.04' | 218.00' | 0°47'55" |
| C82 | 45.08' | 218.00' | 11°50'54" |
| C83 | 45.08' | 218.00' | 11°50'54" |
| C84 | 37.21' | 218.00' | 9°46'51" |
| C85 | 30.99' | 25.00' | 71°01'43" |
| C86 | 8.28' | 25.00' | 18°58'17" |
| C87 | 41.43' | 218.00' | 10°53'24" |
| C88 | 47.22' | 218.00' | 12°24'39" |
| C89 | 42.16' | 218.00' | 11°04'47" |
| C90 | 9.82' | 170.00' | 3°18'33" |
| C91 | 31.18' | 40.00' | 44°39'45" |

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C92 | 16.09' | 25.00' | 36°52'12" |
| C93 | 43.41' | 25.00' | 99°28'48" |
| C94 | 79.10' | 182.00' | 24°54'01" |
| C95 | 9.13' | 160.00' | 3°16'13" |
| C230 | 16.09' | 25.00' | 36°52'12" |
| C231 | 23.18' | 25.00' | 53°07'48" |
| C232 | 23.18' | 25.00' | 53°07'48" |
| C233 | 28.91' | 40.00' | 41°24'35" |
| C243 | 130.41' | 218.00' | 34°16'33" |
| C244 | 217.77' | 65.00' | 191°57'25" |

| LINE DATA TABLE (SEE MASTER LIST ON SHEET 5) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L24 | S 33°46'57" W | 237.54' |
| L25 | S 00°29'37" E | 17.51' |
| L26 | S 00°29'37" E | 193.92' |
| L27 | N 89°30'23" E | 32.00' |
| L28 | N 89°24'08" E | 520.32' |
| L31 | N 89°24'08" E | 91.27' |
| L32 | S 56°13'03" E | 44.60' |
| L76 | S 86°40'12" E | 32.77' |

## EASEMENT / RIGHT-OF-WAY KEYNOTES
(SEE MASTER LIST ON SHEET 3)

1. 15' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED BY THIS PLAT.
2. 10' PRIVATE HOA PEDESTRIAN, SIDEWALK, AND LANDSCAPE EASEMENT GRANTED BY THIS PLAT.
3. 1' VEHICLE NO ACCESS EASEMENT GRANTED BY THIS PLAT.
5. 25' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
14. 36' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 22245 MICHAEL AMERSON Date Signed 8-4-20 ARIZONA, U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 43851 JIANKANG WANG Date Signed ARIZONA, U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 21734 JOHN D. WOOD Date Signed ARIZONA, U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905-002**

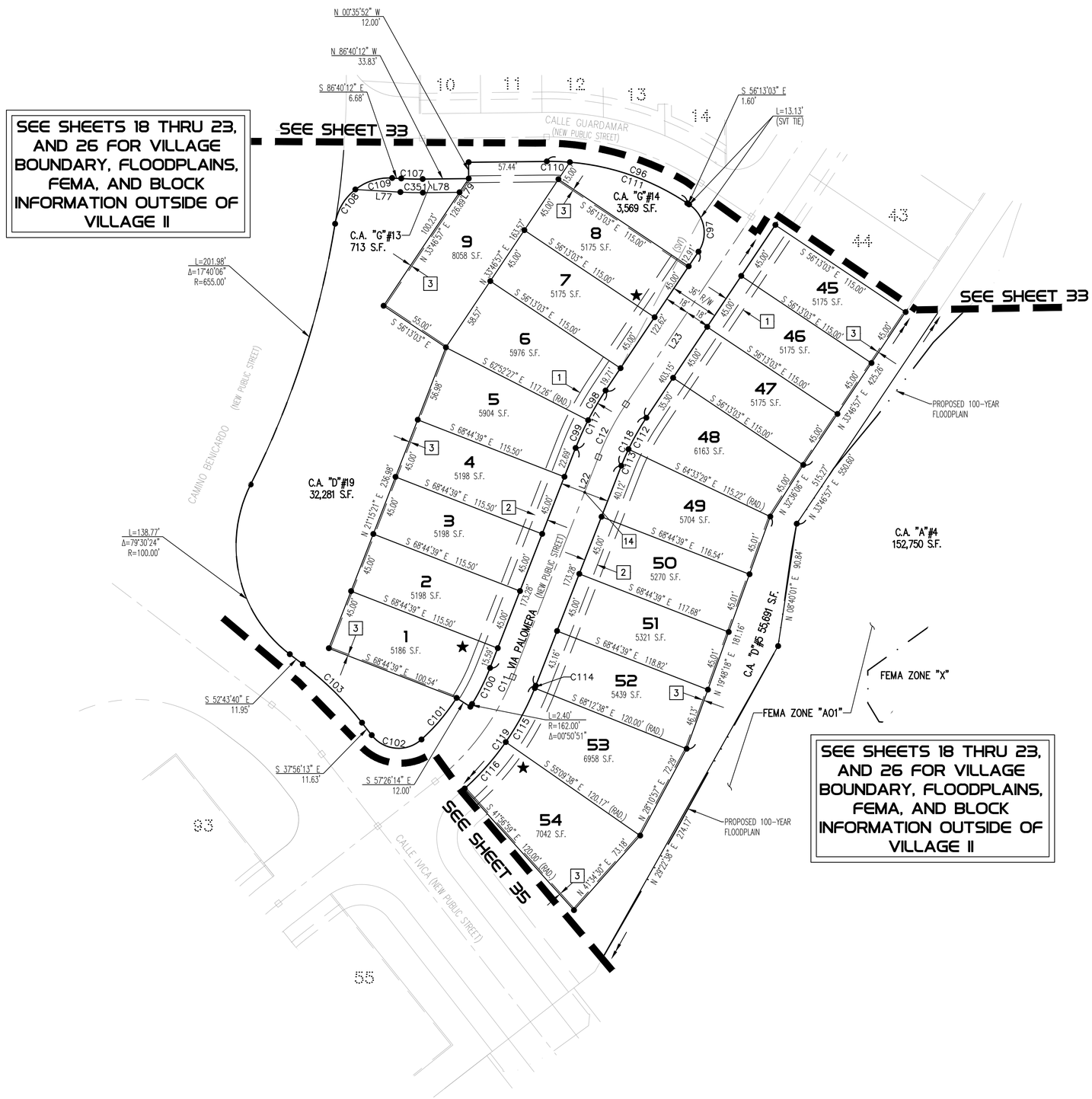
REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **33** OF **42**


Presidio ENGINEERING, INC.
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SEQ. NO.



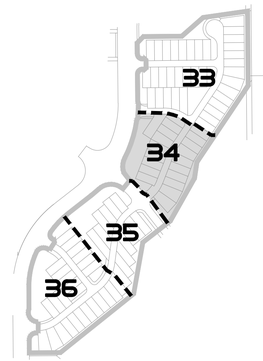
SEQ. NO.




N

0' 40' 80'

SCALE 1"=40'




N

## VILLAGE II – SHEET INDEX

1"=400'

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C11 | 96.78' | 180.00' | 30°48'25" |
| C12 | 43.73' | 200.00' | 12°31'36" |
| C96 | 109.21' | 182.00' | 34°22'49" |
| C97 | 39.27' | 25.00' | 90°00'00" |
| C98 | 25.33' | 218.00' | 6°39'23" |
| C99 | 22.33' | 218.00' | 5°52'12" |
| C100 | 31.97' | 162.00' | 11°18'25" |
| C101 | 40.06' | 150.00' | 15°18'01" |
| C102 | 41.10' | 25.00' | 94°12'00" |
| C103 | 61.31' | 237.50' | 14°47'27" |
| C107 | 15.77' | 230.00' | 3°55'40" |
| C108 | 29.89' | 40.00' | 42°48'35" |
| C109 | 28.91' | 40.00' | 41°24'35" |
| C110 | 16.90' | 182.00' | 5°19'12" |
| C111 | 92.31' | 182.00' | 29°03'36" |
| C112 | 26.49' | 182.00' | 8°20'26" |
| C113 | 13.30' | 182.00' | 4°11'10" |
| C114 | 1.84' | 198.00' | 0°32'00" |
| C115 | 45.10' | 198.00' | 13°03'00" |
| C116 | 45.65' | 198.00' | 13°12'39" |

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C117 | 47.66' | 218.00' | 12°31'36" |
| C118 | 39.79' | 182.00' | 12°31'36" |
| C119 | 100.51' | 198.00' | 29°05'04" |
| C351 | 16.45' | 240.00' | 3°55'40" |

| LINE DATA TABLE (SEE MASTER LIST ON SHEET 5) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L22 | S 21°15'21" W | 173.28' |
| L23 | S 33°46'57" W | 165.62' |
| L77 | S 86°40'12" E | 33.13' |
| L78 | N 89°24'08" E | 26.99' |
| L79 | N 33°46'57" E | 12.12' |

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 3)

1. 15' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED BY THIS PLAT.
2. 10' PRIVATE HOA PEDESTRIAN, SIDEWALK, AND LANDSCAPE EASEMENT GRANTED BY THIS PLAT.
3. 1' VEHICLE NO ACCESS EASEMENT GRANTED BY THIS PLAT.
5. 25' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
14. 36' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 22245 MICHAEL AMERSON Date signed 8-4-20 ARIZONA U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 43851 JIANKANG WANG Date Signed 08/04/2020 ARIZONA, U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 21734 JOHN D. WOOD 08/04/2020 Date Signed ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

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**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **34** OF **42**

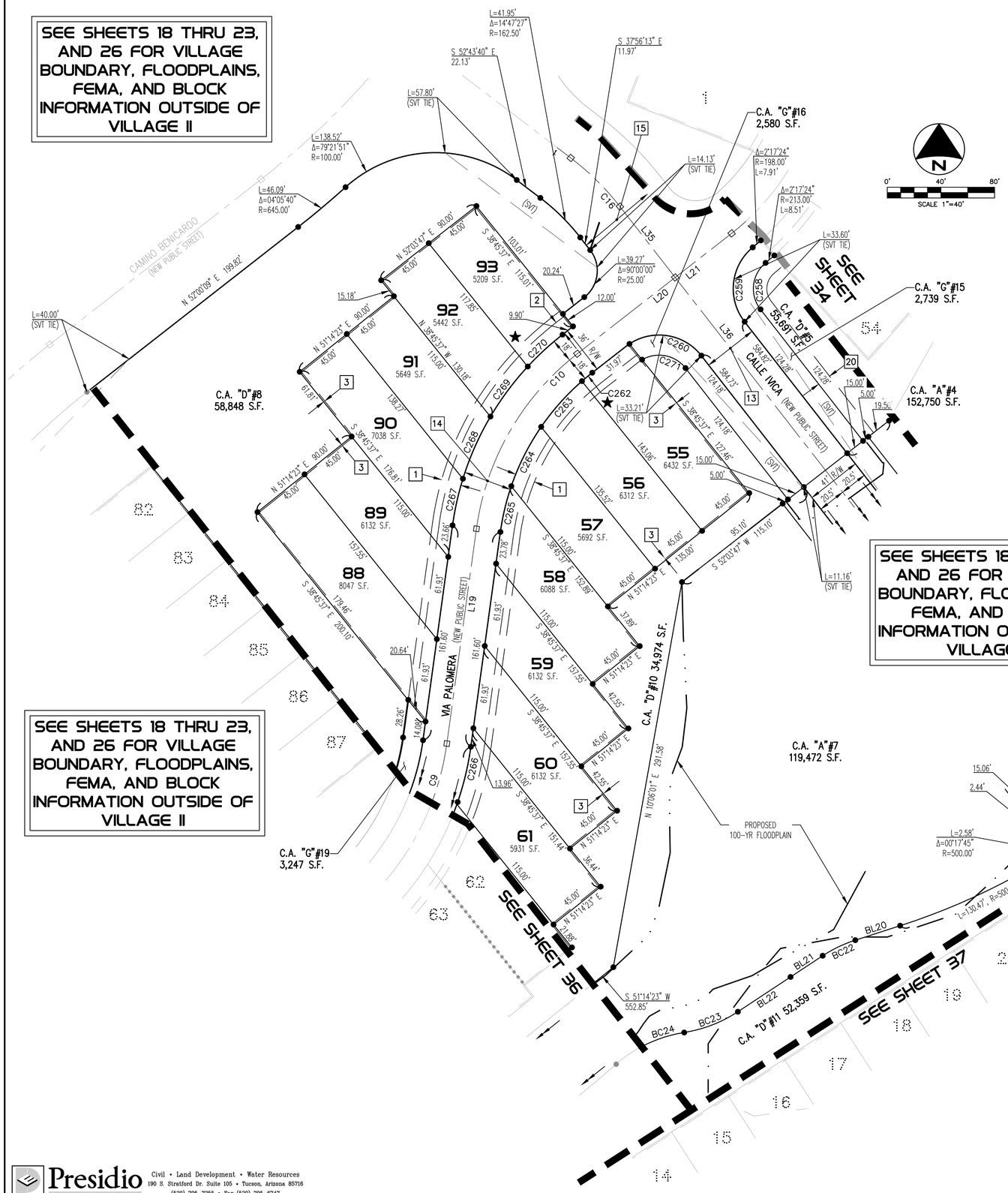
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SEQ. NO.

SEE SHEETS 18 THRU 23, AND 26 FOR VILLAGE BOUNDARY, FLOODPLAINS, FEMA, AND BLOCK INFORMATION OUTSIDE OF VILLAGE II

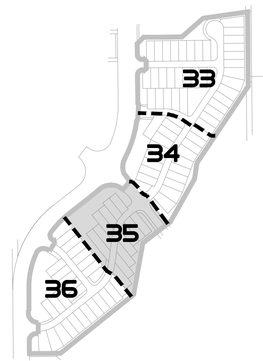



SEE SHEETS 18 THRU 23, AND 26 FOR VILLAGE BOUNDARY, FLOODPLAINS, FEMA, AND BLOCK INFORMATION OUTSIDE OF VILLAGE II

SEE SHEETS 18 THRU 23, AND 26 FOR VILLAGE BOUNDARY, FLOODPLAINS, FEMA, AND BLOCK INFORMATION OUTSIDE OF VILLAGE II

| LINE DATA TABLE (SEE MASTER LIST ON SHEET 5) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L19 | N 07°50'33" E | 161.60' |
| L20 | S 52°03'47" W | 92.47' |
| L21 | S 52°03'47" W | 53.35' |
| L34 | N 52°43'40" W | 154.33' |
| L35 | S 37°56'13" E | 66.97' |
| L36 | S 37°56'13" E | 685.73' |

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C9 | 151.48' | 200.00' | 43°23'50" |
| C10 | 154.36' | 200.00' | 44°13'14" |
| C16 | 51.63' | 200.00' | 14°47'27" |
| C258 | 38.52' | 25.00' | 88°16'39" |
| C259 | 61.63' | 40.00' | 88°16'39" |
| C260 | 59.73' | 40.00' | 85°33'22" |
| C262 | 9.94' | 182.00' | 3°07'46" |
| C263 | 45.75' | 182.00' | 14°24'06" |
| C264 | 49.61' | 182.00' | 15°37'07" |
| C265 | 35.17' | 182.00' | 11°04'15" |
| C266 | 42.40' | 218.00' | 11°08'34" |
| C267 | 35.68' | 218.00' | 9°22'36" |
| C268 | 50.78' | 218.00' | 13°20'44" |
| C269 | 46.58' | 218.00' | 12°14'33" |
| C270 | 35.22' | 218.00' | 9°15'21" |
| C271 | 35.94' | 25.00' | 82°22'38" |




VILLAGE II – SHEET INDEX
1"=400'

SEQ. NO.

| BLOCK BOUNDARY LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| BL13 | N 63°49'48" E | 30.84' |
| BL14 | N 56°44'01" E | 7.19' |
| BL20 | N 72°09'25" E | 35.04' |
| BL21 | N 56°38'50" E | 28.71' |
| BL22 | N 56°31'37" E | 47.05' |

| BLOCK BOUNDARY CURVE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| BC17 | 61.93' | 500.00' | 7°05'46" |
| BC22 | 27.07' | 100.00' | 15°30'35" |
| BC23 | 43.17' | 100.00' | 24°44'04" |
| BC24 | 56.64' | 100.00' | 32°27'14" |

## *EASEMENT / RIGHT-OF-WAY KEYNOTES*

(SEE MASTER LIST ON SHEET 3)

1. 15' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED BY THIS
2. 10' PRIVATE HOA PEDESTRIAN, SIDEWALK, AND LANDSCAPE EASEMENT GRANTED BY THIS
3. 1' VEHICLE NO ACCESS EASEMENT GRANTED BY THIS PLAT.
13. 41' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
14. 36' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
15. 75' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
20. 10' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.




IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

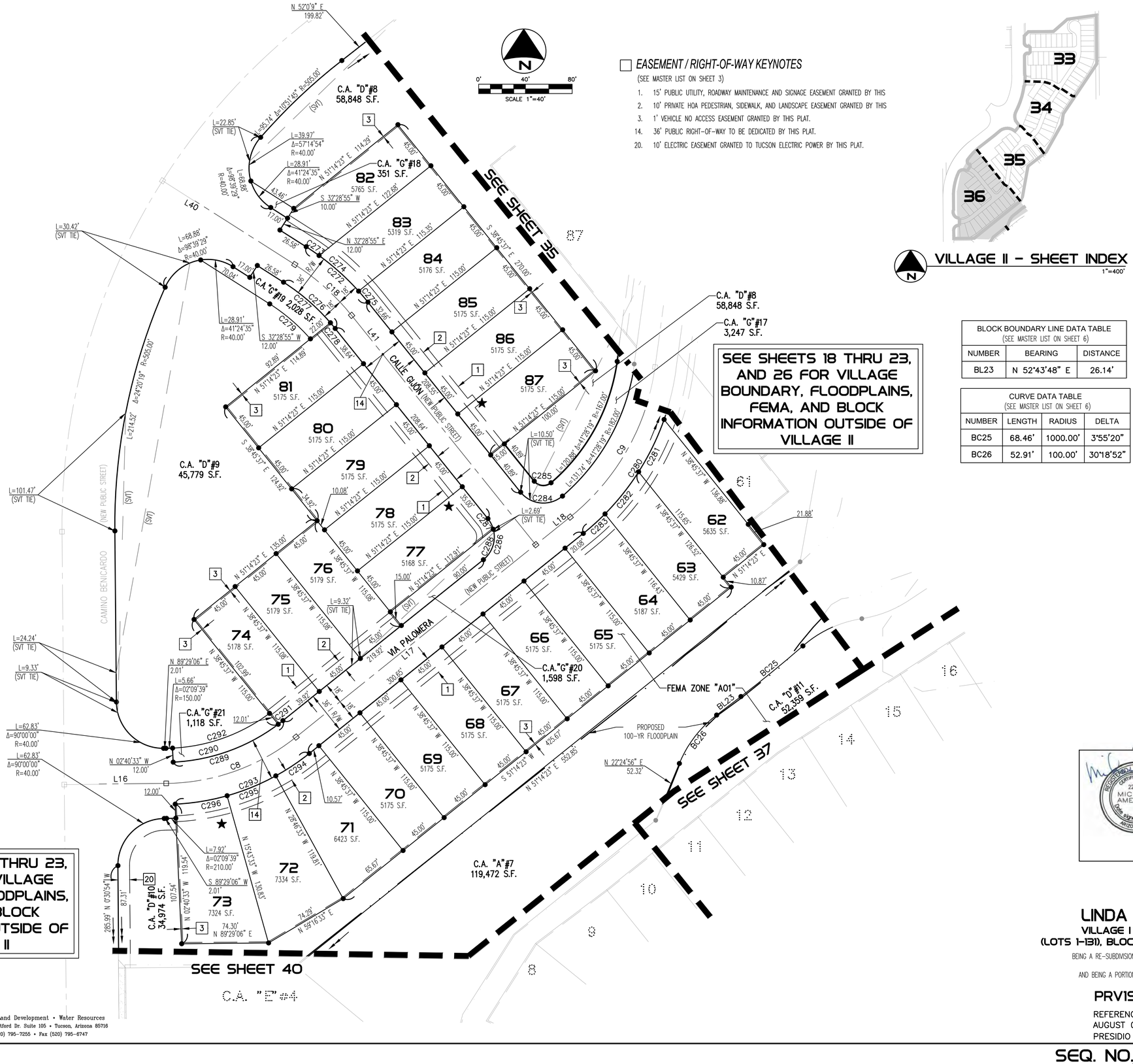
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**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **35** OF **42**

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SEQ. NO.




## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 3)

1. 15' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED BY THIS
2. 10' PRIVATE HOA PEDESTRIAN, SIDEWALK, AND LANDSCAPE EASEMENT GRANTED BY THIS
3. 1' VEHICLE NO ACCESS EASEMENT GRANTED BY THIS PLAT.
14. 36' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
20. 10' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.




VILLAGE II – SHEET INDEX
1"=400'

| BLOCK BOUNDARY LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| BL23 | N 52°43'48" E | 26.14' |

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| BC25 | 68.46' | 1000.00' | 3°55'20" |
| BC26 | 52.91' | 100.00' | 30°18'52" |

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C8 | 120.15' | 180.00' | 38°14'44" |
| C9 | 151.48' | 200.00' | 43°23'50" |
| C18 | 65.48' | 200.00' | 18°45'28" |
| C272 | 71.37' | 218.00' | 18°45'28" |
| C273 | 13.34' | 218.00' | 3°30'26" |
| C274 | 45.68' | 218.00' | 12°00'17" |
| C275 | 12.35' | 218.00' | 3°14'44" |
| C276 | 59.58' | 182.00' | 18°45'28" |
| C277 | 53.22' | 182.00' | 16°45'16" |
| C278 | 6.36' | 182.00' | 2°00'12" |
| C279 | 46.02' | 160.00' | 16°28'44" |
| C280 | 165.12' | 218.00' | 43°23'50" |
| C281 | 49.87' | 218.00' | 13°06'22" |
| C282 | 46.20' | 218.00' | 12°08'36" |
| C283 | 24.97' | 218.00' | 6°33'50" |
| C284 | 40.11' | 25.00' | 91°55'31" |
| C285 | 16.04' | 10.00' | 91°55'31" |
| C286 | 39.27' | 25.00' | 90°00'00" |
| C287 | 10.29' | 25.00' | 23°34'41" |
| C288 | 28.98' | 25.00' | 66°25'19" |
| C289 | 102.03' | 162.00' | 36°05'04" |
| C290 | 96.95' | 162.00' | 34°17'21" |
| C291 | 5.08' | 162.00' | 1°47'43" |
| C292 | 89.39' | 150.00' | 34°08'44" |
| C293 | 124.70' | 198.00' | 36°05'04" |
| C294 | 34.50' | 198.00' | 9°59'04" |
| C295 | 45.10' | 198.00' | 13°03'00" |
| C296 | 45.10' | 198.00' | 13°03'00" |

| LINE DATA TABLE (SEE MASTER LIST ON SHEET 5) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L16 | N 89°29'06" E | 87.01' |
| L17 | S 51°14'23" W | 262.92' |
| L18 | S 51°14'23" W | 37.73' |
| L40 | N 57°31'05" W | 133.88' |
| L41 | S 38°45'37" E | 251.64' |




IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

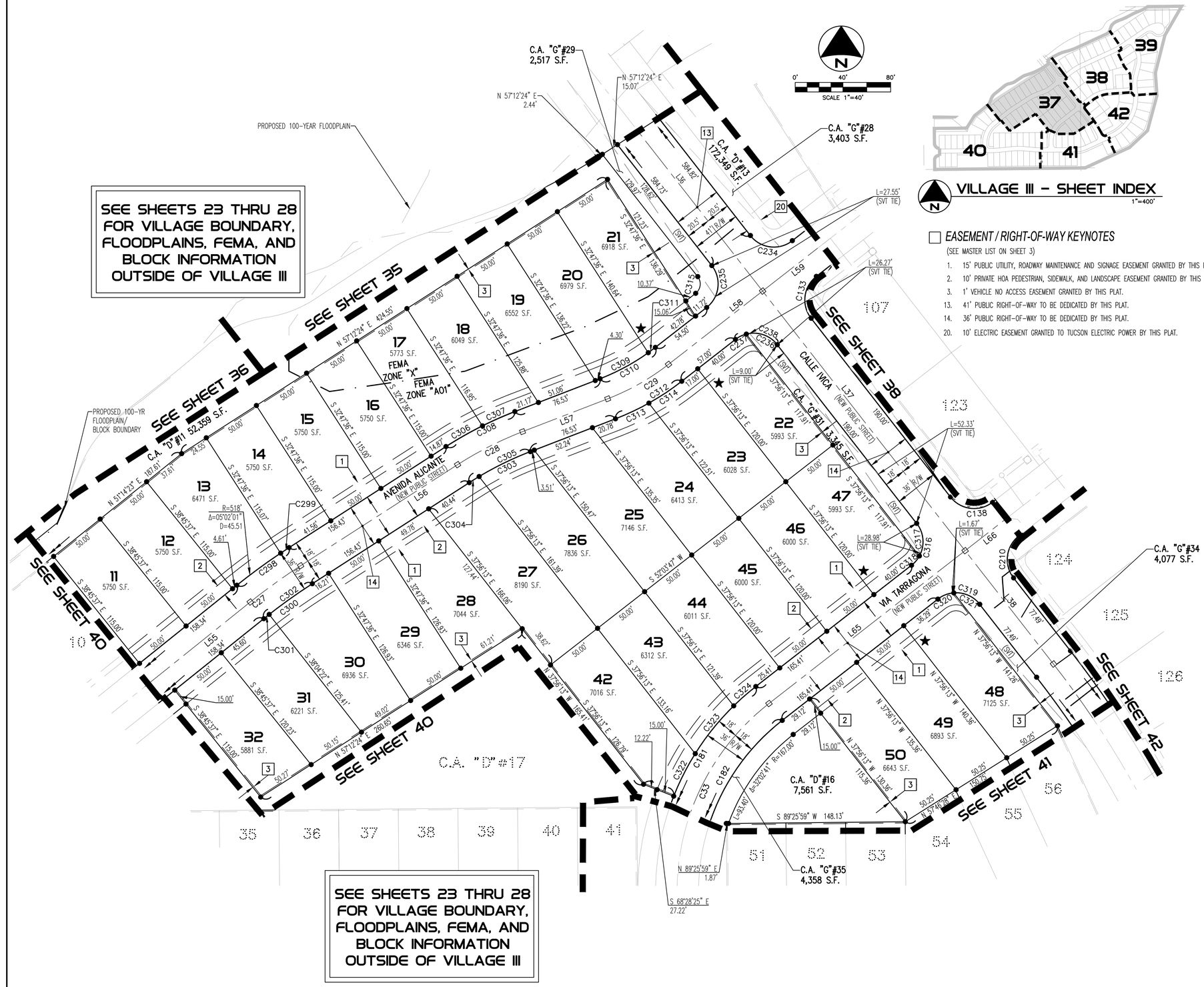
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**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **36** OF **42**

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SEQ. NO.







## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 3)

1. 15' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED BY THIS PLAT.
2. 10' PRIVATE HOA PEDESTRIAN, SIDEWALK, AND LANDSCAPE EASEMENT GRANTED BY THIS PLAT.
3. 1' VEHICLE NO ACCESS EASEMENT GRANTED BY THIS PLAT.
13. 41' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
14. 36' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
20. 10' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 5 AND 6)

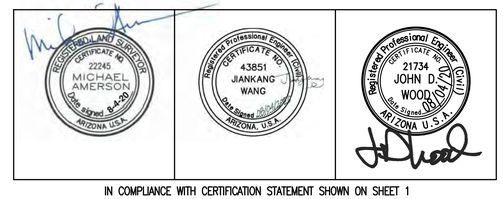
| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C27 | 52.07' | 500.00' | 5°58'01" |
| C28 | 61.18' | 300.00' | 11°41'06" |
| C29 | 58.74' | 200.00' | 16°49'43" |
| C133 | 39.27' | 25.00' | 90°00'00" |
| C138 | 39.27' | 25.00' | 90°00'00" |
| C181 | 200.05' | 218.00' | 52°34'40" |
| C182 | 167.01' | 182.00' | 52°34'40" |
| C210 | 39.27' | 25.00' | 90°00'00" |
| C234 | 39.27' | 25.00' | 90°00'00" |
| C235 | 39.27' | 25.00' | 90°00'00" |
| C236 | 39.27' | 25.00' | 90°00'00" |
| C237 | 10.29' | 25.00' | 23°34'41" |
| C238 | 28.98' | 25.00' | 66°25'19" |
| C298 | 53.95' | 518.00' | 5°58'01" |
| C299 | 8.44' | 518.00' | 0°56'00" |
| C300 | 44.41' | 482.00' | 5°16'46" |
| C301 | 5.78' | 482.00' | 0°41'15" |
| C302 | 50.20' | 482.00' | 5°58'01" |
| C303 | 47.73' | 282.00' | 9°41'53" |
| C304 | 9.78' | 282.00' | 1°59'12" |

CURVE DATA TABLE
(SEE MASTER LIST ON SHEET 5 AND 6)

| NUMBER | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C305 | 57.51' | 282.00' | 11°41'06" |
| C306 | 35.20' | 318.00' | 6°20'34" |
| C307 | 29.65' | 318.00' | 5°20'32" |
| C308 | 64.85' | 318.00' | 11°41'06" |
| C309 | 46.05' | 182.00' | 14°29'45" |
| C310 | 53.46' | 182.00' | 16°49'43" |
| C311 | 7.41' | 182.00' | 2°19'58" |
| C312 | 64.03' | 218.00' | 16°49'43" |
| C313 | 30.90' | 218.00' | 8°07'19" |
| C314 | 33.13' | 218.00' | 8°42'24" |
| C315 | 15.71' | 10.00' | 90°00'00" |
| C316 | 39.27' | 25.00' | 90°00'00" |
| C317 | 28.98' | 25.00' | 66°25'19" |
| C318 | 10.29' | 25.00' | 23°34'41" |
| C319 | 39.27' | 25.00' | 90°00'00" |
| C320 | 14.51' | 25.00' | 33°15'43" |
| C321 | 24.76' | 25.00' | 56°44'17" |
| C322 | 40.06' | 218.00' | 10°31'40" |
| C323 | 51.49' | 218.00' | 13°31'54" |
| C324 | 24.64' | 218.00' | 6°28'38" |

LINE DATA TABLE
(SEE MASTER LIST ON SHEET 5)

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L36 | S 37°56'13" E | 685.73' |
| L37 | S 37°56'13" E | 276.00' |
| L38 | S 37°56'13" E | 120.49' |
| L55 | N 51°14'23" E | 158.34' |
| L56 | N 57°12'24" E | 156.43' |
| L57 | S 68°53'30" W | 76.53' |
| L58 | N 52°03'47" E | 100.00' |
| L59 | S 52°03'47" W | 126.61' |
| L65 | N 52°03'47" E | 208.41' |
| L66 | N 52°03'47" E | 109.10' |




IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

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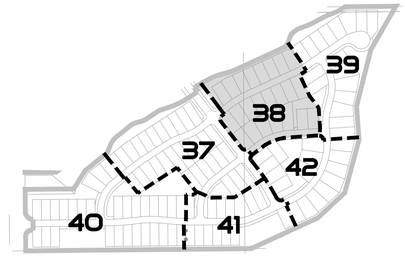
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SEQ. NO.




| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C30 | 92.10' | 400.00' | 13°11'32" |
| C31 | 32.73' | 200.00' | 9°22'33" |
| C34 | 178.18' | 300.00' | 34°01'50" |
| C120 | 96.24' | 418.00' | 13°11'32" |
| C121 | 23.06' | 418.00' | 3°09'39" |
| C122 | 60.05' | 418.00' | 8°13'53" |
| C123 | 13.13' | 418.00' | 1°48'01" |
| C125 | 29.78' | 182.00' | 9°22'33" |
| C127 | 35.67' | 218.00' | 9°22'33" |
| C128 | 1.12' | 218.00' | 0°17'36" |
| C129 | 34.56' | 218.00' | 9°04'56" |
| C130 | 87.95' | 382.00' | 13°11'32" |
| C131 | 38.52' | 382.00' | 5°46'38" |
| C132 | 49.44' | 382.00' | 7°24'54" |
| C133 | 39.27' | 25.00' | 90°00'00" |
| C134 | 28.98' | 25.00' | 66°25'19" |
| C135 | 10.29' | 25.00' | 23°34'41" |
| C136 | 28.98' | 25.00' | 66°25'19" |
| C137 | 10.29' | 25.00' | 23°34'41" |
| C138 | 39.27' | 25.00' | 90°00'00" |
| C139 | 188.87' | 318.00' | 34°01'50" |
| C140 | 43.96' | 318.00' | 7°55'14" |
| C141 | 60.09' | 318.00' | 10°49'36" |
| C142 | 60.09' | 318.00' | 10°49'36" |
| C143 | 24.74' | 318.00' | 4°27'24" |
| C145 | 3.45' | 25.00' | 7°54'50" |
| C213 | 167.49' | 282.00' | 34°01'50" |
| C234 | 39.27' | 25.00' | 90°00'00" |




## ☐ EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 3)

1. 15' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED BY THIS PLAT.
2. 10' PRIVATE HOA PEDESTRIAN, SIDEWALK, AND LANDSCAPE EASEMENT GRANTED BY THIS PLAT.
3. 1' VEHICLE NO ACCESS EASEMENT GRANTED BY THIS PLAT.
14. 36' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
20. 10' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.

| LINE DATA TABLE (SEE MASTER LIST ON SHEET 5) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L59 | S 52°03'47" W | 126.61' |
| L60 | N 65°15'19" E | 325.03' |
| L66 | N 52°03'47" E | 109.10' |
| L67 | N 86°05'37" E | 214.84' |

| BLOCK BOUNDARY LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| BL13 | N 63°49'48" E | 30.84' |
| BL14 | N 56°44'01" E | 7.19' |

| BLOCK BOUNDARY CURVE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| BC15 | 40.16' | 50.00' | 46°01'30" |
| BC16 | 46.96' | 200.00' | 13°27'08" |
| BC17 | 61.93' | 500.00' | 7°05'46" |




IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

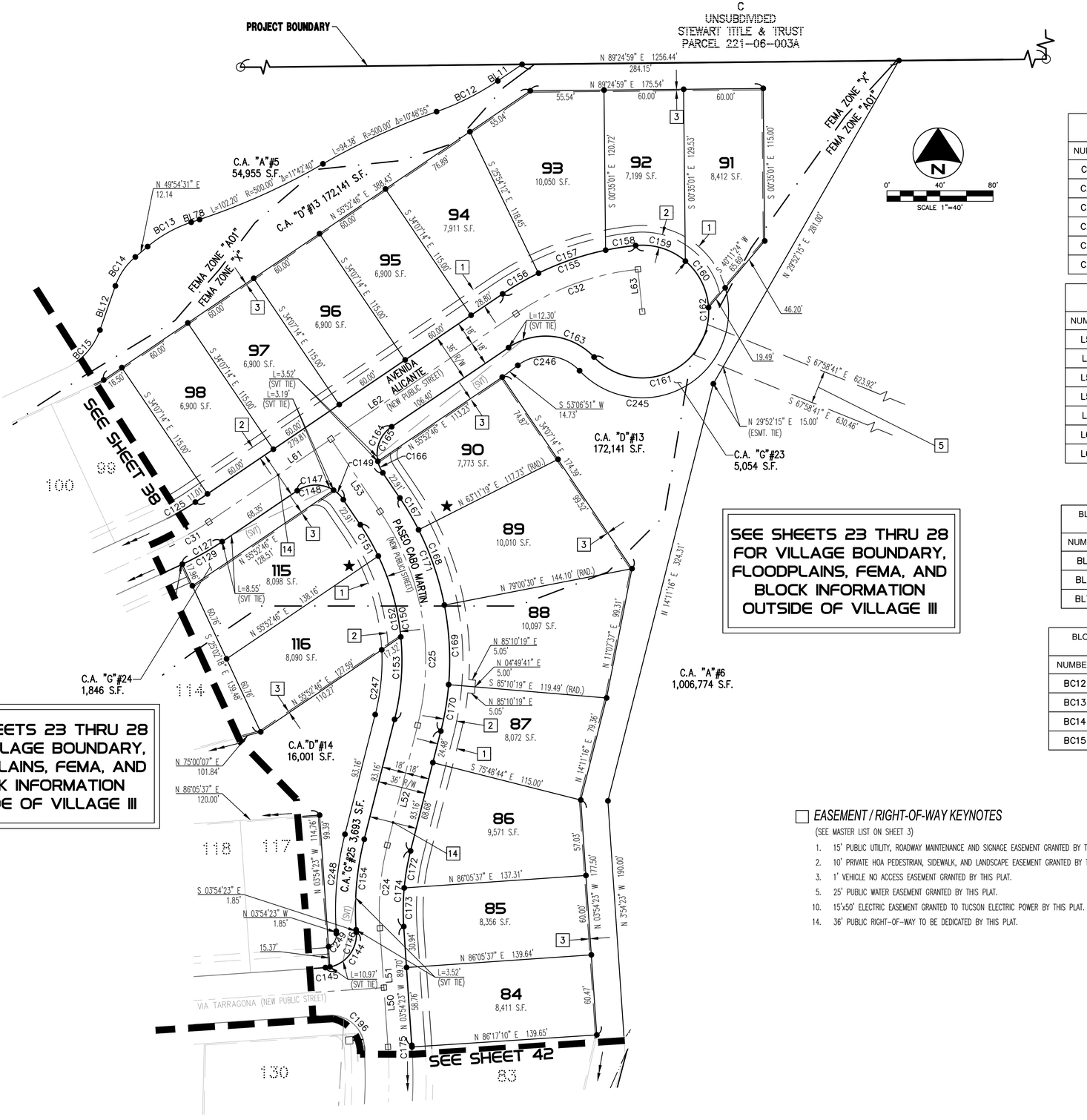
BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "D"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **38** OF **42**

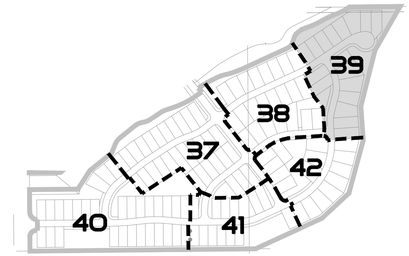
Presidio Engineering Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEQ. NO. _____




SEE SHEETS 23 THRU 28 FOR VILLAGE BOUNDARY, FLOODPLAINS, FEMA, AND BLOCK INFORMATION OUTSIDE OF VILLAGE III

SEE SHEETS 23 THRU 28 FOR VILLAGE BOUNDARY, FLOODPLAINS, FEMA, AND BLOCK INFORMATION OUTSIDE OF VILLAGE III




VILLAGE III – SHEET INDEX
1"=400'

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C196 | 39.27' | 25.00' | 90°00'00" |
| C245 | 173.24' | 65.00' | 152°42'19" |
| C246 | 51.08' | 35.00' | 83°36'44" |
| C247 | 49.19' | 167.00' | 16°52'35" |
| C248 | 73.58' | 233.00' | 18°05'40" |
| C249 | 12.19' | 10.00' | 69°51'59" |

| LINE DATA TABLE (SEE MASTER LIST ON SHEET 5) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L50 | S 03°54'23" E | 44.85' |
| L51 | S 03°54'23" E | 44.85' |
| L52 | S 14°11'16" W | 93.16' |
| L53 | N 34°07'14" W | 65.91' |
| L61 | N 55°52'46" E | 111.35' |
| L62 | N 55°52'46" E | 168.46' |
| L63 | N 05°48'41" W | 32.00' |

| BLOCK BOUNDARY LINE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| BL11 | N 55°52'46" E | 22.15' |
| BL12 | N 19°13'48" E | 35.27' |
| BL78 | N 71°36'37" E | 6.66' |

| BLOCK BOUNDARY CURVE DATA TABLE (SEE MASTER LIST ON SHEET 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| BC12 | 51.78' | 200.00' | 14°50'07" |
| BC13 | 37.88' | 100.00' | 21°42'06" |
| BC14 | 26.77' | 50.00' | 30°40'42" |
| BC15 | 40.16' | 50.00' | 46°01'30" |

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C24 | 63.16' | 200.00' | 18°05'40" |
| C25 | 168.63' | 200.00' | 48°18'30" |
| C31 | 32.73' | 200.00' | 9°22'33" |
| C32 | 98.82' | 200.00' | 28°18'33" |
| C125 | 29.78' | 182.00' | 9°22'33" |
| C127 | 35.67' | 218.00' | 9°22'33" |
| C128 | 1.12' | 218.00' | 0°17'36" |
| C129 | 34.56' | 218.00' | 9°04'56" |
| C144 | 39.27' | 25.00' | 90°00'00" |
| C145 | 3.45' | 25.00' | 7°54'50" |
| C146 | 35.82' | 25.00' | 82°05'10" |
| C147 | 39.27' | 25.00' | 90°00'00" |
| C148 | 28.98' | 25.00' | 66°25'19" |
| C149 | 10.29' | 25.00' | 23°34'41" |
| C150 | 153.45' | 182.00' | 48°18'30" |
| C151 | 27.19' | 182.00' | 8°33'34" |
| C152 | 63.62' | 182.00' | 20°01'42" |
| C153 | 62.64' | 182.00' | 19°43'14" |
| C154 | 68.85' | 218.00' | 18°05'40" |
| C155 | 107.71' | 218.00' | 28°18'33" |

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C156 | 31.27' | 218.00' | 8°13'02" |
| C157 | 53.59' | 218.00' | 14°05'07" |
| C158 | 22.85' | 218.00' | 6°00'23" |
| C159 | 40.39' | 50.00' | 46°16'43" |
| C160 | 40.22' | 50.00' | 46°05'21" |
| C161 | 122.32' | 50.00' | 140°10'12" |
| C162 | 202.93' | 50.00' | 232°32'16" |
| C163 | 70.55' | 50.00' | 80°50'49" |
| C164 | 39.27' | 25.00' | 90°00'00" |
| C165 | 29.80' | 25.00' | 68°17'17" |
| C166 | 9.47' | 25.00' | 21°42'43" |
| C167 | 27.81' | 218.00' | 7°18'33" |
| C168 | 60.19' | 218.00' | 15°49'11" |
| C169 | 60.19' | 218.00' | 15°49'11" |
| C170 | 35.61' | 218.00' | 9°21'36" |
| C171 | 183.80' | 218.00' | 48°18'30" |
| C172 | 28.29' | 182.00' | 8°54'22" |
| C173 | 29.19' | 182.00' | 9°11'17" |
| C174 | 57.48' | 182.00' | 18°05'40" |
| C175 | 1.24' | 368.00' | 0°11'33" |

## ☐ EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 3)

1. 15' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED BY THIS PLAT.
2. 10' PRIVATE HOA PEDESTRIAN, SIDEWALK, AND LANDSCAPE EASEMENT GRANTED BY THIS PLAT.
3. 1' VEHICLE NO ACCESS EASEMENT GRANTED BY THIS PLAT.
5. 25' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
10. 15'x50' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.
14. 36' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 22245 MICHAEL AMERSON Date Signed 8-4-20 ARIZONA U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 43851 JIANKANG WANG Date Signed 8/4/2020 ARIZONA, U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 21734 JOHN D. WOOD Date Signed 8/4/20 ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
### VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **39** OF **42**

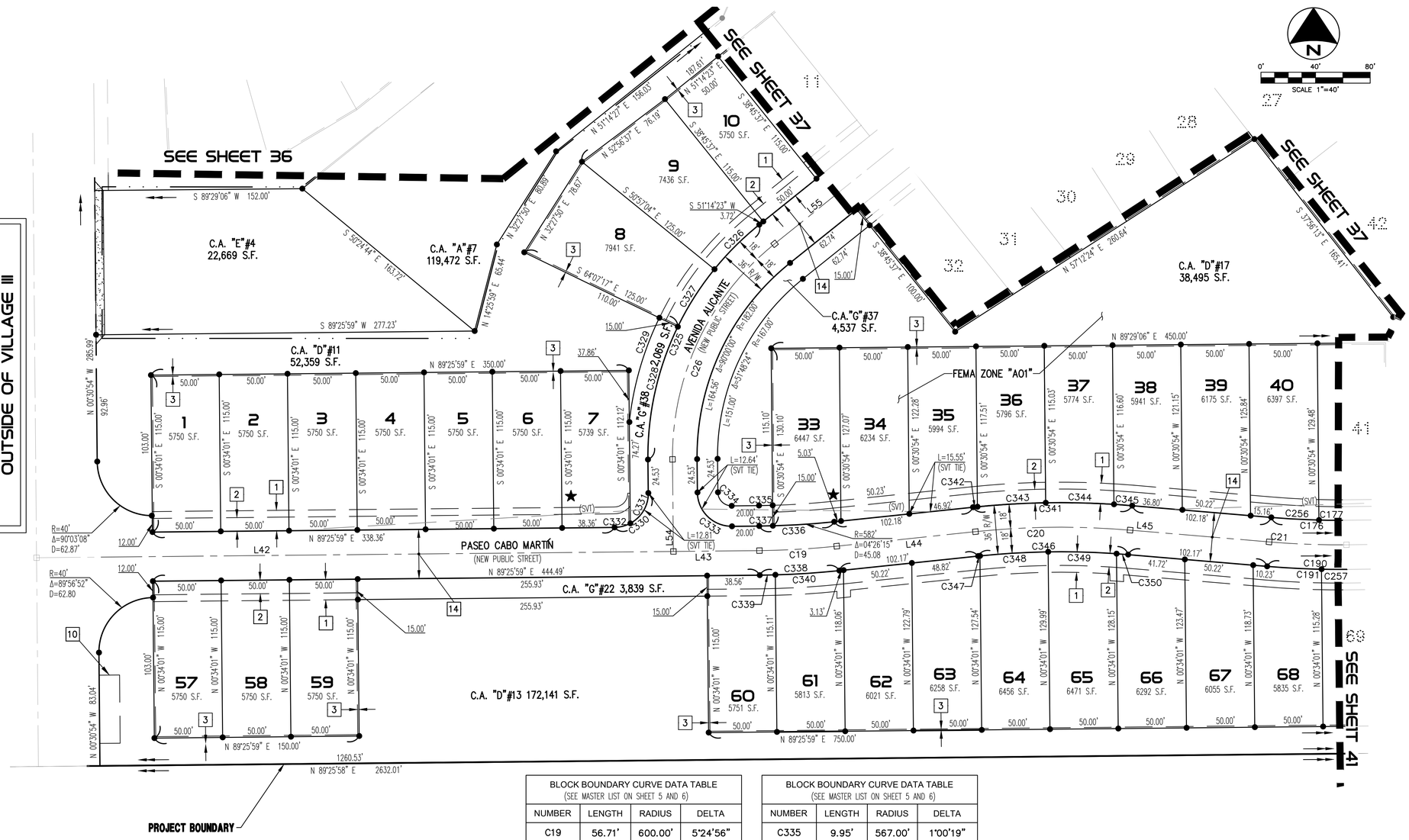
Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
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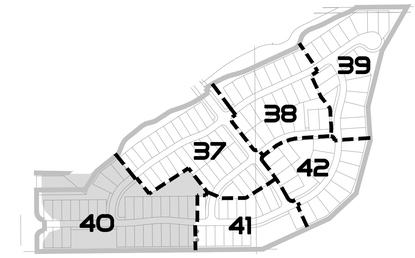
SEQ. NO.



SEQ. NO.

SEE SHEETS 23 THRU 28 FOR VILLAGE BOUNDARY, FLOODPLAIN, FEMA, AND BLOCK INFORMATION OUTSIDE OF VILLAGE III




VILLAGE III – SHEET INDEX
1"=400'

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 3)

1. 15' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED BY THIS F
2. 10' PRIVATE HOA PEDESTRIAN, SIDEWALK, AND LANDSCAPE EASEMENT GRANTED BY THIS I
3. 1' VEHICLE NO ACCESS EASEMENT GRANTED BY THIS PLAT.
5. 25' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
10. 15'x50' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT.
14. 36' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.

SEQ. NO.

| BLOCK BOUNDARY CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C19 | 56.71' | 600.00' | 5°24'56" |
| C20 | 113.42' | 600.00' | 10°49'52" |
| C21 | 56.71' | 600.00' | 5°24'56" |
| C26 | 180.84' | 200.00' | 51°48'24" |
| C176 | 55.01' | 582.00' | 5°24'56" |
| C177 | 20.03' | 582.00' | 1°58'17" |
| C190 | 58.41' | 618.00' | 5°24'56" |
| C191 | 39.90' | 618.00' | 3°41'57" |
| C256 | 34.98' | 582.00' | 3°26'39" |
| C257 | 18.51' | 618.00' | 1°42'59" |
| C325 | 197.11' | 218.00' | 51°48'24" |
| C326 | 46.38' | 218.00' | 12°11'26" |
| C327 | 50.11' | 218.00' | 13°10'13" |
| C328 | 100.62' | 218.00' | 26°26'45" |
| C329 | 79.86' | 233.00' | 19°38'21" |
| C330 | 39.27' | 25.00' | 90°00'00" |
| C331 | 27.16' | 25.00' | 62°14'42" |
| C332 | 12.11' | 25.00' | 27°45'18" |
| C333 | 39.27' | 25.00' | 90°00'00" |
| C334 | 15.71' | 10.00' | 90°00'00" |

| BLOCK BOUNDARY CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C335 | 9.95' | 567.00' | 1°00'19" |
| C336 | 55.01' | 582.00' | 5°24'56" |
| C337 | 9.93' | 582.00' | 0°58'41" |
| C338 | 58.41' | 618.00' | 5°24'56" |
| C339 | 11.44' | 618.00' | 1°03'40" |
| C340 | 46.97' | 618.00' | 4°21'16" |
| C341 | 116.83' | 618.00' | 10°49'52" |
| C342 | 3.31' | 618.00' | 0°18'24" |
| C343 | 50.08' | 618.00' | 4°38'33" |
| C344 | 50.04' | 618.00' | 4°38'21" |
| C345 | 13.41' | 618.00' | 1°14'34" |
| C346 | 110.02' | 582.00' | 10°49'52" |
| C347 | 1.40' | 582.00' | 0°08'17" |
| C348 | 50.08' | 582.00' | 4°55'47" |
| C349 | 50.05' | 582.00' | 4°55'38" |
| C350 | 8.49' | 582.00' | 0°50'11" |

| LINE DATA TABLE (SEE MASTER LIST ON SHEET 5) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L42 | N 89°25'59" E | 466.42' |
| L43 | N 89°25'59" E | 63.00' |
| L44 | N 84°01'03" E | 102.18' |
| L45 | S 85°09'05" E | 102.18' |
| L54 | N 00°34'01" W | 67.53' |
| L55 | N 51°14'23" E | 158.34' |

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 22245 — MICHAEL AMERSON — Date signed 9-4-20 — ARIZONA, U.S.A.

Registered Professional Engineer — CERTIFICATE NO. 43851 — JIANKANG WANG — Date Signed 9/4/20 — ARIZONA, U.S.A.

Registered Professional Engineer — CERTIFICATE NO. 21734 — JOHN D. WOOD — Date Signed 9/4/20 — ARIZONA U.S.A. — (CIVIL)

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

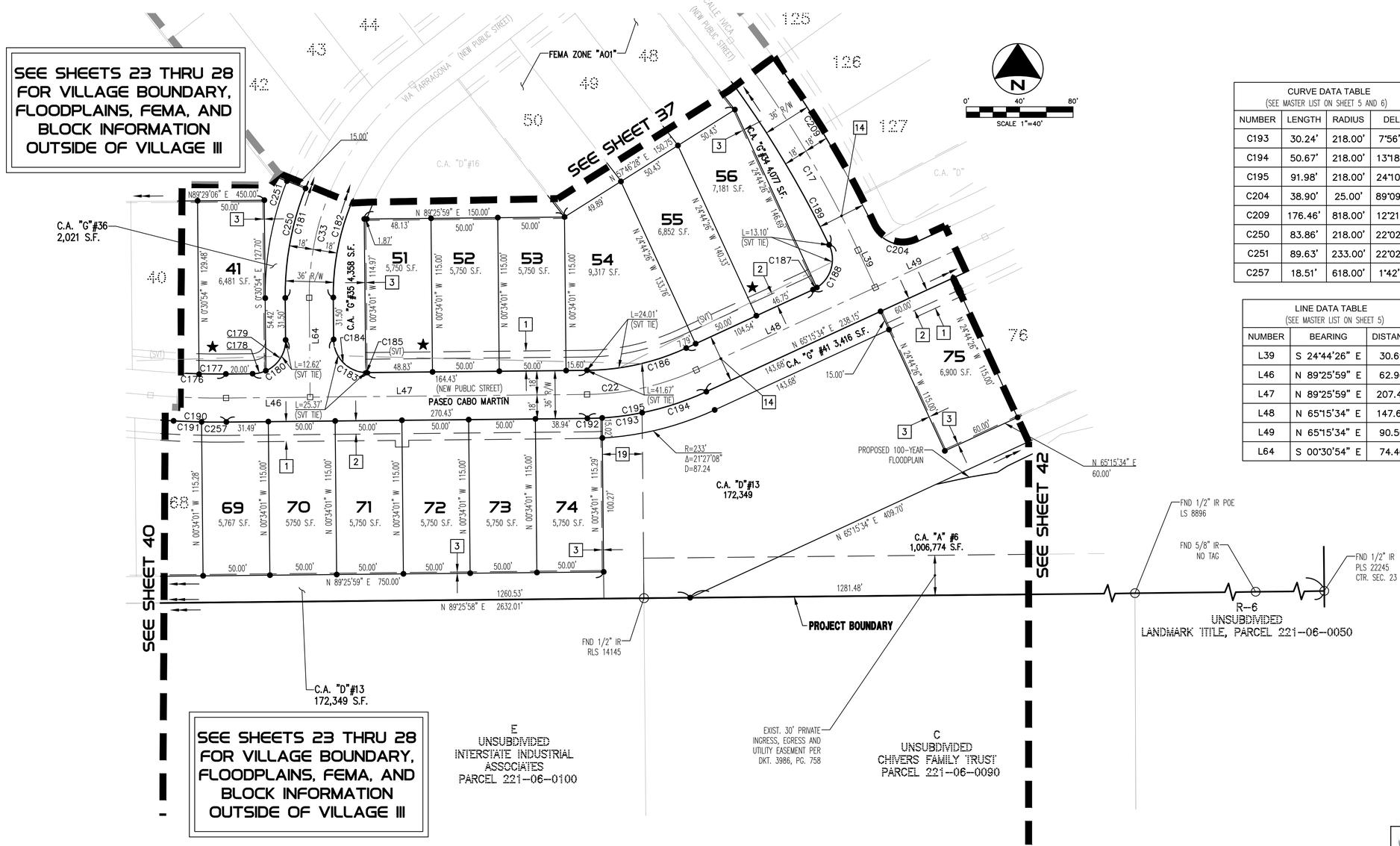
BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
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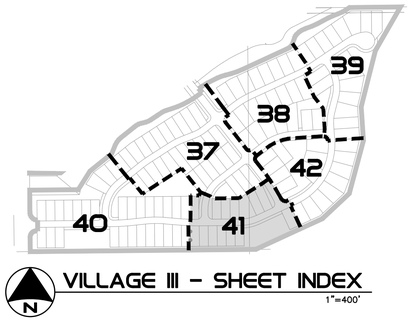
**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 — SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 — SHEET **40** OF **42**

Presidio ENGINEERING, INC. Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEQ. NO.




| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C193 | 30.24' | 218.00' | 7°56'54" |
| C194 | 50.67' | 218.00' | 13°18'59" |
| C195 | 91.98' | 218.00' | 24°10'24" |
| C204 | 38.90' | 25.00' | 89°09'48" |
| C209 | 176.46' | 818.00' | 12°21'36" |
| C250 | 83.86' | 218.00' | 22°02'28" |
| C251 | 89.63' | 233.00' | 22°02'28" |
| C257 | 18.51' | 618.00' | 1°42'59" |

| LINE DATA TABLE (SEE MASTER LIST ON SHEET 5) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L39 | S 24°44'26" E | 30.69' |
| L46 | N 89°25'59" E | 62.96' |
| L47 | N 89°25'59" E | 207.47' |
| L48 | N 65°15'34" E | 147.65' |
| L49 | N 65°15'34" E | 90.50' |
| L64 | S 00°30'54" E | 74.46' |

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C17 | 184.26' | 800.00' | 13°11'48" |
| C22 | 84.38' | 200.00' | 24°10'24" |
| C33 | 183.53' | 200.00' | 52°34'40" |
| C176 | 55.01' | 582.00' | 5°24'56" |
| C177 | 20.03' | 582.00' | 1°58'17" |
| C178 | 10.27' | 25.00' | 23°31'34" |
| C179 | 28.98' | 25.00' | 66°25'19" |
| C180 | 39.25' | 25.00' | 89°56'52" |
| C181 | 200.05' | 218.00' | 52°34'40" |
| C182 | 167.01' | 182.00' | 52°34'40" |
| C183 | 39.29' | 25.00' | 90°03'08" |
| C184 | 38.12' | 25.00' | 87°21'33" |
| C185 | 1.18' | 25.00' | 2°41'35" |
| C186 | 76.79' | 182.00' | 24°10'24" |
| C187 | 3.26' | 25.00' | 7°27'36" |
| C188 | 39.68' | 25.00' | 90°55'54" |
| C189 | 167.40' | 782.00' | 12°15'53" |
| C190 | 58.41' | 618.00' | 5°24'56" |
| C191 | 39.90' | 618.00' | 3°41'57" |
| C192 | 11.07' | 218.00' | 2°54'31" |

## ☐ EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 3)

1. 15' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED BY THIS PLAT.
2. 10' PRIVATE HOA PEDESTRIAN, SIDEWALK, AND LANDSCAPE EASEMENT GRANTED BY THIS PLAT.
3. 1' VEHICLE NO ACCESS EASEMENT GRANTED BY THIS PLAT.
14. 36' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
19. 30' PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT GRANTED BY THIS PLAT.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 22245 MICHAEL AMERSON Date Signed 8-4-20 ARIZONA U.S.A.

Registered Professional Engineer CERTIFICATE NO. 43851 JIANKANG WANG Date Signed 8/4/2020 ARIZONA, U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 21734 JOHN D. WOOD 08/04/20 Date Signed ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

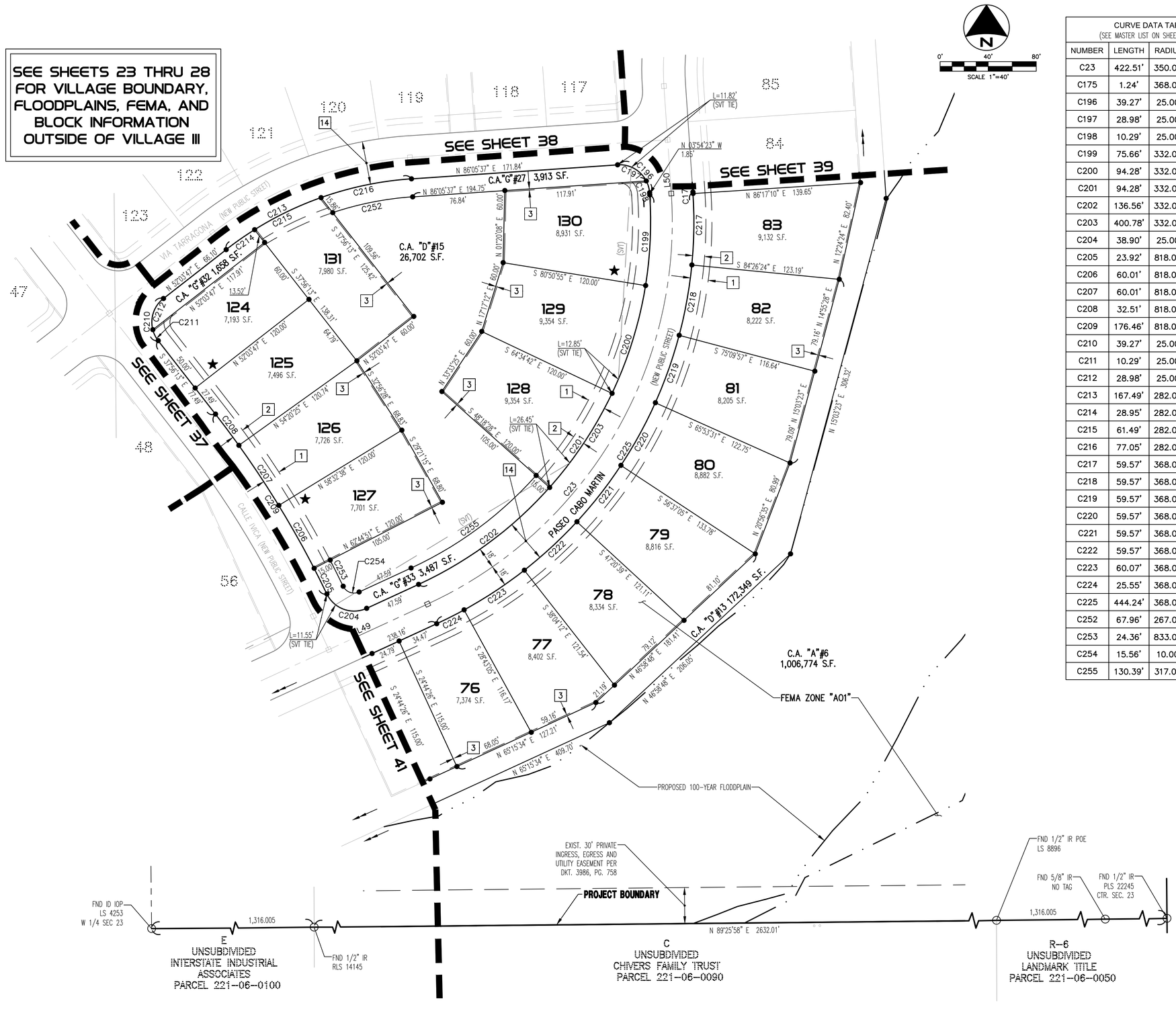
**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **41** OF **42**

Presidio Engineering
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEQ. NO. _____

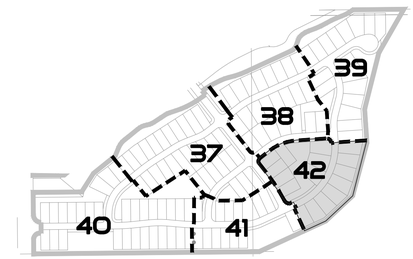
SEE SHEETS 23 THRU 28 FOR VILLAGE BOUNDARY, FLOODPLAINS, FEMA, AND BLOCK INFORMATION OUTSIDE OF VILLAGE III




N

0' 40' 80'
SCALE 1"=40'

| CURVE DATA TABLE (SEE MASTER LIST ON SHEET 5 AND 6) | | | |
|---|---|---|---|
| NUMBER | LENGTH | RADIUS | DELTA |
| C23 | 422.51' | 350.00' | 69°09'58" |
| C175 | 1.24' | 368.00' | 0°11'33" |
| C196 | 39.27' | 25.00' | 90°00'00" |
| C197 | 28.98' | 25.00' | 66°25'19" |
| C198 | 10.29' | 25.00' | 23°34'41" |
| C199 | 75.66' | 332.00' | 13°03'28" |
| C200 | 94.28' | 332.00' | 16°16'13" |
| C201 | 94.28' | 332.00' | 16°16'13" |
| C202 | 136.56' | 332.00' | 23°34'03" |
| C203 | 400.78' | 332.00' | 69°09'58" |
| C204 | 38.90' | 25.00' | 89°09'48" |
| C205 | 23.92' | 818.00' | 1°40'31" |
| C206 | 60.01' | 818.00' | 4°12'13" |
| C207 | 60.01' | 818.00' | 4°12'13" |
| C208 | 32.51' | 818.00' | 2°16'39" |
| C209 | 176.46' | 818.00' | 12°21'36" |
| C210 | 39.27' | 25.00' | 90°00'00" |
| C211 | 10.29' | 25.00' | 23°34'41" |
| C212 | 28.98' | 25.00' | 66°25'19" |
| C213 | 167.49' | 282.00' | 34°01'50" |
| C214 | 28.95' | 282.00' | 5°52'54" |
| C215 | 61.49' | 282.00' | 12°29'37" |
| C216 | 77.05' | 282.00' | 15°39'19" |
| C217 | 59.57' | 368.00' | 9°16'26" |
| C218 | 59.57' | 368.00' | 9°16'26" |
| C219 | 59.57' | 368.00' | 9°16'26" |
| C220 | 59.57' | 368.00' | 9°16'26" |
| C221 | 59.57' | 368.00' | 9°16'26" |
| C222 | 59.57' | 368.00' | 9°16'26" |
| C223 | 60.07' | 368.00' | 9°21'07" |
| C224 | 25.55' | 368.00' | 3°58'39" |
| C225 | 444.24' | 368.00' | 69°09'58" |
| C252 | 67.96' | 267.00' | 14°34'58" |
| C253 | 24.36' | 833.00' | 1°40'31" |
| C254 | 15.56' | 10.00' | 89°09'48" |
| C255 | 130.39' | 317.00' | 23°34'03" |




VILLAGE III – SHEET INDEX
1"=400'

## EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 3)

1. 15' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED BY THIS P
2. 10' PRIVATE HOA PEDESTRIAN, SIDEWALK, AND LANDSCAPE EASEMENT GRANTED BY THIS F
3. 1' VEHICLE NO ACCESS EASEMENT GRANTED BY THIS PLAT.
14. 36' PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.

| LINE DATA TABLE (SEE MASTER LIST ON SHEET 5) | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L49 | N 65°15'34" E | 90.50' |
| L50 | S 03°54'23" E | 44.85' |

REGISTERED LAND SURVEYOR CERTIFICATE NO. 22245 MICHAEL AMERSON Date Signed 9-4-20 ARIZONA U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 43851 JIANKANG WANG Date Signed 9/4/2020 ARIZONA, U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 21734 JOHN D. WOOD Date Signed 9/4/20 ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

# FINAL PLAT
## FOR
# LINDA VISTA VILLAGE AT CASCADA
## VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

BEING A RE-SUBDIVISION OF BLOCKS XII, XV, XVI, & XVII ALONG WITH COMMON AREA'S "B"#14, "D"#3A, "D"#3B, & "D"#3C OF CASCADA AS RECORDED IN SEQUENCE NO. 20090150376 M&P.
AND BEING A PORTION OF THE NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

**PRV1905-002**

REFERENCE: PRV-1707-001, PCZ1503-001, PRV-07075F
AUGUST 04, 2020 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **42** OF **42**


Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
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SEQ. NO.

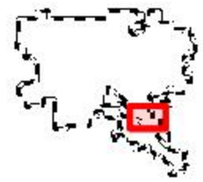


SEQ. NO.

Town of Marana Planning

# PRV1905-002 Final Plat for Linda Vista Village at Cascada



Legend

- Marana Addresses
- Marana Town Limits
- Major Streets
- Parcels (Black)

1: 16,000

0.5 0 0.25 0.5 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**

Enter Map Notes

MARANA AZ

**Development Services** / maranaplanning@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

# PROJECT APPLICATION

## APPLICATION TYPE

| | | | |
|---|---|---|---|
| ☐ Annexation | ☐ Development Plan | ☐ Development Plan Package | ☐ General Plan Amendment |
| ☐ Rezone | ☐ Minor Land Division | ☐ Significant Land Use Change | ☐ Conditional Use Permit |
| ☐ Specific Plan | ☐ Landscape Plan | ☐ Native Plant Plan/Exception | ☐ SWPP |
| ☐ Variance | ☐ Hydraulic Model | ☐ Sewer Capacity Assurance | ☐ Sign Program |
| ☒ Plat | ☐ Improvement Plan | ☐ Report (Type): _____ | ☐ Other: _____ |

## PROJECT INFORMATION

| | |
|---|---|
| Project Name: Linda Vista Village at Cascada | |
| Description of Project: Single Family Residential | Number of Lots: 263 |
| Parcel No.(s): See attacjed | Gross Area (Acres): 196.08+/- |
| Project Address: 6093 W. Linda Vista Blvd. | |
| Ref. Project No.: PRV1707-001 | |

## CONTACT INFORMATION

| | | | |
|---|---|---|---|
| **Owner:** See Attached | Contact Name: | | |
| Address: | City: | State: | Zip: |
| Email: | Phone No.: | | |
| **Applicant:** Red Point Development | Contact Name: Larry Kreis | | |
| Address: 8710 N. Thornydale Road, Suite #119 | City: Tucson | State: AZ | Zip: 85742 |
| Email: lkreis@redpointdevelopment.com | Phone No.: (520) 408-2300 | | |
| **Consultant/Engineer:** Presidio Engineering | Contact Name: Tanya Washington | | |
| Address: 190 S. Stratford Dr. #105 | City: Tucson | State: AZ | Zip: 85716 |
| Email: tanya@presidioengineering.com | Phone No.: (520) 795-7255 | | |

## OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct 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. (If applicant is not the owner, attach written authorization from the owner.)

| Larry Kreis | Larry Kreis | 5-7-19 |
|---|---|---|
| Applicant Name (PRINT) | Signature | Date |

**FOR OFFICIAL USE ONLY** **Project No.** PRV1905-002 **Date Received** 5/15/19

Revision Date 03/29/2019

# LINDA VISTA VILLAGE TEP EASEMENT AGREEMENT

## Town of Marana, Arizona

THIS LINDA VISTA VILLAGE TEP EASEMENT AGREEMENT (this "Agreement") is made and entered into by and between the TOWN OF MARANA, an Arizona municipal corporation (the "Town"); FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as trustee under Trust Nos. 60,299, 60,300, and 60,327, as trustee only and not in its corporate capacity (the "Trusts"); and PACIFIC INTERNATIONAL PROPERTIES LLP, an Arizona limited liability limited partnership (the "Beneficiary"). The Trusts and the Beneficiary are collectively referred to as the "Owners." The Town, the Trusts, and the Owners are collectively referred to in this Agreement as the "Parties," and each is sometimes individually referred to as a "Party."

### *RECITALS*

A. The Owners own and are the subdividers of the land described in and subject to the Final Plat for Linda Vista Village at Cascada, according to the plat recorded in the Pima County Recorder's office at Sequence No. _____ and referred to in this Agreement as "Linda Vista Village."

B. Development of Linda Vista Village requires the provision of electrical utility service from TUCSON ELECTRIC POWER COMPANY, an Arizona corporation ("TEP").

C. To serve Linda Vista Village, TEP requires dedication of a Right of Way Easement in generally the form attached to this Agreement as Exhibit A (the "TEP Easement") across lands owned by the Town, to accommodate the installation on the TEP Easement of TEP facilities (the "Subject TEP Facilities").

D. The Town's dedication of the TEP Easement will cause the Town to be required to pay all costs to relocate the Subject TEP Facilities in the event they need to be relocated in the future for any reason.

E. The purpose of this Agreement is to compensate the Town for the TEP Easement and to transfer any future Town relocation cost burden associated with the Subject TEP Facilities to the Owners and their successors in interest.

F. The development of Linda Vista Village and the TEP Easement are in compliance with the Town's adopted and approved General Plan (as defined in A.R.S. § 9-461).

G. The Town is authorized by A.R.S. § 9-500.05 to enter into a development agreement with a land owner or other person or entity having an interest in real property located within the Town to facilitate development of the property by providing for, among other

things, the conditions, terms, restrictions, and requirements for development and public infrastructure and any other matters relating to the development of the property.

***AGREEMENT***

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated into this Agreement as though fully restated here, and the mutual covenants set forth in this Agreement, the Parties hereby agree as follows:

1. *Town grant of TEP Easement.* No later than 30 days after the Effective Date of this Agreement, the Town shall sign and record the TEP Easement in the form attached as Exhibit A and in any event in a form acceptable to TEP.

2. *Annual TEP Easement Fee.* Within 30 days after the Effective Date of this Agreement, and on each anniversary of the Effective Date of this Agreement, the Owners shall pay the Town $500.00 as compensation for the TEP Easement (the "Annual TEP Easement Fee").

3. *Subject TEP Facilities relocation cost obligation.* Not later than 30 days after receipt of an invoice from the Town, the Owners shall reimburse the Town for all of the Town's costs to relocate the Subject TEP Facilities in the event they need to be relocated in the future for any reason. The Town's invoice shall credit the Owners the principal amount of all Annual TEP Easement Fee payments made by the Owners prior to the date of the Town's invoice.

4. *Assignment to HOA.* Upon development of Linda Vista Village and establishment of a homeowners' association (the "HOA") governing Linda Vista Village, the Owners intend to assign all rights and obligations under this Agreement to the HOA. The Town expressly authorizes the assignment of all rights and obligations under this Agreement to the HOA, and in that event, the individual lots of Linda Vista Village are automatically released from the obligations under this Agreement except to the extent of the individual lot owners' obligations to pay such HOA fees as are necessary to allow the HOA to pay the Annual TEP Easement Fee and future relocation costs associated with the Subject TEP Facilities.

5. *Successors and assigns; run with the land*. The rights and obligations under this Agreement are binding upon and inure to the benefit of the Parties and their respective successors in interest and assigns, and the Owners' rights and obligations under this Agreement shall run with the land; that is, shall run with Linda Vista Village.

6. *No partnership or joint venture*. Nothing in this Agreement shall be understood or construed to create or imply a partnership or joint venture between the Owners and the Town.

7. *Cooperation and alternative dispute resolution*.

a. *Non-performance; remedies*. If any Party does not perform under this Agreement (the "Non-Performing Party") with respect to any of that Party's obligations under this Agreement, any other Party (the "Demanding Party") shall be entitled to give

written notice in the manner prescribed in paragraph 8 below to the Non-Performing Party, which notice shall state the nature of the non-performance claimed and make demand that such non-performance be corrected. The Non-Performing Party shall then have (i) 15 days from the date of the notice within which to correct the non-performance if it can reasonably be corrected by the payment of money, or (ii) 30 days from the date of the notice to cure the non-performance if action other than the payment of money is reasonably required, or if the non-monetary non-performance cannot reasonably be cured within 30 days, then such longer period as may be reasonably required, provided and so long as the cure is promptly commenced within 30 days and thereafter diligently prosecuted to completion. If any non-performance is not cured within the applicable time period set forth in this paragraph, then the Demanding Party shall be entitled to begin the mediation and arbitration proceedings set forth in this paragraph.

b. *Mediation*. If there is a dispute under this Agreement which the Parties cannot resolve between themselves, the Parties agree that there shall be a 45-day moratorium on arbitration during which time the Parties agree to attempt to settle the dispute by nonbinding mediation before commencement of arbitration. The mediation shall be held under the commercial mediation rules of the American Arbitration Association. The matter in dispute shall be submitted to a mediator mutually selected by the Owners and the Town. If the Parties cannot agree upon the selection of a mediator within seven days, then within three days thereafter the Town and the Owners shall request the presiding judge of the Superior Court in and for the County of Pima, State of Arizona, to appoint an independent mediator. The mediator selected shall have at least five years' experience in mediating or arbitrating disputes relating to real estate development. The cost of any such mediation shall be divided equally between the Town (half) and the Owners (half). The results of the mediation shall be nonbinding on the Parties, and any Party shall be free to initiate arbitration after the moratorium.

c. *Arbitration*. After mediation, as provided for in subparagraph 7.b above, any dispute, controversy, claim or cause of action arising out of or relating to this Agreement shall be settled by submission of the matter by both Parties to binding arbitration in accordance with the rules of the American Arbitration Association and the Arizona Uniform Arbitration Act, A.R.S. § 12-501 *et seq*., and judgment upon the award rendered by the arbitrator(s) may be entered in a court having jurisdiction.

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, addressed as follows:

If to the Town:

TOWN OF MARANA
Attn: Town Attorney
11555 W. Civic Center Drive, Bldg. A3
Marana, Arizona 85653-7006

If to the Owners:

RED POINT DEVELOPMENT, INC.
8710 North Thornydale Road, #120
Tucson, AZ 85742

All notices shall be deemed given when delivered 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. Any Party may change its address for the receipt of notices at any time by giving written notice thereof to the other parties 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. *Recording*. After this Agreement has been signed by the Parties, and as concurrently as possible with the recording of the subdivision plat of Linda Vista Village, the Town shall record this Agreement in the office of the Pima County Recorder.

10. *Miscellaneous*.

a. This Agreement may not be modified except in a writing signed by the Parties.

b. 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. Nothing in this paragraph is intended to waive or modify the Parties' obligation to comply with paragraph 7 above ("cooperation and alternative dispute resolution").

c. If any Party 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 prevailing Party shall be entitled to its reasonable attorneys' fees and costs consistent with A.R.S. § 12-341.01.

d. This Agreement may be executed in identical counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same instrument. In addition, this Agreement may contain more than one counterpart of the signature pages and this Agreement may be executed by the affixing of the signature pages, and all of such counterpart signature pages shall be read as though one, and

they shall have the same force and effect as though all the signers had signed a single signature page.

e. This Agreement is subject to A.R.S. § 38-511, which provides for cancellation of contracts in certain instances involving conflicts of interest.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the last date set forth below their respective signatures (the "Effective Date").

THE "TOWN":

TOWN OF MARANA, an Arizona municipal corporation

By:_____
Ed Honea, Mayor

Date: _____

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Frank Cassidy, Town Attorney

THE "OWNERS":

FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as trustee under Trust Nos. 60,299, 60,300, and 60,327, as trustee only and not in its corporate capacity

By: _____
Rachel Turnipseed, Trust Officer

PACIFIC INTERNATIONAL PROPERTIES LLP, an Arizona limited liability limited partnership

By: RED POINT DEVELOPMENT, INC., an Arizona corporation, its authorized agent

By: _____
Daniel K. Leung, President

Date: _____

STATE OF ARIZONA )
ss
County of Pima )

The foregoing instrument was acknowledged before me on _____, 2020, by Rachel Turnipseed, Trust Officer of FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as trustee under Trust Nos. 60,299, 60,300, and 60,327, as trustee only and not in its corporate capacity.

(Seal)

_____
Notary Public

STATE OF ARIZONA )
ss
County of Pima )

The foregoing instrument was acknowledged before me on _____, 2020, by Daniel K. Leung, President of RED POINT DEVELOPMENT, INC., an Arizona corporation, authorized agent for PACIFIC INTERNATIONAL PROPERTIES LLP, an Arizona limited liability limited partnership, on its behalf.

(Seal)

_____
Notary Public

***LIST OF EXHIBITS***

Exhibit A TEP Right of Way Easement

# RIGHT OF WAY EASEMENT

**TOWN OF MARANA, an Arizona municipal corporation**

(hereinafter referred to as "Grantor"), hereby grants to **Tucson Electric Power Company**, an Arizona corporation, its successors and assigns (hereinafter referred to as "Grantee"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, a perpetual non-exclusive easement and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time electric lines and appurtenant facilities for the transmission and distribution of electricity, consisting of wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers, concrete pads, risers, poles, anchors, guy wires and other appurtenant fixtures and equipment necessary or useful for distributing electrical energy and for communication facilities of other entities (taken together, the “Facilities”), in, over, under, across and along that certain real property described as follows (the “Easement”):

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Grantor further conveys to Grantee, for purposes of ingress and egress to the Easement, a right of access over, upon or along Grantor’s property as is reasonably necessary to access the Easement. Grantee shall repair any damage to Grantor’s property that results from any such ingress or egress.

Grantor agrees for itself, its successors and assigns, not to erect, place or maintain, nor to permit the erection, placement or maintenance of any building, landscaping, earth fill, walls or fences upon the Easement that would impair the repair, maintenance or removal of any or all of the Facilities. All Facilities, including electrical and communication structures installed by Grantee in and upon the Easement, shall remain the personal property of the Grantee and shall not be deemed a part of the realty.

Grantee and its contractors, agents and employees shall have the right to trim or top such trees and to cut such roots and remove such obstacles that could endanger or interfere with the Facilities, and shall have free access to the Facilities at all times for the purpose of exercising the rights herein granted.

Grantee shall have the right during initial construction of the Facilities, to use for the purposes incidental to said construction, a strip of land 10 feet in width adjacent and contiguous to the Easement, said strip to be in whole or in part on each side of the Easement, said right to use said strip of land ceasing and being terminated at such time as said initial construction is completed.

Grantor shall not increase or decrease the ground surface elevation within the boundaries of the Easement after approved final grade is established and meets Grantee’s construction standards. Subsequent to the construction, the ground surface shall not be penetrated to a depth in excess of 12 inches by any tool or implement, without having the underground facilities located and taking all necessary precautions to protect them. If subsequent to construction Grantor changes the grade in such a way as to require relocation or alteration of the Facilities, the cost shall be borne by Grantor or subsequent owners.

Grantor hereby agrees that these covenants are made for the herein-described real property which is the subject of this Easement. Grantor hereby warrants and represents, and acknowledges Grantee’s reliance upon said warranty and representation, that Grantor has good and sufficient title to the real property in order to grant this Easement.

# EXHIBIT A TO LINDA VISTA VILLAGE TEP EASEMENT AGREEMENT

In consideration of the mutual terms, covenants and conditions herein contained, this easement shall be binding upon and inure to benefit of any heirs, executors, administrators, permittees, licensees, agents, or assigns of Grantor and any successors and assigns of Grantee.

In witness hereof, the Grantor has executed these presents this _____ day of _____, 2020.

**Town of Marana,** an Arizona municipal corporation

_____
SIGNATURE

_____
PRINTED NAME

_____
TITLE

STATE OF ARIZONA )
) ss
COUNTY OF PIMA )

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____ as _____ for Town of Marana, an Arizona municipal corporation.

_____
Notary Public

# EXHIBIT A TO LINDA VISTA VILLAGE TEP EASEMENT AGREEMENT



July 24, 2020
ASI No. 16013 (Red Point Development)

LEGAL DESCRIPTION
FOR AN ELECTRIC EASEMENT
ON MARANA CENTER PUBLIC DRAINAGE WAY

An electric easement located within Marana Center Block Plat Parcels 1-5 recorded in Sequence No. 20142340180 and also located within the Northeast Quarter of Section 22, Township 12 South, Range 12 East, Gila and Salt River Meridian, Pima County, Arizona, more particularly described as follows:

COMMENCING at the East Quarter corner of said Section 22;

THENCE S 89°34'53" W along the south line of said Northeast Quarter of Section 22, a distance of 332.32 feet to the POINT OF BEGINNING;

THENCE continuing along said line S 89°43'53" W, 482.67 feet;

THENCE N 00°25'07" W, 15.00 feet;

THENCE N 89°34'53" E, 607.19 feet to a point on a curve through which a radial line bears S 16°24'02" E;

THENCE westerly along said curve concave to the north having a radius of 286.10 feet and a central angle of 17°07'58", an arc length of 85.55 feet to a point of nontangency;

THENCE S 83°52'17" W, 40.20 feet to the POINT OF BEGINNING.

The basis of bearing for this Legal Description is per said recorded Plat which is the east line of Section 22, Township 12 South, Range 12 East, bearing being S 00°30'54" W.

Prepared by:
AMERSON SURVEYING, INC.

MICHAEL K. AMERSON, PLS

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22245
MICHAEL KARL
AMERSON
7-24-20
Date Signed
ARIZONA, U.S.A.

# EXHIBIT A TO LINDA VISTA VILLAGE TEP EASEMENT AGREEMENT



