MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, November 16, 2021, at or after 6:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
Patti Comerford, Council Member
Jackie Craig, Council Member
Herb Kai, Council Member
John Officer, Council Member
Roxanne Ziegler, Council Member

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on November 16, 2021, 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.

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

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

PRESENTATIONS

P1 Relating to Budget; presentation of first quarter results (July-September) for the Town's General Fund and other selected major funds for the 2021-2022 fiscal year (Yiannis Kalaitzidis)

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. 2021-143: Relating to Development; approving the Amended 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 (Brian D. Varney)

C2 Resolution No. 2021-144: Relating to Development; approving a final plat for Canyon Pass II at Dove Mountain, Lots 75A - 76A located northeast of the intersection of Dove Mountain Boulevard and Dove Canyon Pass within Section 18, Township 11 South and Range 13 East (Brian D. Varney)

C3 Resolution No. 2021-145: Relating to Budget; approving the transfer of $250,000, $28,000 and $13,000 in budgeted expenditure authority from the General Fund contingency line item to the restricted budget line items within the Police Department, the Town Manager's Office and the Development Services Department, respectively, in the fiscal year 2020-2021 budget (Yiannis Kalaitzidis)

C4 Approval of the Regular Council Meeting Summary Minutes of November 3, 2021 (Cherry L. Lawson)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

B1 Presentation: Relating to Boards, Commissions and Committees; discussion and consideration of input and development of recommendations from the Fall 2021 Marana Citizens' Forum on the topic "Community Health Dashboard/Marana Livability Index" (Heath Vescovi-Chiordi).

B2 Resolution No. 2021-146: Relating to Boards, Commissions, and Committees; appointing a Town of Marana citizen representative to the Tucson-Pima County Bicycle Advisory Committee (Brian D. Varney)

COUNCIL ACTION

A1 PUBLIC HEARING: Ordinance No. 2021.012: Relating to Development; approving a modification of a rezoning condition of Marana Ordinance No. 2011.19, which created the Rancho Palomitas Specific Plan, to allow the developer to contribute funding to the Town for design and construction of turn lanes on Tangerine Road in lieu of the developer designing and constructing the turn lanes (Jane Fairall)

A2 PUBLIC HEARING: Ordinance No. 2021.023: Relating to Development; approving an amendment to Marana Ordinance No. 2005.02, which rezoned approximately 2.2 acres of land generally located in the 8300 block of N. Silverbell Road, south of Somerton Drive, from Zone 'C' (Large Lot Zone) to Zone 'CO' (Commercial Office), to remove a rezoning condition that restricted the use of the parcel to a veterinary clinic and storage unless otherwise approved by the Planning Commission and Town Council (Cynthia Ross)

A3 PUBLIC HEARING: Ordinance No. 2021.024: Related to Development; approving a rezoning of approximately .93 acres from Commercial Office (CO) to Neighborhood Commercial (NC) and .16 acres from Zone C (Large Lot Zone) to Neighborhood Commercial (NC) generally located at 8380 N. Silverbell Road, on the east side of Silverbell Road, south of Somerton Drive and west of Sayante Way (Cynthia Ross)

A4 Ordinance No. 2021.025: Relating to Public Nuisance and Property Preservation; amending the Marana Town Code by adopting new Title 18 entitled Public Nuisance and Property Preservation establishing public nuisance and property preservation standards for the health and safety of the citizens of the Town of Marana; defining and establishing penalties for violations and providing for enforcement procedures; deleting Marana Town Code Chapter 10-2 (Maintenance of Property), Chapter 11-7 (Storage of

Inoperable or Junked Vehicle), Section 11-3-3 (Graffiti Prohibited; Abatement Procedures; Penalty), and Section 10-1-4 (Illegal Dumping; Classification); and designating an effective date (Lisa Shafer)

Resolution No. 2021-147: Relating to Public Nuisance and Property Preservation; declaring as a public record filed with the Town Clerk Marana Town Code Title 18 (Public Nuisance and Property Preservation) adopted by Ordinance No. 2021.025 (Lisa Shafer)

A5 Resolution No. 2021-148: Relating to Public Nuisance and Property Preservation; Review and approval of the Town of Marana Code Enforcement Policy for enforcing Marana Town Code Title 18 (Public Nuisance and Property Preservation) (Lisa Shafer)

A7 Resolution No. 2021-149: Relating to Real Estate; vacating unneeded public right-of-way located south of Adonis Road and north of Tangerine Road and authorizing the Town Engineer to sign a quit claim deed of abandonment for the unneeded right-of-way (George Cardieri)

A8 Resolution No. 2021-150: Relating to Personnel; approving and adopting amendments to the Town's Personnel Policies and Procedures, revising Chapter 3 - Classification and Compensation by adding new Policy 3-13 "Second Language Pay" and revising Policy 3-6 "Holiday Pay"; approving the transfer of up to $150,000 in budgeted expenditure authority from the General Fund contingency line item to the applicable personnel costs line items within the applicable departments and/or funds in the Fiscal Year 2021-2022 budget as needed for Second Language Pay, increased Holiday Pay and increased Shift Differential Pay (Curry C. Hale)

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 (Terry Rozema)

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: 11/16/2021

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: November 16, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Relating to Budget; presentation of first quarter results (July-September) for the Town's General Fund and other selected major funds for the 2021-2022 fiscal year (Yiannis Kalaitzidis)

Discussion:

The purpose of this item is to present a summary of the Town's first quarter financial results (July-September) for the Town's General Fund and other selected major funds for fiscal year 2021-2022. It is important to note that these results are preliminary, unaudited and subject to change based upon adjusting entries, as necessary. The attached provides a high-level revenue and expenditure summary at the end of the current quarter.

Revenue

Overall, revenues are within or above expectations for all funds at this time of the year.

- Revenues for the General Fund are better than expected due to better than anticipated sales taxes in most categories except for construction related taxes, as some anticipated commercial projects have not yet commenced.
- HURF fund revenues are just above expectations, while Bed Tax fund revenues are meeting expectations as the hospitality sector continues to recover after a sharp downturn caused by the pandemic.
- Transportation fund revenues are slightly below expectations at this time of year. While we continue to experience strong demand for residential permits, some large commercial projects have not yet commenced. We anticipate this area of revenue to recover over the next few quarters.
- Charges for services revenues in the enterprise funds are within expectations for this time of year.

Additional detail on these variances is included within the visualization slides attached to this item.

Expenditures

Expenditures in all funds are at or below expectations. This is primarily due to the timing of one-time projects and programs which are expected to occur in future quarters. In particular there are several projects that are funded by the Transportation fund that should pick up steam as we enter the next few quarters. The Water and Water reclamation funds are within expectations when excluding debt service payments that happen during the first quarter of the fiscal year.

Staff Recommendation:

Presentation of first quarter results only.

Suggested Motion:

Presentation of first quarter results only.

Attachments

FY2021-2022 First Quarter Financial Update

Financial Brief: First Quarter

Fiscal Year

2021 – 2022

Prepared by: Finance Department

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FISCAL YEAR 2021 - 2022 FIRST QUARTER FINANCIAL BRIEF

This financial brief is intended to provide a broad overview and status of revenues and expenditures for the Town's selected major funds through the first quarter of fiscal year 2022 (July 2021 - September 2021). Major funds included in this financial brief are the General Fund, Highway User Revenue Fund (HURF), Bed Tax Fund and Transportation Fund. Also included are the enterprise funds Airport, Water, and Water Reclamation. Please note that all amounts are preliminary, un-audited and subject to change based upon adjusting entries, as necessary.

The table below shows an overview for each fund.

	REVENUES			EXPENDITURES			OVER/UNDER
Fund	FY 2022 Budget	Actual	% Budget	FY 2022 Budget	Actual	% Budget	YTD Over/Under
GENERAL FUND	53,735,342	16,312,003	30%	54,365,494	9,258,427	17%	7,053,576
HURF	3,917,106	1,068,861	27%	4,348,548	228,377	5%	840,484
TRANSPORTATION FUND	7,600,000	1,940,015	26%	16,716,631	38,772	0%	1,901,243
BED TAX FUND	1,243,341	312,218	25%	1,243,341	41,140	3%	271,078
WATER FUND	9,314,917	1,980,563	21%	9,581,972	2,303,786	24%	-323,223
WATER RECLAMATION FU...	3,182,972	632,885	20%	3,812,261	398,226	10%	234,659
AIRPORT FUND	641,443	90,905	14%	641,443	166,839	26%	-75,934

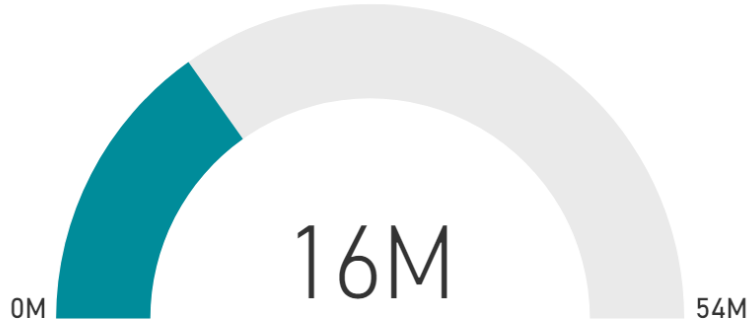
Click HERE for a User Guide and FAQ about this report

FY 2021-2022 FIRST QUARTER: GENERAL FUND REVENUES

Select Revenue or Expense

- ☐ EXPENSES
- ■ REVENUES

Category	FY 2022 Budget	Actual	% Budget
Sales Tax	30,950,841	8,739,534	28%
Intergovernmental	14,620,322	3,826,584	26%
Licenses, Fees, & Permits	5,843,300	2,732,475	47%
Charges for Services	609,500	288,318	47%
Other	1,711,379	725,093	42%
Total	**53,735,342**	**16,312,003**	**30%**



General Fund Relevant Information

The General Fund is the Town's primary operating fund. Sales Tax, Intergovernmental Revenues and Licenses, Fees, & Permits make up 95% of budgeted revenues for the fund. First quarter collections are above expected levels for FY2022 due to stronger than anticipated activity in most categories. Intergovernmental Revenues are amounts received from the State's shared revenue program and are distributed based upon population estimates and economic conditions. Licenses, Fees, & Permits include Single Family Residential (SFR) permit revenue. Other revenues, comprised of various sources include investment income earnings and insurance dividends.



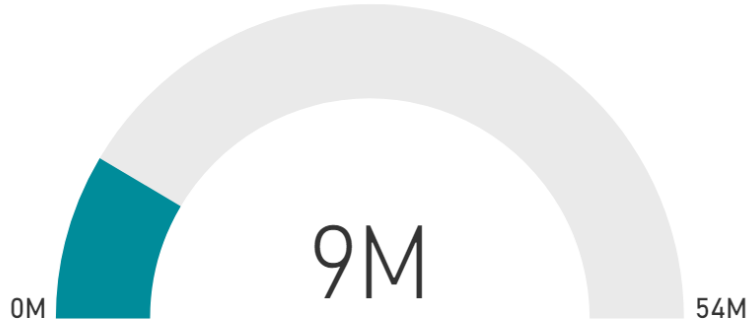
Category	2020	2021	2022
Sales Tax	7,431,751	8,187,548	8,739,534
Intergovernmental	3,245,275	3,803,001	3,826,584
Licenses, Fees, & Permits	1,478,729	1,596,507	2,732,475
Charges for Services	115,679	114,132	288,318
Other	1,039,403	859,253	725,093
Total	**13,310,837**	**14,560,441**	**16,312,003**

FY 2021-2022 FIRST QUARTER: GENERAL FUND EXPENSES

Select Revenue or Expense

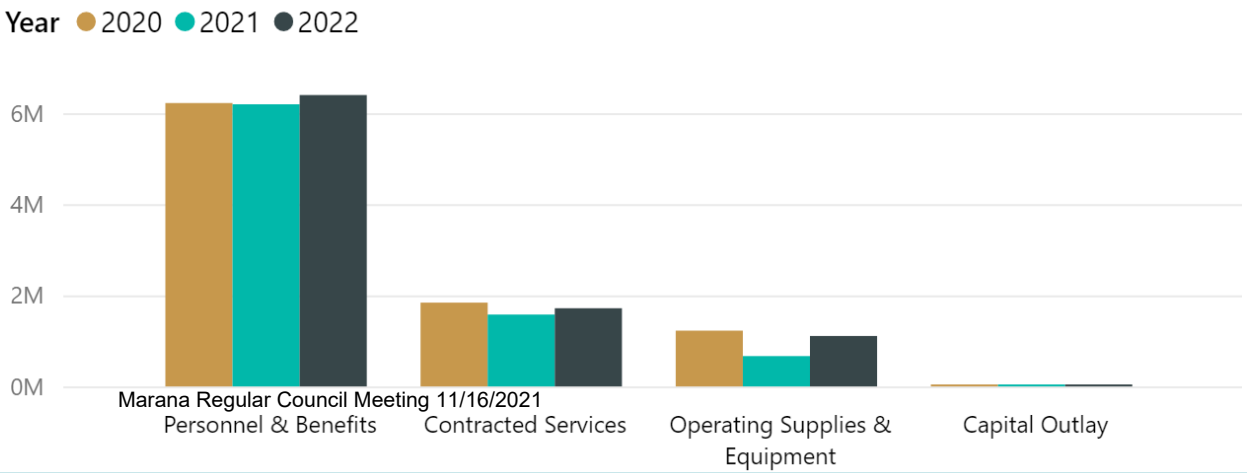
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Category	FY 2022 Budget	Actual	% Budget
Personnel & Benefits	34,223,577	6,396,956	19%
Contracted Services	6,495,543	1,711,765	26%
Operating Supplies & Equipment	6,391,705	1,106,682	17%
Capital Outlay	2,705,134	43,024	2%
Other Financing Uses	4,549,535		
Total	**54,365,494**	**9,258,427**	**17%**



General Fund Relevant Information

General Fund expenses through the first quarter of FY2022 are overall as expected. Operating Supplies & Equipment is below budget primarily due to developer rebates that are processed after the end of the first quarter and due to the vehicle replacement program which continues to experience delays associated with computer chip shortages. Capital Outlay is associated with a number of projects many of which are getting underway at the end of the first quarter. Other Financing Uses is related to budgeted transfers which take place later in the fiscal year.

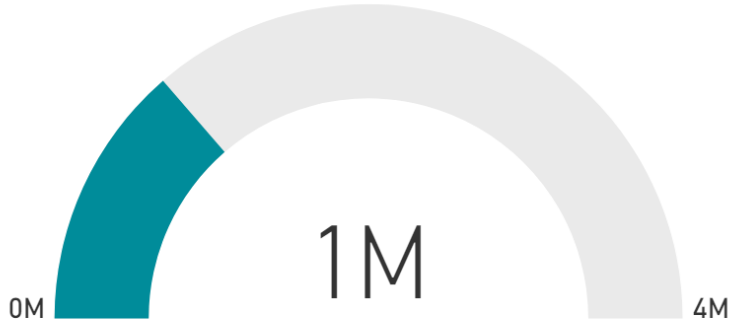


Category	2020	2021	2022
Personnel & Benefits	6,221,230	6,194,093	6,396,956
Contracted Services	1,834,622	1,570,380	1,711,765
Operating Supplies & Equipm...	1,224,063	665,374	1,106,682
Capital Outlay	42,717	13,700	43,024
Other Financing Uses	4,000	6,000	
Total	**9,326,632**	**8,449,547**	**9,258,427**

FY 2021-2022 FIRST QUARTER: HURF REVENUES

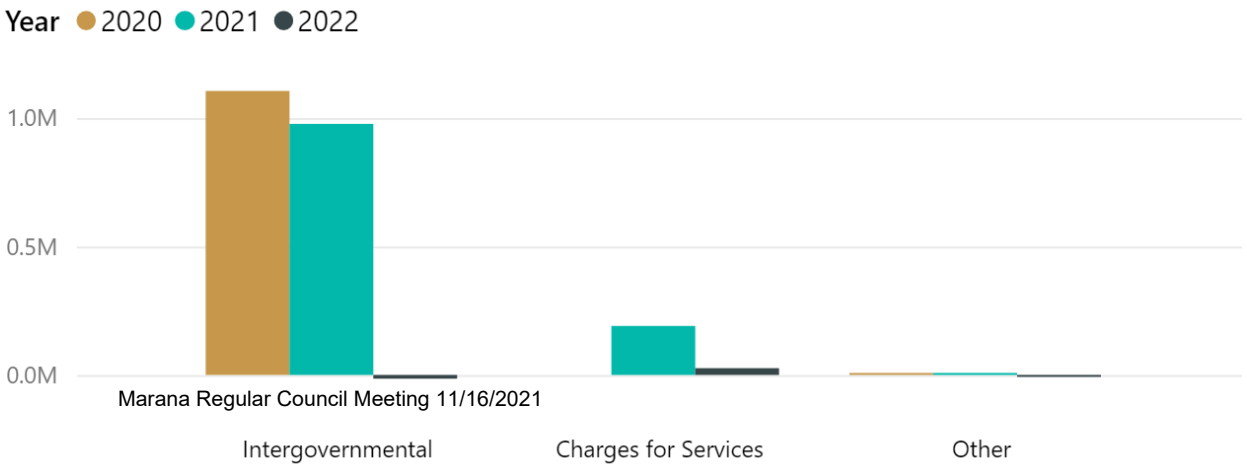
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- REVENUES

Category	FY 2022 Budget	Actual	% Budget
Intergovernmental	3,912,106	1,042,533	27%
Charges for Services	0	26,290	0%
Other	5,000	38	1%
Total	**3,917,106**	**1,068,861**	**27%**



HURF Relevant Information

The Highway User Revenue Fund or HURF is set by the collection of fees and taxes from users of the State's roads and highways which the State collects. Cities and towns receive a percentage of revenues based on population estimates and gasoline sales within each county. First quarter HURF revenue collections are slightly above forecasted levels due to better than anticipated activity. Charges for services are payment in lieu of fees collected from third parties to be expended for the preservation of roads. Other revenue is comprised of investment income.

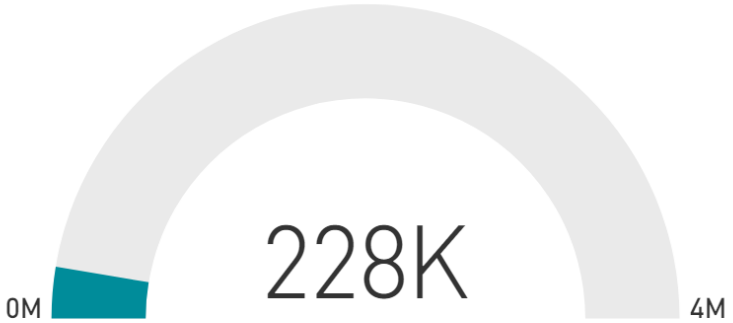


Category	2020	2021	2022
Intergovernmental	1,105,129	976,963	1,042,533
Charges for Services		190,631	26,290
Other	7,345	306	38
Total	**1,112,474**	**1,167,900**	**1,068,861**

FY 2021-2022 FIRST QUARTER: HURF EXPENSES

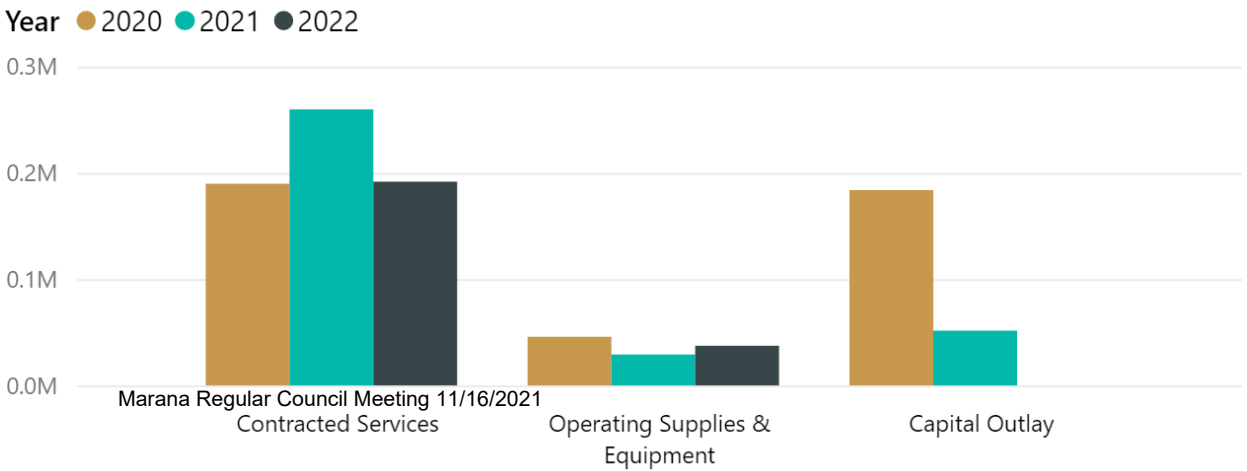
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- REVENUES

Category	FY 2022 Budget	Actual	% Budget
Contracted Services	3,761,526	191,049	5%
Operating Supplies & Equipment	271,550	37,328	14%
Capital Outlay	137,600		
Other Financing Uses	177,872		
Total	**4,348,548**	**228,377**	**5%**



HURF Relevant Information

HURF expenses are below budgeted amounts through the first quarter of FY2022. Contracted Services is below budget due to the timing of the Town's Pavement Preservation Program which is scheduled to start during the next quarter. Operating Supplies & Equipment are below budgeted levels but in line with prior year activity due to savings in fuel and oil and in utility costs, as the Town continues the process of converting to LED street lamps. Capital Outlay is associated with vehicle/equipment purchases which may be impacted by the computer chip shortage. Other Financing Uses is restricted budget for possible monsoon storm damage or other unanticipated needs.



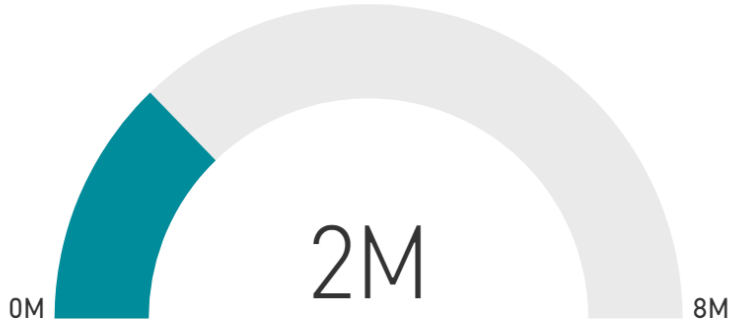
Category	2020	2021	2022
Contracted Services	189,759	259,702	191,049
Operating Supplies & Equipm...	45,765	29,070	37,328
Capital Outlay	183,806	51,505	
Total	**419,330**	**340,277**	**228,377**

FY 2021-2022 FIRST QUARTER: TRANSPORTATION FUND REVENUES

Select Revenue or Expense

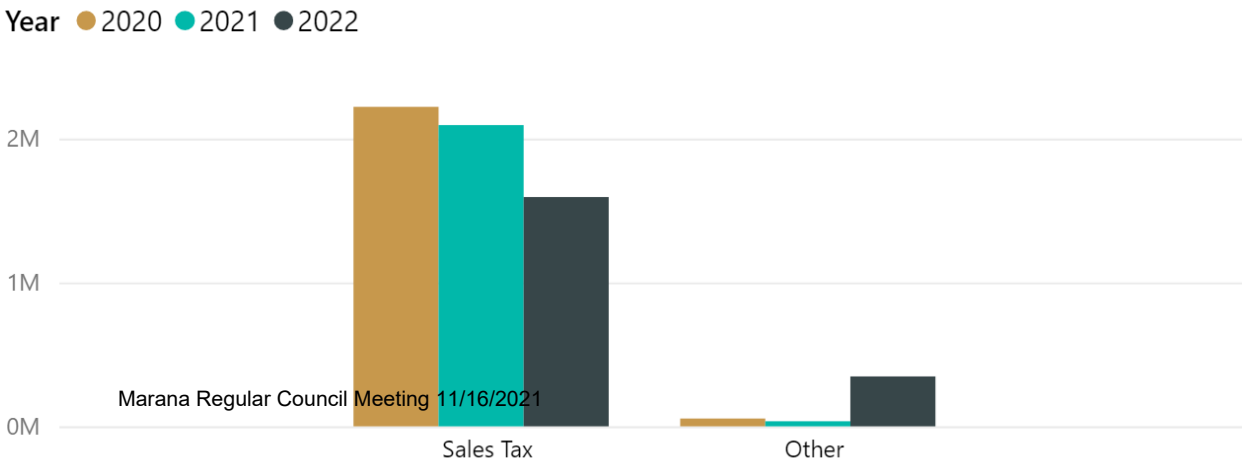
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Category	FY 2022 Budget	Actual	% Budget
Sales Tax	7,500,000	1,593,309	21%
Other	100,000	346,706	347%
Total	**7,600,000**	**1,940,015**	**26%**



Transportation Fund Relevant Information

The Transportation Fund is comprised of 75% of all contracting taxes collected by the Town and is to be used for new road construction and reconstruction projects. First quarter revenue collections are below expectations as certain commercial construction has been not yet started as anticipated. However, as residential housing activity remains strong (344 SFR permits issued in 1st qrt. vs. 940 budgeted for the year) we continue to be hopeful that commercial construction revenues will recover over the next few quarters. Other revenue is comprised of investment income and one-time third party contributions.

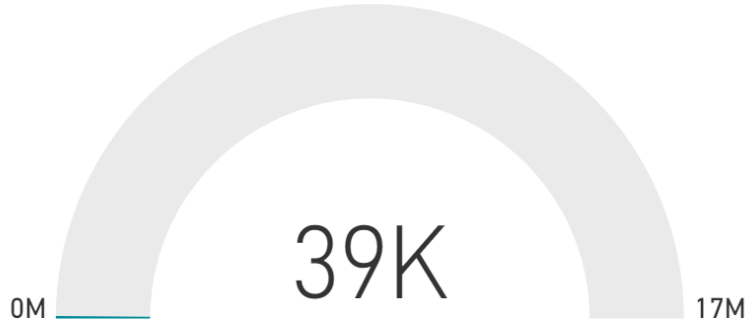


Category	2020	2021	2022
Sales Tax	2,220,199	2,093,305	1,593,309
Other	54,128	35,194	346,706
Total	**2,274,327**	**2,128,499**	**1,940,015**

FY 2021-2022 FIRST QUARTER: TRANSPORTATION FUND EXPENSES

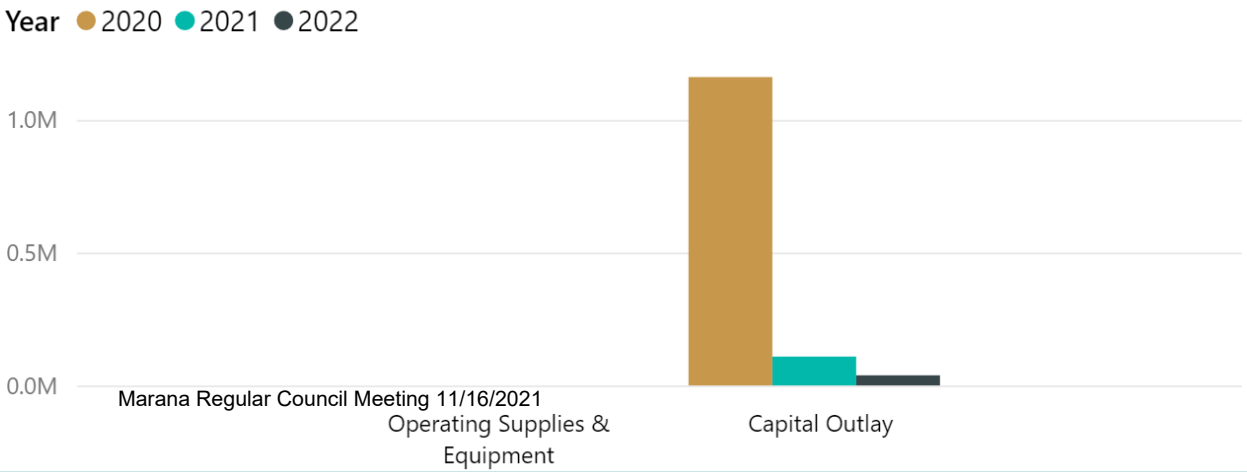
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- EXPENSES
- REVENUES

Category	FY 2022 Budget	Actual	% Budget
Operating Supplies & Equipment	1,187,000		
Capital Outlay	14,670,602	37,974	0%
Debt Service	0	798	0%
Other Financing Uses	859,029		
Total	**16,716,631**	**38,772**	**0%**



Transportation Fund Relevant Information

Transportation Fund expenses are below budgeted levels through the first quarter of FY2022. Operating Supplies & Equipment is associated with ongoing developer reimbursements paid on a semi-annual basis after the end of the first quarter. Capital Outlay is associated with CIP projects many of which kicked off during the first quarter while other are scheduled to take place later in the fiscal year. Other Financing Uses is associated with planned transfers related to debt service.



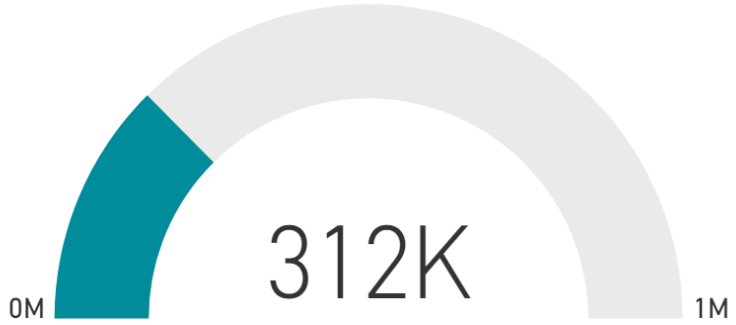
Category	2020	2021	2022
Operating Supplies & Equipm...		0	
Capital Outlay	1,160,451	108,446	37,974
Debt Service	1,023	811	798
Total	**1,161,474**	**109,257**	**38,772**

FY 2021-2022 FIRST QUARTER: BED TAX FUND REVENUES

Select Revenue or Expense

- ☐ EXPENSES
- ■ REVENUES

Category	FY 2022 Budget	Actual	% Budget
Sales Tax	1,243,341	312,218	25%
Total	**1,243,341**	**312,218**	**25%**



Bed Tax Fund Relevant Information

The Bed Tax Fund accounts for the collection of the discriminatory portion of revenues restricted for tourism initiatives. First quarter revenue collections for FY2022 reflect our expectations as the hospitality sector continues to recover after a sharp downturn caused by the pandemic. Hotel occupancy rates and revenues have shown a consistent positive trend over the last few months, on par with pre-pandemic levels.

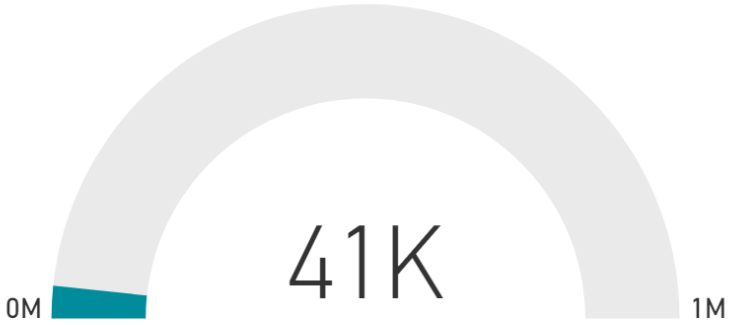


Category	2020	2021	2022
Sales Tax	273,687	229,611	312,218
Total	**273,687**	**229,611**	**312,218**

FY 2021-2022 FIRST QUARTER: BED TAX FUND EXPENSES

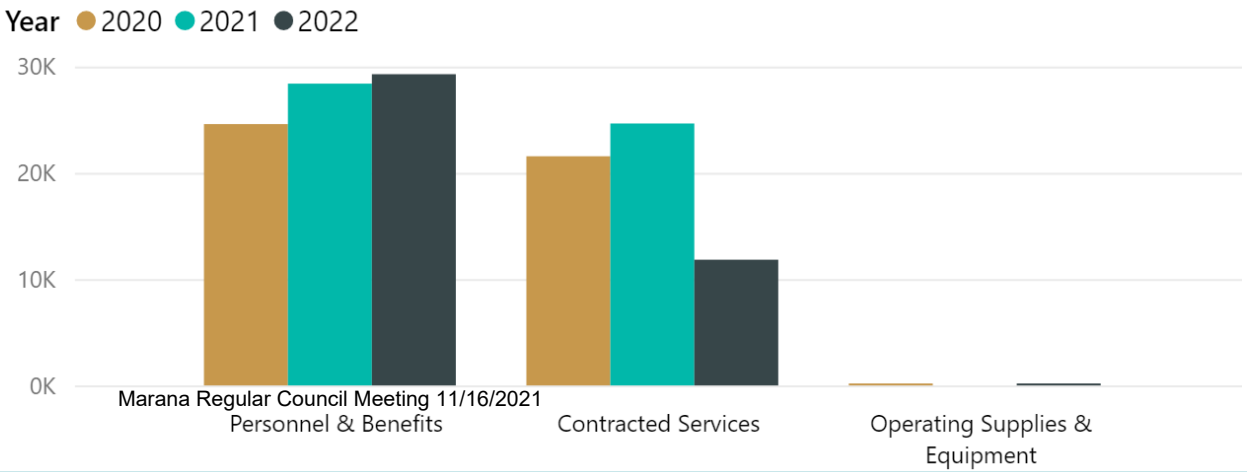
Select Revenue or Expense
- EXPENSES
- REVENUES

Category	FY 2022 Budget	Actual	% Budget
Personnel & Benefits	144,916	29,283	20%
Contracted Services	859,891	11,827	1%
Operating Supplies & Equipment	117,927	30	0%
Other Financing Uses	120,607		
Total	**1,243,341**	**41,140**	**3%**



Bed Tax Fund Relevant Information

As a whole, the Bed Tax Fund is spending it's resources as expected through the first quarter of FY2022. Contracted services are below budget due to the timing of the annual State Land lease payment which is due in the second quarter. Operating Supplies and Equipment should reach budgeted levels as the winter tourism season approaches.



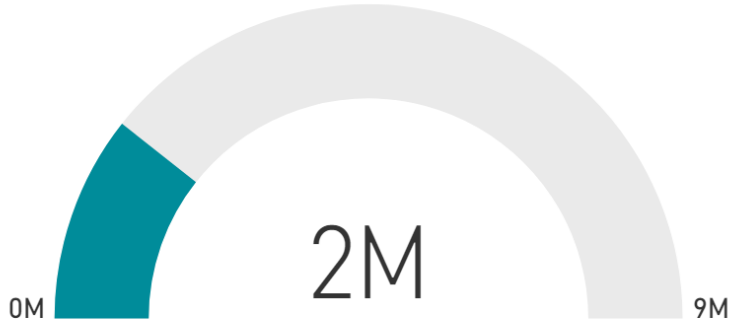
Category	2020	2021	2022
Personnel & Benefits	24,588	28,394	29,283
Contracted Services	21,550	24,645	11,827
Operating Supplies & Equipment	104		30
Total	**46,242**	**53,039**	**41,140**

FY 2021-2022 FIRST QUARTER: WATER OPERATING FUND REVENUES

Select Revenue or Expense

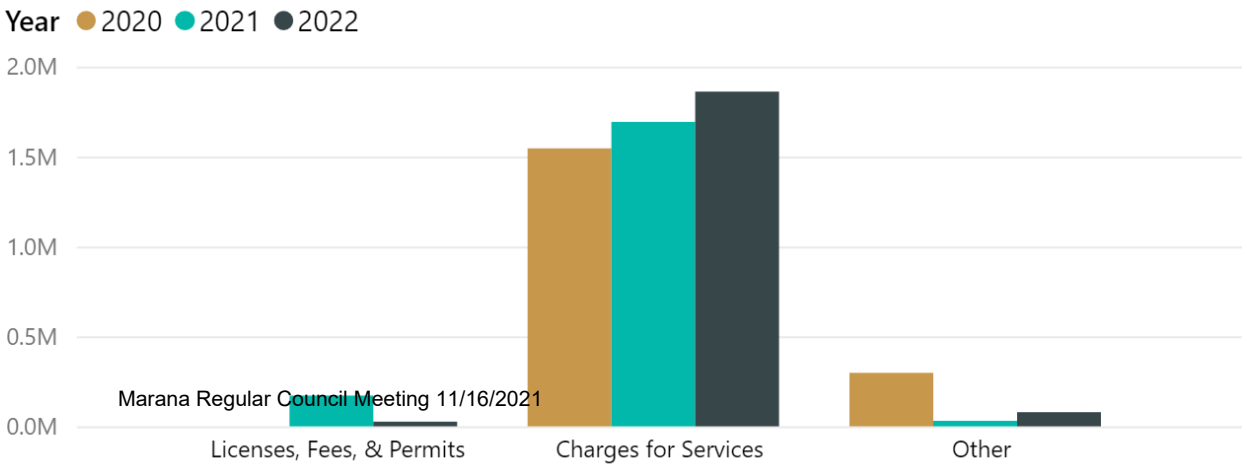
- ☐ EXPENSES
- ■ REVENUES

Category	FY 2022 Budget	Actual	% Budget
Intergovernmental	177,550		
Licenses, Fees, & Permits	50,000	25,940	52%
Charges for Services	7,723,232	1,876,010	24%
Other	1,364,135	78,613	6%
Total	**9,314,917**	**1,980,563**	**21%**



Water Fund Relevant Information

The current rates and fees for Marana Water customers can be found at - http://www.maranaaz.gov/water-rates-and-fees. Charges for Services (water sales) comprise the majority of the revenue for the fund. First quarter revenue collections are within expectations for FY2022 as we continue to experience strong account growth. Other revenue is primarily comprised of miscellaneous revenue sources and interfund transfers used for debt debt service payments. These transfers happen later in the fiscal year.



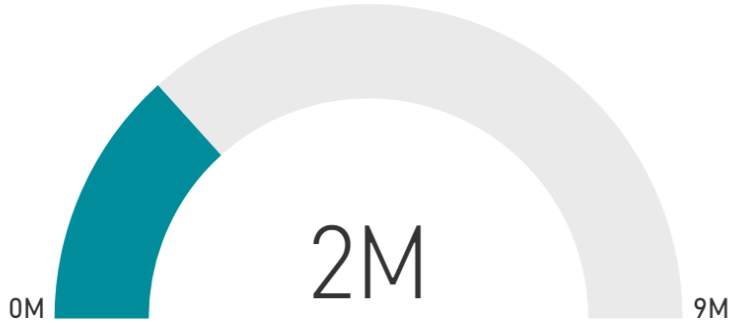
Category	2020	2021	2022
Licenses, Fees, & Permits		170,888	25,940
Charges for Services	1,556,416	1,704,077	1,876,010
Other	307,474	30,715	78,613
Total	**1,863,890**	**1,905,680**	**1,980,563**

FY 2021-2022 FIRST QUARTER: WATER OPERATING FUND EXPENSES

Select Revenue or Expense

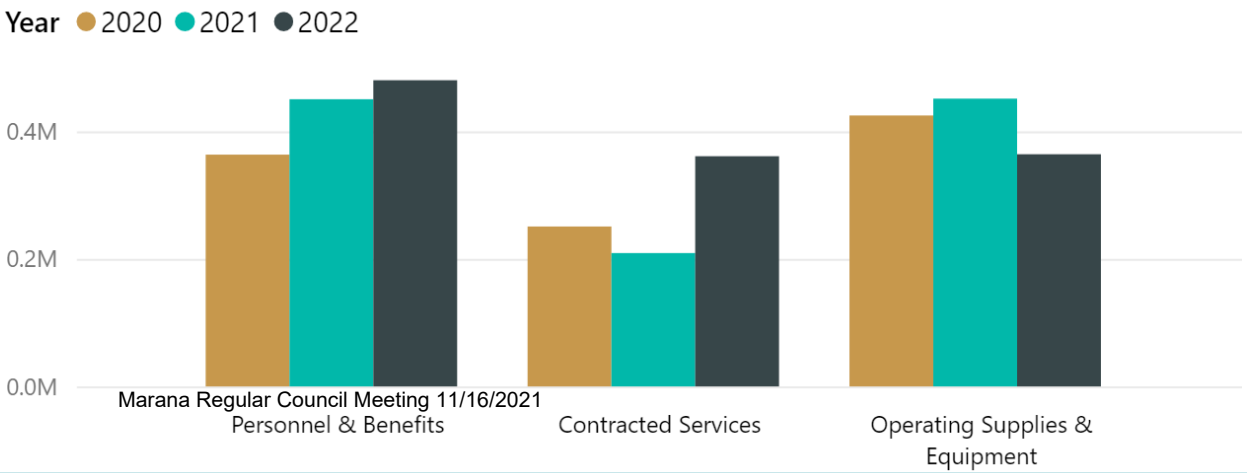
- [x] EXPENSES
- [ ] REVENUES

Category	FY 2022 Budget	Actual	% Budget
Personnel & Benefits	2,799,225	480,135	17%
Contracted Services	2,312,546	360,968	16%
Operating Supplies & Equipment	1,992,708	364,071	18%
Capital Outlay	54,400	13,000	24%
Debt Service	1,501,773	1,085,612	72%
Other Financing Uses	921,320		
Total	**9,581,972**	**2,303,786**	**24%**



Water Fund Relevant Information

Overall, FY2022 first quarter expenses for the Water Operating Fund are at or below expected levels. Debt Service is related to an annual WIFA loan payment that was made in the first quarter of FY2022. Capital costs associated with infrastructure and CIP projects are captured in separate funds.



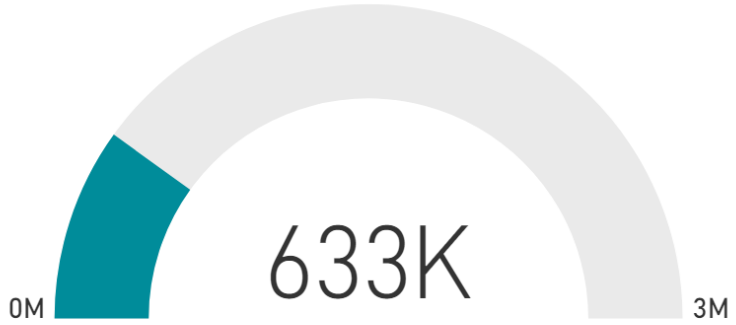
Category	2020	2021	2022
Personnel & Benefits	363,462	450,353	480,135
Contracted Services	250,755	208,977	360,968
Operating Supplies & Equipm...	424,861	451,279	364,071
Capital Outlay			13,000
Debt Service	1,009,469	1,032,791	1,085,612
Total	**2,048,548**	**2,143,400**	**2,303,786**

FY 2021-2022 FIRST QUARTER: WATER RECLAMATION OPERATING FUND REVENUES

Select Revenue or Expense

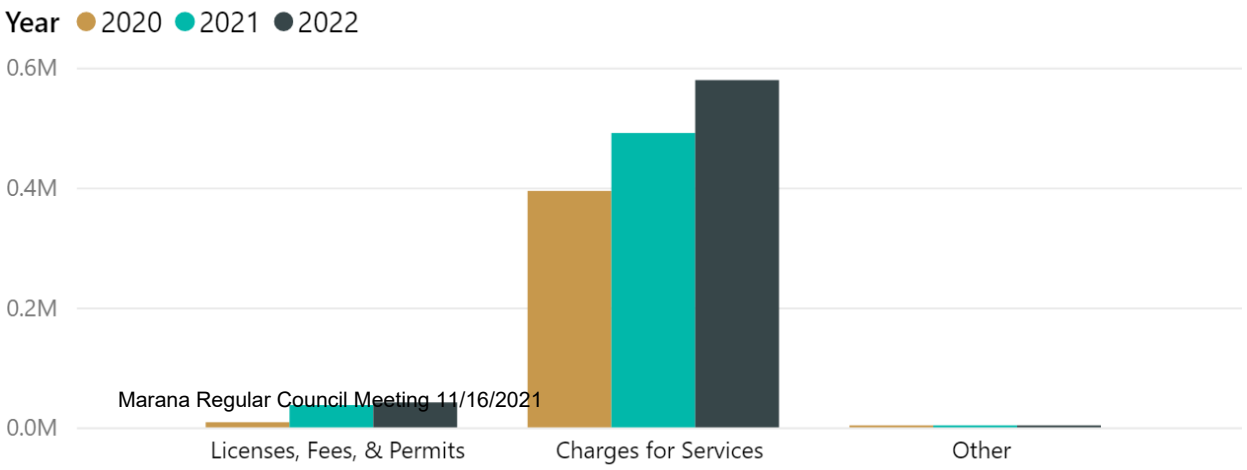
- ☐ EXPENSES
- ■ REVENUES

Category	FY 2022 Budget	Actual	% Budget
Licenses, Fees, & Permits	30,000	41,571	139%
Charges for Services	2,341,902	579,105	25%
Other	811,070	12,209	2%
Total	**3,182,972**	**632,885**	**20%**



Water Reclamation Fund Relevant Information

The current rates and fees for Marana Sewer customers can be found at - http://www.maranaaz.gov/water-rates-and-fees. Charges for Services (sewer rates) comprise the majority of the revenue for the fund. Overall, preliminary FY2022 first quarter revenue collections meeting expectations. Licenses, Fees, & Permits are above expectations due to continued strong housing growth. The majority of Other revenue is mainly related to budgeted transfers between funds for debt service payments that are scheduled to happen later in the fiscal year.

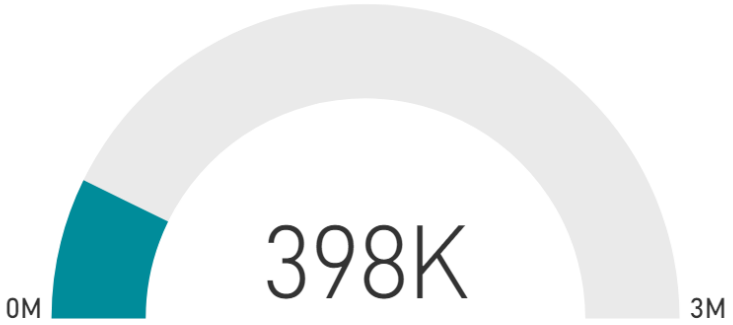


Category	2020	2021	2022
Licenses, Fees, & Permits	9,439	37,106	41,571
Charges for Services	394,304	490,877	579,105
Other	2,167	55	9
Total	**405,911**	**528,038**	**620,685**

FY 2021-2022 FIRST QUARTER: WATER RECLAMATION OPERATING FUND EXPENSES

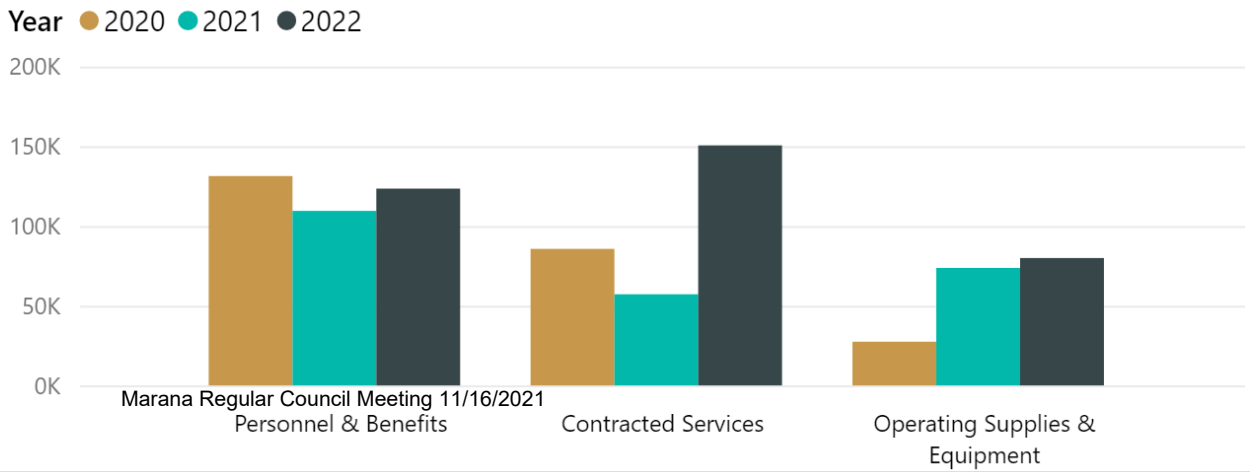
Select Revenue or Expense
- EXPENSES
- REVENUES

Category	FY 2022 Budget	Actual	% Budget
Personnel & Benefits	618,590	123,447	20%
Contracted Services	886,643	150,559	17%
Operating Supplies & Equipment	367,463	79,895	22%
Debt Service	873,165	44,325	5%
Other Financing Uses	1,066,400		
Total	**3,812,261**	**398,226**	**10%**



Water Reclamation Fund Relevant Information

Overall, first quarter expenses for the Water Reclamation Operating Fund are below budgeted levels and consistent with expectations at this time of year. Debt Service is related to annual WIFA loan payments, most of which are due later in the year. Other Financing Uses is associated with transfers out for the funding of capital improvement projects. Capital costs associated with infrastructure and CIP projects are captured in separate funds.



Category	2020	2021	2022
Personnel & Benefits	131,332	109,471	123,447
Contracted Services	85,643	57,163	150,559
Operating Supplies & Equipm...	27,410	73,698	79,895
Debt Service	28,984	29,711	44,325
Total	**273,369**	**270,043**	**398,226**

FY 2021-2022 FIRST QUARTER: AIRPORT OPERATING FUND REVENUES

Select Revenue or Expense

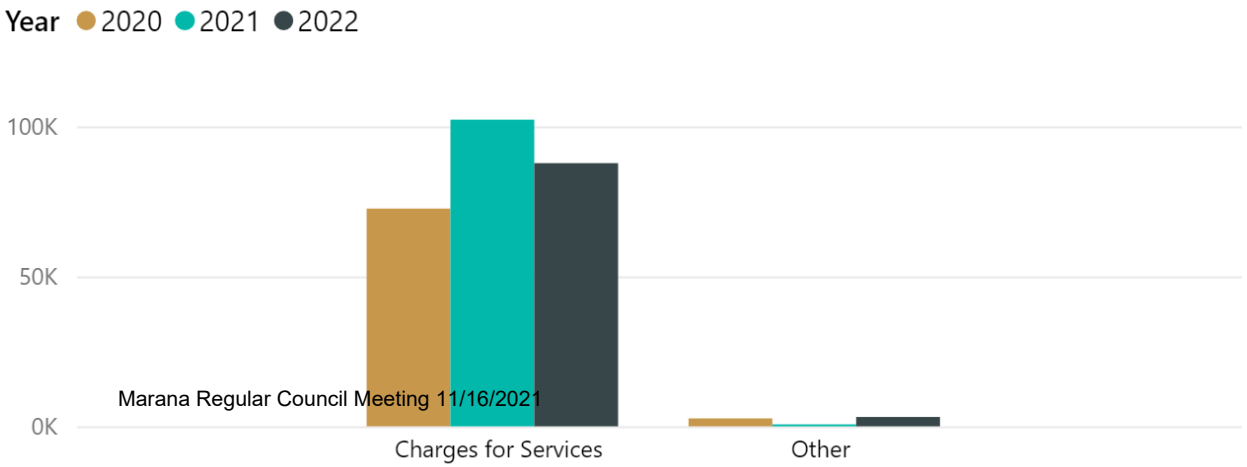
- ☐ EXPENSES
- ■ REVENUES

Category	FY 2022 Budget	Actual	% Budget
Licenses, Fees, & Permits	4,000		
Charges for Services	338,334	87,785	26%
Other	299,109	3,120	1%
Total	**641,443**	**90,905**	**14%**



Airport Fund Relevant Information

Overall, preliminary first quarter revenue collections for the Airport Fund are in line with expectations. Charges for Services, comprising of the majority operating revenue, was lower that the same period last year due to the departure of the larger commercial aircraft parked at the airport during the first half of the prior fiscal year. Other revenue is primarily comprised of miscellaneous revenues and transfers between funds scheduled to take place at year-end once all fund activity is finalized.

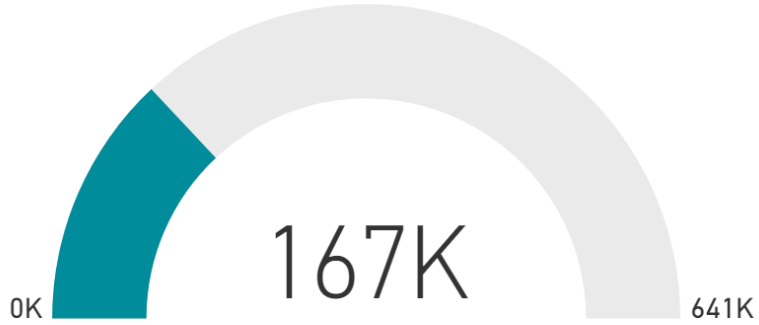


Category	2020	2021	2022
Charges for Services	72,634	102,288	87,785
Other	2,645	266	3,120
Total	**75,279**	**102,554**	**90,905**

FY 2021-2022 FIRST QUARTER: AIRPORT OPERATING FUND EXPENSES

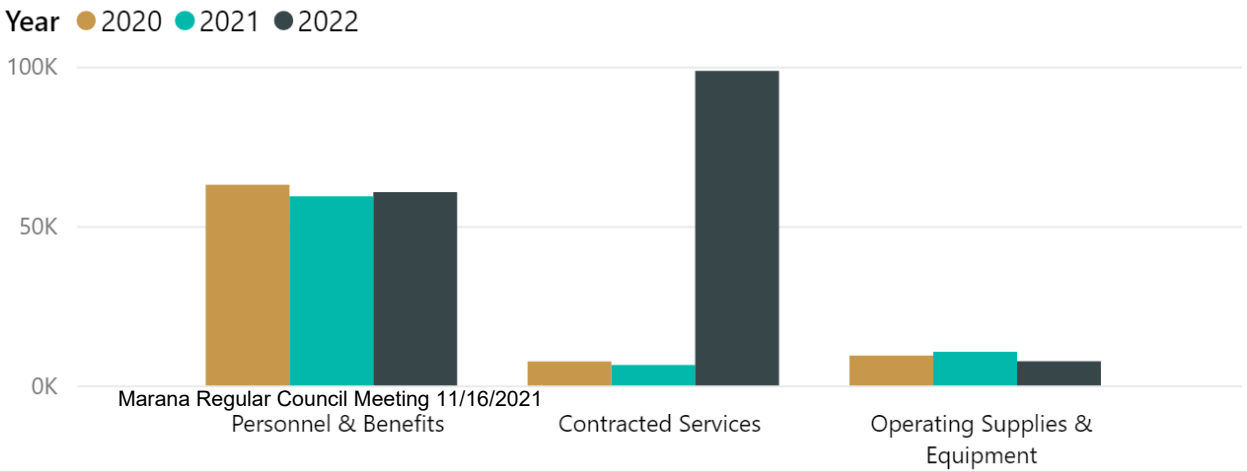
Select Revenue or Expense
- EXPENSES
- REVENUES

Category	FY 2022 Budget	Actual	% Budget
Personnel & Benefits	295,278	60,623	21%
Contracted Services	228,961	98,642	43%
Operating Supplies & Equipment	62,800	7,574	12%
Other Financing Uses	54,404		
Total	**641,443**	**166,839**	**26%**



Airport Fund Relevant Information

Overall, expenses for the Airport Fund are at in line with expectations through the first quarter of FY2022. Contracted Services reflects a one-time contractual payment related to an airport repavement project. Other Financing Uses is related to restricted budget amounts. Costs related to CIP projects are captured in other funds.



Category	2020	2021	2022
Personnel & Benefits	62,931	59,315	60,623
Contracted Services	7,532	6,406	98,642
Operating Supplies & Equipm...	9,355	10,541	7,574
Total	**79,818**	**76,263**	**166,839**

Council-Regular Meeting **C1**

Meeting Date: 11/16/2021

To: Mayor and Council

From: Brian Varney, Senior Planner

Date: November 16, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2021-143: Relating to Development; approving the Amended 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 (Brian D. Varney)

Discussion:

Request
Presidio Engineering, representing Red Point Development, is requesting approval of the Amended Final Plat for Linda Vista Village at Cascada. The proposed amended plat includes 263 residential lots, seven blocks, and Common Areas 'A', 'B', 'C', 'D', 'E', 'F', 'G', and 'H'.

The Town Council adopted Resolution No. 2020-099 on September 15, 2020, 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". The property owner is proposing to amend the final plat to account for the following:

1. Removal of an AT&T communication systems easement (DKT. 103, PG. 225 Miscellaneous Records)
2. Removal of a Temporary Construction Easement (DKT. 13421, PG. 3661)
3. Incorporate into the plat a number of various corrections to dimensions within the plat that were included in a Scrivener's Error (Sequence No. 20203560158) recorded by the property owner after the Town's approval of the final plat.

Fidelity National Title Insurance Company has removed the Temporary Construction

Easement (DKT. 13421, PG. 3661) from the title report, as the work has been completed, and the easement is no longer needed. They have also removed the AT&T communication systems easement (DKT. 103, PG. 225 Miscellaneous Records) from the report, as it has been determined to be unnecessary. A Scrivener's Error was recorded on December 21, 2020 to account for various text errors and corrections in area calculations, lot numbering, and line and curve dimensions. These corrections did not result in material changes to the design or intent of the subdivision and were incorporated into the amended final plat.

Location
The proposed plat encompasses 197 acres generally located southeast of Twin Peaks Road and southeast of Twin Peaks Road and north and south of Linda Vista Boulevard, east of the Marana Center development.

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.

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.

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.

Staff Recommendation:

Staff has reviewed the proposed amended final plat against the requirements of the Cascada Specific Plan as well as the Linda Vista Village at Cascada Specific Plan, the Marana Town Code, and the Marana General Plan. The amended final plat is in substantial conformance with all required development regulations, and staff recommends approval.

Suggested Motion:

I move to adopt Resolution No. 2021-143 approving the Amended 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".

Attachments

Resolution No. 2021-143 Amended FP Linda Vista Village
PRV2108-001 LVVC AFP Final Plat
PRV2108-001 LVVC AFP Map
PRV2108-001 LVVC AFP Application

MARANA RESOLUTION NO. 2021-143

RELATING TO DEVELOPMENT; APPROVING THE AMENDED 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

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, on September 15, 2020, the Mayor and Town Council adopted Resolution No. 2020-099, 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"; and

WHEREAS Presidio Engineering, on behalf of the landowner, has applied for approval of the Amended 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"; and

WHEREAS the Mayor and Town Council, at its November 16, 2021 meeting, determined that the Amended Final Plat for Linda Vista Village at Cascada should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the Amended Final Plat for Linda Vista Village at Cascada is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 16th day of November 2021.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, 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 48KV 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. THIS AMENDED PLAT HAS BEEN PREPARED TO REMOVE THE FOLLOWING EASEMENTS PER THE CONDITION OF TITLE REPORT AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. AZ-FCOP-IMP-N/A-1-19-51009652, DATED AUGUST 18, 2021:
    A. AT&T EASEMENT PER DKT. 103, PG. 225 MISCELLANEOUS RECORDS.
    B. TEMPORARY CONSTRUCTION EASEMENT PER DKT. 13421, PG. 3661.
    AND TO INCLUDE THOSE CORRECTIONS AS DETAILED WITHIN THE DECLARATION OF SCRIVENER'S ERRORS PER SEQ. NO. 20203560158.

Presidio ENGINEERING INC
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

I HEREBY CERTIFY THAT THE 100-YEAR FLOOD PRONE LIMITS AND EROSION HAZARD SETBACKS WERE REVIEWED AND SHOWN UNDER MY SUPERVISION.

JIANKANG WANG P.E. NO. 43851
CMG DRAINAGE ENGINEERING, INC.
3555 N. MOUNTAIN AV.
TUCSON, AZ 85719
(520) 882-4244

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

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 _____ DAY OF _____, 20___. BEFORE ME, PERSONALLY APPEARED THE UNDERSIGNED OFFICIAL, _____ 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: _____ _____
NOTARY PUBLIC

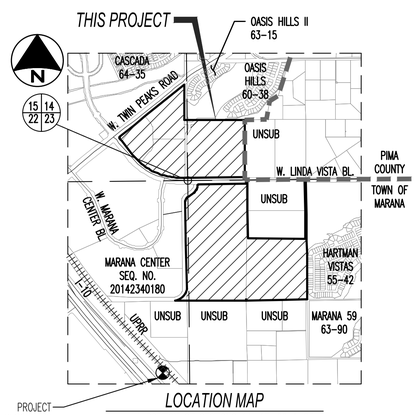
ASSURANCES

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



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

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

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.

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, 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

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET 1 OF 42

SEQ. NO.

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:

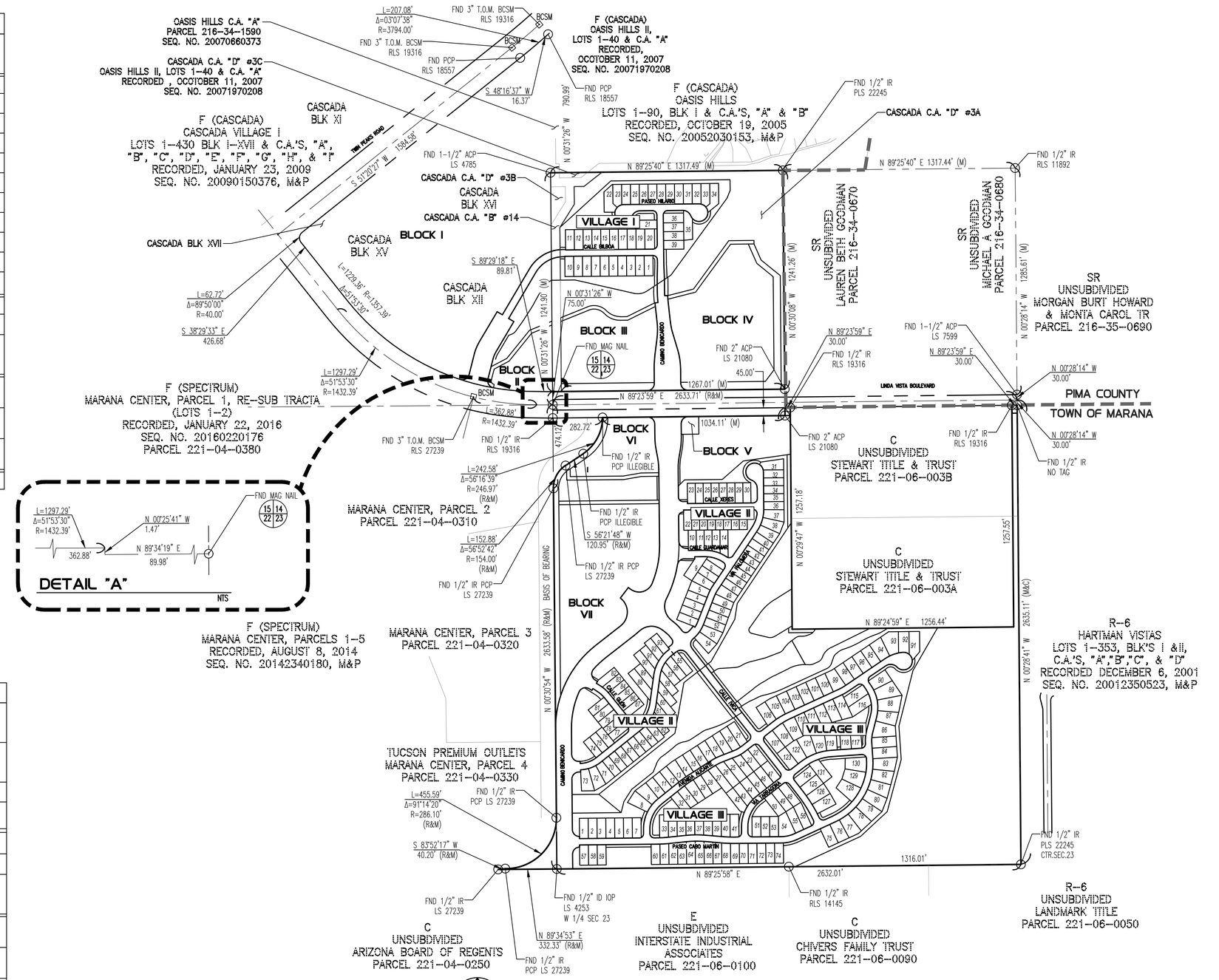
(1) BLOCKS I AND II REPRESENT THE RE-SUBDIVISION OF BLOCKS XII, XV, XVI, AND XVII OF THE CASCADA BLOCK PLAT RECORDED JANUARY 23, 2009 SEQ. NO. 20090150376, M&P.

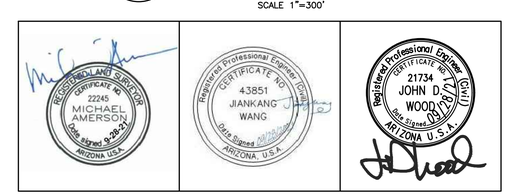
(2) OUTSIDE OF BLOCK AREAS

(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)





IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

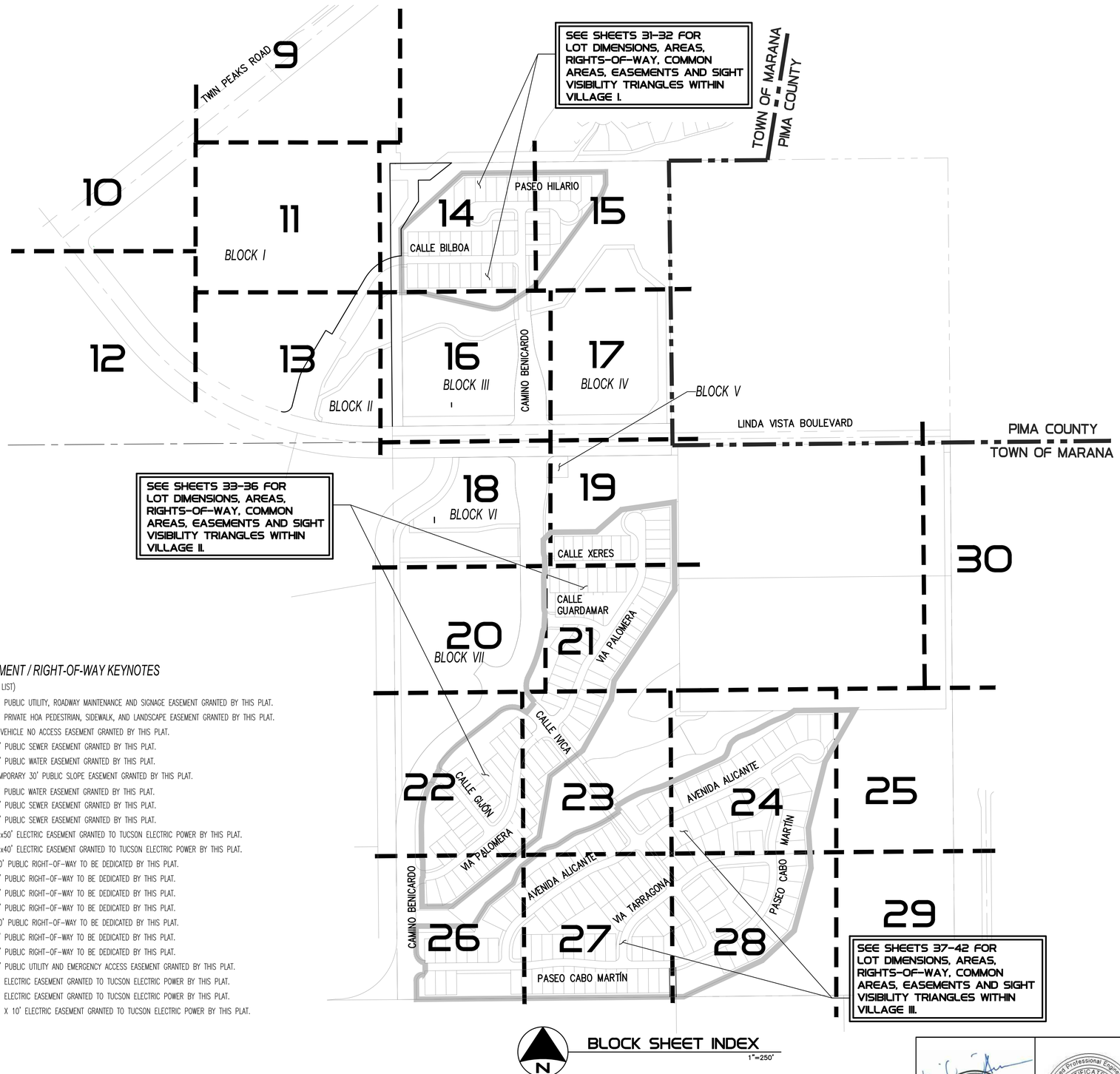
AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

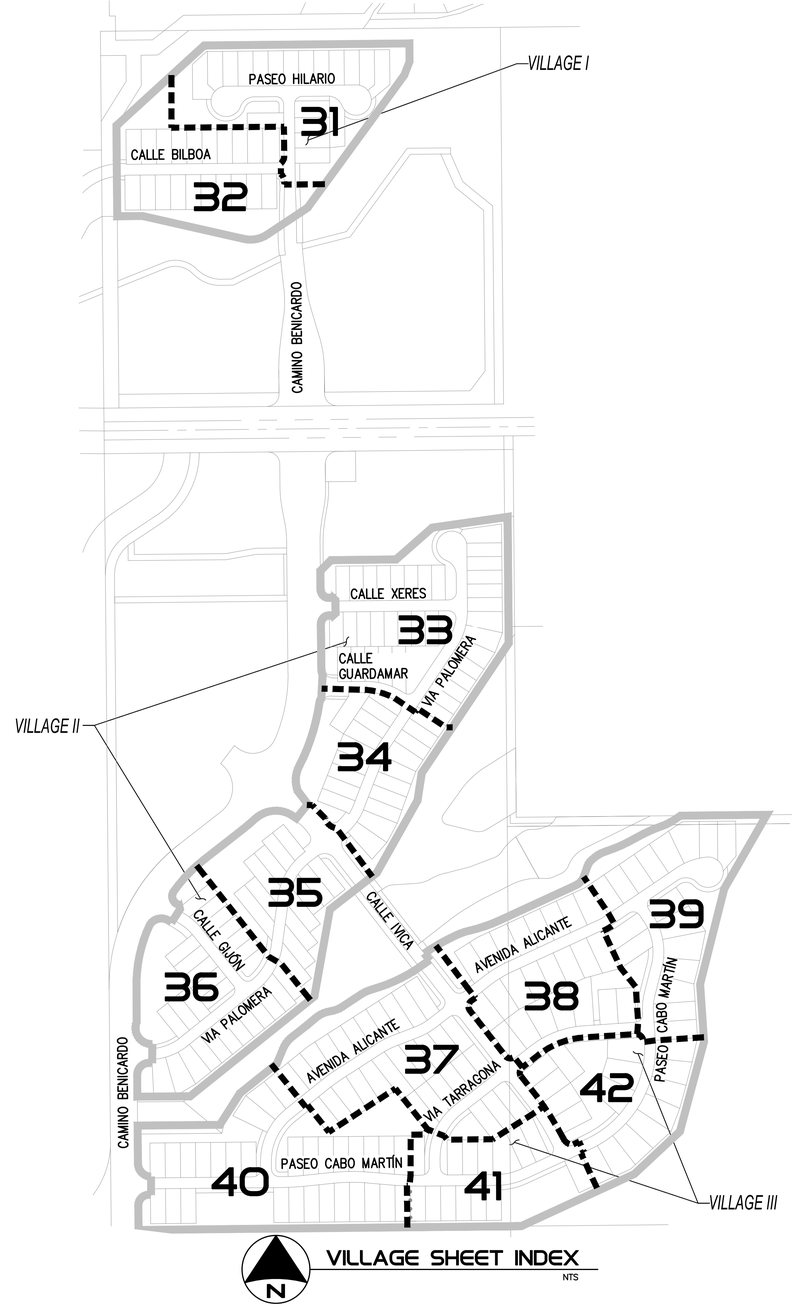
PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **2** 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. _____





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.

RECORD JIANKANG SURVEYORS — CERTIFICATE NO. 22245 — MICHAEL AMERSON — Date Signed 9-28-21 — 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 9/28/21 — ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

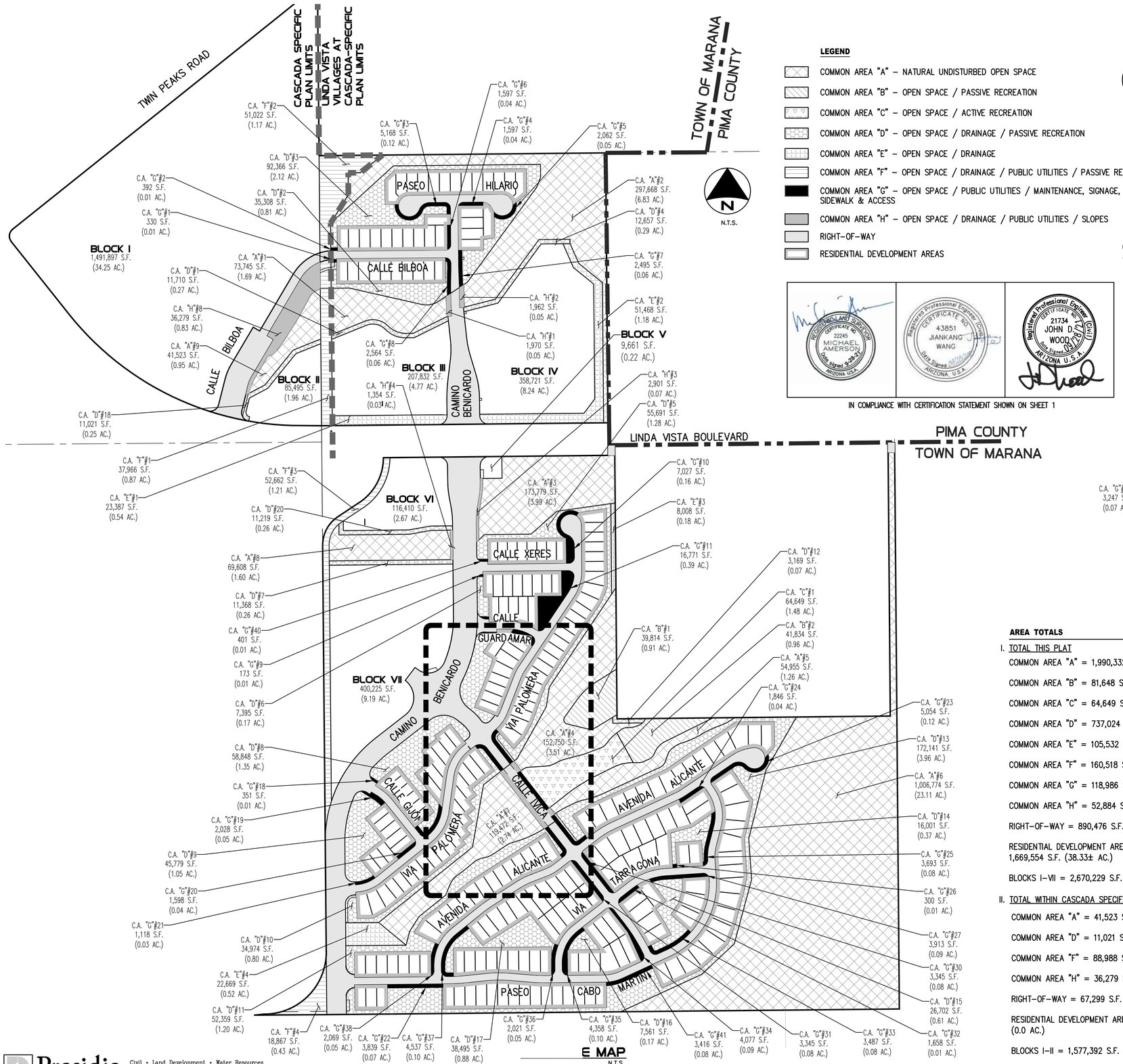
AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22,
TOWNSHIP-12-SOUTH, RANGE-12-EAST,
G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 — 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 9-28-21, Arizona U.S.A.

Registered Professional Engineer (Civil), Certificate No. 43851, Jiankang Wang, Date Signed 9/28/21, Arizona, U.S.A.

Registered Professional Engineer (Civil), Certificate No. 21734, John D. Wood, Date Signed 9/28/21, Arizona U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

BLOW-UP
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.)

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, 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

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 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

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, 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

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 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	44.07'	218.00'	11°35'01"
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	53.73'	200.00'	15°23'34"
BC8	45.94'	100.00'	26°19'18"
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'	89°59'51"
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	62.83'	40.00'	90°00'09"
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.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22245
MICHAEL AMERSON
Date Signed 9-28-21
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 9/28/21
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, 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

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **6** 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.

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'

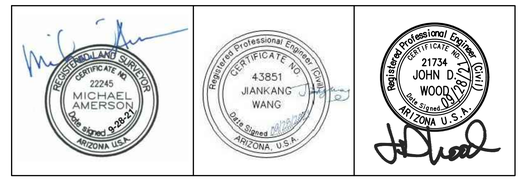
FEMA ZONE LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
FZ217	S 00°00'00" E	40.38'
FZ218	S 21°02'51" E	38.81'
FZ219	S 29°17'34" E	25.55'
FZ220	S 41°09'07" E	14.82'
FZ221	S 67°37'39" E	25.62'
FZ222	N 81°16'34" E	18.34'
FZ223	N 56°20'05" E	20.13'
FZ224	N 35°59'58" E	18.93'
FZ225	N 02°26'37" W	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.



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, 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

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **7** 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.

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

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, 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

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **8** 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 (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=203.00', R=5719.00', Δ=03°07'39"

L=24.61'

21.35' (FEMA TIE)

FZ23

FZ24

FND 3" T.O.M. BCSM RLS 19316

S 39°39'33" E 75.00' (TIE-NM)

L=207.08', R=5704.00', Δ=03°07'39"

L=182.47' (ESMT. TIE)

FZ25

EXIST. 25' PUBLIC WATER EASEMENT PER BK. 64, PG. 35 M&P

FZ26

S 00°31'26" E 370.46' (ESMT. TIE)

PROJECT BOUNDARY

392.29'

FND PCP RLS 18557

16.45' ESMT. TIE

25.89'

25.89'

205.52' (FEMA TIE)

S 38°39'33" E 18.81' (ESMT. TIE)

EXIST. PUBLIC DRAINAGE EASEMENT PER DKT. 13624, PG. 3186

FZ27

FZ28

FZ29

FZ30

FZ31

FZ32

FZ33

FZ34

FZ35

FZ36

FZ37

FZ38

FZ1

FZ2

FZ3

FZ4

FZ5

FZ6

FZ7

FZ8

FZ9

TWIN PEAKS ROAD (EXIST. PUBLIC STREET)
(DKT. 13421, PG. 3601)

75' 1/2 R/W

15' /W PER 9421, PG. 3601

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 1
1,491,897 S.F.
34.25 AC.

F (CASCADA)
OASIS HILLS II,
LOTS 1-40 & C.A. "A"
RECORDED , OCCTOBER 11, 2007
SEQ. NO. 20071970208

N 00°31'26" W 790.99'

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

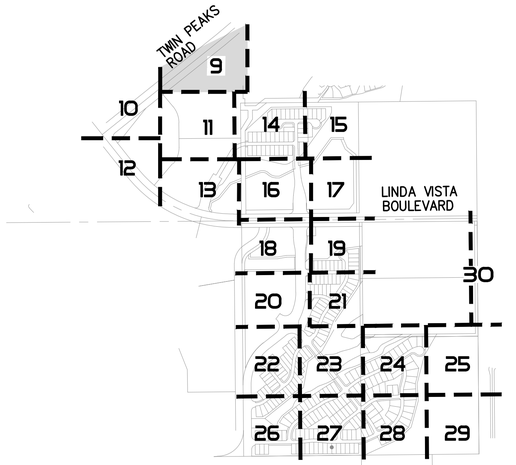
SEE SHEET 11

SEE SHEET 14

N

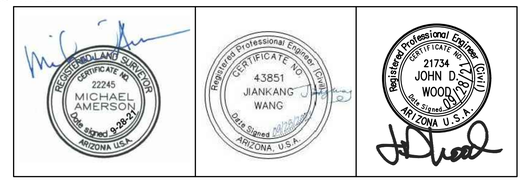
0' 40' 80'

SCALE 1"=40'



BLOCK SHEET PLACEMENT INDEX

SEQ. NO.



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, 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

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **9** 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. _____

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"

FZ16

FZ17

FEMA ZONE "AO"

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.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22245
MICHAEL
AMERSON
Date Signed 9-28-21
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 9-28-21
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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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G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **10** OF **42**

Presidio
Civil • Land Development • Water Resources
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(520) 795-7255 • Fax (520) 795-6747

SEE SHEET 9

SEE SHEET 10

SEE SHEET 12

SEE SHEET 13

SEE SHEET 14

SEE SHEET 16

BLOCK 1
1,491,897 S.F.
34.25 AC.

CASCADA BLK XV
PARCEL 216-19-549A

CASCADA BLK XVI
PARCEL 216-19-550A

CASCADA BLK XII
PARCEL 216-19-5460

FEMA ZONE "X"
FEMA ZONE "A01"
FEMA ZONE "X"
FEMA ZONE "A01"
FEMA ZONE "X"
FEMA ZONE "A01"
FEMA ZONE "X"

EXIST. 100-YR FLOODPLAIN

L=242.23'
Δ=55°24'14"
R=250.50'
(ESMT. TIE)

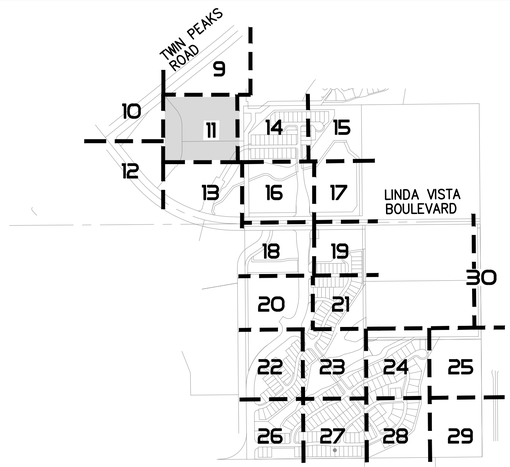
304.29' (ESMT. TIE)
304.29'

CALLE BILBOA
(NEW PUBLIC STREET)

L69

6

N
0' 40' 80'
SCALE 1"=40'



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.

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 22245
MICHAEL AMERSON
Date Signed 9-28-21
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 9-28-21
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

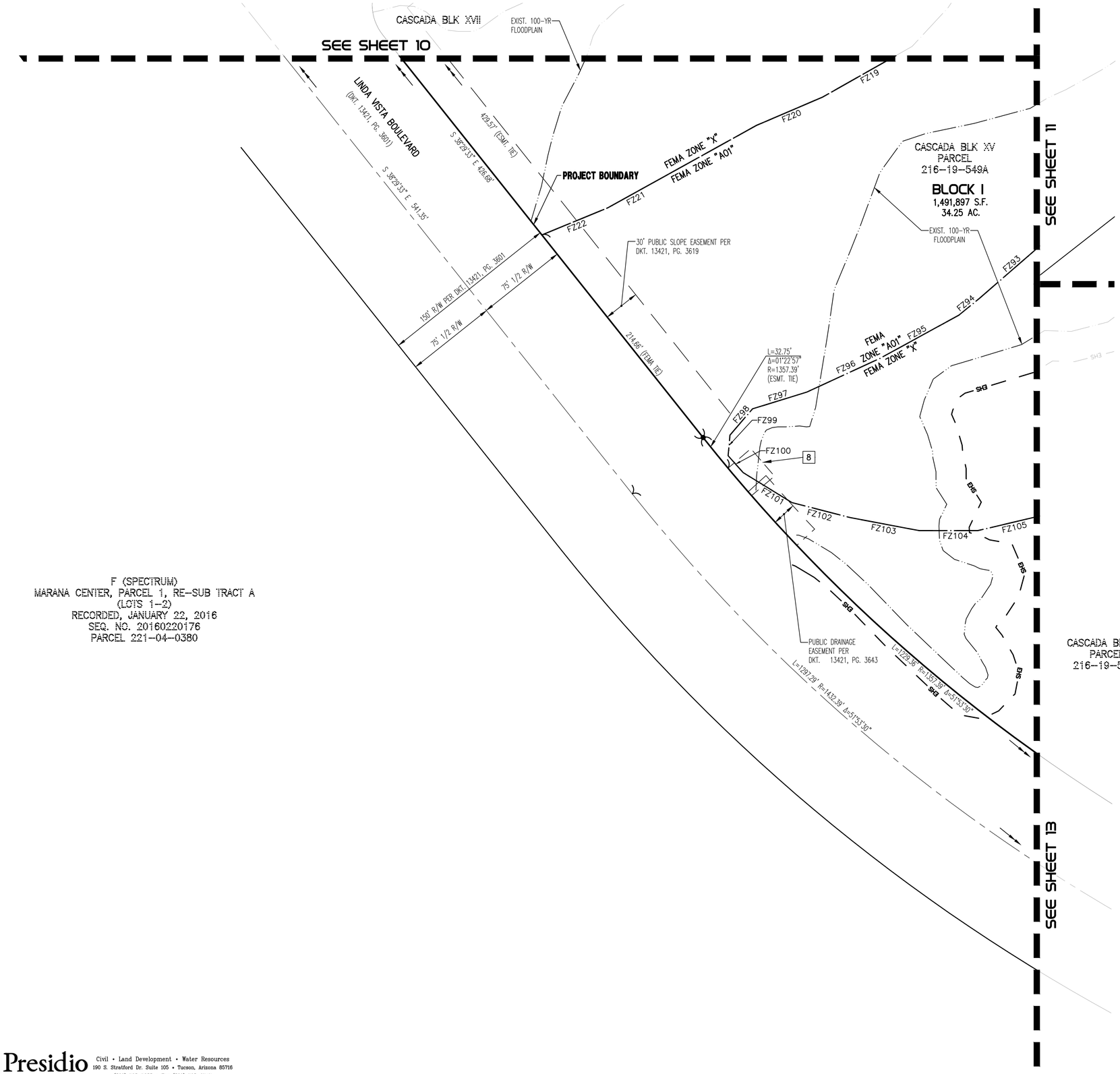
AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22,
TOWNSHIP-12-SOUTH, RANGE-12-EAST,
G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

PRV2108-001

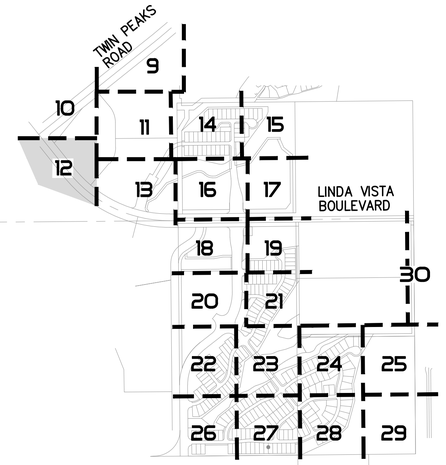
REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **11** OF **42**

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. _____



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

☐ *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 9-28-21
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

AMENDED 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

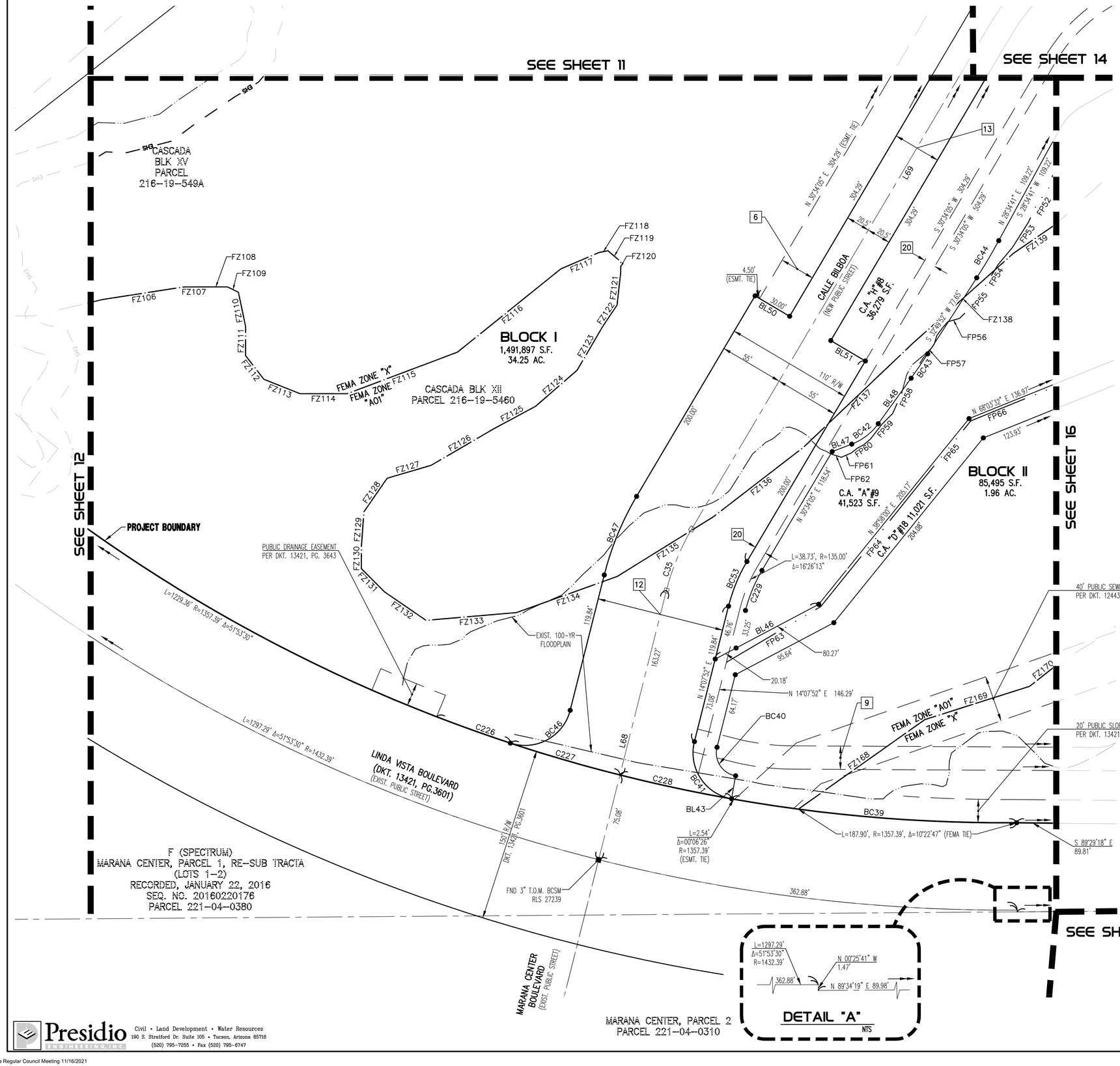
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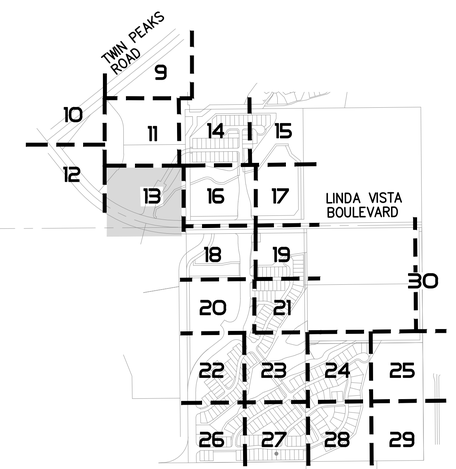
PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **12** OF **42**

SEQ. NO. _____

Presidio
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747





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'

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"

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'

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 9-28-21 ARIZONA U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 43851 JIANKANG WANG Date Signed 9/28/21 ARIZONA, U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 21734 JOHN D. WOOD Date Signed 9/28/21 ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

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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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PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **13** OF **42**

Presidio ENGINEERING, INC.
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190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEQ. NO.

MATCH LINE – SEE SHEET 9

SEE SHEET 11

SEE SHEET 15

SEE SHEET 13

SEE SHEET 16

SEE SHEET 17

CASCADA C.A. "D" #3C

PROJECT BOUNDARY

OASIS HILLS C.A. "A"
PARCEL 216-34-1590
SEQ. NO. 20052030153

FND 1-1/2" ACP
LS 4785

N 00°31'26" W 790.99'

398.70' (ESMT TIE)

N 89°25'40" E 1317.49' (M)

N 89°25'40" E 291.58'

119.12' (FEMA TIE)

854.44' (FEMA TIE)

N 89°25'40" E 1025.91'

CASCADA C.A. "D" #3B

C.A. "F"#2
51,022 S.F.

C.A. "A"#2 297,668 S.F.

FP1

FP2

N 89°25'40" E 676.10'

C.A. "D"#3 92,367 S.F.

N 51°37'13" E 130.50'

FP3

N 89°25'40" E
55.41'

WASH 5

FP4

FP5

FP6

N 47°15'43" E 391.34'

N 00°34'19" W 100.35'

FP7

N 00°31'26" W 1241.90'(M)

446.32'

FZ67

FZ68

FZ69

FZ70

FZ71

FZ72

FZ73

FP8

N 37°57'10" E 154.95'

FP9

EXIST. 100-YR
FLOODPLAIN

CASCADA BLK XVI
PARCEL 216-19-550A

FP10

FP11

FP12

FP13

BLOCK I

PASEO HILARIO
(NEW PUBLIC STREET)

CASCADA C.A. "B" #14

N00°31'26"W 930.67'

113.47'

CASCADA BLK XII
PARCEL
216-19-5460

C66

12.53'

C55

14

13

C56

L=242.23' Δ=55°24'14" R=250.50' (ESMT. TIE)

6

C64

R=220.50'

C36

20.5'

20.5'

R=179.50'

C57

C58

C67

12.55'

41.12'

N 0°31'26" W 37.00'

CALLE BILBOA
(NEW PUBLIC STREET)

L=226.71' Δ=58°54.29"

L=184.65' Δ=58°54.29"

C65

20

120.19'

119.36'

L69

304.29'

C.A. "A"#3
36,279 S.F.

L=140.08' R=145.00'
Δ=58°54.29"

L=138.80' R=135.00'
Δ=58°54.29"

C.A. "F"#1
37,966 S.F.

C.A. "D"#2 35,308 S.F.

50' PUBLIC SEWER & UTILITY EASEMENT
PER DKT. 12443, PG. 896

CAMINO BENICARDO
(NEW PUBLIC STREET)

FZ149

FP33

FP34

FZ148

SEE SHEETS 31 THRU 32 FOR LOT DIMENSIONS, AREAS, RIGHT-OF-WAY, COMMON AREAS, EASEMENTS AND SIGHT VISIBILITY TRIANGLES WITHIN VILLAGE I

N

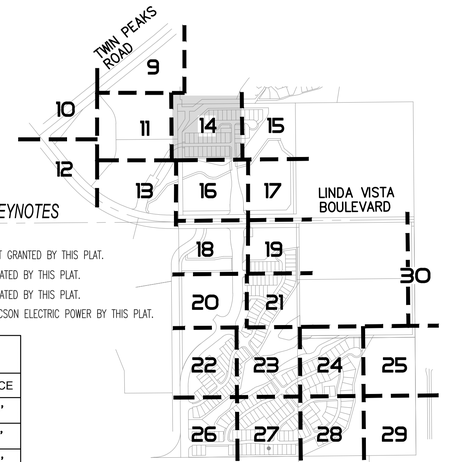
0' 40' 80'

SCALE 1"=40'

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.



BLOCK SHEET PLACEMENT INDEX

SEQ. NO.

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'

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"

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'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22245
MICHAEL AMERSON
Date Signed 9-29-21
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
43851
JIANKANG WANG
Date Signed
ARIZONA, U.S.A.

Registered Professional Engineer
CERTIFICATE NO.
21734
JOHN D. WOOD
Date Signed 09/28/21
(Civil)
ARIZONA U.S.A.

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G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **14** OF **42**

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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'

SEE SHEETS 31 THRU 32 FOR LOT DIMENSIONS, AREAS, RIGHT-OF-WAY, COMMON AREAS, EASEMENTS AND SIGHT VISIBILITY TRIANGLES WITHIN VILLAGE I

PASEO HILARIO (NEW PUBLIC STREET)

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

FZ151 FZ152 FZ153 FZ154 FZ155 FZ156 FZ157 FZ158 FZ159 FZ160 FZ161 FZ162 FZ163 FZ164 FZ165 FZ166 FZ167

S 26°26'00" W 48.26'

S 36°06'40" W 540.07'

N 36°06'40" E 539.81'

336.95'

PROPOSED 100-YR FLOODPLAIN

EXIST. 100-YR FLOODPLAIN

TOWN OF MARANA
PIMA COUNTY

262.83' (FLOODPLAIN TIE)

978.43' (FLOODPLAIN TIE) N 00°30'08" W 1241.26' (M)

FP101 FP100 FP99 FP98 FP97 FP96 FP95 FP94

SR
UNSUBDIVIDED
LAUREN BETH GOODMAN
PARCEL 216-34-0670

C.A. "D"#3
92,366 S.F.

C.A. "A"#2
297,668 S.F.

C.A. "D"#4 14,803 S.F.

BLOCK IV
358,721 S.F.
(8.24 AC.)

C.A. "E"#2
51,468 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°49'48" E 99.85'

S 00°30'21" E
20.00'

120.00'

S 50°52'31" E 126.89'

120.00'

SEE SHEET 14

SEE SHEET 16

SEE SHEET 17

0' 40' 80'
SCALE 1"=40'
C.I.=1'

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.

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
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Date Signed 9-28-21
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Registered Professional Engineer (Civil)
CERTIFICATE NO. 43851
JIANKANG WANG
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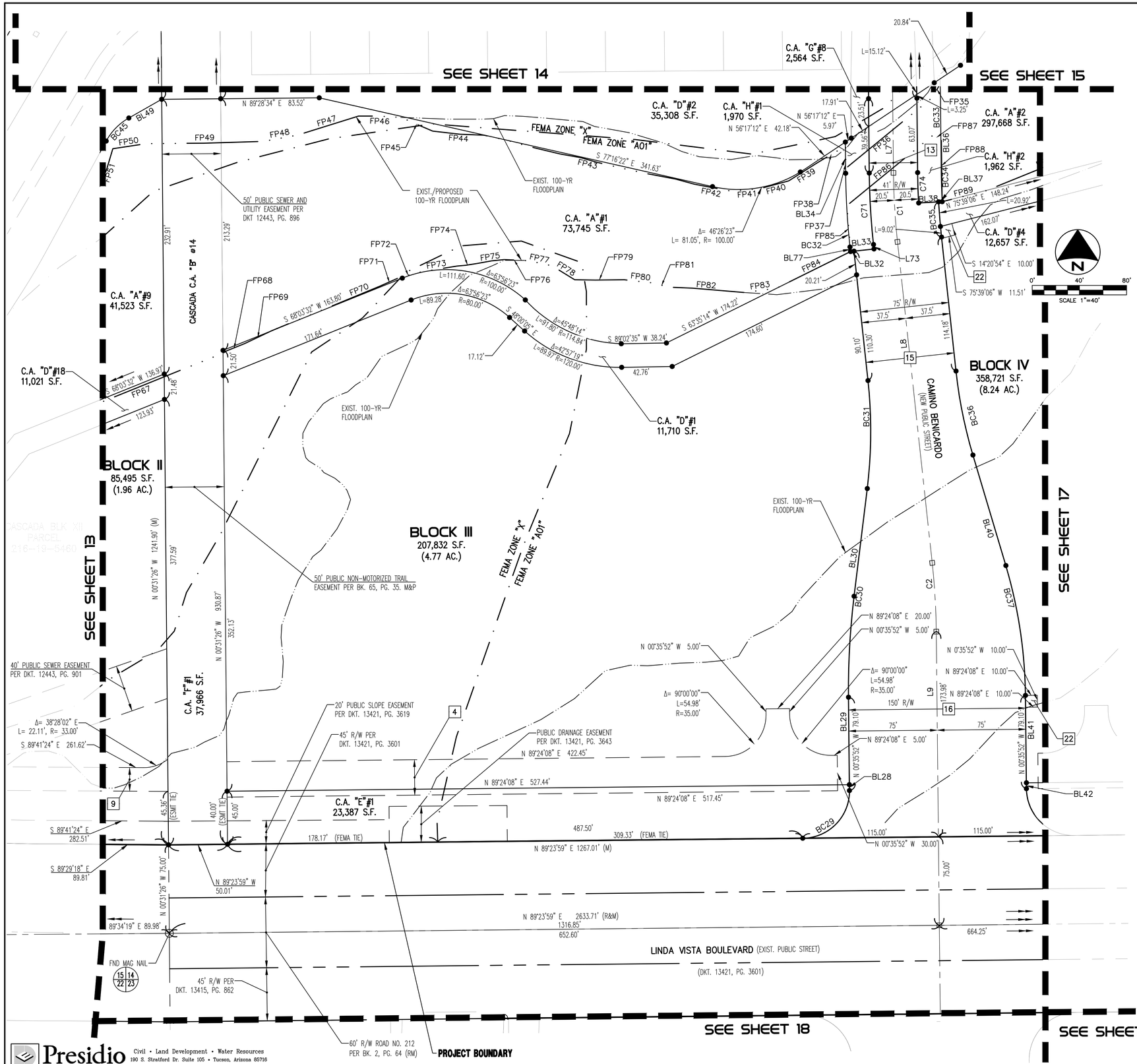
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TOWNSHIP-12-SOUTH, RANGE-12-EAST,
G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

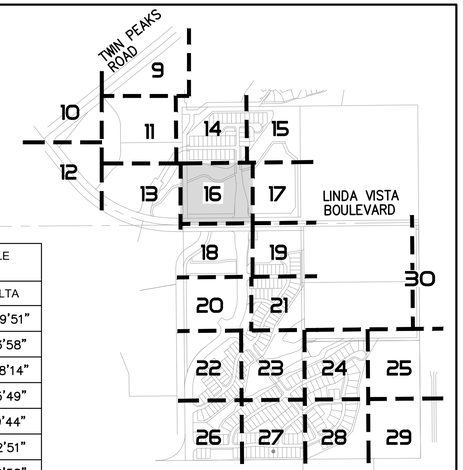
PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **15** OF **42**

Presidio UNDERGROUND, INC.
Civil • Land Development • Water Resources
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SEQ. NO. _____





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'	89°59'51"
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	62.83'	40.00'	90°00'09"
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'
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'
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 3-29-21 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

AMENDED 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

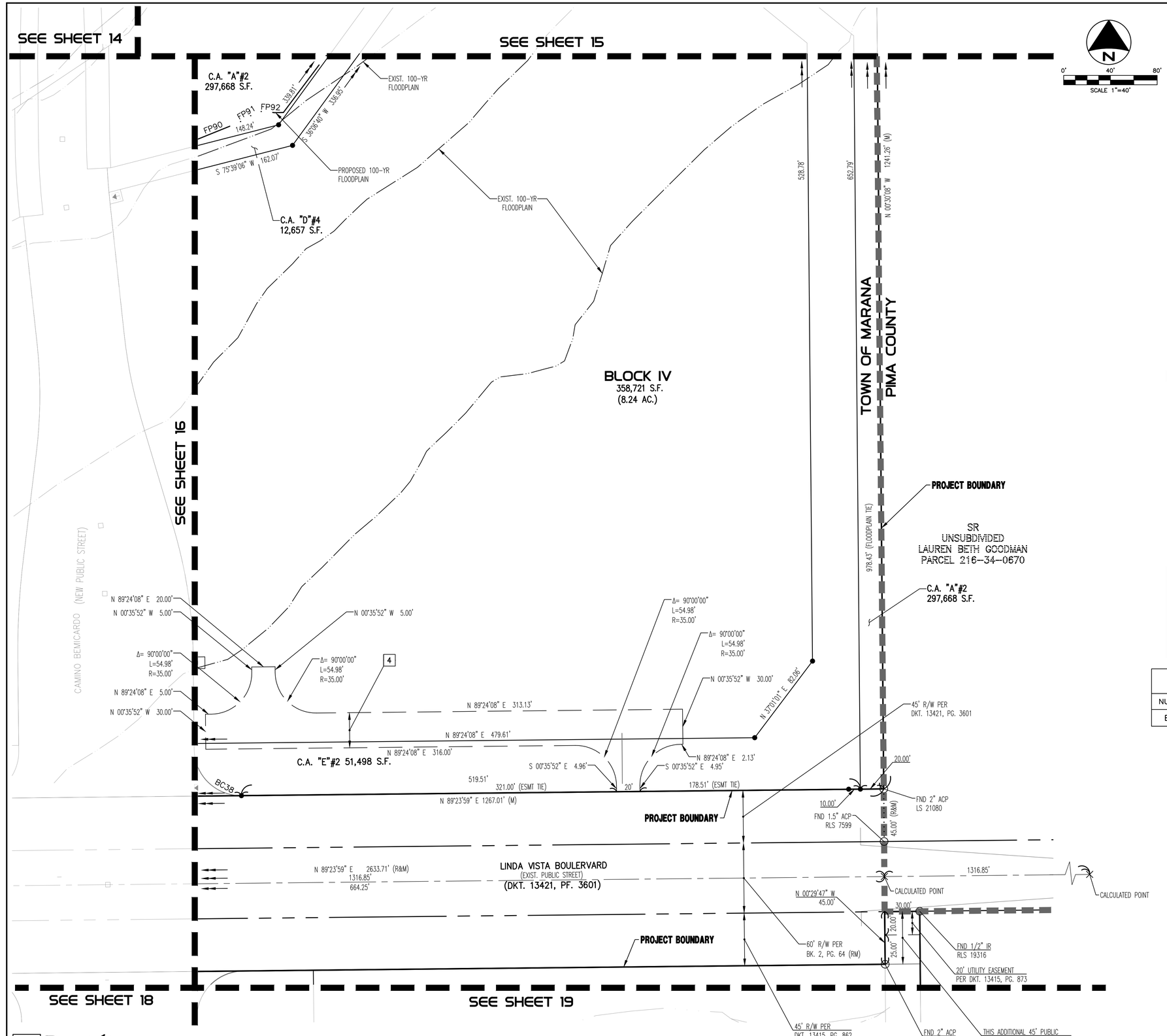
AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

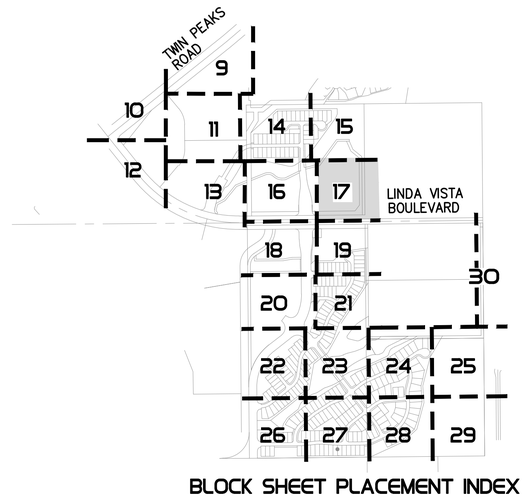
PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **16** OF **42**

Presidio ENGINEERING INC.
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SEQ. NO.





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	62.83'	40.00'	90°00'09"

RECORDED LAND SURVEYOR CERTIFICATE NO. 22245 MICHAEL AMERSON Date Signed 9-28-21 ARIZONA U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 43851 JIANKANG WANG Date Signed 9/28/21 ARIZONA, U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 21734 JOHN D. WOOD Date Signed 9/28/21 ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P

BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, 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

PRV2108-001

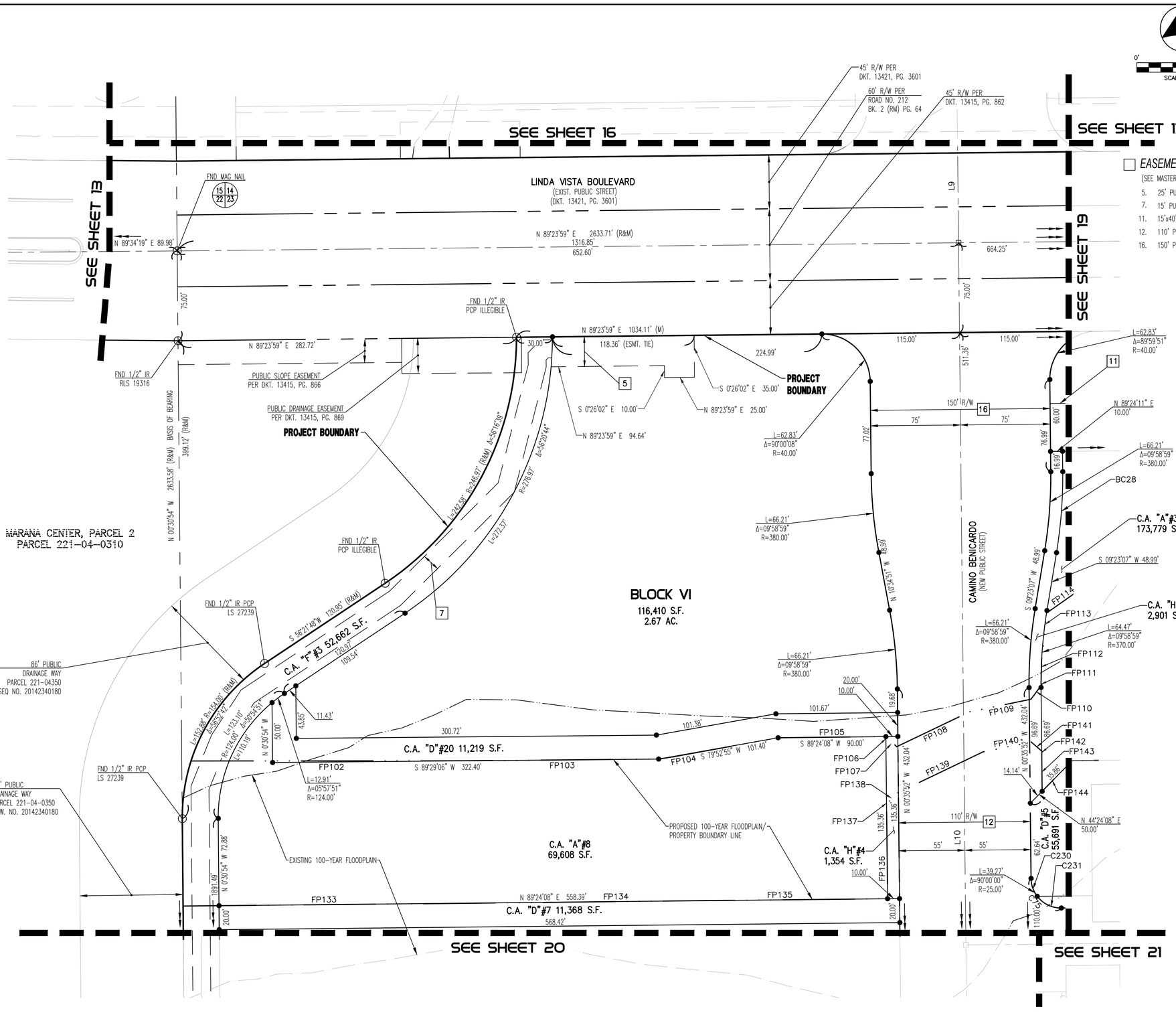
REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F

SEPTEMBER 28, 2021 SCALE: AS SHOWN

PRESIDIO JOB No. 114024-01-0106 SHEET **17** OF **42**

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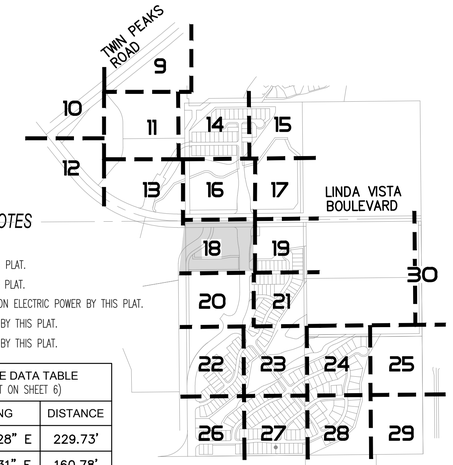


0' 40' 80'
SCALE 1"=40'

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"

RECORDED LAND SURVEYOR CERTIFICATE NO. 22245 MICHAEL AMERSON Date Signed 9-28-21 ARIZONA U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 43851 JIANKANG WANG Date Signed 9/28/21 ARIZONA, U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 21734 JOHN D. WOOD Date Signed 9/28/21 ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

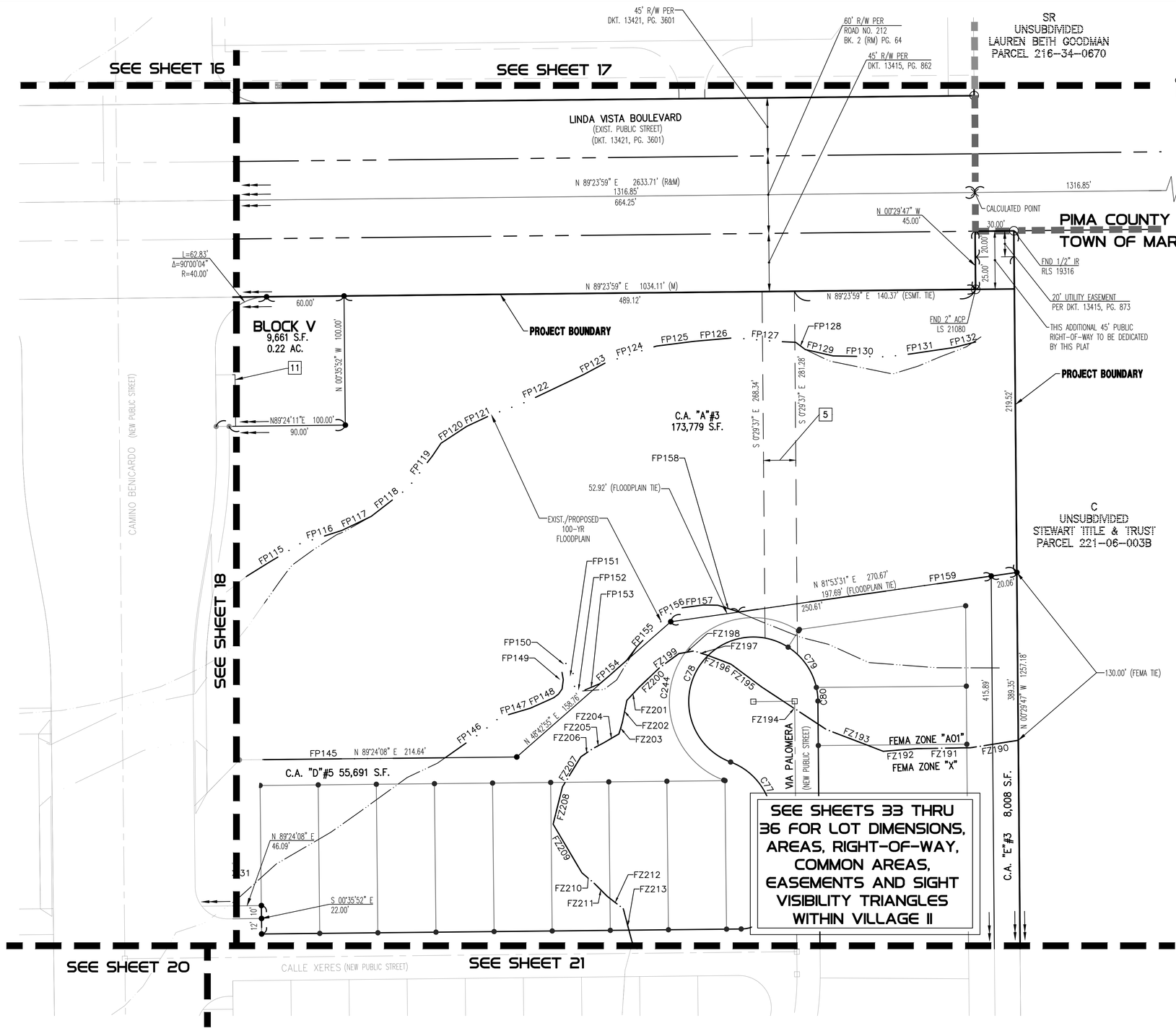
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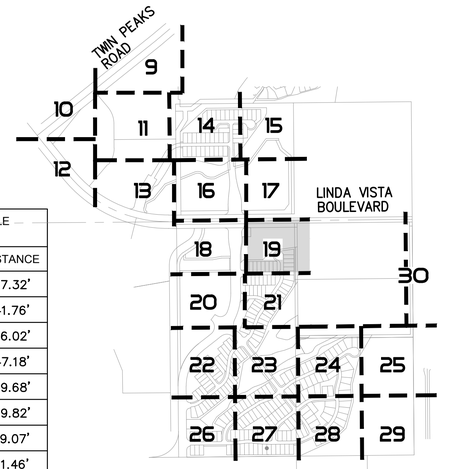
PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **18** 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
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'

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.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 22245 MICHAEL AMERSON Date Signed 9-28-21 ARIZONA U.S.A.

Registered Professional Engineer (Civil) CERTIFICATE NO. 43851 JIANKANG WANG Date Signed 9/28/2021 ARIZONA, U.S.A.

Registered Professional Engineer CERTIFICATE NO. 21734 JOHN D. WOOD (Civil) Date Signed 9-28-21 ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

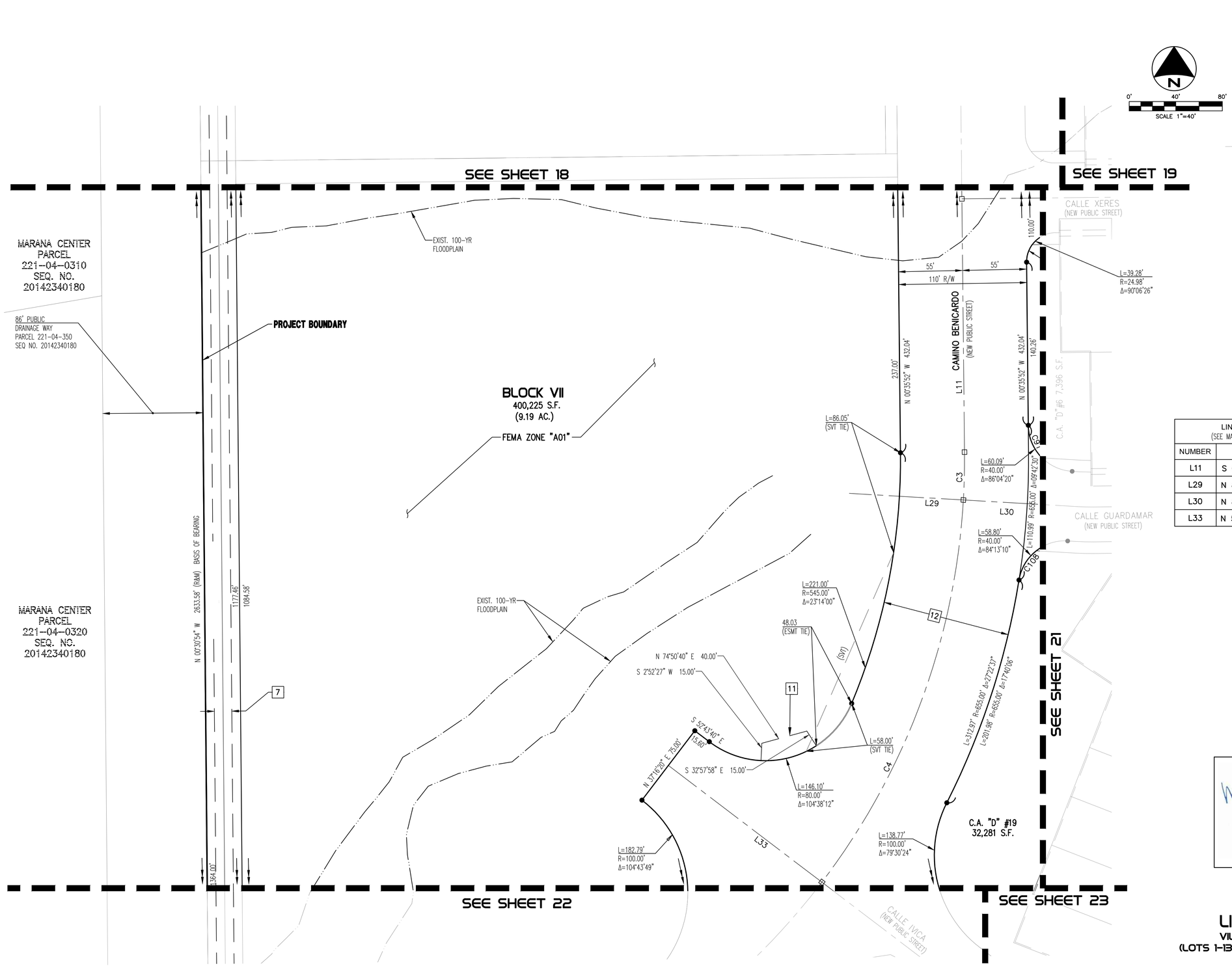
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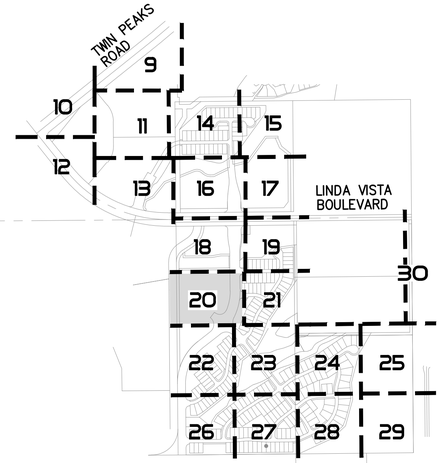
PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **19** OF **42**

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SEQ. NO. _____





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.
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"

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 22245
MICHAEL AMERSON
Date Signed 9-28-21
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 09-28-21
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

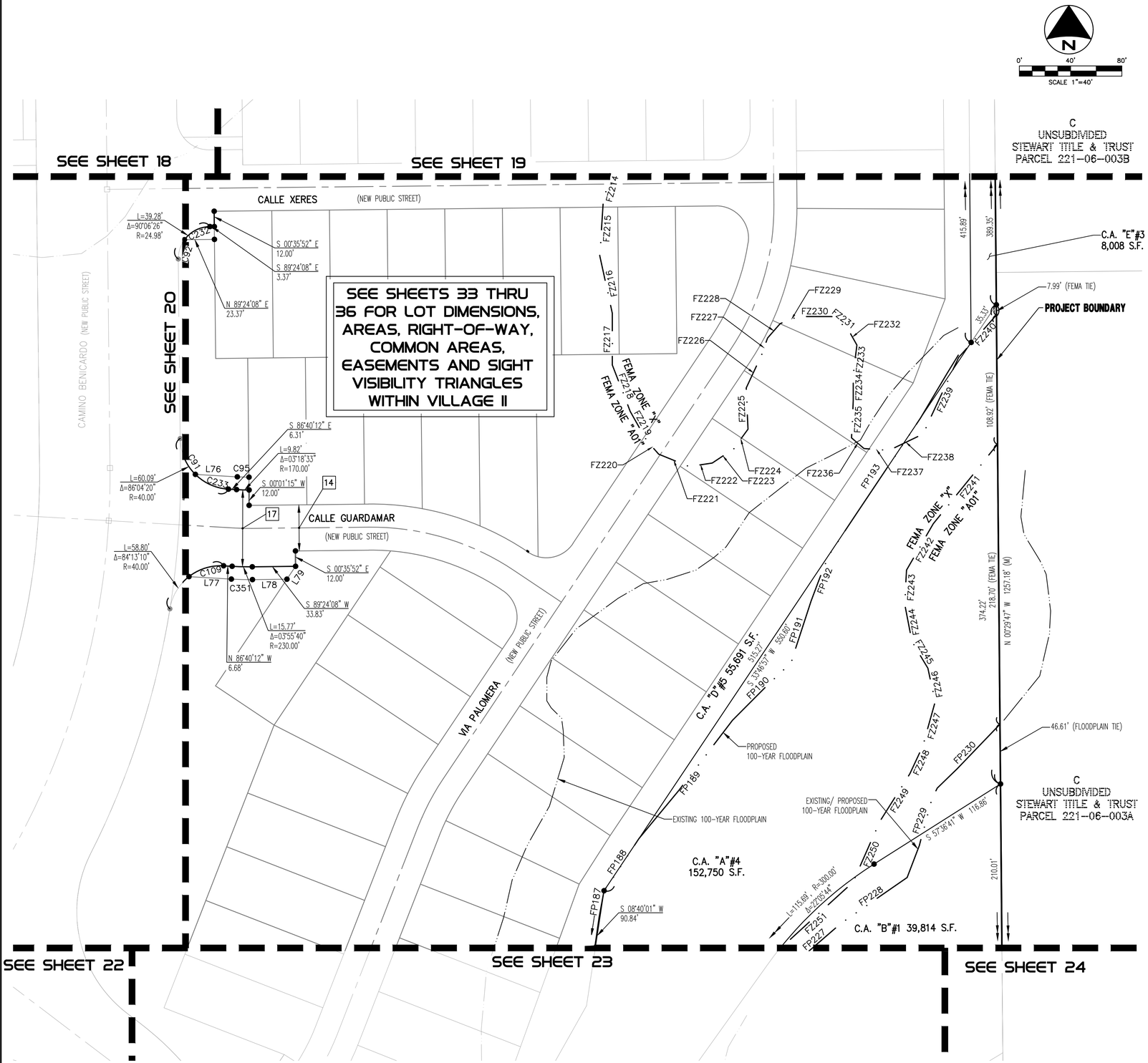
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TOWNSHIP-12-SOUTH, RANGE-12-EAST,
G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **20** OF **42**

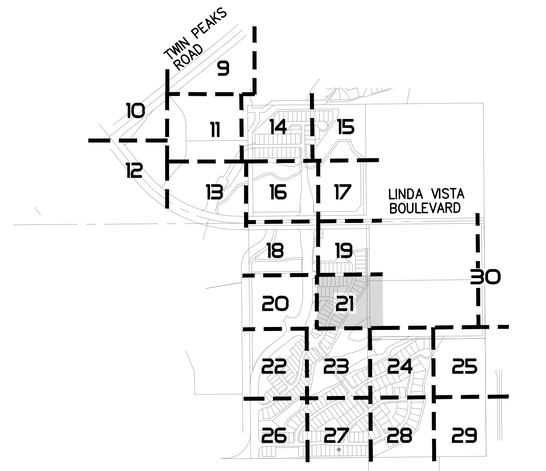
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SEQ. NO. _____



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.

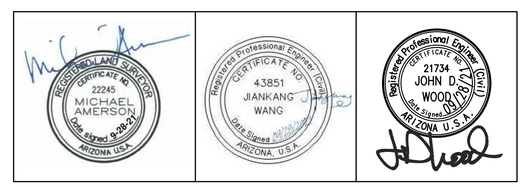
☐ *EASEMENT / RIGHT-OF-WAY KEYNOTES*

(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'



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

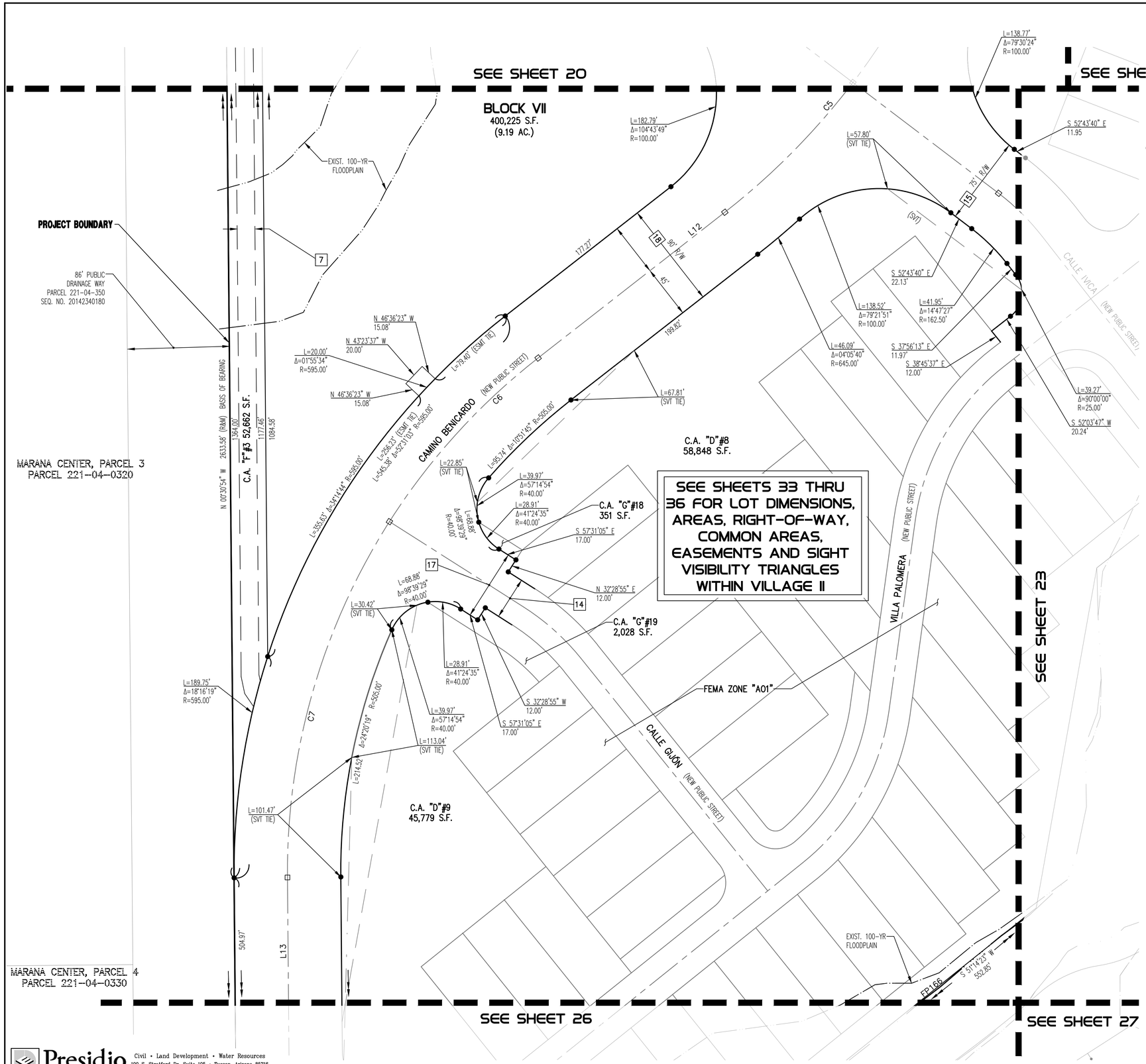
AMENDED FINAL PLAT
FOR
LINDA VISTA VILLAGE AT CASCADA
VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

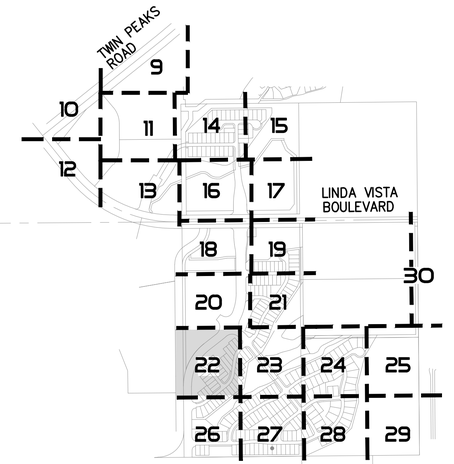
AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22,
TOWNSHIP-12-SOUTH, RANGE-12-EAST,
G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **21** 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





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 9-28-21 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

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, 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

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **22** 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 SHEETS 33 THRU 36 FOR LOT DIMENSIONS, AREAS, RIGHT-OF-WAY, COMMON AREAS, EASEMENTS AND SIGHT VISIBILITY TRIANGLES WITHIN VILLAGE II

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'

SEE SHEETS 37 THRU 42 FOR LOT DIMENSIONS, AREAS, RIGHT-OF-WAY, COMMON AREAS, EASEMENTS AND SIGHT VISIBILITY TRIANGLES WITHIN VILLAGE III

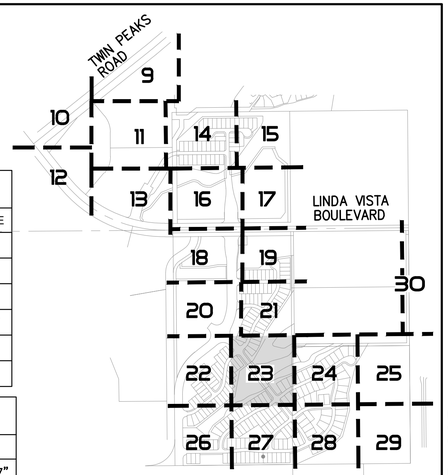
C.A. "A"#4 152,750 S.F.
C.A. "A"#5 54,955 S.F.
C.A. "A"#7 119,472 S.F.
C.A. "B"#1 39,814 S.F.
C.A. "B"#2 41,834 S.F.
C.A. "C"#1 64,649 S.F.
C.A. "D"#5 55,691 S.F.
C.A. "D"#6 6,621 S.F.
C.A. "D"#10 34,974 S.F.
C.A. "D"#11 52,359 S.F.
C.A. "D"#12 3,169 S.F.
C.A. "D"#13 172,141 S.F.
C.A. "G"#15 2,739 S.F.
C.A. "G"#16 2,580 S.F.
C.A. "G"#28 3,403 S.F.
C.A. "G"#29 2,517 S.F.
C.A. "H"#5 1,068 S.F.
C.A. "H"#7 729 S.F.
C.A. "H"#8 5,621 S.F.

CALLE IWICA (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 "A01"

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	53.73'	200.00'	15°23'34"
BC8	45.94'	100.00'	26°19'18"
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 9-28-21
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 43851
JIANKANG WANG
Date Signed 9/28/2021
ARIZONA, U.S.A.

Registered Professional Engineer
CERTIFICATE NO. 21734
JOHN D. WOOD
Date Signed 9/28/21
(CIVIL)
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

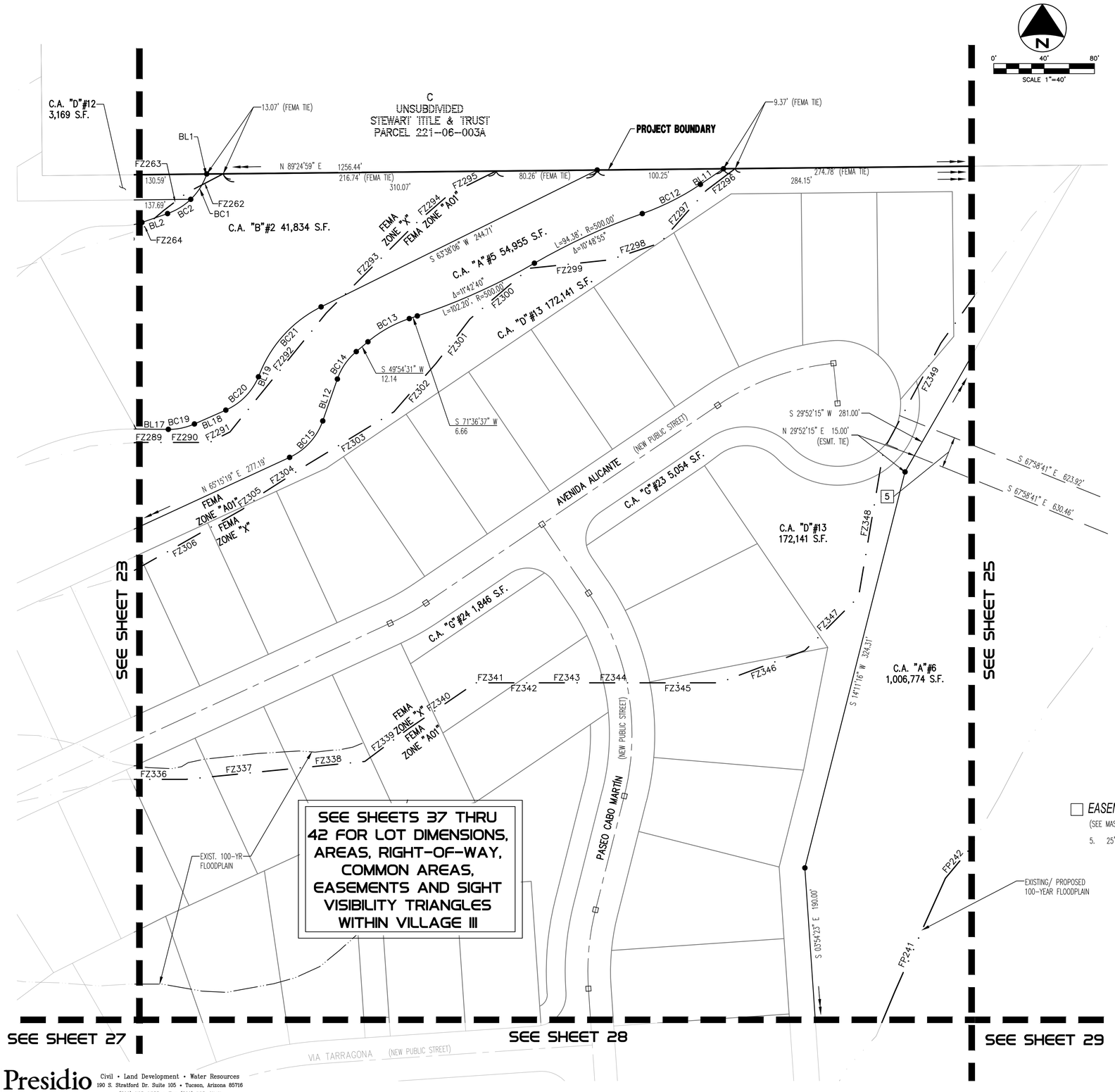
AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **23** OF **42**

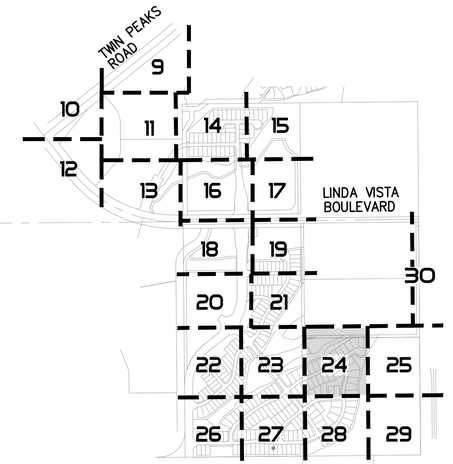
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190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEQ. NO._____



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

SEQ. NO.

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 9-28-21
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 09-28-21
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED FINAL PLAT
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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

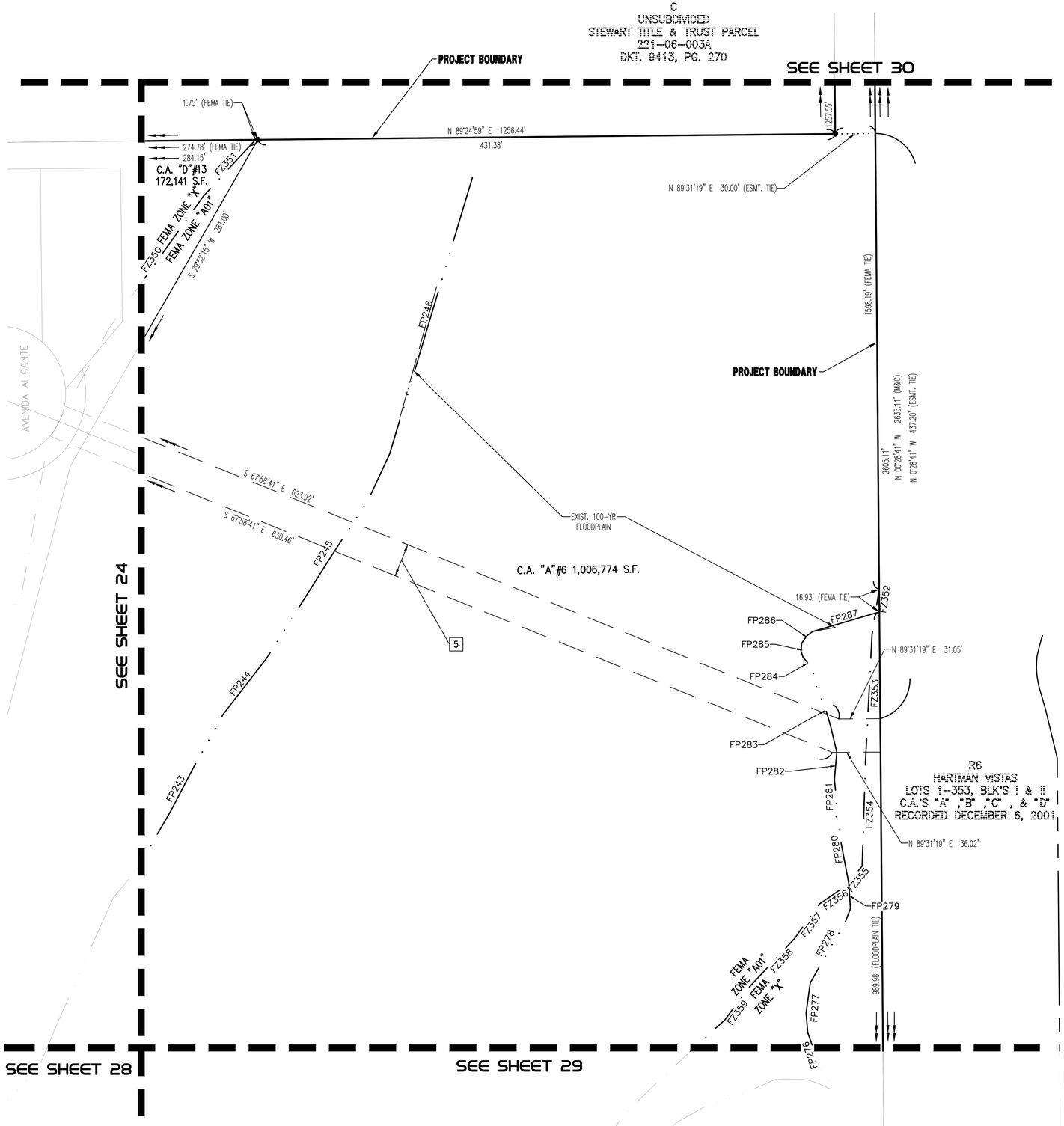
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PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **24** OF **42**

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SEQ. NO. _____



N

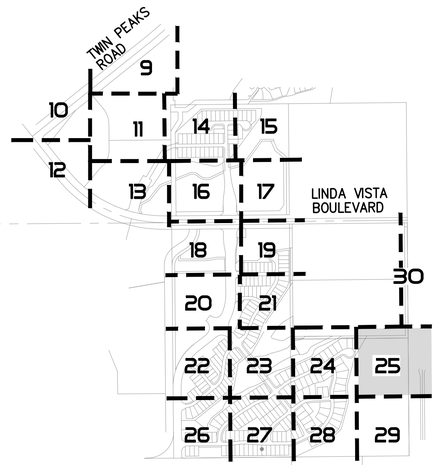
0' 40' 80'

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 9-28-21
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 43851
JIANKANG WANG
Date Signed
ARIZONA, U.S.A.

Registered Professional Engineer
CERTIFICATE NO. 21734
JOHN D. WOOD
Date Signed 9-28-21 (CIVIL)
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

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FOR
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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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, 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

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 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 33 THRU 36 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

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 34,974 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"#13 172,141 S.F.

EXIST. 100-YR FLOODPLAIN

PROPOSED 100-YR FLOODPLAIN

FEMA ZONE "AO1"

FND 1/2" IR
PCP LS 27239

FND 1/2" IR
LS 27239

FND 1/2" ID JOP
LS 4253
W 1/4 SEC 23

C
UNSUBDIVIDED
ARIZONA BOARD OF REGENTS
PARCEL 221-04-0250

E
UNSUBDIVIDED
INTERSTATE INDUSTRIAL ASSOCIATES
PARCEL 221-06-0100

BASIS OF BEARING

N 00°30'54" W 2633.58' (R&M)

504.97'

290.48' (R&M)

285.99'

87.31'

92.96'

83.04'

1226.01'

1260.53'

N 89°25'58" E 2632.01'

N 89°29'06" E 152.00'

N 89°25'59" E 277.23'

N 89°25'58" E 128.03'

N 89°34'53" E 332.33' (R&M)

S 50°24'44" E 163.72'

105.72'

45' 45'

45.00' 45.00'

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'

L=109.39'
Δ=21°54'27"
R=286.10'
(ESMT TIE)

S 83°52'17" W
40.20' (R&M)

S 79°04'19" E
46.70'

L=11.44'
Δ=11°29'43"
R=57.00'

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'

L=62.87'
Δ=90°03'08"
R=40.00'

S 00°34'01" E
12.00'

N 00°34'01" E
12.00'

L=62.80'
Δ=89°56'52"
R=40.00'

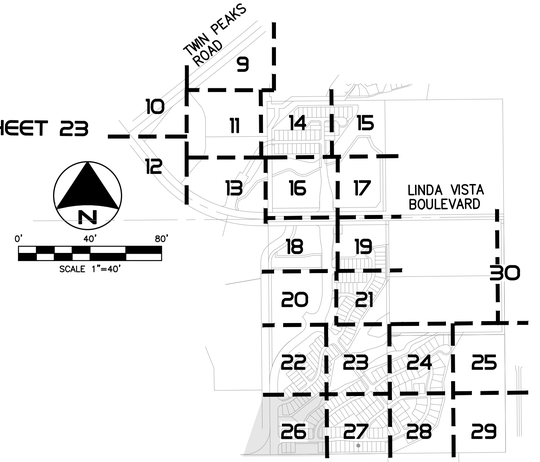
L=16.52'
(ESMT TIE)

90' R/W

L13 L14 L15 L16 L42

FP160 FP161 FP162 FP163 FP164 FP165 FP194 FP195 FP196 FP197 FP198 FP199

18 4 10 21



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 9-28-21
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 09-28-21
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P
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PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **26** OF **42**

Presidio
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEE SHEET 22

SEE SHEET 23

SEE SHEET 24

SEE SHEET 26

SEE SHEET 28

FZ325

FZ326 ZONE "X" FZ327

FEMA ZONE "AO1"

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 37 THRU 42 FOR LOT DIMENSIONS, AREAS, RIGHT-OF-WAY, COMMON AREAS, EASEMENTS AND SIGHT VISIBILITY TRIANGLES WITHIN VILLAGE III

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'

441.60'

EXISTING 30' PRIVATE INGRESS, EGRESS & UTILITY EASEMENT PER DKT 3986, PG 758

END 1/2" IR
RLS 14145

(FLOODPLAIN TIE)

PROJECT BOUNDARY

E
UNSUBDIVIDED
INTERSTATE INDUSTRIAL ASSOCIATES
PARCEL 221-06-0100

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'

RECORDED LAND SURVEYOR
CERTIFICATE NO. 22245
MICHAEL AMERSON
Date Signed 9-28-21
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 43851
JIANKANG WANG
Date Signed
ARIZONA, U.S.A.

Registered Professional Engineer
CERTIFICATE NO. 21734
JOHN D. WOOD
Date Signed 9-28-21
(Civil)
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

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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

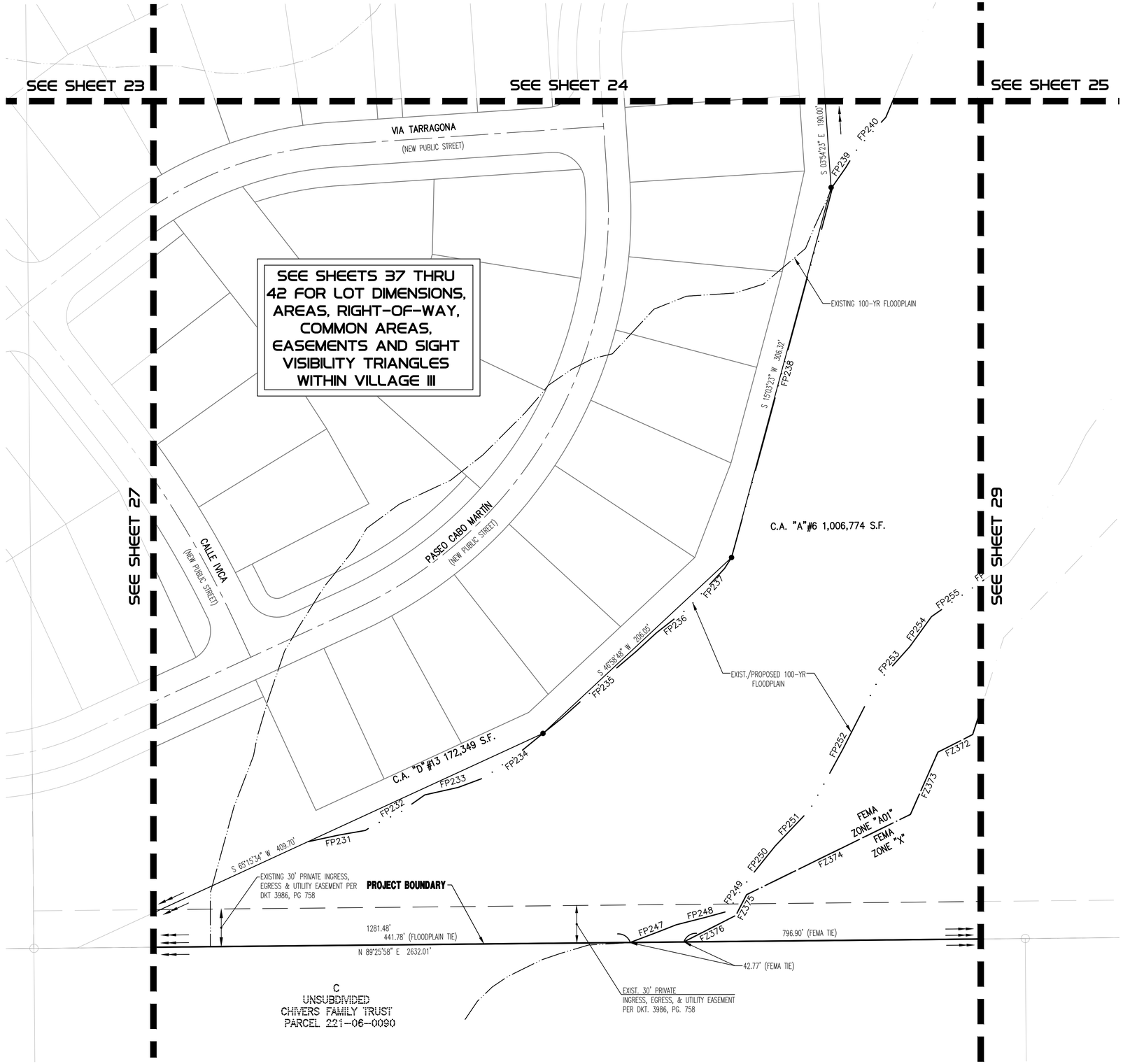
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PRV2108-001

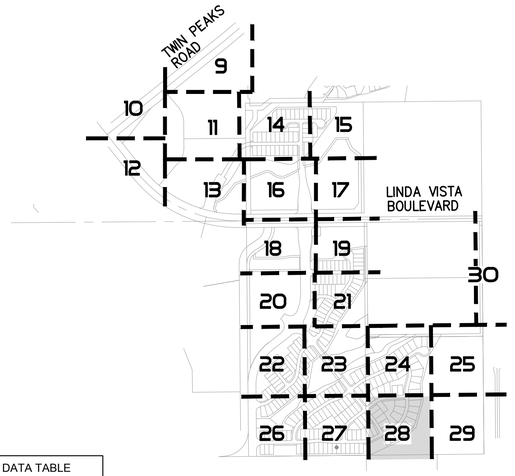
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SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **27** OF **42**

Presidio
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEQ. NO.



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
Date Signed 9-28-21
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
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JIANKANG WANG
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PRV2108-001

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SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **28** OF **42**

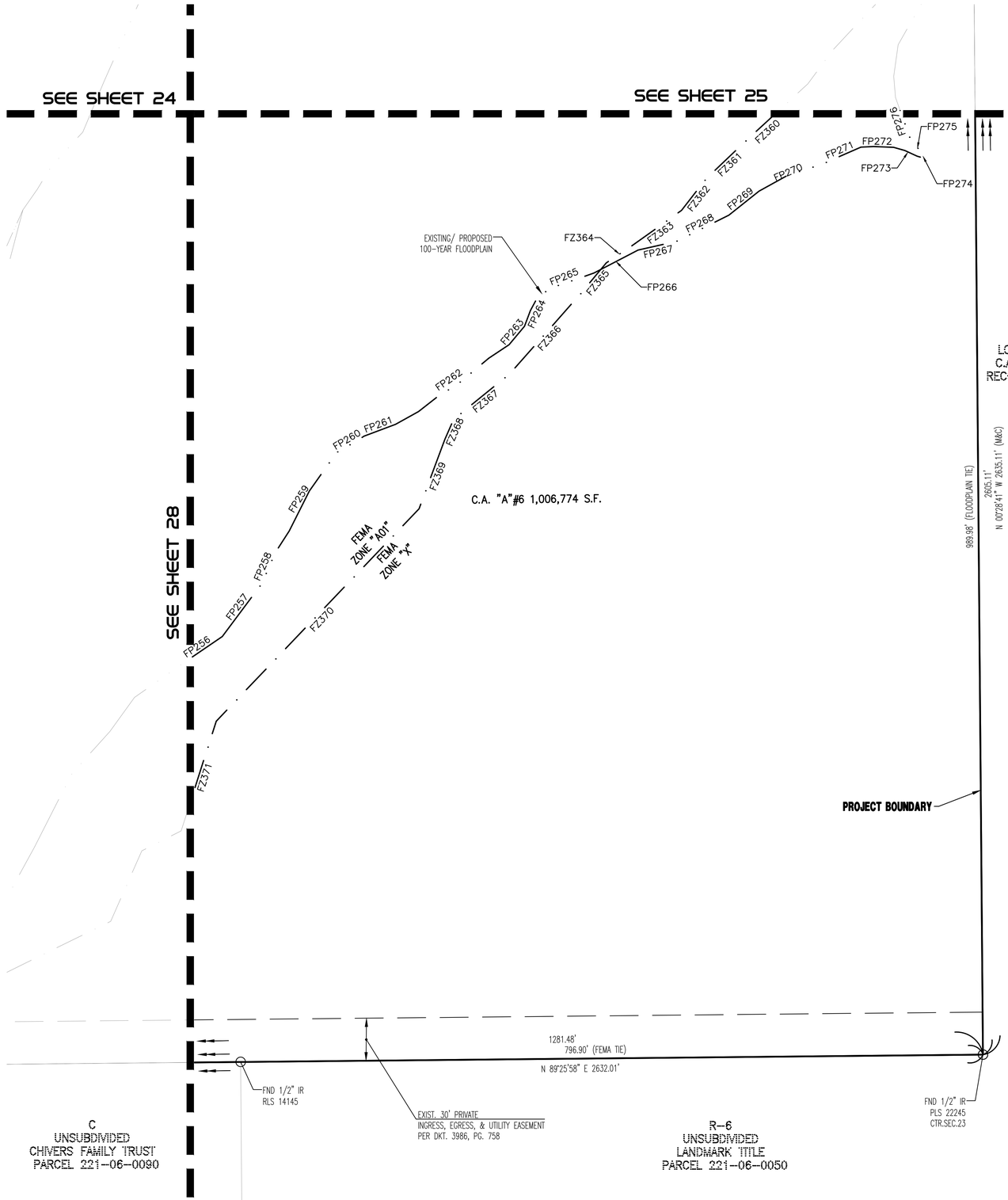
Presidio
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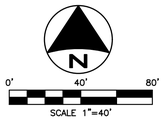
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SEE SHEET 24

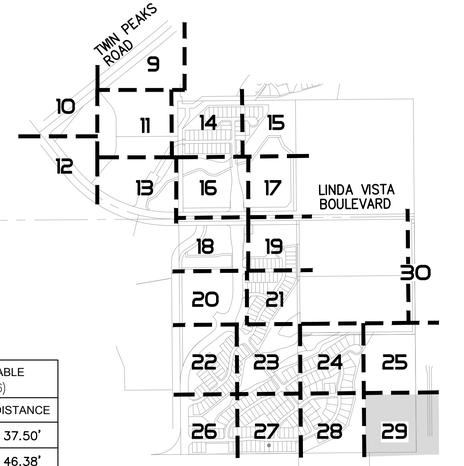
SEE SHEET 25

SEE SHEET 28





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'



BLOCK SHEET PLACEMENT INDEX

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'

SEQ. NO.



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

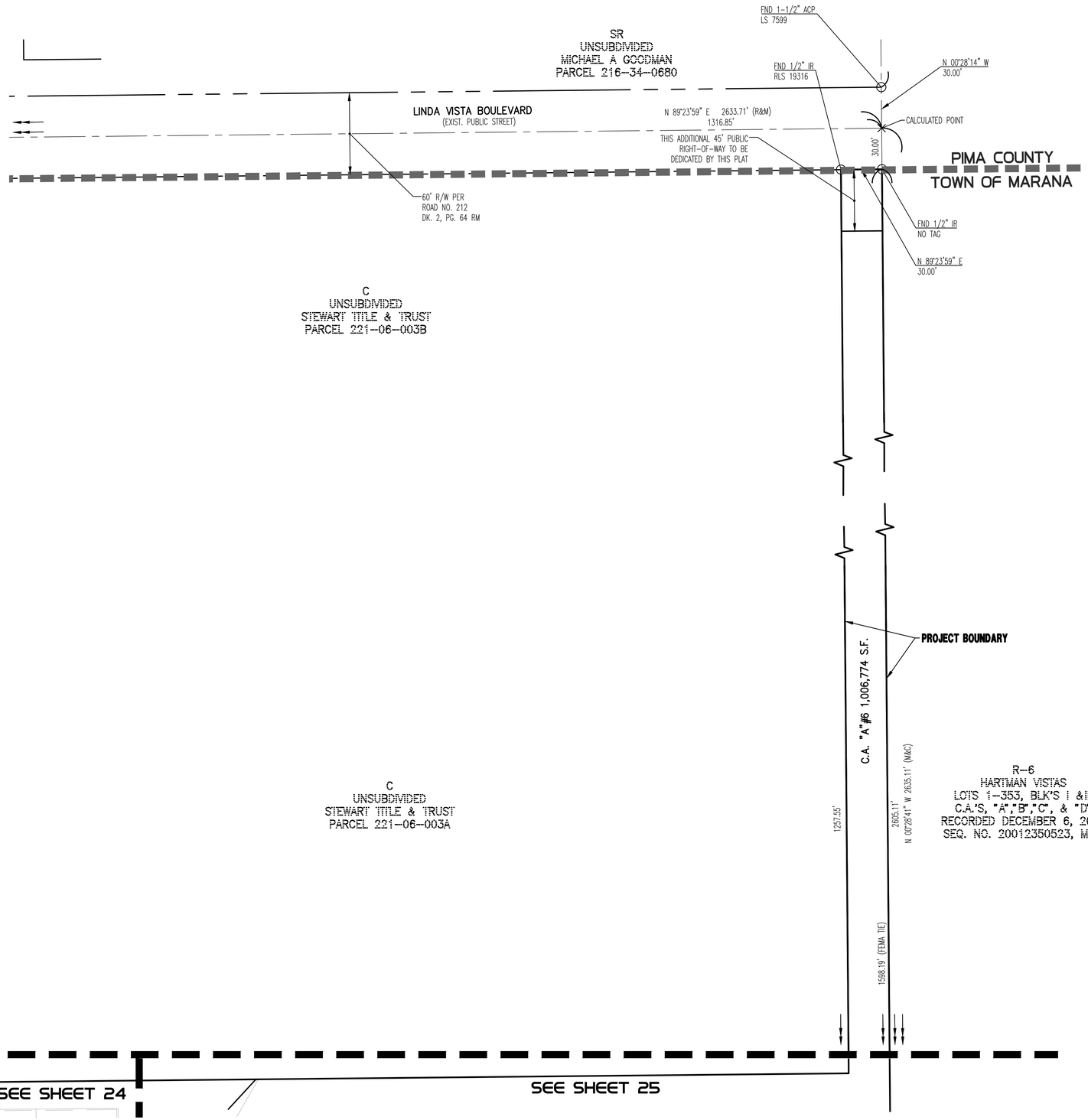
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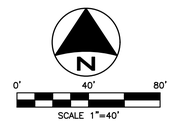
PRV2108-001

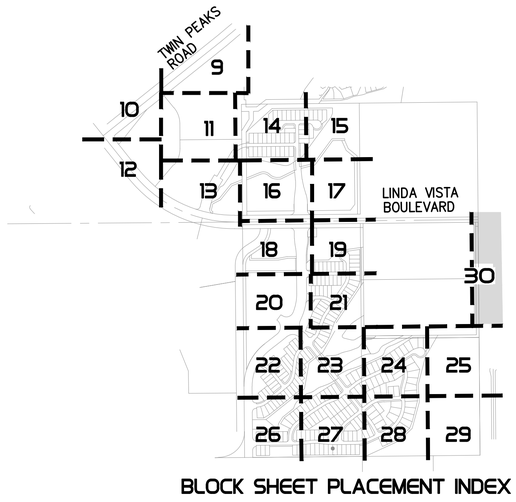
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SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **29** OF **42**

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.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

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LINDA VISTA VILLAGE AT CASCADA
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SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **30** 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

C.A "F"#2
51,022 S.F.

FND 1-1/2" ACP
LS 4785

N 51°37'13" E 139.50'

PROPOSED 100-YEAR FLOODPLAIN

N 89°25'40" E 1317.49' (M)
1025.91'

C.A. "D"#3
92,367 S.F.

C.A. "A"#2 297,668 S.F.

PROJECT BOUNDARY

TOWN OF MARANA
PIMA COUNTY

N 89°25'40" E 676.10'

N 89°25'40" E 600.00'

N 47°35'43" E 63.24'

N 47°35'43" E 591.34'

SEE SHEET 32

N 89°25'40" E 2.88'

22 7,562 S.F.
23 6,029 S.F.
24 5,754 S.F.
25 5,750 S.F.
26 5,750 S.F.
27 5,750 S.F.
28 5,750 S.F.
29 5,750 S.F.
30 5,750 S.F.
31 5,750 S.F.
32 5,756 S.F.
33 6,180 S.F.
34 7,402 S.F.

C.A. "G"#4
1,597 S.F.

N 00°34'20" W 115.00'
N 00°34'20" W 116.05'
N 00°34'20" W 116.48'
N 0°34'20" W 115.00'
N 00°34'20" W 108.21'
N 21°26'40" E 68.25'
N 00°34'20"W 60.00'

S47°13'58"E 32.14' (RAD.)
C50 C51 39.82'
427.76'
L2 N 00°34'20" W L3
PASEO HILARIO (NEW PUBLIC STREET)
C37 37.94'
C38 N00°34'20"E 61.70' (RAD.)
N 50°34'20" E 79.70'
61.71'
C39 17.99'

60.72'
N 89°53'57" E
45.61'
15.11'
C49
C48
C242
C241
C240
C47
C46
C43
C44 (SVT) 84.52'
C45
C42
C41
C40
C239

L=23.62' (SVT TIE)
L=2.71' (SVT TIE)
L=11.55' (SVT TIE)
L=26.38' (SVT TIE)
L=4.91' (SVT TIE)
L=2.60' (SVT TIE)
L=12.48' (SVT TIE)

70.64' (SVT)
70.64' (SVT)
14.70'
28.43'
28.42'
20.16'

L1
L4
L5
L7

18' 36' R/W 18'

N 89°28'34" E 120.00'
105.00'
15.00'
50.00'

21 6,000 S.F.

N 89°28'34" E 400.00'

SEE SHEET 32

13 14 15 16 17 18 19 20

C.A. "G"#3
5,168 S.F.

N 89°25'40" E 112.91'

36 6,318 S.F.
37 5,750 S.F.
38 5,750 S.F.
39 5,750 S.F.
35 7,615 S.F.

N 89°25'40" E 115.00'
N 00°34'20" W 169.70'
N 00°34'20" W 118.50'
N 00°34'20" W 98.34'
N 00°34'20" W 269.41'
N83°57'06"E 50.23'

L=4.91' (SVT TIE)

CAMINO BENICARDO (NEW PUBLIC STREET)

S 0°34'20" E 32.21'
S 89°25'40" W 10.00'
N 0°34'20" W 10.00'
S 89°25'40" W 10.00'
100.00'

C.A "G"#7
2,495 S.F.

FEMA ZONE "X"
FEMA ZONE "AO1"
N 36°08'40" E 540.07'

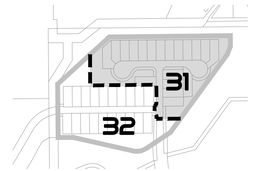
C.A. "G"#5
2,062 S.F.

C.A. "A"#2
297,668 S.F.

PROPOSED 100-YEAR FLOODPLAIN

SEE SHEETS 14 THRU 17 FOR VILLAGE BOUNDARY, FLOODPLAINS, FEMA, AND BLOCK INFORMATION OUTSIDE OF VILLAGE I

0' 40' 80'
SCALE 1"=40'



VILLAGE I – 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 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 9-28-21
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 9-28-21
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, 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

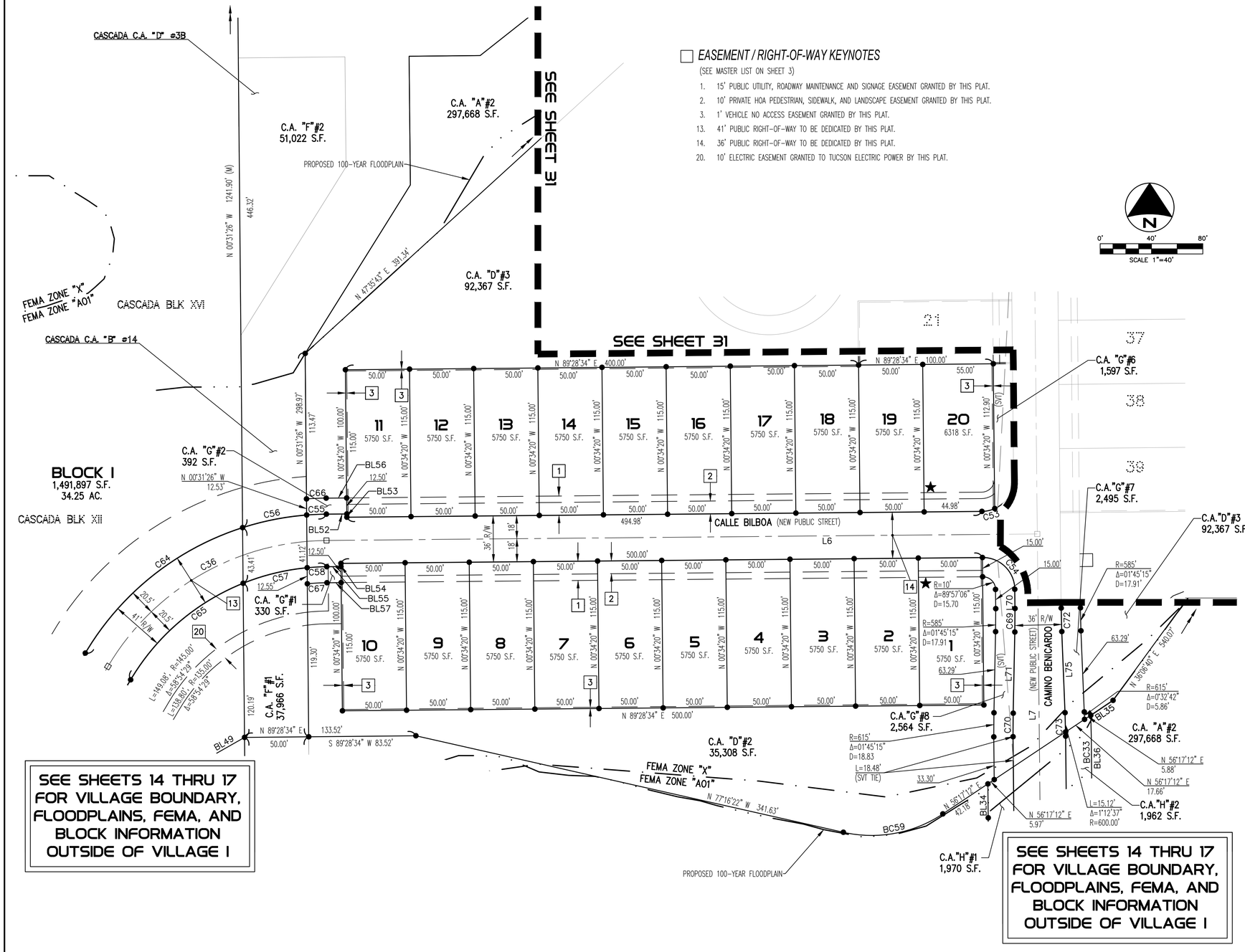
PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **31** 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.

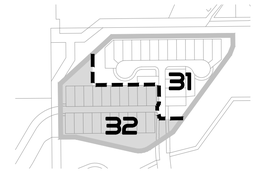
SEQ. NO.



☐ 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.



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'
L7	N 00°34'20" W	221.03'
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 9-28-21 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

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, 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

PRV2108-001

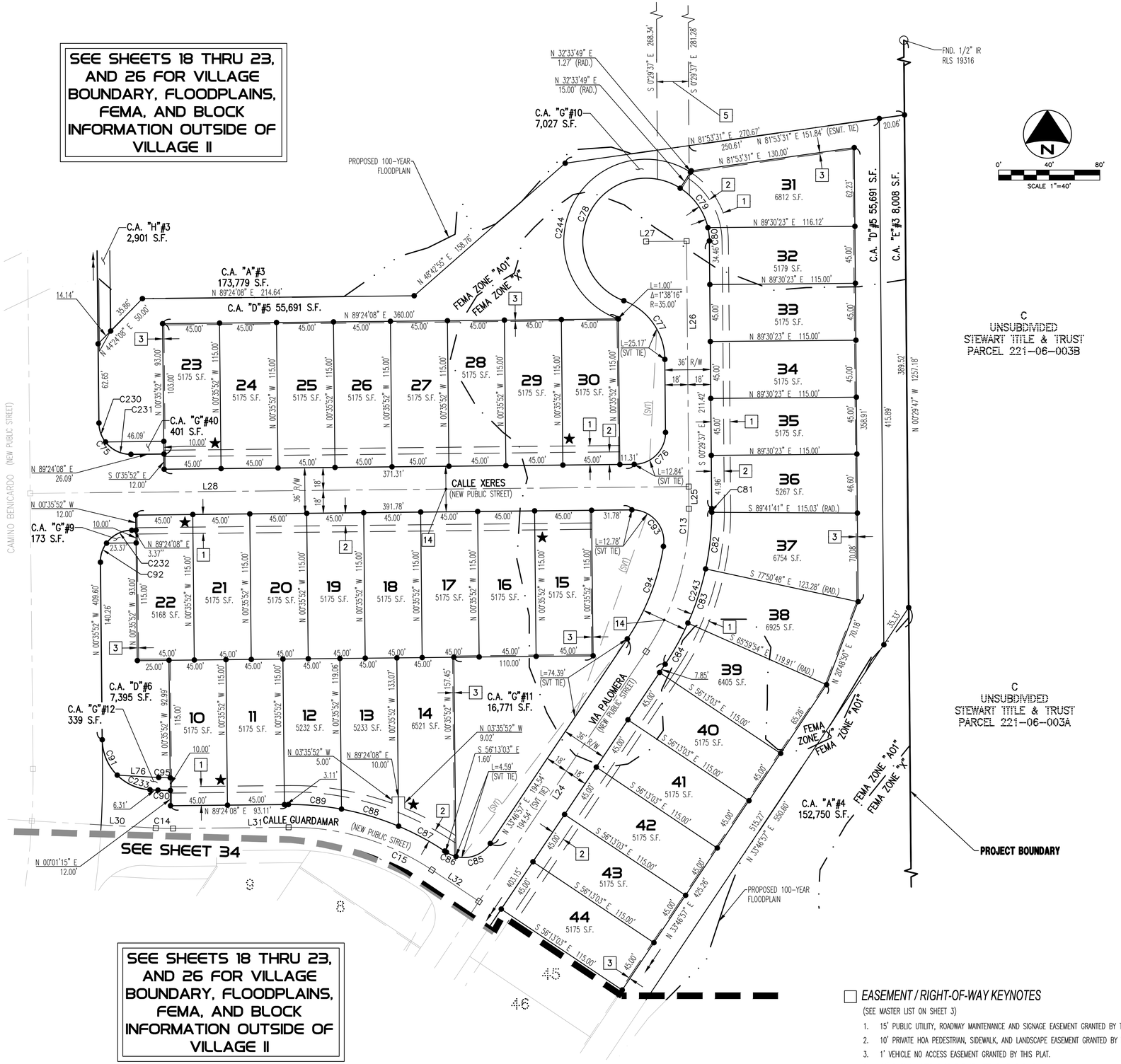
REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **32** OF **42**

Presidio ENGINEERING INC. Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

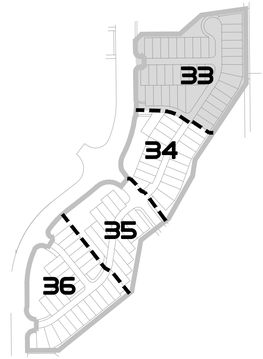
SEQ. NO.

SEQ. NO.

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



N

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.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

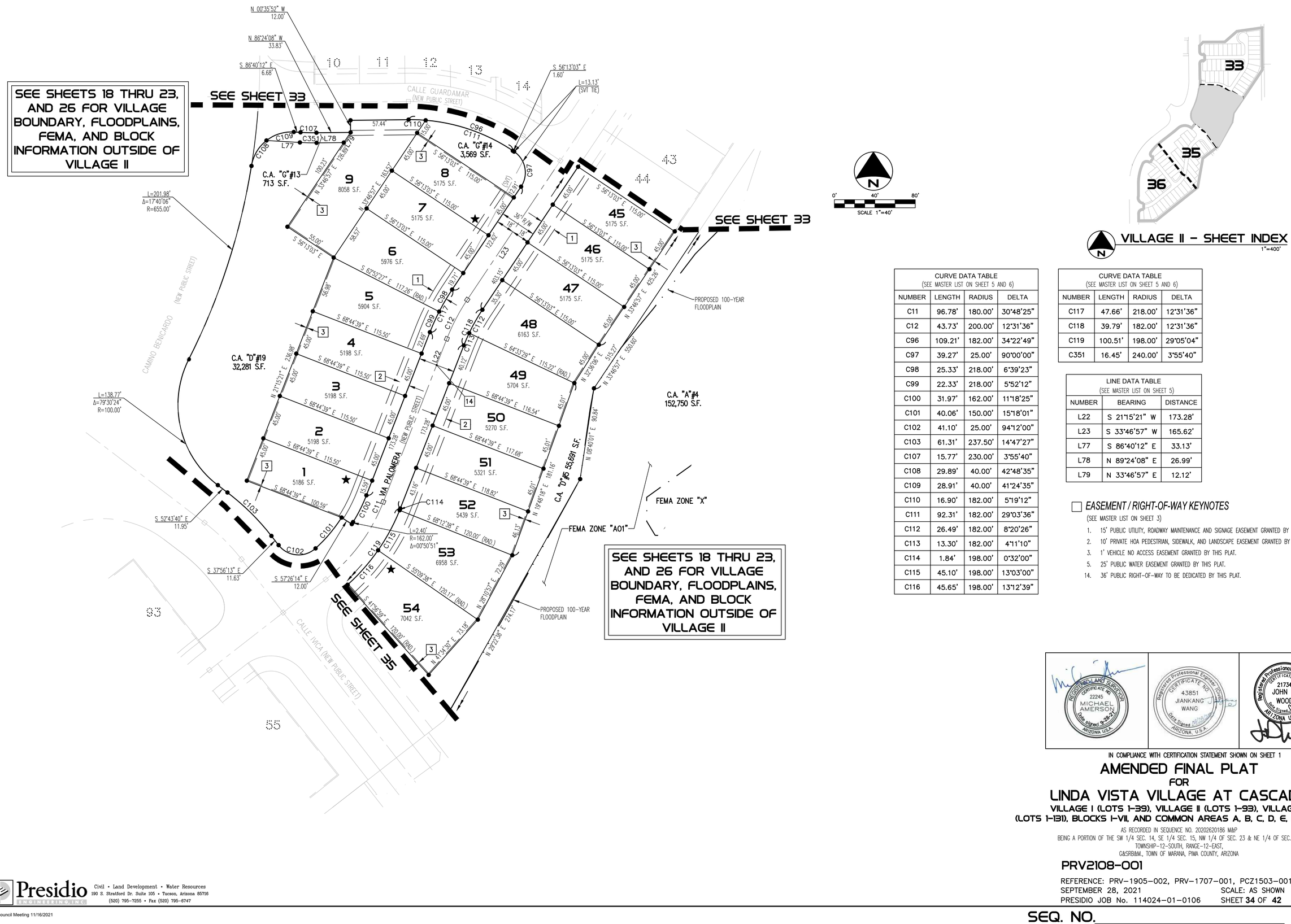
AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **33** 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.



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 9-28-21 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

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P
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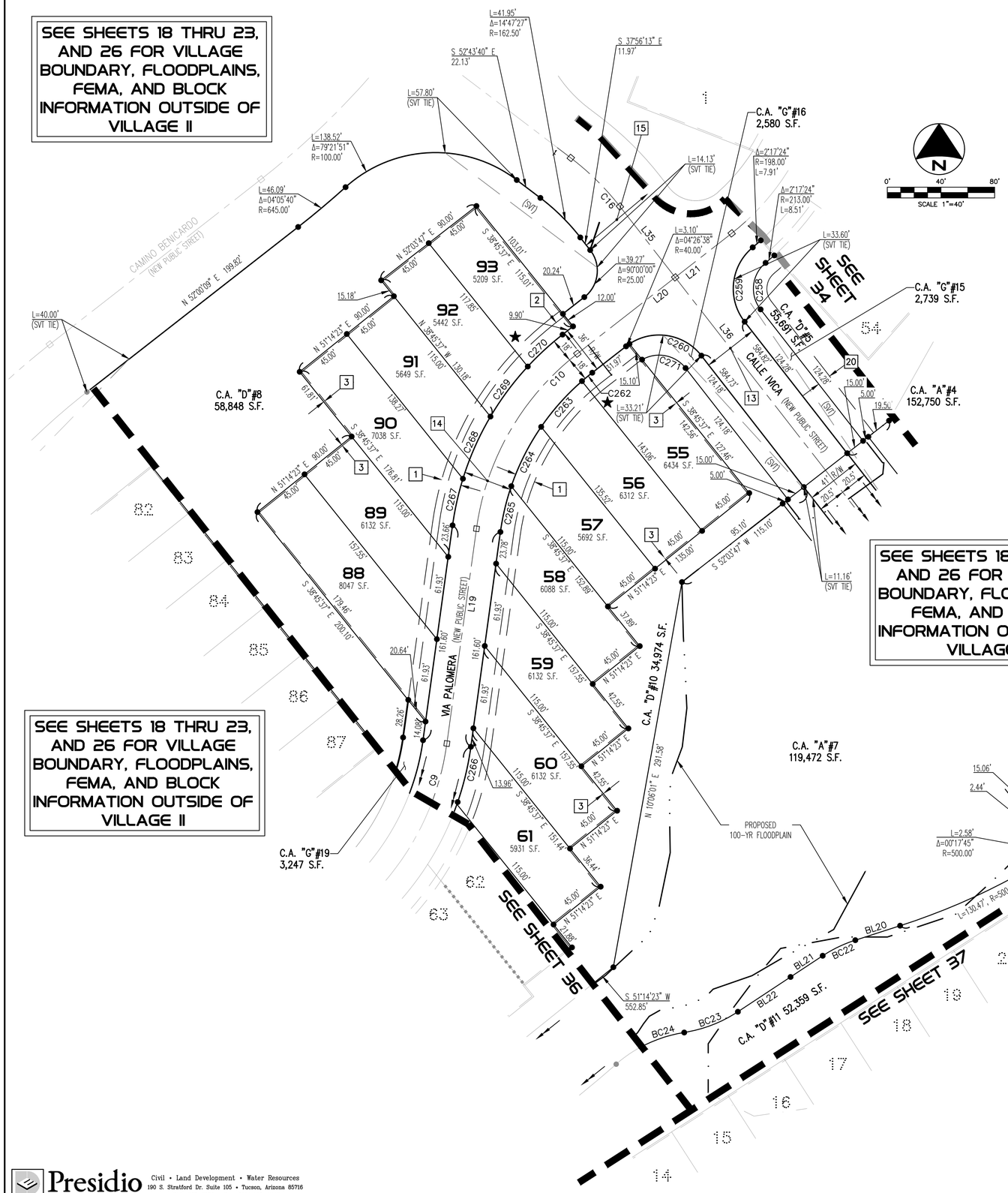
PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **34** 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 SHEETS 18 THRU 23, AND 26 FOR VILLAGE BOUNDARY, FLOODPLAINS, FEMA, AND BLOCK INFORMATION OUTSIDE OF VILLAGE II

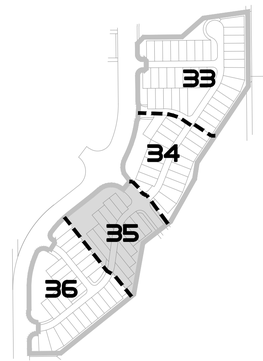


SEE SHEETS 18 THRU 23, AND 26 FOR VILLAGE BOUNDARY, FLOODPLAINS, FEMA, AND BLOCK INFORMATION OUTSIDE OF VILLAGE II

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	44.07'	218.00'	11°35'01"
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"



N

VILLAGE II – SHEET INDEX

1"=400'

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.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
22245
MICHAEL AMERSON
Date Signed 9-28-21
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 9-28-21
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P

BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, 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

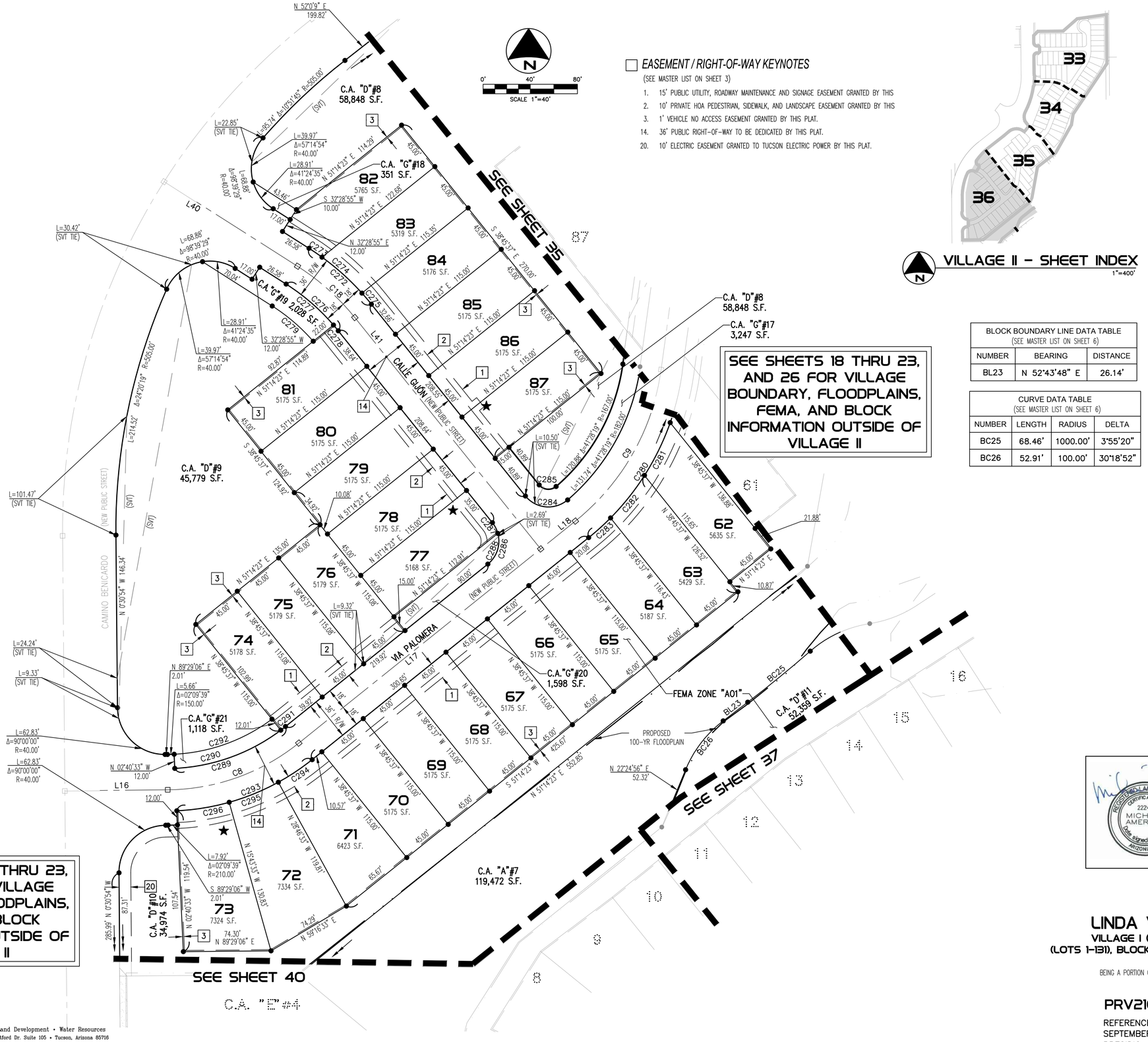
PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **35** 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.



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'

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"

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"

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

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P

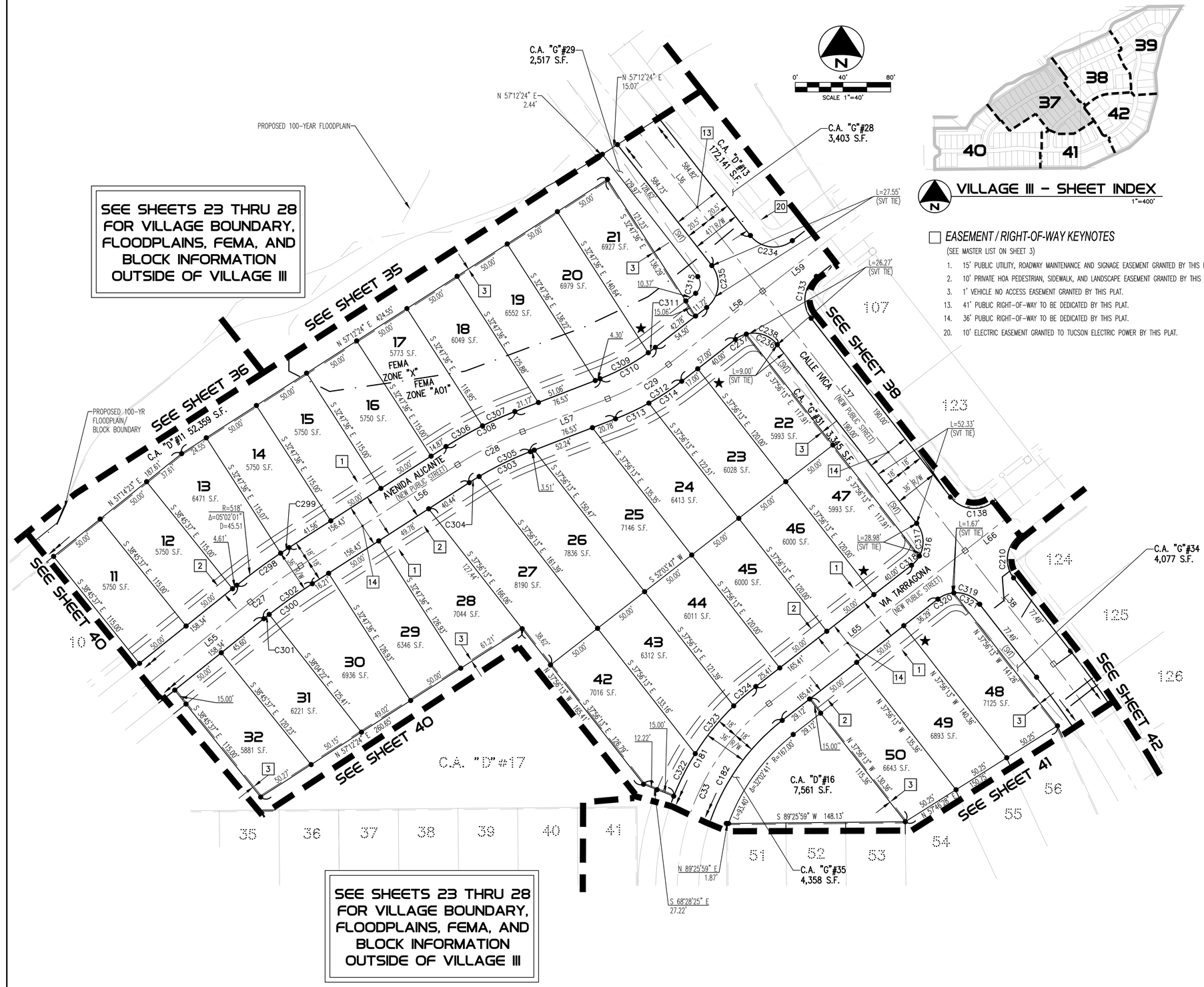
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, NW 1/4 OF SEC. 23 & NE 1/4 OF SEC. 22, TOWNSHIP-12-SOUTH, RANGE-12-EAST, G&SRB&M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **36** 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.



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)

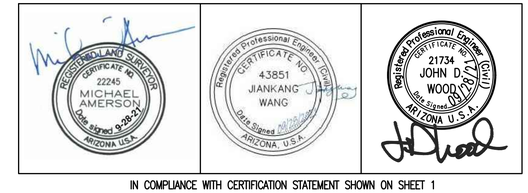
NUMBER	LENGTH	RADIUS	DELTA
C27	52.07'	500.00'	5°58'01"
C28	61.18'	300.00'	11°41'06"
C29	58.74'	200.00'	16°49'43"
C133	39.27'	25.00'	90°00'00"
C138	39.27'	25.00'	90°00'00"
C181	200.05'	218.00'	52°34'40"
C182	167.01'	182.00'	52°34'40"
C210	39.27'	25.00'	90°00'00"
C234	39.27'	25.00'	90°00'00"
C235	39.27'	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

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, 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

PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **37** 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.

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

SEE SHEET 39

SEE SHEET 37

SEE SHEET 42

C.A. "A"#5
54,955 S.F.

C.A. "D"#13 172,141 S.F.

C.A. "D"#14
16,001 S.F.

C.A. "D"#15

C.A. "G"#26
300 S.F.

C.A. "G"#28
3,403 S.F.

C.A. "G"#30
3,345 S.F.

FEMA ZONE "AO1"
FEMA ZONE "X"

FEMA ZONE "X"
FEMA ZONE "AO1"

AVENIDA ALICANTE (NEW PUBLIC STREET)

CALLE TIVOLI (NEW PUBLIC STREET)

VIA TARRAGONA (NEW PUBLIC STREET)

PASEO CABO MARTIN (NEW PUBLIC STREET)

99 7997 S.F.
100 6900 S.F.
101 6900 S.F.
102 6900 S.F.
103 6900 S.F.
104 7109 S.F.
105 7787 S.F.
106 7208 S.F.
107 7193 S.F.
108 7958 S.F.
109 8183 S.F.
110 7152 S.F.
111 7125 S.F.
112 7125 S.F.
113 7434 S.F.
114 8102 S.F.
115
116
117 6900 S.F.
118 6900 S.F.
119 9941 S.F.
120 9367 S.F.
121 8557 S.F.
122 8198 S.F.
123 7193 S.F.
124
130
131

N 55°52'46" E 388.43'
N 65°15'19" E 277.20'
N 65°15'19" E 390.36'
N 55°52'46" E 279.81'
N 55°52'46" E 68.35'
N 56°44'01" E 7.19'
N 56°44'01" E 5.02'
N 56°44'01" E 15.05'
N 57°17'24" E 89.65'
S 37°47'36" E 118.38'
S 37°47'36" E 115.26' (RAD)
S 37°56'13" E 123.17'
S 37°56'13" E 155.91'
S 37°56'13" E 155.13'
S 37°56'13" W 120.00'
S 37°56'13" E 235.92'
S 37°56'13" E 198.00'
N 32°09'36" W 120.00' (RAD)
N 63°16'17" E 60.00'
S 19°17'23" E 172.68' (RAD)
S 87°00'39" E 119.59' (RAD)
S 37°56'13" E 120.00'
N 24°44'41" W 115.00'
N 24°44'41" W 118.74'
N 24°44'41" W 120.11'
N 24°44'41" W 129.05'
N 65°15'19" E 140.37'
N 65°15'19" E 5.91'
N 75°00'07" E 122.48'
N 86°05'37" E 120.00'
N 86°05'37" E 171.84'
S 34°07'14" E 115.00'
S 12°07'18" E 139.48' (RAD)
S 52°03'47" E 66.10'
N 52°03'47" E 50.00'
N 52°20'02" E 60.00'
N 08°21'48" E 139.17' (RAD)
N 03°54'23" W 115.00'
N 03°54'23" W 114.76'
N 03°54'23" W 146.00'
N 03°54'23" W 100.00'
S 52°03'47" W 126.61'
N 65°15'19" E 325.03'
N 52°03'47" E 109.10'
N 86°05'37" E 214.84'

BC15 R=50.00' L=40.16'
BC16 R=200.00' L=104.95'
BC17 R=500.00' L=61.93'
BL13
BL14
C30 R=400.00' L=92.10'
C31 R=200.00' L=32.73'
C34 R=300.00' L=178.18'
C120 R=418.00' L=96.24'
C121 R=418.00' L=23.06'
C122 R=418.00' L=60.05'
C123 R=418.00' L=13.13'
C125 R=182.00' L=29.78'
C127 R=218.00' L=35.67'
C128 R=218.00' L=1.12'
C129 R=218.00' L=34.56'
C130 R=382.00' L=87.95'
C131 R=382.00' L=38.52'
C132 R=382.00' L=49.44'
C133 R=25.00' L=39.27'
C134 R=25.00' L=28.98'
C135 R=25.00' L=10.29'
C136 R=25.00' L=28.98'
C137 R=25.00' L=10.29'
C138 R=25.00' L=39.27'
C139 R=318.00' L=188.87'
C140 R=318.00' L=43.96'
C141 R=318.00' L=60.09'
C142 R=318.00' L=60.09'
C143 R=318.00' L=24.74'
C145 R=318.00' L=3.45'
C213 R=282.00' L=167.49'
C234 R=282.00' L=167.49'
L=15.71' Δ=90°00'00" R=10.00'
L=26.38' (SVT TIE)
L=26.27' (SVT TIE)

0' 40' 80'
SCALE 1"=40'

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"



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 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"

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 22245
MICHAEL AMERSON
Date Signed 9-28-21
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 43851
JIANKANG WANG
Date Signed 9-28-21
ARIZONA, U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO. 21734
JOHN D. WOOD
Date Signed 09-28-21
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, 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

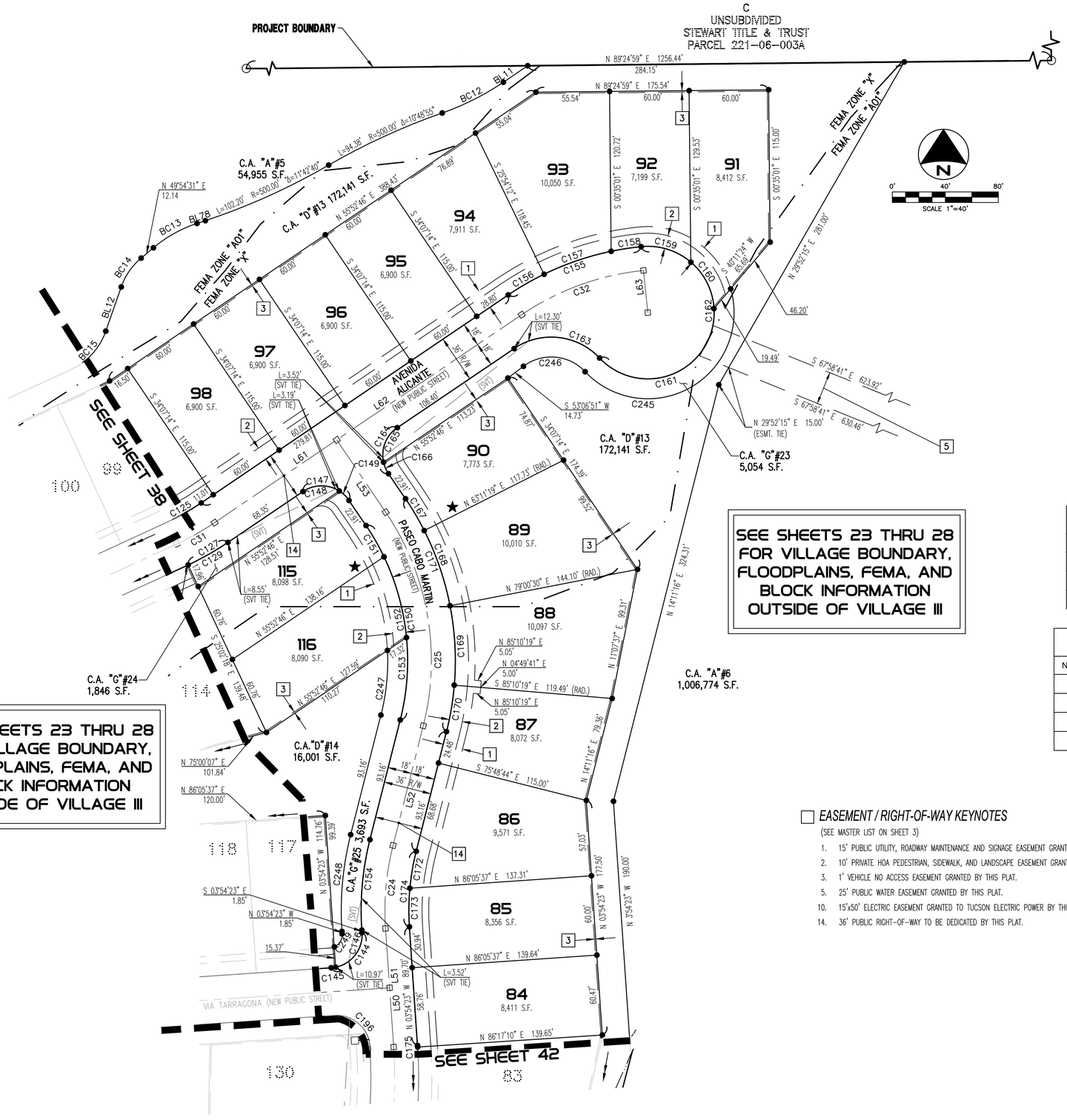
PRV2108-001

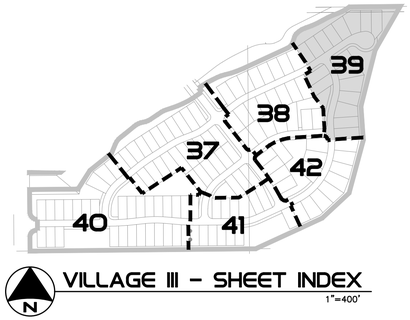
REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **38** OF **42**

SEQ. NO.

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. _____





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 9-28-21
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
43851
JIANKANG WANG
Date Signed
ARIZONA, U.S.A.

Registered Professional Engineer
CERTIFICATE NO.
21734
JOHN D. WOOD
Date Signed 9/28/21
(Civil)
ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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

AS RECORDED IN SEQUENCE NO. 20202620186 M&P
BEING A PORTION OF THE SW 1/4 SEC. 14, SE 1/4 SEC. 15, 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

PRV2108-001

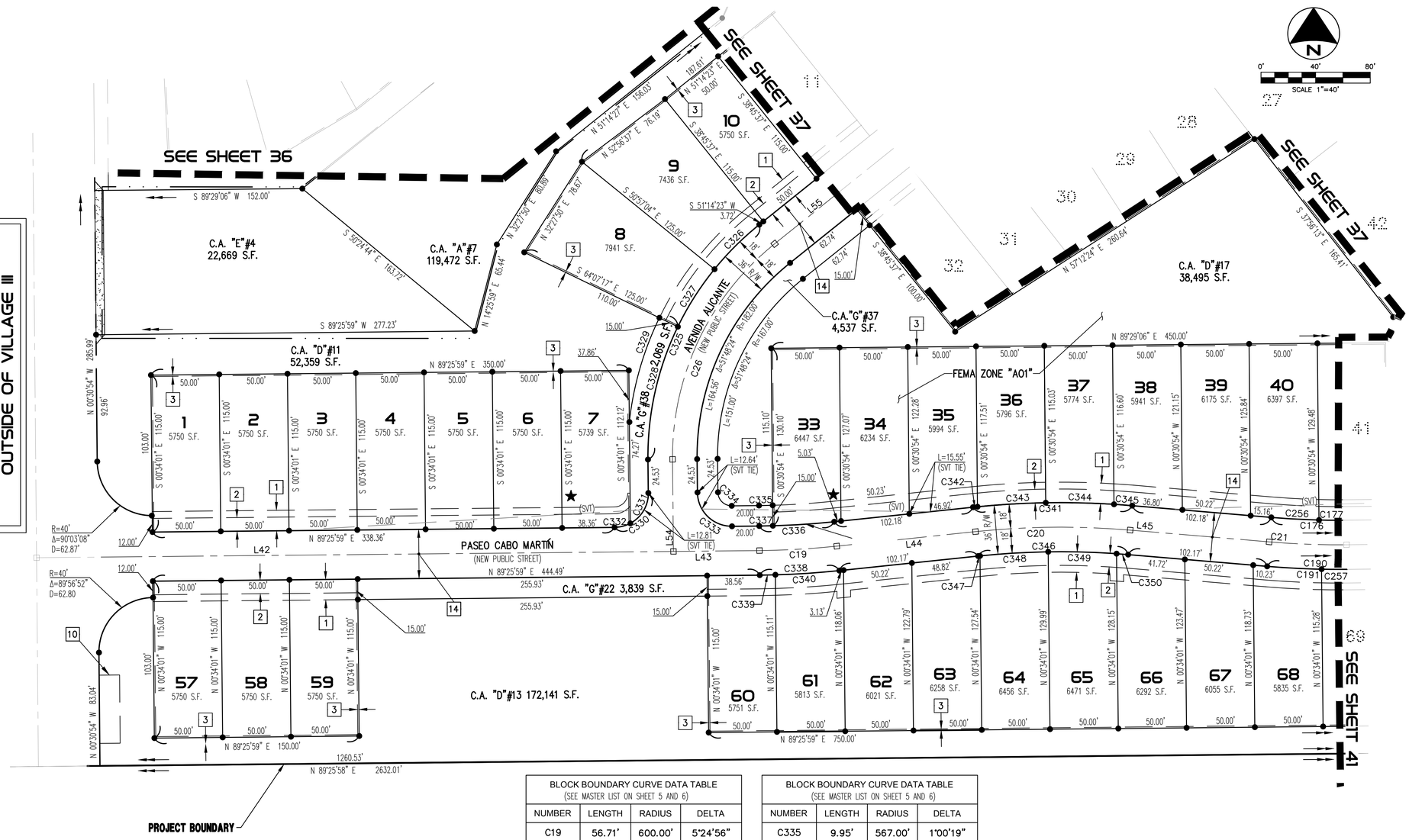
REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **39** OF **42**

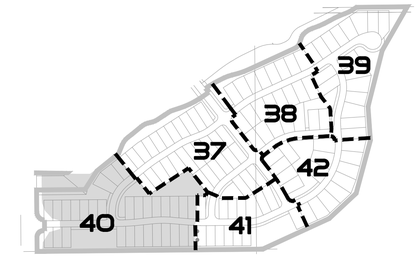
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(520) 795-7255 • Fax (520) 795-6747

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.

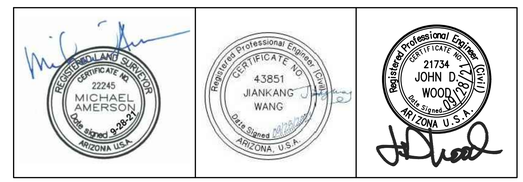
SEQ. NO.

F
UNSUBDIVIDED
INTERSTATE INDUSTRIAL ASSOCIATES
PARCEL 221-06-0100

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'



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

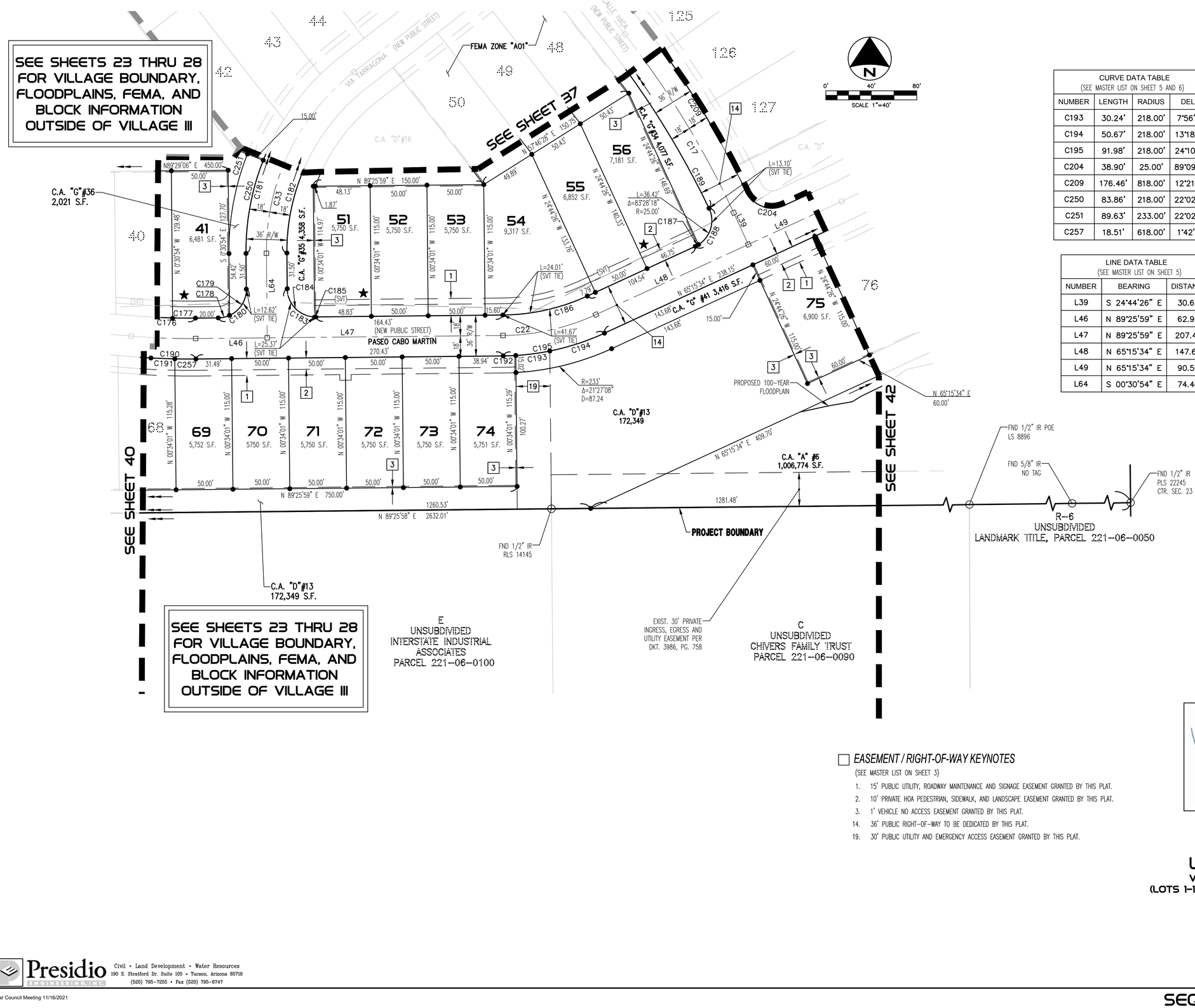
AMENDED FINAL PLAT
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VILLAGE I (LOTS 1-39), VILLAGE II (LOTS 1-93), VILLAGE III (LOTS 1-131), BLOCKS I-VII, AND COMMON AREAS A, B, C, D, E, F, G, AND H

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PRV2108-001

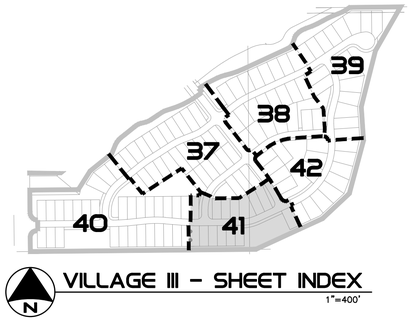
REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **40** OF **42**

Presidio ENGINEERING, INC.
Civil • Land Development • Water Resources
190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747



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 9-28-21 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 09-28-21 ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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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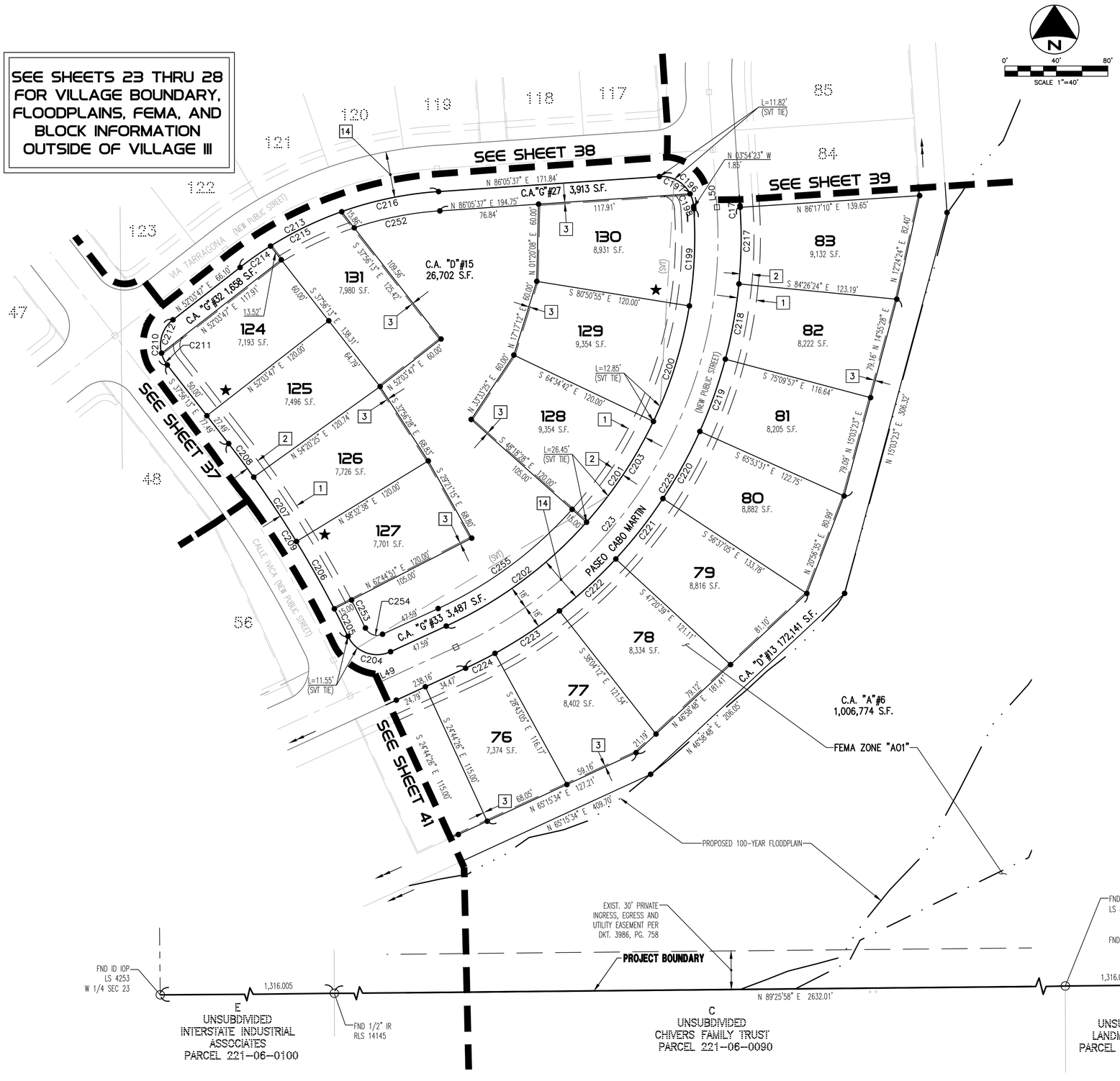
PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **41** OF **42**

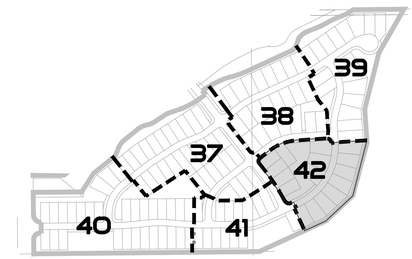
Presidio Engineering
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190 S. Stratford Dr. Suite 105 • Tucson, Arizona 85716
(520) 795-7255 • Fax (520) 795-6747

SEQ. NO. _____

SEE SHEETS 23 THRU 28 FOR VILLAGE BOUNDARY, FLOODPLAINS, FEMA, AND BLOCK INFORMATION OUTSIDE OF VILLAGE III



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"



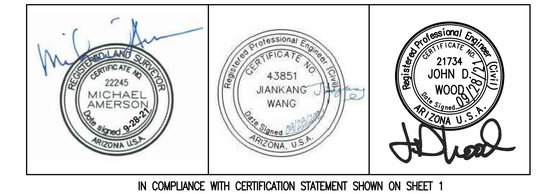
VILLAGE III – SHEET INDEX
1"=400'

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'



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

AMENDED 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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PRV2108-001

REFERENCE: PRV-1905-002, PRV-1707-001, PCZ1503-001, PRV-07075F
SEPTEMBER 28, 2021 SCALE: AS SHOWN
PRESIDIO JOB No. 114024-01-0106 SHEET **42** OF **42**

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(520) 795-7255 • Fax (520) 795-6747

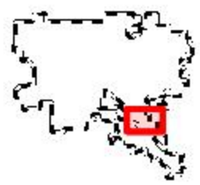
SEQ. NO.

SEQ. NO.

Town of Marana Planning

PRV2108-001 Amended 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

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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 Villages at Cascada	
Description of Project: Single Family Detached Residential	Number of Lots: 263
Parcel No.(s): See Attached	Gross Area (Acres): 196.08+/-
Project Address: 6093 W. Linda Vista Blvd	
Ref. Project No.: PRV1707-001, PRV1905-002, Sequence No. 20202620186	

CONTACT INFORMATION

Owner: See Attached	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		
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, Inc.	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	7-21-21
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

Council-Regular Meeting **C2**

Meeting Date: 11/16/2021

To: Mayor and Council

From: Brian Varney, Senior Planner

Date: November 16, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2021-144: Relating to Development; approving a final plat for Canyon Pass II at Dove Mountain, Lots 75A - 76A located northeast of the intersection of Dove Mountain Boulevard and Dove Canyon Pass within Section 18, Township 11 South and Range 13 East (Brian D. Varney)

Discussion:

Request
Baker and Associates Engineering, Inc., on behalf of the property owners, is requesting approval of a final plat consisting of two residential lots on 12.8 acres within the subdivision Canyon Pass II at Dove Mountain, Lots 49-110 and Common Area "A" (Private Streets) and Common Area "B" (Natural Open Space). The plat proposes to resubdivide existing Lots 75, 76, and 77 of Canyon Pass II at Dove Mountain, consolidating the three lots into two lots, 75A - 76A.

Location
Canyon Pass II at Dove Mountain is located northeast of the intersection of Dove Mountain Boulevard and Dove Canyon Pass.

Zoning
The zoning of the proposed resubdivision is "F" (Dove Mountain Specific Plan) with a land use designation of "E" (Estate Lots). The "E" (Estate Lots) designation requires a minimum lot size of 36,000 square feet. The plat proposes Lot 75A at 309,984 square feet and Lot 76A at 247,015 square feet.

Access and Traffic Circulation
Both lots proposed with this resubdivision are located on Cush Canyon Loop within

Canyon Pass II at Dove Mountain. The subdivision is accessed via Dove Canyon Pass from Dove Mountain Boulevard.

Staff Recommendation:

Staff has reviewed the request against the requirements of the Dove Mountain Specific Plan, the Marana Town Code, and the Marana General Plan. The proposed final plat is in substantial conformance with all required development regulations, and staff recommends approval.

Suggested Motion:

I move to adopt Resolution No. 2021-144 approving a final plat for Canyon Pass II at Dove Mountain, Lots 75A -76A.

Attachments

Resolution No. 2021-144_FP_Canyon Pass II at Dove Mountain
PRV2104-001 CP II Final Plat
PRV2104-001 CP II Map
PRV2104-001 CP II App

MARANA RESOLUTION NO. 2021-144

RELATING TO DEVELOPMENT; APPROVING A FINAL PLAT FOR CANYON PASS II AT DOVE MOUNTAIN, LOTS 75A - 76A LOCATED NORTHEAST OF THE INTERSECTION OF DOVE MOUNTAIN BOULEVARD AND DOVE CANYON PASS WITHIN SECTION 18, TOWNSHIP 11 SOUTH AND RANGE 13 EAST

WHEREAS on May 31, 1989, Town Council adopted Ordinance No. 89.22 approving the Dove Mountain Specific Plan (then known as the Tortolita Mountain Properties Specific Plan) which has been amended from time to time by ordinance; and

WHEREAS, the final plat for Canyon Pass II at Dove Mountain, Lots 49-110, Common Area "A" (Private Streets) and Common Area "B" (Natural Open Space) was approved by Town Council on November 16, 1999 by the adoption of Resolution No. 99-115; and,

WHEREAS Baker and Associates Engineering, Inc., representing the property owners, has applied for approval of a final plat for Canyon Pass II at Dove Mountain, Lots 75A – 76A, a resubdivision of Lots 75 – 77 of Canyon Pass II at Dove Mountain, Lots 49-110, Common Area "A" (Private Streets) and Common Area "B" (Natural Open Space) located northeast of the intersection of Dove Mountain Boulevard and Dove Canyon Pass within Section 18, Township 11 South, and Range 13 East; and

WHEREAS the Mayor and Town Council, at its November 16, 2021 meeting, determined that the final plat for Canyon Pass II at Dove Mountain, Lots 75A – 76A should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the final plat for Canyon Pass II at Dove Mountain, Lots 75A – 76A is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 16th day of November 2021.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

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 RESUBDIVISION OF THIS LAND IN THE MANNER SHOWN 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 WATER, WHETHER SURFACE, FLOOD OR RAINFALL. NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA.

TIMOTHY P. FLYNN AND SUSAN M. FLYNN, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, AS TO LOT 75 OF CANYON PASS II AT DOVE MOUNTAIN, LOTS 49 – 110
ADDRESS: 4510 W. CUSH CANYON LOOP, MARANA, AZ 85658

TIMOTHY P. FLYNN — DATE: 10-19-2021

SUSAN M. FLYNN — DATE: 10.19.2021

TIMOTHY P. FLYNN AND SUSAN M. FLYNN, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, AS TO AN UNDIVIDED 50% INTEREST AND PAUL CLAYTOR AND GAIL NELSON CLAYTOR, TRUSTEES OF THE GAIL NELSON CLAYTOR TRUST, DATED MAY 17, 2017, AS TO AN UNDIVIDED 50% INTEREST AS TO LOT 76 OF CANYON PASS II AT DOVE MOUNTAIN, LOTS 49 – 110

TIMOTHY P. FLYNN — DATE: 10-19-2021

SUSAN M. FLYNN — DATE: 10.19.2021

THE GAIL NELSON CLAYTOR TRUST, DATED MAY 17, 2017

BY: PAUL CLAYTOR, TRUSTEE — DATE: 10.25.2021

BY: GAIL NELSON CLAYTOR, TRUSTEE — DATE: 10-25-2021

PAUL CLAYTOR AND GAIL NELSON CLAYTOR, NOT INDIVIDUALLY, TRUSTEES OF THE GAIL NELSON CLAYTOR TRUST, DATED MAY 17, 2017, AS TO LOT 77 OF CANYON PASS II AT DOVE MOUNTAIN, LOTS 49 – 110

THE GAIL NELSON CLAYTON TRUST, DATED MAY 17, 2017

BY: GAIL CLAYTOR, TRUSTEE — DATE: 10.25.2021

BY: PAUL CLAYTOR, TRUSTEE — DATE: 10.25.2021

PAUL CLAYTOR, INDIVIDUALLY AS TO LOT 77 OF CANYON PASS II AT DOVE MOUNTAIN, LOTS 49 – 110

PAUL CLAYTOR — DATE: 10.25.2021

DOVE MOUNTAIN COMMUNITY ASSOCIATION APPROVAL

AN ARIZONA NON-PROFIT CORPORATION

THE DOVE MOUNTAIN COMMUNITY ASSOCIATION HEREBY APPROVES THIS RE-SUBDIVISION.

BY: WILLIAM HALLINAN, DIRECTOR — DATE: 7/13/21

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF PIMA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF October, 2021 BY TIMOTHY P. FLYNN.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/1/25

Beth A. Mashburn
Notary Public - ARIZONA
PIMA COUNTY
Commission No. 599552
My Commission Expires 04/01/2025

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF PIMA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF October 2021 BY SUSAN M. FLYNN.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/1/25

Beth A. Mashburn
Notary Public - ARIZONA
PIMA COUNTY
Commission No. 599552
My Commission Expires 04/01/2025

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF PIMA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October 2021 BY PAUL CLAYTOR, TRUSTEE OF THE GAIL NELSON CLAYTOR TRUST, DATED MAY 17, 2017, ON BEHALF OF THE TRUST.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/1/25

Beth A. Mashburn
Notary Public - ARIZONA
PIMA COUNTY
Commission No. 599552
My Commission Expires 04/01/2025

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF PIMA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October 2021 BY GAIL NELSON CLAYTOR, TRUSTEE OF THE GAIL NELSON CLAYTOR TRUST, DATED MAY 17, 2017, ON BEHALF OF THE TRUST.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/1/25

Beth A. Mashburn
Notary Public - ARIZONA
PIMA COUNTY
Commission No. 599552
My Commission Expires 04/01/2025

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF PIMA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October 2021 BY PAUL CLAYTOR.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/1/25

Beth A. Mashburn
Notary Public - ARIZONA
PIMA COUNTY
Commission No. 599552
My Commission Expires 04/01/2025

OWNER INFORMATION

TIMOTHY P. FLYNN AND SUSAN M. FLYNN (AS TO LOT 75)
ADDRESS: 4510 W. CUSH CANYON LOOP, MARANA, AZ 85658

TIMOTHY P. FLYNN AND SUSAN M. FLYNN (50% INTEREST AS TO LOT 76)
ADDRESS: 4510 W. CUSH CANYON LOOP, MARANA, AZ 85658

PAUL CLAYTOR AND GAIL NELSON CLAYTOR, TRUSTEES OF THE GAIL NELSON CLAYTOR TRUST, DATED MAY 17, 2017 (50% INTEREST AS TO LOT 76)
ADDRESS: 4510 W. CUSH CANYON LOOP, MARANA, AZ 85658

PAUL CLAYTOR AND GAIL NELSON CLAYTOR, TRUSTEES OF THE GAIL NELSON CLAYTOR TRUST, DATED MAY 17, 2017 (AS TO LOT 77)
ADDRESS: 4450 W. CUSH CANYON LOOP, MARANA, AZ 85658

PAUL CLAYTOR (AS TO LOT 77)
ADDRESS: 4450 W. CUSH CANYON LOOP, MARANA, AZ 85658

RECORDING DATA

STATE OF ARIZONA } S.S.
COUNTY OF PIMA

FEE _____
SEQUENCE NO. _____

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

GABRIELLA CAZARES-KELLY, PIMA COUNTY RECORDER
DEPUTY COUNTY RECORDER — DATE

CERTIFICATIONS

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

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

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
26928
CHRIS E.
MORRISON
7/9/21

TOWN OF MARANA APPROVALS

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

BY: _____
MARANA DEVELOPMENT SERVICES DIRECTOR — 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 _____, 20____.

BY: _____
CLERK OF THE TOWN OF MARANA — DATE

PIMA COUNTY APPROVAL

BY: _____
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT — DATE: 9-3-21

ASSURED WATER SUPPLY

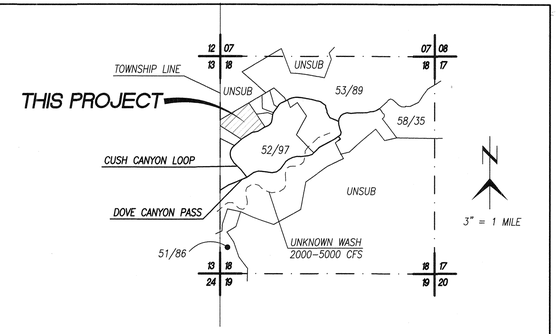
THE UNDERSIGNED CERTIFIES THAT IT IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY AND WILL PROVIDE WATER SERVICE TO THIS SUBDIVISION.

BY: Richard A. Sarti
ITS: NEW DEVELOPMENT ADMINISTRATOR
CITY OF TUCSON WATER DEPARTMENT — DATE: 09/02/2021

ASSURANCES

THE TOWN OF MARANA DOES NOT REQUIRE THE SUBDIVIDER TO PROVIDE SUBDIVISION ASSURANCES FOR THIS SUBDIVISION. ANY SUBDIVISION IMPROVEMENTS REQUIRED BY ARIZONA REVISED STATUTES SECTION 9-463.01(C)(8) AND MARANA TOWN CODE 17-5-5 HAVE BEEN PROVIDED.

BY: _____
TOWN OF MARANA — DATE



LOCATION PLAN

A PORTION OF SECTION 18, T11S, R13E,
G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

BASIS OF BEARING/GENERAL NOTES

SEE PAGE 2 FOR BASIS OF BEARING AND GENERAL NOTES.

LEGEND

- ● FOUND 5/8" REBAR BOUNDARY CORNER TAGGED "RLS 19833" EXCEPT WHERE OTHERWISE SHOWN
- ○ BOUNDARY SURVEY MONUMENT NOT FOUND OR SET
- ◈ EXISTING 3" T.O.M. BRASS CAP CENTERLINE SURVEY MONUMENT STAMPED "RLS 10933"
- ——— NEW LOTLINES
- — — — — EXISTING LOTLINES
- — — — — EXISTING RIGHT-OF-WAY LINE
- ——— – ——— STREET CENTERLINE
- ——— – – ——— PLATTED E.S.L. (EROSION HAZARD SETBACK LINE AS PLATTED IN MAPS & PLATS 52/97)
- ——— · ——— · ——— PLATTED F.P.L. (FLOODPRONE LINE AS PLATTED IN MAPS & PLATS 52/97)

ADMINISTRATIVE ADDRESS

14572 N. DOVE CANYON PASS

SEQUENCE #

FINAL PLAT for

CANYON PASS II AT DOVE MOUNTAIN, LOTS 75A - 76A

BEING A RESUBDIVISION OF LOTS 75 – 77 OF CANYON PASS II AT DOVE MOUNTAIN, LOTS 49-110 AND COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (NATURAL OPEN SPACE), AS RECORDED IN MAPS & PLAT 52/97 SECTION 18, T11S, R13E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

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

#PRV2104-001 REF.: #PRV99-40FP JOB #2562 DATE: JULY 7, 2021 SHEET 1 OF 2

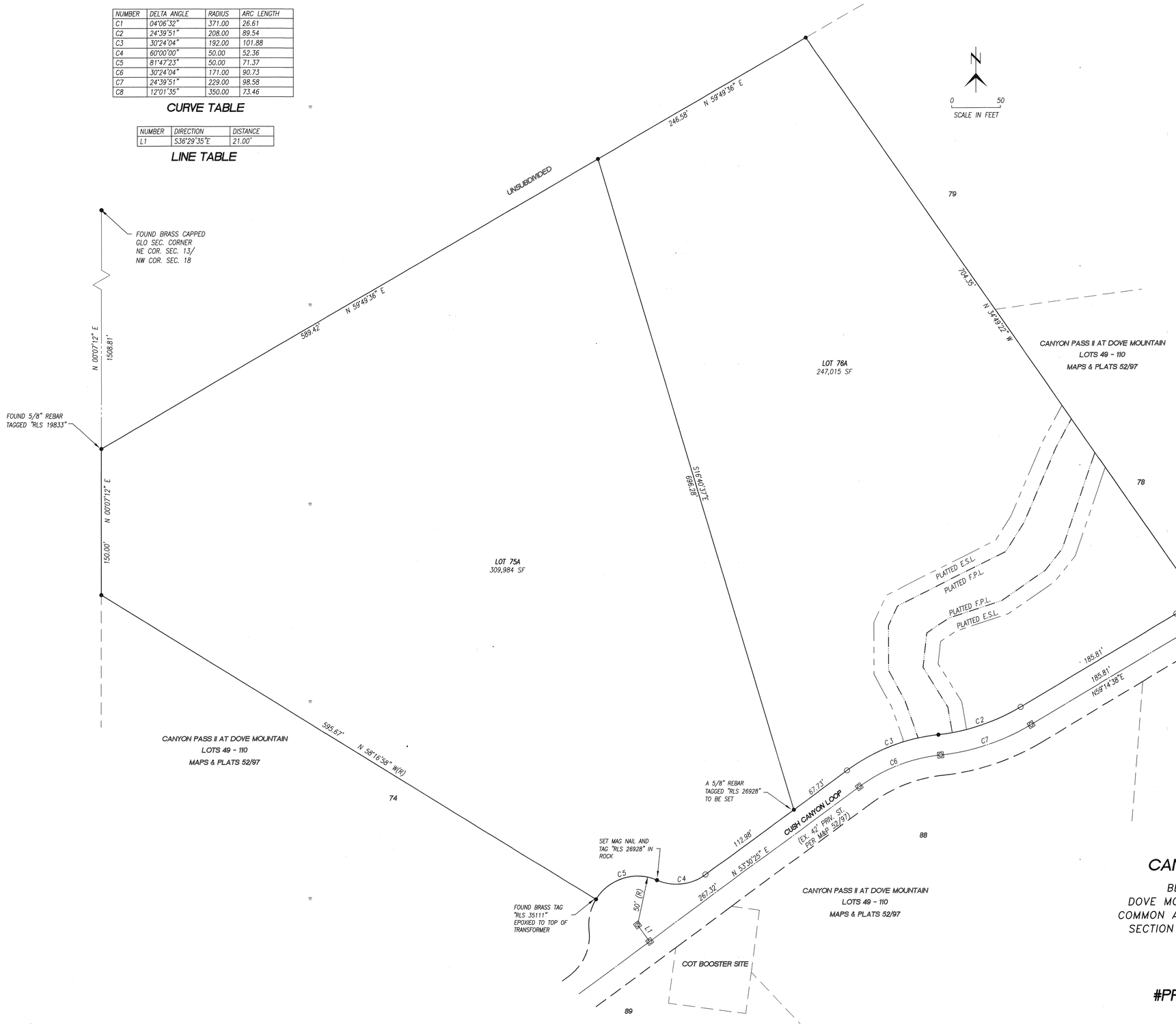
SEQUENCE #_____

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	04°06'32"	371.00	26.61
C2	24°39'51"	208.00	89.54
C3	30°24'04"	192.00	101.88
C4	60°00'00"	50.00	52.36
C5	81°47'23"	50.00	71.37
C6	30°24'04"	171.00	90.73
C7	24°39'51"	229.00	98.58
C8	12°01'35"	350.00	73.46

CURVE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S36°29'35"E	21.00'

LINE TABLE



BASIS OF BEARING

THE NORTHWEST LINE OF LOTS 75 – 77 AS SHOWN ON THE FINAL PLAT OF CANYON PASS II AT DOVE MOUNTAIN, PER MAPS & PLATS 52/77; SAID BEARING BEING N59°49'36"E.

GENERAL NOTES

1. THE GROSS AREA OF THIS RESUBDIVISION IS 12.8 ACRES (556,999 S.F.).
2. THE TOTAL NUMBER OF LOTS IS 2.
3. MINIMUM ALLOWABLE LOT SIZE IS 36,000 SF.
4. THE TWO LOT SIZES PROVIDED ARE: 309,984 SF AND 247,015 SF.
5. MAXIMUM ALLOWABLE BUILDING HEIGHT: 30 FT. HEIGHT, 2 STORIES.
6. THE BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT: 30'
   SIDE: 10'
   REAR: 20'
   CORNER: 20'
7. THE EXISTING ZONING FOR THIS PROJECT IS "F" (DOVE MOUNTAIN SPECIFIC PLAN, "E" ESTATE LOTS).
8. THIS SUBDIVISION IS SUBJECT TO REQUIREMENTS OF THE REDHAWK SPECIFIC PLAN, PASSED AND ADOPTED BY THE TOWN OF MARANA ON DECEMBER 17, 1996 (MARANA ORDINANCE NO. 96.46).
9. TOTAL MILES OF NEW PUBLIC ROADS = –0– MILES.
   TOTAL MILES OF NEW PRIVATE ROADS = –0– MILES.
10. THIS SUBDIVISION IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DOVE MOUNTAIN AS RECORDED IN DOCKET 10660, PAGE 1083 – 1169 OF PIMA COUNTY RECORDS.
11. THIS PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS:
    A. PRE–ANNEXATION DEVELOPMENT AGREEMENT IN DKT. 9211, PG. 369.
    B. AMENDMENT TO THE PRE–ANNEXATION DEVELOPMENT AGREEMENT IN DKT. 10626, PG. 628.
    C. PRE–ANNEXATION DEVELOPMENT AGREEMENT IN DKT. 8776, PG. 2248.
    D. AMENDMENT TO THE PRE–ANNEXATION DEVELOPMENT AGREEMENT IN DKT. 10626, PG. 636.
12. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TUCSON SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. SECTION 45–576.
13. THE WASTEWATER PROVIDER WHICH WILL SERVICE THIS SUBDIVISION IS PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
14. THE AREA BETWEEN 100–YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100–YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.

SEQUENCE #

FINAL PLAT for

CANYON PASS II AT DOVE MOUNTAIN, LOTS 75A - 76A

BEING A RESUBDIVISION OF LOTS 75 – 77 OF CANYON PASS II AT DOVE MOUNTAIN, LOTS 49–110 AND COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (NATURAL OPEN SPACE), AS RECORDED IN MAPS & PLAT 52/97 SECTION 18, T11S, R13E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

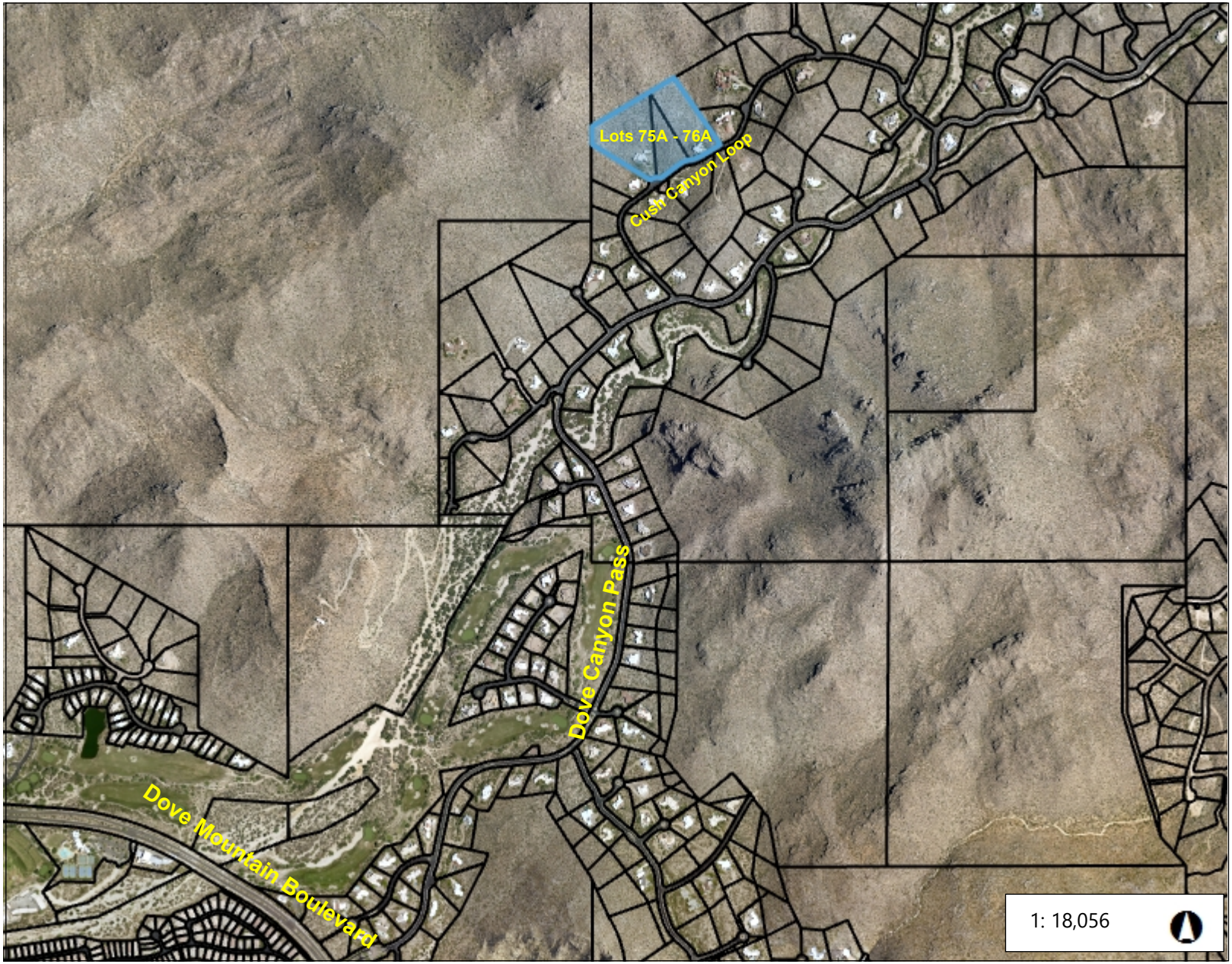
Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

#PRV2104-001 REF.: #PRV99-40FP JOB #2562 DATE: JULY 7, 2021 SHEET 2 OF 2

SEQUENCE #

Town of Marana Planning

PRV2104-001 Final Plat for Canyon Pass II at Dove Mountain, Lots 75A - 76A





Legend

- Marana Town Limits
- Parcels (Black)

Notes

0.6 0 0.28 0.6 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

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: Canyon Pass II at Dove Mountain, Lots 75A-76A	
Description of Project: Single Family Residential - FP Re-plat	Number of Lots: 2
Parcel No.(s): 218-40-1110, 1120 and 1130	Gross Area (Acres): 12.7
Project Address: W. Cush Canyon Loop, Marana, AZ 85658-4430	
Ref. Project No.: PRV99-40FP	

CONTACT INFORMATION

Owner: SEE ATTACHED	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Applicant: Timothy P. Flynn	Contact Name:		
Address: 4510 W. Cush Canyon Loop	City: Marana	State: AZ	Zip: 85658
Email: tpflynn@outlook.com	Phone No.: (201) 248-5043		
Consultant/Engineer: Baker & Assoc. Engineering	Contact Name: Martin V. Magelli, P.E.		
Address: 3561 E. Sunrise Dr., Ste. 225	City: Tucson	State: AZ	Zip: 85718
Email: marty@baetucson.com	Phone No.: (520) 318-1950		

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.)

Timothy P. Flynn		3/4/21
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY **Project No.**_____ **Date Received**_____

Revision Date 03/29/2019

Canyon Pass II at Dove Mountain, Re-Plat (Job #2562)

Owner/Applicant Information -

Parcel 218-40-1110 Timothy P & Susan M Flynn
4510 W. Cush Canyon Loop, Marana, AZ 85658-4430

Parcel 218-40-1120 Timothy P & Susan M Flynn
4510 W. Cush Canyon Loop, Marana, AZ 85658-4430 and
Gail Nelson Claytor Trust
4450 W. Cush Canyon Loop, Marana, AZ 85658-4430

Parcel 218-40-1130 Gail Nelson Claytor Trust
4450 W. Cush Canyon Loop, Marana, AZ 85658-4430

X:\2562 - Owner-Aplicant.wpd

Council-Regular Meeting **C3**

Meeting Date: 11/16/2021

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: November 16, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2021-145: Relating to Budget; approving the transfer of $250,000, $28,000 and $13,000 in budgeted expenditure authority from the General Fund contingency line item to the restricted budget line items within the Police Department, the Town Manager's Office and the Development Services Department, respectively, in the fiscal year 2020-2021 budget (Yiannis Kalaitzidis)

Discussion:

The budget for fiscal year 2020-2021 was adopted on July 21, 2020, which set the legal level of budgetary control at the department level for the General Fund and at the fund level for all other funds. Council approval is required for budgetary transfers between General Fund departments, between funds, and for any transfer of contingency. The purpose of this item is to request transfers of General Fund contingency to the Police Department, Town Manager's Office, and Development Services Department, which exceeded their legal level of budgetary control due to unanticipated costs. This item is part of the normal year-end annual closing and reconciliation process. The following provides additional detail on those costs.

Unanticipated Police Department Costs

Transfer of General Fund expenditure authority from the contingency line item to the Police Department restricted budget line item for the amount of $250,000, primarily as a result of the following:

- Personnel Costs – Overall budget overages were due to a combination of factors including unanticipated overtime which was reduced during budget preparation due to COVID-19, as well as greater than budgeted retirement contributions.
- Vehicle related costs - Fuel and other vehicle related charges were higher than

anticipated partly due to the additional overtime worked during the year.
- The overage is less than 2% of the Police Department's budget of $14.1 million.

Unanticipated Town Manager's Office Costs
Transfer of General Fund expenditure authority from the contingency line item to the Town Manager's Office restricted budget line item for the amount of $28,000 as a result of severance and vacation payout for the Town's prior Town Manager. The overage is less than 2% of the Town Manager's Office budget of $1.5 million.

Unanticipated Development Services Department Costs
Transfer of General Fund expenditure authority from the contingency line item to the Development Services Department restricted budget line item for the amount of $13,000 as a result of the following:

- Fiscal Charges - These charges related to credit card charges for payments received by developers during the permitting and impact fee payment process. The majority of such payments are made by credit card. During the budgeting process, these fees were reduced as the Town anticipated a reduction in home construction and permit issuance. The Town issued 1,067 permits as compared to 617 budgeted permits for fiscal year 2020-2021. As a result, fiscal charges far exceeded the Town's original estimates. The overage is less than 1% of the Development Services Department budget of $3.2 million.

The unanticipated costs described above will be included within the Town's annual financial statements which will be presented to Council in the near future, once the Town's external auditors complete their audit. If approved, the expenditure transfer of contingency described in this report will not increase overall, actual expenditures.

Financial Impact:

Fiscal Year:	2021
Budgeted Y/N:	Y
Amount:	NA

The requested budget adjustment does not increase the overall expenditure amount for the General Fund. The transfer would only reallocate existing budgetary authority to other department line item budgets.

Staff Recommendation:

Staff recommends approval of the budget transfer from the General Fund contingency line item to the Police Department, the Town Manager's Office and the Development Services Department budgets for unanticipated costs.

Suggested Motion:

I move to adopt Resolution No. 2021-145, approving the transfer of $250,000, $28,000, and $13,000 in budgeted expenditure authority from the General Fund contingency line item to the restricted budget line items within the Police Department, the Town Manager's Office, and the Development Services Department, respectively, in the fiscal year 2020-2021 budget.

Attachments

Resolution No. 2021-145 Year-end Budget Transfer

MARANA RESOLUTION NO. 2021-145

RELATING TO BUDGET; APPROVING THE TRANSFER OF $250,000, $28,000, AND $13,000 IN BUDGETED EXPENDITURE AUTHORITY FROM THE GENERAL FUND CONTINGENCY LINE ITEM TO THE RESTRICTED BUDGET LINE ITEMS WITHIN THE POLICE DEPARTMENT, THE TOWN MANAGER'S OFFICE, AND THE DEVELOPMENT SERVICES DEPARTMENT, RESPECTIVELY, IN THE FISCAL YEAR 2020-2021 BUDGET

WHEREAS, on July 21, 2020, the Town Council adopted the fiscal year 2020-2021 budgetary document and overall financial plan which set the legal level of budgetary control at the department level for the General Fund and at the fund level for all other funds; and

WHEREAS the Police Department, the Town Manager's Office, and the Development Services Department incurred unanticipated costs which could not be offset by savings within other budgetary line items; and

WHEREAS transferring amounts within the fiscal year 2020-2021 budget will not significantly impact the General Fund; and

WHEREAS reallocations of budgetary amounts between the contingency line item in the General Fund to other line items are necessary from time to time; and

WHEREAS the Council finds that the reallocations addressed by this resolution are in the best interest of the Town of Marana and its citizens.

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

SECTION 1. The transfer of $250,000 to the restricted budget line item within the Police Department, $28,000 to the restricted budget line item within the Town Manager's Office, and $13,000 to the restricted budget line item within the Development Services Department from the General Fund's budgeted contingency line item in the fiscal year 2020-2021 budget is hereby approved.

SECTION 2. 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 this resolution.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 16th day of November, 2021.

Mayor Ed Honea

ATTEST:

Cherry Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

Council-Regular Meeting **C4**

Meeting Date: 11/16/2021

To: Mayor and Council

From: Cherry L. Lawson, Town Clerk

Date: November 16, 2021

Subject: Approval of the Regular Council Meeting Summary Minutes of November 3, 2021 (Cherry L. Lawson)

Attachments

Regular Council Meeting Summary Minutes, 11/03/2021

MARANA TOWN COUNCIL

REGULAR COUNCIL MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, November 3, 2021, at or after 6:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
Patti Comerford, Council Member
Jackie Craig, 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 (Excused), Council Members: Jackie Craig, Patti Comerford, Roxanne Ziegler (Excused), John Officer, and Herb Kai.**

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

APPROVAL OF AGENDA

Council Member Kai moved and Council Member Officer second the motion approving the agenda as presented. Motion passes, 5-0.

CALL TO THE PUBLIC

PROCLAMATIONS

PR1 Proclamation recognizing the month of November 2021 as, "Family Court Awareness Month" (Cherry L. Lawson)

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Craig stated she attended the CAP Trailhead opening on Saturday, and it was a great event. Many people from the community was in attendance as well as some of Pima County and CIP Officials.

Council Member Comerford stated she had attended an early morning meeting at the Marana Chamber of Commerce. It was well attended and Amanda is doing a wonderful job.

Council Member Officer stated he attended along with **Council Member Craig** of the CAP Trailhead opening. He complimented **Parks and Recreation Director Jim Conroy** and his staff on a great job.

Mayor Honea reported on having attended the Chamber Meeting, RTA and PAG Meetings. He is becoming concerned that the meetings are running long and becoming contentious. He would like to provide Council an update possibly in study session. He reported on the redistricting efforts.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema reported on the following:

- The Executive Report for October 2021 will be available by the end of the week.
- Development Services issued 128 single-family housing permits in October. That is an increase of 46 from last year October 2020.
- Marana Police Department celebrated promotions within the department: Caylee Baker's promotion to Detective, and Joseph Castillo's promotion from Sergeant to Lieutenant.
- The early education program scholarships in the town, not dedicated $132,000 to that and we used to some of our money from the federal government for that and just wanted to provide you an updated look at monies being utilized. There was actually 18 spots for 18 families at Estes Elementary after preschool program and those 18 spots filled up within a week and a half. It is well utilized, and there are an additional 20 scholarship positions. For the Marana Head Start program, 12 additional will be filled soon.
- Community Conversation Meetings to discuss water related topics. **Water Director Dr. Jing Luo**, **Deputy Town Manager Erik Montague,** and other Town staff presented at the Heritage Highlands last week. Additional meetings have been scheduled this month.
- CAP Trailhead and ribbon-cutting opening

- Parks & Recreation Department competed against other state parks and recreation departments throughout Arizona for a number of awards. They won three out of 12 awards.

PRESENTATIONS

CONSENT AGENDA

C1 Resolution 2021-138: Relating to Public Works; approving and authorizing the Mayor to execute a Memorandum of Understanding between Pima Association of Governments and the Town of Marana for Programming and Funding of Regional Traffic Signal Equipment for Fiscal Year 2022 (Keith Brann)

C2 Resolution 2021-139: Relating to Police Department; approving and authorizing the Chief of Police to execute an intergovernmental agreement between the State of Arizona Department of Public Safety and the Town of Marana regarding the administration, funding and operation of the Arizona Vehicle Theft Task Force (Libby Shelton)

C3 Resolution No. 2021-140: Relating to the Legal Department; approving and authorizing the Town Manager to execute the One Arizona Distribution of Opioid Settlement Funds Agreement and related settlement agreements (Libby Shelton)

C4 Resolution No. 2021-141: Relating to Special Events; approving and authorizing the Mayor to sign a license agreement between the Town of Marana and the Marana Health Center, Inc. allowing the Marana Health Center to utilize certain properties owned by the Town for its 2021 Balloon Fest event (David L. Udall)

C5 Relating to Procurement; approving an increase in budgeted expense authority of up to $100,000 of HURF fund (Fund # 2060), for the Hartman Road Rehabilitation project; authorizing the transfer of appropriations, if necessary, for the increase in project budget; and authorizing the Town Manager or designee to execute the necessary documents to effectuate the increase in budgeted expense authority. (Mo El-Ali)

C6 Approval of the Regular Council Meeting Summary Minutes of October 19, 2021 (Cherry L. Lawson)

Council Member Kai moved and Council Member Comerford second the motion to approve the Consent Agenda. Motion passes, 5-0.

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

B1 Resolution No. 2021-142: Relating to Boards, Commissions and Committees; review and approval of the amended bylaws of the Town of Marana Utilities Board (David L. Udall)

Town Attorney Jane Fairall provided an overview of this item, as **Assistant Town Attorney David Udall** had a personal commitment. She stated **Mr. Udall** has worked with the water department and with Utilities board to revise the Utility Board bylaws, which are presented in the materials tonight.

Just by way of history, the Board was created with the adoption of Title 16 of the Code in 2005 and 2009. The Board created and adopted these bylaws, and they have not been changed since 2009. That was why the effort was brought forward to change them there. Changes to the bylaws include conforming to Title 16 Code changes that have taken place over the years, most notably in 2011. The Council amended the Code to change the membership makeup of the Utilities Board. Now, the bylaws will conform to what the Code says, and who the Members are. There, also, include changes to capture more accurately the way the Board actually works. One of the major changes in that area is that the bylaws called for meetings on a monthly basis. However, the Board has not been meeting that often. They have changed that to conform to what their normal schedule is for meetings, and improve functions and processing at the Board. At the September 15, 2021 Utilities Board Meeting, the Board did approve the draft.

Council Member Comerford moved and Council Member Kai second the motion approving Resolution No. 2021-142 approving the amended bylaws of the Town of Marana Utilities Board. Motion passes, 5-0.

COUNCIL ACTION

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)

Planning Manager Steven Cheslak provided an overview of the public and private projects, development applications and new business licenses in the Town of Marana.

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 (Terry Rozema)

Mr. Rozema stated he did not have a legislative report.

Mayor Honea stated he had a report to offer. We are working on redistricting right now. He has seen some of the preliminary maps and some of this stuff that is going on. So far, it looks good for Marana. Will probably be in District 6. Instead of District 1. In District 6, will be Marana, Oro Valley, Tanque Verde on the east side of Tucson, Saddlebrooke East and West, and Eagle Crest in Pinal County. In all of these communities are similar in size, and political interest. Our District 11, I sent a letter in asking them to take Casa Adobe out of the District 11 and they agreed to do so. Mr. Mill had them to remove it out of the district. Partly, to keep our district similar to what it is now. Right now, we stretch all the way up to Maricopa. It looks as though Marana is well protected. As soon as maps become available, staff will bring those forward for the Council's review.

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

Mayor Honea asked for a motion to adjourn the meeting.

Council Member Kai moved and Council Member Comerford second the motion to adjourn the meeting. Motion passes, 5-0. Meeting adjourned at 6:29 PM.

DRAFT

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on November 3, 2021. I further certify that a quorum was present.

_____

Cherry L. Lawson, Town Clerk

DRAFT

Council-Regular Meeting **B1**

Meeting Date: 11/16/2021

To: Mayor and Council

Submitted For: Heath Vescovi-Chiordi, Assistant to the Town Manager

From: Heath Vescovi-Chiordi, Assistant to the Town Manager

Date: November 16, 2021

Strategic Plan Focus Area:
Community

Strategic Plan Focus Area Additional Info:
Principle Statement 2: We will approach citizen engagement in unique and creative ways. Goal: Evaluate and continuously improve the Marana Citizens' Forum & ensure Forum recommendations are implemented wherever possible.

Subject: Presentation: Relating to Boards, Commissions and Committees; discussion and consideration of input and development of recommendations from the Fall 2021 Marana Citizens' Forum on the topic "Community Health Dashboard/Marana Livability Index" (Heath Vescovi-Chiordi).

Discussion:

A presentation of the summary of recommendations from meetings of the Marana Citizens' Forum will be made by Ginny Huffman on behalf of the Delegates of the Marana Citizens' Forum related to the Fall 2021 Forum topic "Community Health Dashboard/Marana Livability Index."

The Forum delegates held multiple meetings on how to create formal recommendations related to the Fall 2021 Session topic, including potential creation and maintenance of an application geared toward educating residents and enhancing government transparency to the public.

Staff Recommendation:

Presentation only.

Suggested Motion:
Presentation only.

Attachments

Fall 2021 Marana Citizens' Forum Presentation

TOWN OF MARANA

Citizens'

FORUM

MARANA, ARIZONA

YOUR TOWN

Marana Citizens' Forum

11-16-2021 | Ginny Huffman

Citizens' FORUM

Forum Delegation

- Al Aven
- Angela Wagner-Gabbard
- Brad Demidio
- Chris Deyoung
- Dale Moe
- David Hindman
- Ginny Huffman
- Kelle Maslyn
- Kyle Canty
- Linda Crotts
- Mike Smentek
- Pam Bramlett
- Ronald Hill
- Sharon Foltz
- Stephen Stone

Citizens' FORUM

Fall 2021 Session Topic

Marana Livability Index | Community Health Dashboard

Citizens' Forum Objectives

- Identify the elements of a dashboard/index, including citizen input.
- Make formal recommendations on how to create, build, and maintain this application.

Citizens' FORUM

Recommendation 1

We recommend that Council consider directing Town Staff to create a Town of Marana Livability Index | Community Health Dashboard.

Citizens' FORUM

Recommendation 1 (cont.)

LIVE

WORK

PLAY

LEARN

Citizens' FORUM

Recommendation 2

We recommend that the creation of this application be housed within the Manager's Office and Communications Division.

Citizens' FORUM

Recommendation 3

We recommend that Town Staff engage directly with the public in order to solicit suggestions and comments on the application during the development process.

Citizens' FORUM

Recommendation 4

We recommend that Town Staff establish effective maintenance and review milestones to ensure the application is well-maintained, has data updated frequently, and is achieving its highest and best use.

Citizens' FORUM

CONCLUSION & THANK YOU

Council-Regular Meeting **B2**

Meeting Date: 11/16/2021

To: Mayor and Council

From: Brian Varney, Senior Planner

Date: November 16, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2021-146: Relating to Boards, Commissions, and Committees; appointing a Town of Marana citizen representative to the Tucson-Pima County Bicycle Advisory Committee (Brian D. Varney)

Discussion:

The Town of Marana is a member of the Tucson-Pima County Bicycle Advisory Committee (TPCBAC), a regional committee comprised of appointed representatives from Pima County and each of the municipalities within the Pima County region. TPCBAC serves in an advisory capacity by making recommendations to local governments and advising on matters related to bicycling within our communities, including those involving recreation, transportation, safety, and infrastructure.

Pursuant to the TPCBAC Bylaws, the Town of Marana may appoint one voting member to the committee. The Town currently does not have a voting member serving on TPCBAC. Mr. David Andrews, a Marana resident, has expressed interest in representing the Town of Marana on TPCBAC and has offered to dedicate his time and experience in serving as Marana's citizen representative. Mr. Andrews is a personal advocate for bicycle safety and encourages the accessibility, growth, and enjoyment of cycling in support of a healthier and more vibrant community. He regularly cycles throughout the Town of Marana and enjoys being active in the community.

If approved, this agenda item would appoint Mr. Andrews to represent the Town on TPCBAC. The duration of the appointment will be two years, expiring on November 16, 2023.

Staff Recommendation:

Council's pleasure.

Suggested Motion:

I move to adopt Resolution No. 2021-146, appointing Mr. David Andrews as the Town of Marana citizen representative to the Tucson-Pima County Bicycle Advisory Committee with a term expiring on November 16, 2023.

Attachments

Resolution No. 2021-146 Pima County Bicycle Advisory Committee Appointment

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MARANA RESOLUTION NO. 2021-146

RELATING TO BOARDS, COMMISSIONS, AND COMMITTEES; APPOINTING A TOWN OF MARANA CITIZEN REPRESENTATIVE TO THE TUCSON-PIMA COUNTY BICYCLE ADVISORY COMMITTEE

WHEREAS, the Tucson-Pima County Bicycle Advisory Committee (TPCBAC) was established to serve in an advisory capacity to local governments on matters relating to bicycle recreation, transportation, safety, and infrastructure; and

WHEREAS, the Town of Marana is a member of TPCBAC; and

WHEREAS, the position of Town of Marana citizen representative on TPCBAC is currently vacant, and the Marana Town Council wishes to appoint a representative to this committee; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that David Andrews is hereby appointed as the Town of Marana citizen representative to the Tucson-Pima County Bicycle Advisory Committee with a term expiring November 16, 2023.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 16th day of November, 2021.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

Council-Regular Meeting **A1**

Meeting Date: 11/16/2021

To: Mayor and Council

From: Jane Fairall, Town Attorney

Date: November 16, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: PUBLIC HEARING: Ordinance No. 2021.012: Relating to Development; approving a modification of a rezoning condition of Marana Ordinance No. 2011.19, which created the Rancho Palomitas Specific Plan, to allow the developer to contribute funding to the Town for design and construction of turn lanes on Tangerine Road in lieu of the developer designing and constructing the turn lanes (Jane Fairall)

Discussion:

The Mayor and Council adopted Ordinance No. 2011.19 on August 2, 2011, approving a rezoning of approximately 78 acres of land to "F – Specific Plan" creating the Rancho Palomitas Specific Plan ("Rancho Palomitas"), located south of Tangerine Road, approximately 1.8 miles east of I-10. The rezoning ordinance included a condition that required the developer to design and construct the eastbound deceleration (right-turn) lane(s) and continuous center left-turn lane on Tangerine Road at its intersections with the project's two access streets.

The developer has not yet constructed the required turn lanes on Tangerine Road. Meanwhile, the Regional Transportation Authority (RTA) plan includes funding for a roadway corridor improvement project for the widening of Tangerine Road, including the portion of Tangerine Road adjacent to Rancho Palomitas, currently scheduled to begin design in fiscal year 2022 and construction in fiscal year 2023. Construction of the RTA Tangerine Road project would result in the removal and replacement of any turn lanes designed and constructed by the developer on Tangerine Road within a relatively short time period. The developer requested that Town staff consider an in-lieu contribution toward the turn lanes.

The proposed ordinance would modify Ordinance No. 2011.19, Section 3, condition 6 to allow the developer to contribute to the cost of design and construction of the turn lanes, rather than designing and constructing turn lanes that will be removed and replaced in the near future. The amount of $275,694.84 is based on an estimate provided by the developer and approved by the Town Engineer.

Staff Recommendation:

Staff recommends approval of the ordinance, modifying Ordinance No. 2011.19 to allow the developer to contribute a fee toward design and construction of turn lanes on Tangerine Road, rather than designing and constructing them.

Suggested Motion:

I move to adopt Ordinance No. 2021.012, approving a modification of a rezoning condition of Marana Ordinance No. 2011.19 to allow the developer to contribute funding to the Town for design and construction of turn lanes on Tangerine Road in lieu of the developer designing and constructing the turn lanes.

Attachments

Ordinance No. 2021.012_Rancho Palamitas Rezone

MARANA ORDINANCE NO. 2021.012

RELATING TO DEVELOPMENT; APPROVING A MODIFICATION OF A REZONING CONDITION OF MARANA ORDINANCE NO. 2011.19, WHICH CREATED THE RANCHO PALOMITAS SPECIFIC PLAN, TO ALLOW THE DEVELOPER TO CONTRIBUTE FUNDING TO THE TOWN FOR DESIGN AND CONSTRUCTION OF TURN LANES ON TANGERINE ROAD IN LIEU OF THE DEVELOPER DESIGNING AND CONSTRUCTING THE TURN LANES

WHEREAS the Mayor and Council of the Town of Marana adopted Ordinance No. 2011.19 on August 2, 2011, approving a rezoning of approximately 78 acres of land to "F – Specific Plan" creating the Rancho Palomitas Specific Plan ("Rancho Palomitas"); and

WHEREAS approval of the rezoning was subject to a number of conditions, including condition 6 which provides that the developer/owner is responsible for the design and construction of the eastbound deceleration (right-turn) lane(s) and continuous center left-turn lane on Tangerine Road at its intersections with the project's two access streets; and

WHEREAS the developer/owner of Rancho Palomitas has not yet constructed the required turn lanes on Tangerine Road; and

WHEREAS the Regional Transportation Authority (RTA) plan includes funding for a roadway corridor improvement project for the widening of Tangerine Road, including the portion of Tangerine Road adjacent to Rancho Palomitas, currently scheduled to begin design in fiscal year 2022 and construction in fiscal year 2023; and

WHEREAS construction of the RTA Tangerine Road project would result in the removal and replacement of any turn lanes designed and constructed by the developer/owner on Tangerine Road; and

WHEREAS it is more efficient for the developer/owner to contribute to the cost of design and construction of the turn lanes in satisfaction of Ordinance No. 2011.19, Section 3, condition 6, rather than designing and constructing turn lanes that will be removed and replaced in the near future; and

WHEREAS the Marana Planning Commission held a public hearing on October 27, 2021, and voted _____ to recommend that the Town Council approve the requested modification; and

WHEREAS the Mayor and Council of the Town of Marana find that the modification adopted by this ordinance 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. Marana Ordinance No. 2011.19, Section 3, condition 6 is hereby amended as follows (with deletions shown with ~~strikethroughs~~ and additions shown with double underlining):

> ~~The developer/owner shall be responsible for the~~ In lieu of design and construction of the eastbound deceleration (right-turn) lane(s) and continuous center left-turn lane on Tangerine Road at its intersections with the project's two access streets, the developer/owner shall pay to the Town a contribution of $275,694.84 toward the design and construction costs for the described improvements.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are repealed as of the effective date of this ordinance; provided, however, that this repeal shall not affect the rights and duties that matured or penalties that were incurred and proceedings that were begun before the effective date of the repeal.

Section 3. 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.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 16th day of November, 2021.

_____
Mayor Ed Honea

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

Council-Regular Meeting **A2**

Meeting Date: 11/16/2021

To: Mayor and Council

From: Cynthia Ross, Senior Planner

Date: November 16, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: PUBLIC HEARING: Ordinance No. 2021.023: Relating to Development; approving an amendment to Marana Ordinance No. 2005.02, which rezoned approximately 2.2 acres of land generally located in the 8300 block of N. Silverbell Road, south of Somerton Drive, from Zone 'C' (Large Lot Zone) to Zone 'CO' (Commercial Office), to remove a rezoning condition that restricted the use of the parcel to a veterinary clinic and storage unless otherwise approved by the Planning Commission and Town Council (Cynthia Ross)

Discussion:

Background
On April 19, 2005, the Mayor and Town Council adopted Ordinance No. 2005.02 rezoning approximately 2.2 acres of land located in the 8300 block of N. Silverbell Road from Zone "C" (Large Lot Zone) to "CO" (Commercial Office) for the purpose of developing a 4,900 square foot, single story veterinary clinic. Conditions placed on the rezoning pertained to the property's use and included: (1) any use of the parcel in addition to the veterinary clinic and storage must be approved by the Planning Commission and Town Council; (2) no residential use shall be permitted on the property; and (3) building height of the clinic shall be restricted to single story. On June 19, 2008, a Development Plan was approved for the Silverbell Animal Medical Center at 8300 N. Silverbell Road (Case No. DPR0610-001). The Plan provided for a single story (25' 2" height), 6,218 square foot building. Since that time, the property has remained vacant and the property owner has not developed the property.

Request
Romano Real Estate Corp., on behalf of DHP Investments LLC, has submitted an application to amend Marana Ordinance No. 2005.02 to remove the rezoning condition

that restricted the use of the parcel to a veterinary clinic and storage unless approved by the Planning Commission and Town Council. The applicant would like the zoning conditions modified to allow commercial office use without restricting the use to a veterinary clinic and storage. While it is currently undetermined what type of office use the applicant has planned for the property, the owner would like the flexibility of being able to provide all professional uses permitted under the Commercial Office (CO) zoning. The applicant is not requesting to change the condition related to the single story restriction or the condition relating to the prohibition of residential use of the property. Removal of the condition restricting the use to a veterinary clinic and storage would allow the parcel to be used for any of the permitted uses in the CO zoning district listed in Marana Town Code Section 17-4-24(C), and for any of the conditional uses in the CO zoning district listed in Section 17-4-24(E) with a conditional use permit.

Public Notification
This public hearing was noticed in the Daily Territorial newspaper, and all property owners within 300 feet of the rezoning area were noticed by U.S. Mail of the date, time, and topic of the public hearing. Additional notices were posted at various locations within the community and on the Town website.

Staff Recommendation:
This is a discretionary item for the Town Council to consider. Should the Town Council wish to approve this item, staff recommends the approval be subject to the conditions set forth in the draft ordinance.

Planning Commission Recommendation
The Planning Commission heard the request for the proposed amendment to Ordinance 2005.02 at a public hearing on October 27, 2021, and voted 6-0 to recommend approval of the rezoning to the Town Council subject to the recommended conditions and with one additional recommended condition: the property owner shall provide, and show on the Development Plan Package site plan, a vegetative buffer along the eastern perimeter of the property, as accepted by Development Services Planning Manager and included in the Silverbell Road Corridor Overlay District Development Plan review application for review and approval by the Planning Commission.

Suggested Motion:
I move to adopt Ordinance No. 2021.023, approving an amendment to Marana Ordinance No. 2005.02, which rezoned approximately 2.2 acres of land generally located in the 8300 block of N. Silverbell Road, south of Somerton Drive, from Zone 'C' (Large Lot Zone) to Zone 'CO' (Commercial Office), to remove a rezoning condition that restricted the use of the parcel to a veterinary clinic and storage unless otherwise approved by the Planning Commission and Town Council.

Attachments

Ordinance No. 2021.023 A Modification to Ord. No. 2005.02
Application

Change of Condition Request Letter
Location Map
Existing Ordinance - No. 2005.02

MARANA ORDINANCE NO. 2021.023

RELATING TO DEVELOPMENT; APPROVING AN AMENDMENT TO MARANA ORDINANCE NO. 2005.02, WHICH REZONED APPROXIMATELY 2.2 ACRES OF LAND GENERALLY LOCATED IN THE 8300 BLOCK OF N. SILVERBELL ROAD, SOUTH OF SOMERTON DRIVE, FROM ZONE 'C' (LARGE LOT ZONE) TO ZONE 'CO' (COMMERCIAL OFFICE), TO REMOVE A REZONING CONDITION THAT RESTRICTED THE USE OF THE PARCEL TO A VETERINARY CLINIC AND STORAGE UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AND TOWN COUNCIL

WHEREAS the Mayor and Council of the Town of Marana adopted Ordinance No. 2005.02 on April 19, 2005, approving a rezoning of approximately 2.2 acres of land generally located in the 8300 block of N. Silverbell Road from Zone "C" (Large Lot Zone) to Zone "CO" (Commercial Office); and

WHEREAS the stated purpose of the rezoning was to allow the use of the rezoned parcel as a veterinary clinic; and

WHEREAS approval of the rezoning was subject to conditions, including condition 1 which provides that any use of the rezoned parcel for other than the veterinary clinic and storage must be approved by the Planning Commission and the Town Council; and

WHEREAS the current owner of the approximately 1.6-acre southern portion of the rezoned parcel (the "Property") has submitted an application to remove the condition restricting use of the Property to a veterinary clinic and storage, while the owner of the remaining portion of the rezoned property has submitted an application in a separate rezoning process to rezone the remaining portion of the rezoned parcel to "NC" (Neighborhood Commercial); and

WHEREAS the Marana Planning Commission held a public hearing on October 27, 2021, and voted 6-0 to recommend that the Town Council approve the requested modification, with one additional recommended condition requiring a vegetative buffer along the eastern perimeter of the Property; and

WHEREAS the Marana Town Council held a public hearing on this request to modify rezoning conditions on November 16, 2021, and determined that the modifications should be approved.

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

Section 1. Marana Ordinance No. 2005.02, Section 2 is hereby amended as follows (with deletions shown with ~~strikethroughs~~ and additions shown with double underlining):

Section 2. The purpose of this rezoning is to allow the use of the ~~rezoned parcel~~ Property as ~~a Veterinary Clinic~~ professional offices and limited commercial facilities as allowed in the CO zone, 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 ordinance):

1. ~~Any use of the parcel in addition to the Clinic and storage must be approved by Planning Commission and Town Council; however, n~~No residential use shall be approved.
2. Building height ~~of the Clinic~~ shall be restricted to single-story construction.
3. The property owners and their successors in interest shall provide, and show on the Development Plan Package site plan, a vegetative buffer along the eastern perimeter of the Property, as accepted by the Development Services Planning Manager and included in the Silverbell Road Corridor Overlay District Development Plan review application for review and approval by the Planning Commission.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are repealed as of the effective date of this ordinance; provided, however, that this repeal shall not affect the rights and duties that matured or penalties that were incurred and proceedings that were begun before the effective date of the repeal.

Section 3. 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.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 16th day of November, 2021.

_____
Mayor Ed Honea

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM:

_____
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: Change of Rezone Conditions

PROJECT INFORMATION

Project Name: 8300 N. Silverbell Road change of rezoning condition

Description of Project: Remove condition restricting use as vet clinic | Number of Lots: 1

Parcel No.(s): 226-25-007F | Gross Area (Acres): 1.62 acres

Project Address: 8300 N. Silverbell Road

Ref. Project No.: PCZ0405-003

CONTACT INFORMATION

Owner: Dr. Kim Perkins	Contact Name:		
Address: 4149 W Delta St	City: Tucson	State: AZ	Zip: 85741
Email: krpdvm1326@gmail.com	Phone No.: [redacted]		
Applicant: DHP Investments LLC	Contact Name: David Parry		
Address: 5730 N. Indian Pony Pl.	City: Tucson	State: AZ	Zip: 85743
Email: david.a.parry@gmail.com	Phone No.: [redacted]		
Consultant/Engineer: Romano Real Estate Corp.	Contact Name: David Carroll		
Address: 3900 E. Via Palomita	City: Tucson	State: AZ	Zip: 85718
Email: david@romanorealestate.com	Phone No.: (520) 490-3884		

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.)

David Parry	DocuSigned by: David Parry 503B15CE78B7466...	8/3/2021
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY **Project No.** PCM2108-001 **Date Received** 8/3/2021

Revision Date 03/29/2019

DocuSign Envelope ID: 6B57F542-796F-45ED-8567-2560AD9F6DFD

To whom it may concern:

The purpose of this letter is to inform the appropriate parties that DHP Investments Inc., has an interest in purchasing the property located at 8300 N. Silverbell Rd., Tucson, AZ 85743/Parcel 226-25-007F from Kim R. Perkins. The current zoning of the property is CO (Commercial Office) in the Continental Ranch Specific Plan and we are requesting the removal of the rezoning condition outlined in Ordinance 2005.002 that restricts the commercial use of the parcel to “Vet Clinic and Storage only” at 8300 N. Silverbell Road, APN 226-25-007.

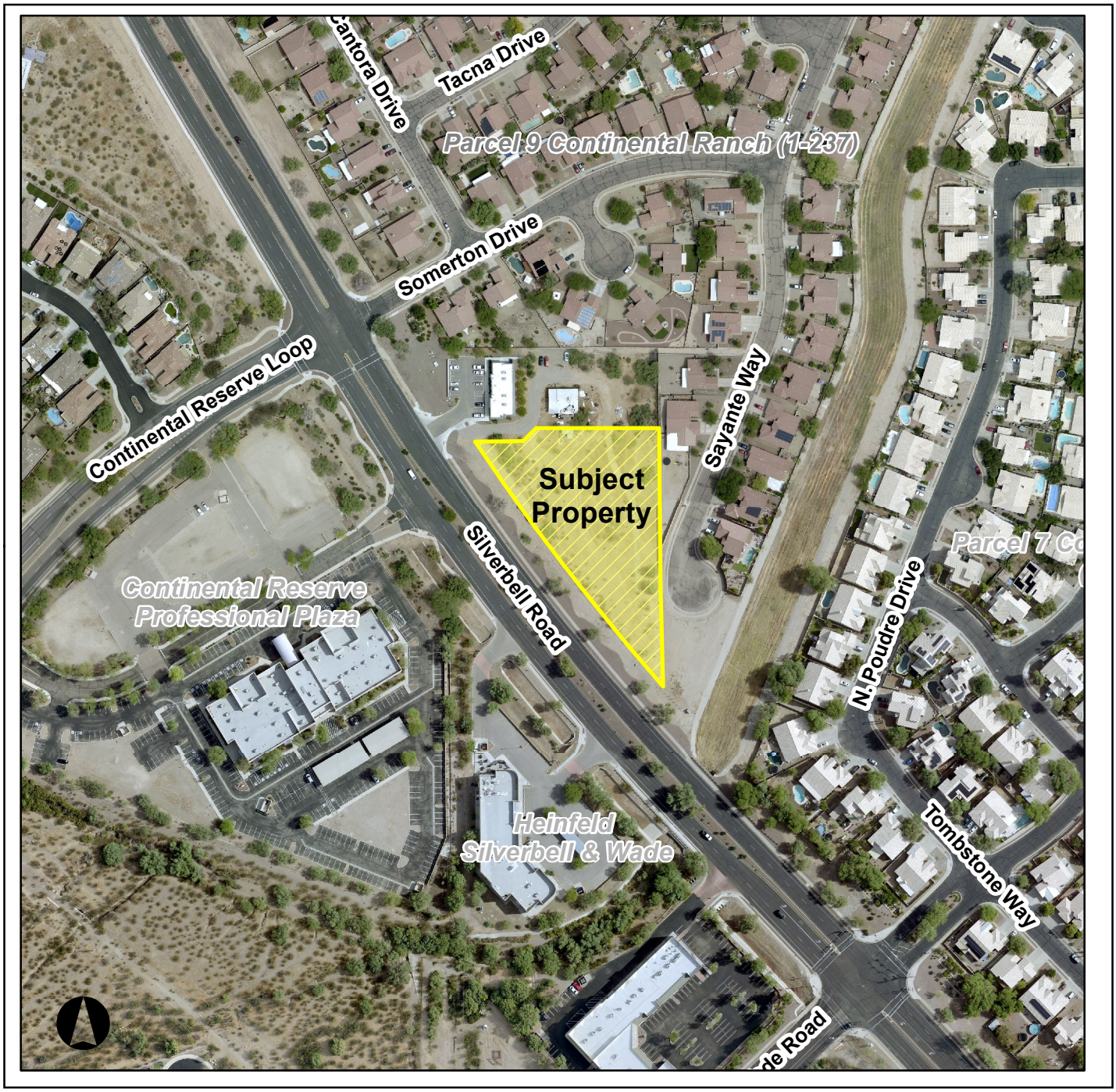
We would like the zoning modified to allow Commercial Office use without restricting the use to a vet clinic and storage use. While it is undetermined exactly what type of office use we have planned for the site we want the flexibility of being able to provide all professional office uses permitted under the zoning of CO. Without this change we cannot move forward to purchase the site as the commercial office use we have in mind is not a Vet Clinic.

Thank you for your consideration.

Sincerely,

DocuSigned by:
David Parry
503B15CE78B1466...

David A. Parry



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.

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: SGP
DEPUTY RECORDER
1456 PE1

SMARA
TOWN OF MARANA
ATTN: TOWN CLERK
11555 W CIVIC CENTER DR
MARANA AZ 85653

DOCKET: 12571
PAGE: 2698
NO. OF PAGES: 5
SEQUENCE: 20051120587
06/10/2005
ORDIN 15:57

MAIL

AMOUNT PAID $ 8.00

RE-RECORD DUE TO SCRIVENER'S ERROR

Marana Ordinance No. 2005.02 is being re-recorded due to a scrivener's error. Exhibit A was unintentionally left out when the ordinance was originally recorded at Docket 12537 Page 3942; it is being re-recorded for the sole purpose of including Exhibit A.

SECTION 1 OF ORDINANCE 2005.02
IS:

Include the language: "as depicted on Exhibit "A" attached hereto and incorporated herein by this reference,"

WAS:

Omitted due to Scrivener's Error

EXHIBIT A
IS

Included

Was

Omitted due to Scrivener's Error

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: D_K
DEPUTY RECORDER
7864 PE3

SMARA
TOWN OF MARANA
ATTN: TOWN CLERK
13251 N LON ADAMS RD
MARANA AZ 85653

DOCKET: 12537
PAGE: 3942
NO. OF PAGES: 3
SEQUENCE: 20050780904
04/22/2005
ORDIN 16:31

MAIL

AMOUNT PAID $ 8.00

MARANA ORDINANCE NO. 2005.07

3

MARANA ORDINANCE NO. 2005.02

RELATING TO DEVELOPMENT; APPROVING A REZONING FOR A VETERINARY CLINIC AT 8300 N. SILVERBELL ROAD.

WHEREAS, Dr. Kim Perkins owns approximately 2.2 acres of land and has applied to rezone the property from "C" (Large Lot Zone) to "CO" (Commercial/Office Zone); and

WHEREAS, the Marana Planning Commission held a public hearing on December 15, 2004, and voted 5-0 (two Commissioners were excused) to recommend that the Town Council approve the rezoning with the recommended conditions; and

WHEREAS, the Marana Town Council heard from the owner, staff and members of the public at regular Town Council meetings held January 18, 2005, and April 19, 2005, and determined that the rezoning should be approved.

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

Section 1. The zoning of approximately 2.2 acres of land located on the east side of Silverbell Road, approximately 425 feet south of Somerton Drive at 8300 N. Silverbell Road, is hereby changed from Zone "C" (Large Lot Zone) to Zone "CO" (Commercial/Office Zone).
as depicted on exhibit A attached to and incorporated herein by this reference.

Section 2. The purpose of this rezoning is to allow the use of the rezoned parcel as a Veterinary Clinic, 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 ordinance):

1. Any use of the parcel in addition to the Clinic and storage must be approved by Planning Commission and Town Council; however, no residential use shall be approved.

2. Building height of the Clinic shall be restricted to single-story construction.

Section 3. Compliance with all applicable provisions of the Towns Codes and Ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements, shall be required.

Section 4. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this Ordinance are hereby repealed, effective as of the effective date of Ordinance No. 2005.02.

Section 5: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 19th day of April, 2005.

ATTEST:

Jocelyn C. Bronson, Town Clerk

Mayor BOBBY SUTTON, JR.

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

TOWN OF MARANA CORPORATE SEAL ARIZ. 1977

EXHIBIT "A"

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE SOUTH 00 DEGREES 33 MINUTES 36 SECONDS EAST, ALONG SAID WEST LINE OF SAID SECTION 27, A DISTANCE OF 130.15 FEET;

THENCE NORTH 89 DEGREES 26 MINUTES 19 SECONDS EAST, A DISTANCE OF 29.15 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 45 MINUTES 09 SECONDS EAST, A DISTANCE OF 95.89 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 14 SECONDS WEST, A DISTANCE OF 100.07 FEET (NORTH 00 DEGREES 33 MINUTES 36 SECONDS WEST, 100.11 FEET, RECORD);

THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS EAST, A DISTANCE OF 226.98 FEET (NORTH 89 DEGREES 43 MINUTES 14 SECONDS EAST, 227.00 FEET, RECORD);

THENCE SOUTH 00 DEGREES 33 MINUTES 29 SECONDS EAST, A DISTANCE OF 531.01 FEET (SOUTH 00 DEGREES 33 MINUTES 36 SECONDS EAST 531.21 FEET, RECORD) TO A POINT ON A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 48 DEGREES 41 MINUTES 22 SECONDS EAST, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SILVERBELL ROAD AS RECORDED IN DOCKET 9496, PAGE 562;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3840.00 FEET AND A CENTRAL ANGLE OF 08 DEGREES 03 MINUTES 38 SECONDS AND AN ARC LENGTH OF 540.22 FEET TO THE TRUE POINT OF BEGINNING.

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: D_K
DEPUTY RECORDER
7864 PE3

SMARA
TOWN OF MARANA
ATTN: TOWN CLERK
13251 N LON ADAMS RD
MARANA AZ 85653

DOCKET: 12537
PAGE: 3942
NO. OF PAGES: 3
SEQUENCE: 20050780904
04/22/2005
ORDIN 16:31

MAIL

AMOUNT PAID $ 8.00

MARANA ANNEXATION NO. 2005-01

3

MARANA ORDINANCE NO. 2005.02

RELATING TO DEVELOPMENT; APPROVING A REZONING FOR A VETERINARY CLINIC AT 8300 N. SILVERBELL ROAD.

WHEREAS, Dr. Kim Perkins owns approximately 2.2 acres of land and has applied to rezone the property from "C" (Large Lot Zone) to "CO" (Commercial/Office Zone); and

WHEREAS, the Marana Planning Commission held a public hearing on December 15, 2004, and voted 5-0 (two Commissioners were excused) to recommend that the Town Council approve the rezoning with the recommended conditions; and

WHEREAS, the Marana Town Council heard from the owner, staff and members of the public at regular Town Council meetings held January 18, 2005, and April 19, 2005, and determined that the rezoning should be approved.

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

Section 1. The zoning of approximately 2.2 acres of land located on the east side of Silverbell Road, approximately 425 feet south of Somerton Drive at 8300 N. Silverbell Road, is hereby changed from Zone "C" (Large Lot Zone) to Zone "CO" (Commercial/Office Zone).

Section 2. The purpose of this rezoning is to allow the use of the rezoned parcel as a Veterinary Clinic, 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 ordinance):

1. Any use of the parcel in addition to the Clinic and storage must be approved by Planning Commission and Town Council; however, no residential use shall be approved.

2. Building height of the Clinic shall be restricted to single-story construction.

Section 3. Compliance with all applicable provisions of the Towns Codes and Ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements, shall be required.

Section 4. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this Ordinance are hereby repealed, effective as of the effective date of Ordinance No. 2005.02.

Section 5: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 19th day of April, 2005.

ATTEST:

Jocelyn C. Bronson, Town Clerk

Mayor BOBBY SUTTON, JR.

APPROVED AS TO FORM:

Frank Cassidy, Town Attorney

TOWN OF MARANA CORPORATE SEAL ARIZ. 1977

Council-Regular Meeting **A3**

Meeting Date: 11/16/2021

To: Mayor and Council

From: Cynthia Ross, Senior Planner

Date: November 16, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: PUBLIC HEARING: Ordinance No. 2021.024: Related to Development; approving a rezoning of approximately .93 acres from Commercial Office (CO) to Neighborhood Commercial (NC) and .16 acres from Zone C (Large Lot Zone) to Neighborhood Commercial (NC) generally located at 8380 N. Silverbell Road, on the east side of Silverbell Road, south of Somerton Drive and west of Sayante Way (Cynthia Ross)

Discussion:

Request
Murray Hill LLC, the owner of a 1.09 acre parcel known as Pima County Assessor's Parcel (APN) #226-25-006B, and owner of Rockside Dental, currently operating on the west side of the site at 8380 N. Silverbell Road, requests approval to rezone approximately .93 acres from Commercial Office (CO) to Neighborhood Commercial (NC) and .16 acres from Zone C (Large Lot Zone) to Neighborhood Commercial (NC).

Background
The subject property and the original 2.7 acre parcel were part of the 2,544 acre Continental Ranch II annexation into the Town of Marana in 1987, by Marana Ordinance No. 87.11, with a translational zoning of 'C' (Large Lot Zone). The Marana Town Council later adopted Ordinance No. 88.09, establishing the surrounding properties' zoning as the Continental Ranch Specific Plan. Because of the minimum 25-acre lot size required for development in the 'C' zone, the subject property became a legal, non-conforming lot with an existing single family home.

On April 19, 2005, the Town Council adopted Ordinance No. 2005.02, rezoning

approximately 2.2 acres of the original 2.7 acre parcel of land, generally located in the 8300 block of N. Silverbell Road, south of Somerton Drive, from Zone 'C' (Large Lot Zone) to Commercial Office (CO). Conditions placed on the rezoning pertained to the property's use as a veterinary clinic, and include: (1) any use of the parcel in addition to the clinic and storage must be approved by the Planning Commission and Town Council; (2) no residential use shall be permitted on the property; and (3) the building height of the clinic shall be restricted to a single story. Dr. Kim Perkins, D.V.M. was the owner of the property.

On November 18, 2008, the Mayor and Town Council adopted Ordinance No. 2008.23, rezoning approximately .36 acres of land located on the western third of property known as 8380 N. Silverbell Road, from Zone 'C' (Large Lot Zone) to Commercial Office (CO). Conditions placed on the rezoning include: (1) the building height of the office shall be restricted to single-story construction, not to exceed 20-feet in height; (2) the proposed use shall be limited to a maximum traffic generation of 50 daily trips or as accepted by the Planning Manager or Town Engineer; and (3) no residential use shall be permitted. David Torres was the owner of the property.

On February 17, 2017, a Development Plan was administratively approved for the Slivka Dental Office, on the .36 acre CO zoned site located at 8380 N. Silverbell Road (Marana Case No. DPR1610-001). Murray Hill, LLC, was the property owner.

Rockside Dental
Murray Hill, LLC has purchased vacant land to the east of the existing office with plans to expand the business, now called Rockside Dental. Proposed plans include constructing an office addition onto the rear of the existing building and expanding the parking to accommodate growth. The expansion requires a revised development plan, Silverbell Road Corridor Overlay District Design review, and a rezoning, because the area of expansion has two separate zoning districts: Zone 'C' (Large Lot Zone) and Commercial Office (CO). The Development Plan Package for the Rockside Dental Expansion (DPP2108-001) is currently under review and proposes a 20-foot tall, 5,170 square foot addition onto the existing 3,185 square foot building. The Rockside Dental Silverbell Road Corridor Overlay District Design application was approved by the Planning Commission with a vote of 6-1 on September 29, 2021.

Rezoning Request
For reasons unknown, a 30-foot by 226-foot area located in the northern portion of the expansion area was not included in the 2005 or 2008 rezoning actions and is still zoned 'C' (Large Lot Zone) today. Because Town zoning regulation does not allow development on non-conforming 'C' zoned land, staff has advised the applicant to rezone the property to a single zone.

Since the 2008 rezoning to Commercial Office, the 'CO' and 'C' zones have been designated as Legacy Zoning Districts on June 15, 2021 when the Town updated the Land Development Code by Ordinance No. 2021.010. Per Marana Town Code Section 17-4-16, Legacy Zones are zoning districts that currently exist within the Town limits, but that are intended to be phased out over time and intended to be deleted when no land in the Town has that zoning designation. The Town will not rezone land to any of

these Legacy Zoning Districts.

The Town now has three commercial zoning districts: Resort and Recreation (RR); Neighborhood Commercial (NC); and Village Commercial (VC). The Neighborhood Commercial (NC) zone is the closest translational zone for the existing and proposed use of the property because it accommodates businesses serving neighborhood residential needs including retail sales and professional services and ensures compatibility with adjacent residential uses. Although restaurants and bars are allowable service uses in the NC zone, the applicant has agreed to not allow either use on the property to avoid disturbing the Continental Ranch neighbors located north and east of the property. The prohibition of restaurant and bar service use has been placed as a condition of rezoning approval.

Make Marana 2040 General Plan
The existing Rockside Dental and proposed expansion area is in compliance with the General Plan land use designation of the property which includes community and regional commercial and professional offices and business parks.

Surrounding and Existing Land Use
The project site is bounded on the north, west and east side by the Continental Ranch Parcel 9 subdivision, a 237 lot residential community Zoned F – Continental Ranch Specific Plan, with a land use designation of Medium Density Residential (MDR). Adjacent to the west is Silverbell Road, a four-lane arterial roadway, and adjacent to the south is a 1.62 acre vacant lot zoned Commercial Office.

Access and Circulation
The existing dentist office has a single driveway connection to Silverbell Road, which will continue to provide access to the proposed, fully developed project site.

Utilities and Services
The existing dental office has utility services provided by Tucson Water, Pima County Wastewater, Tucson Electric Power, Comcast and CenturyLink and is located within the Northwest Fire District service area.

Grading and Drainage
The existing dental office site is fully developed. The proposed expansion of the dental office will include the grading/development of a majority of the balance of the site to provide the required building site, parking and drainage facilities.

Topography/hydrology
The site is generally flat, sloping and draining to the northeast corner of the project site, which discharges into an existing drainage channel provided for the project site through/by the adjacent Continental Ranch Block 9 residential development.

Public Notification
This public hearing was properly noticed in the Daily Territorial newspaper, and all property owners within 300 feet of the rezoning area were noticed by U.S. Mail of the date, time and topic of the public hearing. Additional notices were posted at various locations within the community and on the Town's website.

Case Analysis Review Criteria

Pursuant to Marana Town Code Section 17-3-1(D), the Planning Commission and the Town Council shall consider the following questions, at a minimum, in reviewing an application for rezoning:

1. Any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development.

   Based upon the requirements and conditions, the rezoning amendment does not appear to be detrimental to the character of the area due to installation of public facilities or any other rezoning changes.

2. The degree to which the proposed zoning will benefit the community; whether there will be benefits derived by the community, or area, by granting the proposed rezoning.

   With the acceptance of the recommended conditions, this rezoning will benefit the community by providing additional commercial development opportunities.

3. Whether the proposed rezoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new use will generate such an excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances.

   Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding area and does not appear to adversely impact the adjacent street network or generate such excessive storm runoff, water, air, or noise pollution, excessive nighttime lighting, or other nuisances.

4. Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the general plan, other adopted plans, and the goals, objectives and policies of the land development code, and other town regulations and guidelines, including goals and policies relating to economic development.

   The rezoning amendment conforms with the goals and policies of the general plan, the land development code, and other town regulations and guidelines.

5. The zoning districts and existing land uses of the surrounding properties.

   Based on the recommended requirements and conditions, the rezoning amendment is compatible with the surrounding properties zoning and existing land use.

6. That the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development.

   With the acceptance of the recommended conditions, the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development.

7. Whether the existing and proposed utility infrastructure, public facilities, and public services are suitable and adequate to serve the proposed rezoning area.

Based upon the rezoning requirements and conditions, there is adequate utility infrastructure and public services in the area to serve the proposed rezoning area.

8. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification.

   Based upon the rezoning requirements and conditions, the subject property is suitable for the proposed uses.

9. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character.

   Based upon the rezoning requirements and conditions, this rezoning amendment is compatible with the adjacent neighborhood in area stability and character.

10. If applicable, the length of time the subject property has remained vacant as zoned.

    NA

11. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.

    Based upon the rezoning amendment subject area location, there is an adequate supply of land available in the area and the surrounding community to accommodate the zoning and community needs.

Staff Recommendation:

This is a discretionary item for the Town Council to consider. Should the Town Council wish to approve this item, staff recommends the approval be subject to the conditions set forth in the draft ordinance included with these agenda materials.

Planning Commission Recommendation

The Planning Commission heard the request for the proposed rezoning at a public hearing on October 27, 2021 and voted 6-0 to recommend approval of the rezoning to the Town Council subject to the recommended conditions and with one additional recommended condition: The property owner shall provide adequate vegetative screening to the sides of the north and east property lines abutting the Continental Ranch subdivision wall.

Suggested Motion:

I move to adopt Ordinance No. 2021.024, approving the Rockside Dental Rezoning, subject to the recommended conditions.

Attachments

Ordinance No. 2021.024 Rockside Dental Rezone

Exhibit A Legal Description

Project Application

Translational Zoning Application Narrative
Site Plan
Map Exhibits
Revised Landscape Plan

MARANA ORDINANCE NO. 2021.024

RELATED TO DEVELOPMENT; APPROVING A REZONING OF APPROXIMATELY .93 ACRES FROM COMMERCIAL OFFICE (CO) TO NEIGHBORHOOD COMMERCIAL (NC) AND .16 ACRES FROM ZONE C (LARGE LOT ZONE) TO NEIGHBORHOOD COMMERCIAL (NC) GENERALLY LOCATED AT 8380 N. SILVERBELL ROAD, ON THE EAST SIDE OF SILVERBELL ROAD, SOUTH OF SOMERTON DRIVE AND WEST OF SAYANTE WAY

WHEREAS on April 19, 2005, the Mayor and Town Council adopted Ordinance No. 2005.02 rezoning approximately 2.2 acres of land located on the east side of Silverbell Road, approximately 425 feet south of Somerton Drive at 8300 N. Silverbell Road from Zone C (Large Lot Zone) to Commercial Office (CO); and

WHEREAS on November 18, 2008, the Mayor and Town Council adopted Ordinance 2008.23 rezoning approximately .36 acres of land located on the east side of Silverbell Road between Wade Road and Continental Reserve Loop from Zone C (Large Lot Zone) to Commercial Office (CO); and

WHEREAS Murray Hill, L.L.C. (the "Property Owner") owns 1.09 acres of land located within a portion of the Southwest Quarter of Section 27, Township 12 South, Range 12 East, described on Exhibit "A" attached to and incorporated in this ordinance by this reference (the "Rezoning Area"); and

WHEREAS the Property Owner has authorized Baker & Associates Engineering, Inc. to submit an application to rezone 1.09 acres of the Rezoning Area from approximately .93 acres of Commercial Office (CO) to Neighborhood Commercial (NC) and from .16 acres of Zone C (Large Lot Zone) to Neighborhood Commercial (NC); and

WHEREAS the Marana Planning Commission held a public hearing on this Rezoning on October 27, 2021 and voted 6-0 to recommend approval of the rezoning to the Town Council subject to the recommended conditions and with one additional recommended condition: the Property Owner shall provide adequate vegetative screening to the sides of the north and east property lines abutting the Continental Ranch subdivision wall; and

WHEREAS the Marana Town Council held a public hearing on this Rezoning on November 16, 2021 and determined that the application for rezoning should be approved; and

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

Section 1. The zoning of the Rezoning Area is hereby changed from approximately .93 acres of Commercial Office (CO) to Neighborhood Commercial (NC) and from .16 acres of Zone C (Large Lot Zone) to Neighborhood Commercial (NC).

Section 2. This Rezoning is subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Town of Marana Land Development Code (but which shall not cause a reversion of this Rezoning), 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. 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.
2. 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 the Rezoning Area.
3. 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 the Rezoning Area.
4. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owner and accepted by Tucson Water (the "water provider") prior to approval of a preliminary plat for any portion of the Rezoning Area. 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, and booster station 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.
5. 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 the Rezoning Area. 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.
6. 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 the Rezoning Area.

7. The Property Owner shall transfer to the water provider, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the water provider and the Property Owner shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
8. The final design of all circulation facilities, including gated access (if applicable) and emergency access, must be accepted by the Northwest Fire District prior to approval of a development plan for any portion of the Rezoning Area.
9. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owner from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owner should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.
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 the Rezoning Area.
11. The Property Owner shall not cause any lot split of any kind without the written consent of the Town of Marana.
12. Any development plan for the Rezoning Area shall be in general conformance with the conceptual development plan presented to and approved by the Town Council as part of this Rezoning.
13. The operation of a restaurant or bar is prohibited in the Rezoning Area.
14. The Property Owner shall provide adequate vegetative screening to the sides of the north and east property lines, abutting the Continental Ranch subdivision wall.

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

Section 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 16th day of November 2021.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

EXHIBIT “A”
LEGAL DESCRIPTION

All that Portion of the Southwest Quarter of Section 27, Township 12 South, Range 12 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 27;

Thence North 89°43'14" East, a distance of 350.71 feet to a point;

Thence South 00°33'29" East, a distance of 130.20 feet to a point;

Thence South 89°45'09" West, a distance of 204.87 feet to a point;

Thence South 44°33'53" West, a distance of 31.01 feet to a point;

Thence South 89°45'09" West, a distance of 81.64 feet to a point on a Non-Tangent Curve on the North Right-of-Way of Silverbell Road;

Thence concaved Northeasterly to the right, having a radius of 3840.00 feet, through a central angle of 01°11'50", an arc length of 80.30 feet along said North Right-of-Way line to a point;

Thence North 00°33'36" West, a distance of 83.93 feet to a point;

To the Point of Beginning.

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: Rockside Dental	
Description of Project: Dental Office/Rezoning	Number of Lots: n/a
Parcel No.(s): 226-25-006B	Gross Area (Acres): 1.0±
Project Address: 8380 N. Silverbell Road	
Ref. Project No.: DPR1610-001; PCZ-08012	

CONTACT INFORMATION

Owner: Murray Hill, L.L.C.	Contact Name: Matt Slivka		
Address: 8380 N. Silverbell Road	City: Tucson	State: AZ	Zip: 85743
Email: mattslivka@gmail.com	Phone No.: 505-4428		
Applicant: See above	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Consultant/Engineer: Baker & Assoc. Engineering	Contact Name: Marty Magelli		
Address: 3561 E. Sunrise	City: Tucson	State: AZ	Zip: 85718
Email: marty@baetucson.com	Phone No.: 318-1950		

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.)

Matt Slivka		7/21/21
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY **Project No.** PCZ2110-001 **Date Received** 10/5/2021

Revision Date 03/29/2019

MARANA AZ
DEVELOPMENT SERVICES

Translational Rezoning or Non-Site Analysis Rezoning Request Form

Attendance to a pre-application meeting is a pre-requisite to a rezoning application submittal. Additional application requirements may be established by the Planning Manager based on the complexity of the rezoning. At a minimum, applications for an amendment to the zoning map, or change in zoning classification, shall include the following:

1: Narrative Request

Provide the following information:

1. The proposed use of the property and why the rezoning is needed.

   Proposed use is professional office. Rezoning is required to "clean up" underlying zonings for the parcel. Existing zoning consists of "C" (Large Lot) and "CO" under 2 separate rezoning cases (Ordinance 2005.02 & Ordinance 2008.23)

2. The proposed rezoning land use relationship to the Marana General Plan Future Land Use designation.

   The proposed rezoning/translational rezoning to "NC" (Neighborhood Commercial) is consistent with the General Plan.

3. The total number and size of residential units and lots proposed.

   None

4. Describe the existing uses on the site, if any and whether the existing uses will be removed, altered or remain.

   The westerly portion of the site is currently a dental office and shall remain, as allowed by the rezoning under Ordinance 2008.23. The remaining portion of the site is vacant.

MARANA AZ
DEVELOPMENT SERVICES

5. Discuss public service and utility information, including how the property will be served by water, sewer, gas, electricity, telephone, fire district and other utilities.

   The existing dental office has utility services provided by Tucson Water, Pima County Wastewater, Tucson Electric Power, Comcast and CenturyLink. The site is located within Northwest Fire District.

   _____

6. Describe the proposed site disturbance and preliminary grading.

   The existing dental office site is fully developed. The proposed expansion of the dental office will include the grading/development of a majority of the balance of the site to provide the required building site, parking and drainage facilities.

   _____

7. Describe site topography and preliminary hydrology or drainage information.

   The site is generally flat, sloping and draining to the northeast corner of the project site, which discharges into an existing drainage channel provided for the project site through/by the adjacent Continental Ranch Block 9 residential development.

   _____

8. Other pertinent information as requested at the pre-application meeting

   _____

   _____

   _____

Provide the following information for a commercial property rezoning:

1. Describe the operational plan of the proposed business including total number of employees, number of parking spaces and expected hours of operation.

   ____Employee count at full development = 20 employees

   Operating hours: 8 am-5 pm, Monday-Thursday, 8am – 4 pm, Friday, Closed-Weekends

   Total parking provided: 40 spaces (including 2 accessible spaces)

   _____

MARANA AZ
DEVELOPMENT SERVICES

2. Planned height and square footage of any proposed buildings.

   Proposed Building Height = 21'

   Total Building SF (existing & expansion) = 8400 SF±

   _____

3. Describe planned or existing access to the public street network.

   The existing dentist office has a single driveway connection to Silverbell Road. This will continue to provide access to the proposed fully developed project site

   _____

   _____

4. Other pertinent information as requested at the pre-application meeting

   _____

   _____

   _____

   _____

2: Conceptual Site Plan

A conceptual site plan is a birds-eye view of a property which contains sufficient information to understand the scope, impact and development proposal of a property. Please show the following applicable items:

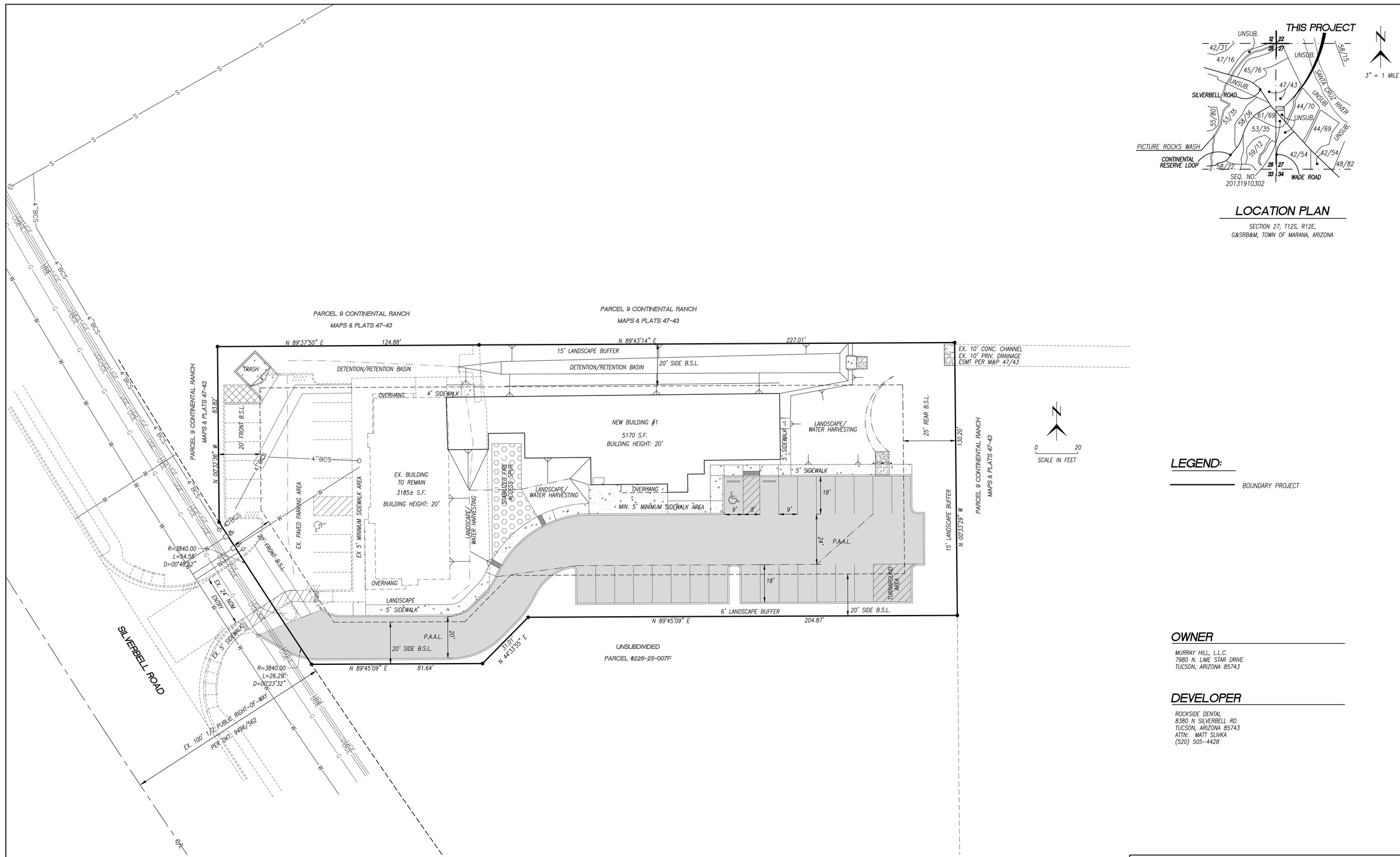
- Property dimensions on all sides of proposed or existing lot(s)
- North arrow
- Existing and proposed driveways
- Existing and proposed easements
- Adjacent street names
- Grading limits clearly marked
- Location of drainage areas
- Location and setbacks of all existing/proposed structures
- Square footage of existing/proposed structures
- Building height of existing/proposed structures

MARANA AZ
DEVELOPMENT SERVICES

- Location of utilities, including water, sewer, gas, electricity, telephone, and other utilities.
- Applicable bufferyards labeled with the width and type
- Extent of paving or parking area
- Adjacent properties zoning/use
- Other pertinent information as requested at the pre-application meeting

Standardized Town-generated maps provided to applicant:

1. Location
2. Existing Zoning
3. Proposed Zoning
4. General Plan Land Use
5. Floodplain/Topography



LOCATION PLAN

SECTION 27, T12S, R12E,
G&SRB&M, TOWN OF MARANA, ARIZONA

LEGEND:

BOUNDARY PROJECT

OWNER

MURRAY HILL, L.L.C.
7980 N. LIME STAR DRIVE
TUCSON, ARIZONA 85743

DEVELOPER

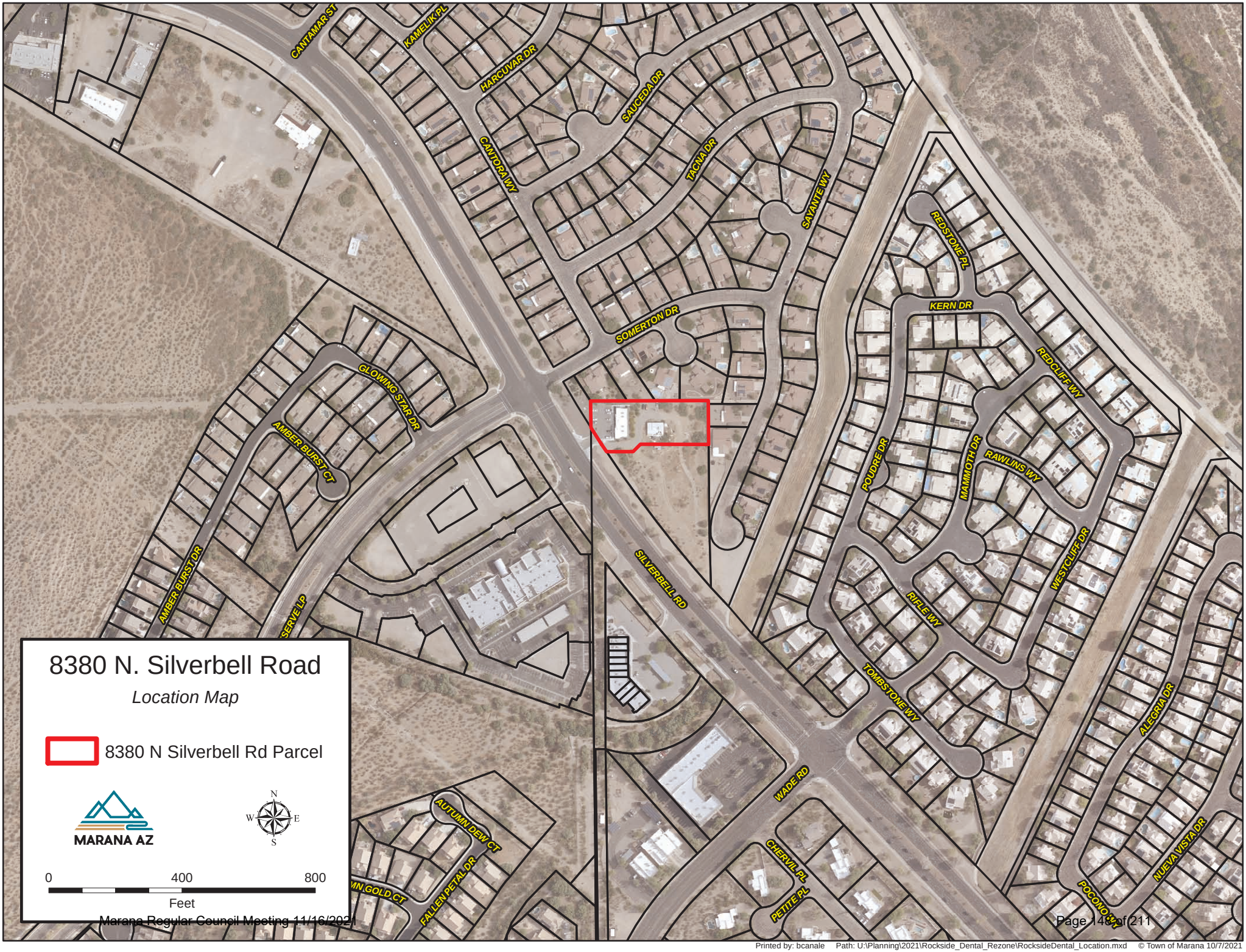
ROCKSIDE DENTAL
8380 N SILVERBELL RD
TUCSON, ARIZONA 85743
ATTN: MATT SLIVKA
(520) 505-4428

REZONING EXHIBIT for
ROCKSIDE DENTAL EXPANSION
8380 N SILVERBELL RD

BEING A PORTION OF SECTION 27,
TOWNSHIP 12 SOUTH, RANGE 12 EAST

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

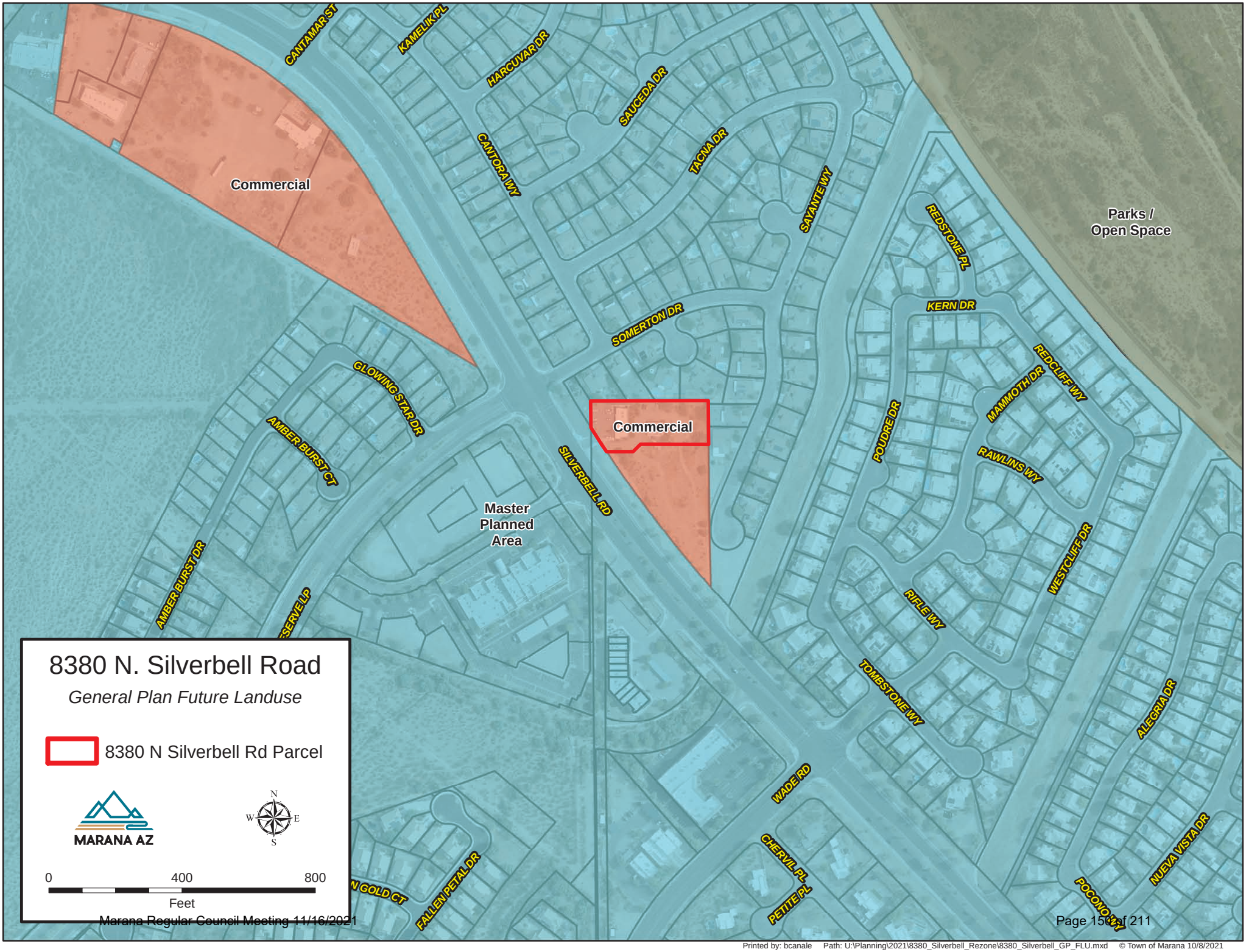
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HORIZ: 1"=20'	DESIGNED BY: MVM	REV. DATE:	2485.1-REZONING EXHIBIT	1 of 1
	CHECKED BY: MVM	REV. DATE:	PLAN #2485.1	



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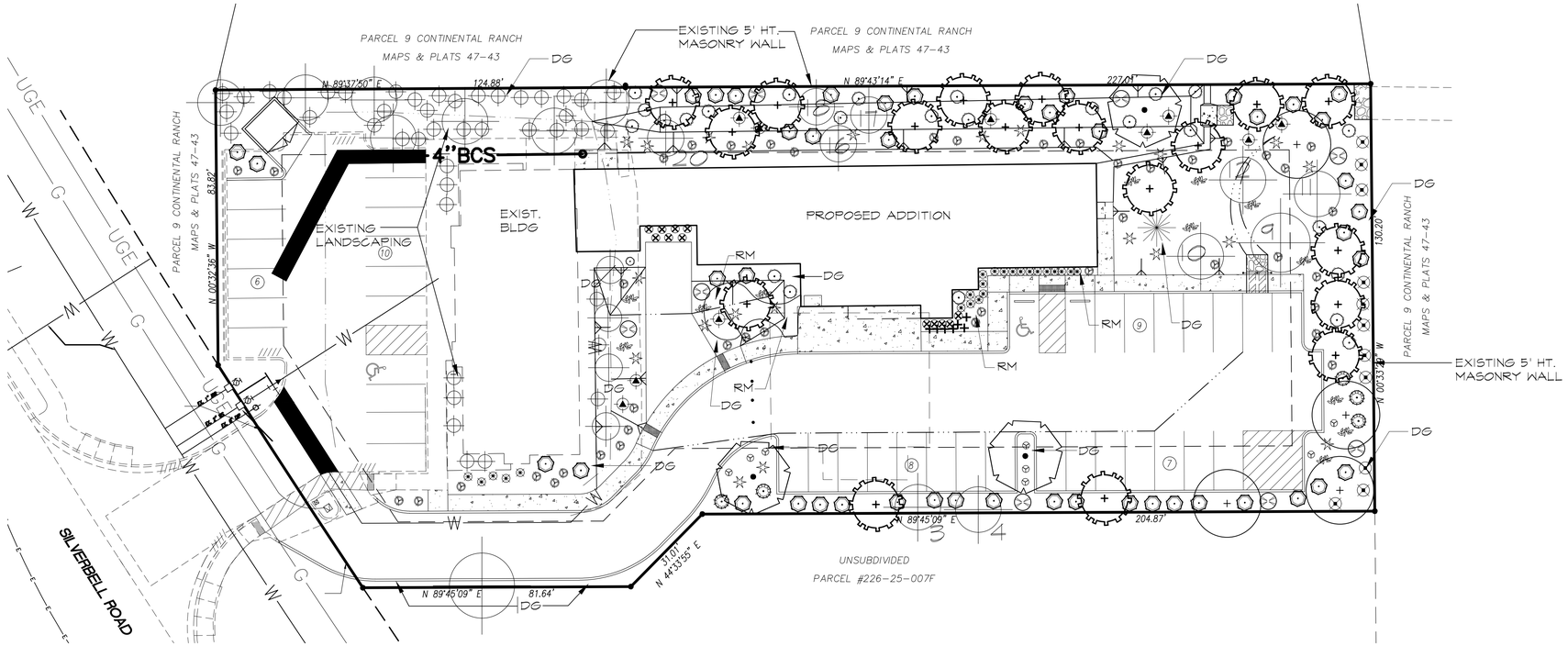
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PLANT LEGEND

BOTANICAL NAME

SYMBOL	COMMON NAME:	SIZE:	GPH:
	TREES:		
	Cercidium Hybrid Desert Museum Palo Verde	24" Box	8
	Chilopsis linearis "Arts Seedless" Seedless Desert Willow	24" Box	8
	Prosopis Phoenix Hybrid Thornless Mesquite	15 Gal.	12
	Existing Trees -To Remain Prune and remove lower branches and Thin out 20-25% Bio-mass Irrigate with 10 GPH	S	Salvaged Saguaro transplant location S - Saguaro
	SHRUBS AND ACCENTS	**SIZE:**	**GPH:**
	Leucophyllum frutescens "Compacta" Compact Texas Ranger	5 Gal.	2
	Caesilpinea pulcherima Mexican Bird of Paridise	5 Gal.	2
	Salvia cleavlandii Chaparral Sage	5 Gal.	2
+	Aloe X Blue Elf Aloe	5 Gal.	1
	Dasylirion wheeleri Desert Spoon	5 Gal.	1
	Hesperaloe Parviflora "Breaklights" Red Aloe	2.5 Gal.	.5
	Pedilanthus macrocarpus Lady Slipper	5 Gal.	2
	Tacoma x "Orange Jubilee Orange Jubilee	5 Gal.	2
	Dodonaea viscosa 'Emerald Ice' Emerald Ice Hopbush	5 Gal.	2
	DESERT ACCENTS		
	Fouquiera splendens Ocotillo	20" Box	.5
	Opuntia gomei "Old Mexico" Spineless Prickly Pear	5 Gal.	.5
	GROUNDCOVERS		
	Sierra capitata Sierra Gold	1 Gal.	2
	Lantana species Gold Lantana	1 Gal.	2

LANDSCAPE BORDERS

NORTH PROPERTY LINE - 15' WIDTH X 240' - THIS PROJECT
EXISTING 5' HT. MASONRY WALL ON PROPERTY LINE

3,600 S.F. / 100 = 36 X 2 = 72 PLANTS REQUIRED
TREES REQUIRED = 24 - TREES PROVIDED =20
SHRUBS REQUIRED = 48 - SHRUBS PROVIDED = 50
GROUNDCOVERS REQUIRED = 15 - GROUNDCOVERS PROVIDED = 15

EAST PROPERTY LINE - 15' WIDTH X 130'
EXISTING 5' HT. MASONRY WALL ON PROPERTY LINE

1,950 S.F. / 100 = 19.5 X 2 = 39 PLANTS REQUIRED
TREES REQUIRED = 13 - TREES PROVIDED = 10
SHRUBS REQUIRED = 26 - SHRUBS PROVIDED = 30
GROUNDCOVERS REQUIRED = 8 - GROUNDCOVERS PROVIDED = 8

SOUTH PROPERTY LINE - 6' WIDTH X 300'

1,800 S.F. / 100 = 18 X 1.5 = 27 PLANTS REQUIRED
TREES REQUIRED = 9- TREES PROVIDED = 9
SHRUBS REQUIRED = 18 - SHRUBS PROVIDED = 33
GROUNDCOVERS REQUIRED = 6 - GROUNDCOVERS PROVIDED = 6

INTERIOR PARKING LOT LANDSCAPING

Gross parking Area = 11,200 S.F.
15% Landscape Area = 1,680 S.F. - 1,680 S.F. Provided

INERT GROUNDCOVERS:

RM Granite Mulch Blend : 1" - 3" Blend (Apache Brown) - 3"Min. Depth
1" Screened Rock 40%.
2"" Screened Rock 40%
3" Screened Rock 20%.

DG Decomposed Granite: 1" Minus (Apache Brown) - 2" Min. Depth

Rock Mulch/Granite Mulch/Decomposed Granite shall be placed in all landscape areas including all parking lot islands and landscape border areas, between curbs and sidewalks out to roads.

Pre-Emergent Herbicide: All landscape areas shall be treated with Surflan per-emergent herbicide or approved equal. Under no circumstances shall a soil sterilant be used on the site. Submit specification to Owners Representative for review and approval prior to application. Apply herbicide per manufacturer's recommendations.

All Decomposed Granite and rock Granite Mulch areas shall be watered settled. Wash off all boulders at completion

NATIVE PLANT SUMMARY

Scientific Name	Common Name	ON-SITE	VIABLE	PIP	TOS	RFS	Mitigation
Prosopis velutina	Native Mesquite	20	10	12	0	6	0
Cercidium floridum	Blue Palo Verde	0	0	0	0	0	0
Celtis Reticulata	Hackberry	1	1	0	0	1	0
Carneglea gigantea	Saguaro	5	5	0	3	2	0

SITE LANDSCAPE PLAN

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

North

SCALE: 1" = 20'-0"
0' 10' 20' 40'

DPP2108-001 REF.: #DPR1610-001; PCZ-08012 **ADMIN. ADDRESS:** 8380 N. SILVERBELL ROAD

JOHN HUCKO - LANDSCAPE ARCHITECT
5236 N. STONEHOUSE PL.
TUCSON, ARIZONA 85750
P: (520) 400.8529
E: jhucko789@comcast.net

PROJECT NO: 20-41 DATE: 11-7-21

Registered Landscape Architect
CERTIFICATE NO. 36143
JOHN R. HUCKO
ARIZONA, U.S.A.
EXPIRES 3/31/2024

DEVELOPMENT PACKAGE FOR
ROCKSIDE DENTAL EXPANSION
8380 N SILVERBELL RD
BEING A PORTION OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 12 EAST

NO	DATE	REVISION	BY	CH	APPR

SCALE: HORIZ: N/A C.I.: N/A	DRAWN BY: DL	DATE: 11/7/21	DRAWING #	SHEET 10 of 12
	DESIGNED BY: JRH	REV. DATE:		
	CHECKED BY: JRH	REV. DATE:		

Council-Regular Meeting **A4**

Meeting Date: 11/16/2021

To: Mayor and Council

From: Luke Fischer, Senior Assistant Town Attorney

Date: November 16, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Ordinance No. 2021.025: Relating to Public Nuisance and Property Preservation; amending the Marana Town Code by adopting new Title 18 entitled Public Nuisance and Property Preservation establishing public nuisance and property preservation standards for the health and safety of the citizens of the Town of Marana; defining and establishing penalties for violations and providing for enforcement procedures; deleting Marana Town Code Chapter 10-2 (Maintenance of Property), Chapter 11-7 (Storage of Inoperable or Junked Vehicle), Section 11-3-3 (Graffiti Prohibited; Abatement Procedures; Penalty), and Section 10-1-4 (Illegal Dumping; Classification); and designating an effective date (Lisa Shafer)

Resolution No. 2021-147: Relating to Public Nuisance and Property Preservation; declaring as a public record filed with the Town Clerk Marana Town Code Title 18 (Public Nuisance and Property Preservation) adopted by Ordinance No. 2021.025 (Lisa Shafer)

Discussion:

On February 9, 2021, Town staff presented a Town Code update to Mayor and Council that included the desire of staff to implement the Town's first Neighborhood Preservation Code. At Council's direction, staff from Code Enforcement, Development Services and the Legal Department worked together to assemble a draft code that was presented to Council on June 15, 2021. During this meeting Council directed staff to finalize the draft and make it available for public comment.

After receiving input from Town staff, the Marana Police Department and the Marana Municipal Court, the draft code was placed on the Town's website and sent out through

Nextdoor to all the homes in Marana with Nextdoor accounts. The draft code was also discussed with the business community at the September 29th Marana Chamber Insight meeting. To date, staff has received five comments from the public through the Town's online comment submission, two of which expressed support for the ordinance, one of which requested an unwanted noise provision be included, one stated that no additional regulations were wanted or necessary and one voiced concern with the draft code including native plants as weeds. On Nextdoor, 2,579 people opened the post that was sent out. Although staff did not receive any comments through Nextdoor, four heart emojis and one smiley face emoji were posted.

If adopted, Ordinance No. 2021.025 will create Title 18 of the Marana Town Code, which consolidates various code enforcement provisions found throughout different chapters and sections of the Town Code, including Chapters 10-2 (Maintenance of Property) and 11-7 (Storage of Inoperable or Junked Vehicle), and Sections 10-1-4 (Illegal Dumping; Classification) and 11-3-3 (Graffiti Prohibited; Abatement Procedures; Penalty). If approved, these provisions will be repealed and replaced by similar provisions in Title 18.

Additionally, Title 18 adds new provisions to the Town Code designed to promote the health and safety of the citizens of the Town of Marana by protecting neighborhoods against public nuisances and blight. Among other things, Title 18 defines and prohibits public nuisances, regulates additional health and safety hazards not currently codified in the Marana Town Code, provides protective measures designed to preserve natural desert and provides stronger protections against dilapidated buildings. The ordinance also codifies specific enforcement practices, including cooperative corrective action plans, and provides new court processes for civil and criminal complaints.

Staff Recommendation:

Staff recommends adoption of Ordinance No. 2021.025 and Resolution 2021-147, amending the Marana Town Code by adopting new Title 18 and deleting certain chapters and sections of the Marana Town Code.

Suggested Motion:

I move to adopt Ordinance No. 2021.025 and Resolution No. 2021-147, amending the Marana Town Code by adopting new Title 18 and deleting Marana Town Code Chapter 10-2, Chapter 11-7, Section 11-3-3, and Section 10-1-4.

Attachments

Ordinance No. 2021.025 Title 18
Resolution No. 2021-147_Title 18
Exhibit A_ Attachment _Title 18

MARANA ORDINANCE NO. 2021.025

RELATING TO PUBLIC NUISANCE AND PROPERTY PRESERVATION; AMENDING THE MARANA TOWN CODE BY ADOPTING NEW TITLE 18 ENTITLED PUBLIC NUISANCE AND PROPERTY PRESERVATION ESTABLISHING PUBLIC NUISANCE AND PROPERTY PRESERVATION STANDARDS FOR THE HEALTH AND SAFETY OF THE CITIZENS OF THE TOWN OF MARANA; DEFINING AND ESTABLISHING PENALTIES FOR VIOLATIONS AND PROVIDING FOR ENFORCEMENT PROCEDURES; DELETING MARANA TOWN CODE CHAPTER 10-2 (MAINTENANCE OF PROPERTY), CHAPTER 11-7 (STORAGE OF INOPERABLE OR JUNKED VEHICLE), SECTION 11-3-3 (GRAFFITI PROHIBITED; ABATEMENT PROCEDURES; PENALTY), AND SECTION 10-1-4 (ILLEGAL DUMPING; CLASSIFICATION); AND DESIGNATING AN EFFECTIVE DATE

WHEREAS pursuant to A.R.S. § 9-499, the Town of Marana may enact laws regulating properties whose condition is hazardous to public health and safety; and

WHEREAS the Mayor and Council of the Town of Marana find that the adoption of new Title 18 (Public Nuisance and Property Preservation) is 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, ARIZONA, as follows:

SECTION 1. The Marana Town Code is hereby amended to add new Title 18 entitled Public Nuisance and Property Preservation, one paper copy and one electronic copy of which are on file in the office of the Town Clerk, which was made a public record by and attached as Exhibit A to Resolution No. 2021-147 of the Town of Marana, Arizona, and which is hereby referred to, adopted and made a part of this ordinance as if fully set out here.

SECTION 2. The following penalty clauses are included in Marana Town Code Title 18 (Public Nuisance and Property Preservation) as adopted pursuant to this ordinance:

18-4-2 Each day separate violation

Each day any violation of any provision of this title or the failure to perform any act or duty required by this title continues shall constitute a separate offense.

18-5-3 Enforcement options

A. The town, its officers and employees may enforce this title by one or more lawful means, including but not limited to, voluntary compliance, administrative and civil consent orders, civil enforcement, including injunctive action, criminal enforcement and abatement by administrative procedure, emergency abatement and abatement regarding criminal activity. The town may also require restitution and additional fees. The town may immediately remove any hazardous item, structure or sign from any street or public place. One type of enforcement neither limits nor precludes the town from pursuing any other type of enforcement.

B. A violation of this title is in addition to any other violation of the Town Code. Enforcement of a violation of this title in no way limits enforcement of any other violation of the Town Code or of state statutes.

18-5-4 Misdemeanor violations

Notwithstanding the provisions of section 18-5-3, a violation of this title may only be deemed a class one misdemeanor if the violation is:

A. The second or subsequent public nuisance as defined in section 18-2-1, or

B. The second or subsequent violation of any other section within two years of the first violation.

18-5-8 Civil complaints

A. The town manager or designee, code enforcement officers, the town attorney and Marana police officers may bring civil complaints under this title.

B. The complaint shall include a written description and statutory designation of the violation(s).

C. The town shall attempt to hand deliver the civil citation to the person accused of violating this Code. If the town is unable to hand deliver the civil citation, the town may serve it by certified or registered mail, return receipt requested, or by any means allowed by the Arizona Rules of Civil

Procedure, to include alternative service methods approved by the court. If the town sends a citation via certified or registered mail, an additional copy must also be sent by regular mail.

D. The citation is deemed served on the date it is hand delivered or, if mailed, on the date of signature on the return receipt.

18-5-9 Civil complaints; court appearance or failure to appear

A. On the date specified in the complaint, the defendant shall appear in municipal court in person or through an attorney. The defendant shall admit or deny the allegations in the complaint. If the defendant admits the allegations, the court shall enter judgement against the defendant and impose the civil penalties set forth in section 18-5-14 below, and require additional fees pursuant to 18-5-16 below. If the defendant denies the allegations, the court shall set the matter for hearing.

B. If a defendant served with a complaint fails to appear on the date specified in the complaint, or fails to appear at the hearing set by the court, the allegations in the complaint are deemed admitted. The court shall enter judgement against the defendant and impose the civil penalties set forth in section 18-5-14 below, and require additional fees pursuant to 18-5-16 below.

18-5-10 Authority to issue criminal complaints

A Marana police officer may issue a criminal citation or the town attorney may bring criminal complaints under this title.

18-5-12 Procedure for abatement petitions filed in municipal court

A. After notice to the owner and any responsible party, the judge shall conduct a hearing. Both the town and defendant(s) shall have an opportunity to be heard and present evidence. The rules of evidence shall not apply to these hearings but the judge may make rulings on the conduct of these hearings to ensure that they proceed in an orderly and efficient manner. The judge shall determine whether a violation of this title exists and order an abatement of the violation as appropriate in accordance with subsection B of this section. The court's determination shall be based on a preponderance of the evidence. If a defendant fails to appear for a hearing, the court shall hold the hearing in the defendant's absence. If the town fails to appear for a hearing, the court shall dismiss the petition without prejudice.

B. Upon finding that abatement is appropriate, the court may order demolition, board- up, cleanup, inspection or any other action the court deems reasonably necessary to abate the violation.

C. Demolition of a structure shall only be ordered following issuance of notice as required by subsection A of this section to the owner and any responsible parties with an interest in the property that is recorded in the office of the county recorder and in accordance with this title. Notice to the interested parties may be recorded against the property.

D. The reasonable costs of any abatement permitted by the court's order shall be the responsibility of the owner and may be assessed and recorded as provided in sections 18-5-21 and 18-5-22.

E. The notice required in subsection A shall generally comply with Rule 4 of the Arizona Rules of Civil Procedure, except that upon petition by the town attorney the court may, upon a finding of good cause, deem the notice requirement satisfied by notice being posted in a conspicuous location on the subject property.

F. The provisions of chapter 18-6 of this title do not apply to abatements brought under this section.

18-5-13 Procedure for emergency abatement petitions filed in municipal court

A. If a violation of this title presents an imminent hazard to life, health or public safety, the court may immediately consider and grant emergency abatement orders brought on behalf of the town by the town attorney.

B. Notice of the abatement petition and order shall be posted on the property in accordance with subsection 18-5-23 B.3.

C. The provisions of chapter 18-6 of this title and subsection 18-5-23 E do not apply to abatements brought under this section.

18-5-14 Civil penalties

A. The civil penalty may be determined by the court, by plea agreement, or by stipulation. The court shall also impose all other fees and surcharges applicable under state statutes and Title 5 and 18 of the Town Code, including section 18-5-16.

B. On proper evidence that the violation(s) has been corrected and the defendant is in compliance with this title at the time of the hearing, the penalties may be reduced.

18-5-15 Criminal penalties

A. The criminal penalty may be determined by the court, by plea

agreement, or by stipulation. The court shall also impose all other fees and surcharges applicable under state statutes and Title 5 and 18 of the Town Code, including section 18-5-16.

B. On proper evidence that the violation(s) has been corrected and the defendant is in compliance with this title at the time of the hearing, the penalties may be reduced.

18-5-16 Additional fees

In addition to the penalties of sections 18-5-14 and 18-5-15, the court shall, as part of its sentence, impose all costs of abatement to compensate the town for its costs to bring a building or land into compliance with this title. Additionally, the court may impose inspection costs, court costs and prosecution costs.

18-5-17 Notice to abate

A. If, after an inspection, the town finds one or more violations of this title, the town may require correction of the violation(s). If the town requires correction, the town may issue a notice to abate to the owner, the owner's authorized agent or the owner's statutory agent, and the occupant or lessee.

B. The notice to abate shall be in writing and shall set forth:

1. The identification of the land where the violation is located, by legal description, including the street address, if known, or by book, map and parcel number, if the street address is unknown.

2. A statement of the violation(s) in sufficient detail to allow a reasonable person to identify and correct the violation(s).

3. The date by which the owner, the owner's authorized agent, the owner's statutory agent, the occupant or lessee shall correct the violation, which date shall not be less than 30 days from service of the notice.

4. The name and phone number of the inspector who sent the notice.

5. The estimated cost of abatement to the town.

6. If the violation(s) is not corrected by the date specified for abatement, the town may abate the violation(s), assess the owner, occupant and/or the lessee the cost of abatement, and record a lien on the land for the assessment.

7. The appeal procedures, if any.

18-5-19 Effect of notice to abate

A. A notice to abate is effective upon any person served in conformance with section 18-5-18 or section 18-5-23 and any person with actual notice.

B. A notice to abate runs with the land.

C. The town may record a notice to abate in the Pima County Recorder's Office.

18-5-20 Town may abate

If the owner, occupant or lessee subject to the notice to abate fails to correct the violation(s), the town may:

A. Abate the violation(s),

B. Assess the owner, occupant and/or the lessee the cost of abatement, and

C. Record a lien on the land for the assessment.

18-5-21 Town assessment for abatement

A. Following abatement, the town shall prepare a statement of the cost of abating the violation of this chapter.

B. The statement shall be mailed to the owner, the owner's statutory agent, the occupant and lessee at the address used to serve the notice to abate.

C. The statement shall set forth:

1. The statement of cost is an assessment upon the land from which the town abated the violation.

2. The payment of the statement of cost shall be made by the date specified in the statement of cost.

3. If payment is not made by the date specified in the statement of cost, the town shall place a lien on the land in the amount of the statement.

4. The appeal procedures, if any.

18-5-22 Assessment lien

A. The town's statement of cost under section 18-5-21 above shall be:

1. An assessment on the land from which the town abated the

violation(s), and

2. Collected at the same time and in the same manner as other town assessments are collected.

B. The town shall record the assessment in the Pima County Recorder's Office. From the date of its recording, the assessment shall be a lien on the land.

C. The lien shall be inferior only to general tax liens.

D. After recording the lien, the town may institute an action to enforce the lien in the superior court for Pima County. The recorded assessment is prima facie evidence of the truth of all matters recited in the assessment and the regularity of all proceedings before the recordation. Upon judgement of foreclosure and order of sale, the town shall sell the land to satisfy the lien.

E. A prior assessment under this section is not a bar to a later assessment. Any number of liens on the same land may be enforced in the same action.

F. Failure to enforce the lien shall not affect its validity.

18-5-23 Emergency abatement

A. If a violation of this title presents an imminent hazard to life, health or public safety, the town may notify the owner, the owner's authorized agent, the owner's statutory agent, occupant or person responsible for the violation to correct the violation immediately or the town may abate the violation.

B. A notice for emergency abatement may be written, oral or electronic. A written notice shall be served by any of the following methods:

1. By hand delivering a copy of the notice to the owner, the owner's authorized agent, the owner's statutory agent, occupant, lessee and/or person responsible for the violation, or

2. By mailing a copy of the notice to the owner, the owner's authorized agent, the owner's statutory agent, occupant, lessee and/or person responsible for the violation at the last known address, or

3. By prominently posting a copy of the notice on the building, accessory improvement, land or vehicle in violation.

C. Written notice is deemed served on the date it is hand delivered, or if mailed, on the date it is deposited in the United States mail, or the date it is posted.

D. Whether or not notice is served, the town may abate the violation.

E. Upon request, the owner, the owner's authorized agent, the owner's statutory agent, occupant, lessee or person responsible for a violation that presents an imminent hazard to life, health or public safety, shall be granted a hearing before the board of adjustment appointed pursuant to chapter 18-6 of this title, but the appeal shall not stay the town's abatement of the violation.

F. The effect of a notice for emergency abatement under this section shall be as set forth for a notice of abate in section 18-5-19 above.

G. The town may assess the owner, occupant or person responsible for a violation for the cost of any emergency abatement by any means authorized by law.

18-5-25 Town may abate or bring action; abatement regarding criminal activity

A. If the owner, the owner's managing agent or any other person responsible for the use of the building or land for criminal activity fails to correct the nuisance, the town may:

1. Abate the use of the building or land for criminal activity.

2. Bring an action in Superior Court to abate the use of the building or land for criminal activity.

B. If the court enters a temporary restraining order, the town shall serve upon the defendant(s), any applicable statutory agent, and any legal occupant the town believes may claim an interest in the building or land:

1. Notice of the entry of the temporary restraining order,

2. Copies of the temporary restraining order and the complaint, and

3. Notice of the possibility for a hearing, which shall be in substantial conformance with the state statutes.

C. The service of the documents set forth in subsection B of this section shall be in conformance with state statutes.

18-5-26 Town recordation of action

A. If the town brings an action to abate the use of a building or land for criminal activity, the town shall file a notice of the action in the Pima County Recorder's Office.

B. The notice shall be in conformance with state statutes.

18-5-27 Assessment for abatement regarding criminal activity

A. The court may assess the owner for the cost of abating the nuisance.

B. The town shall record the assessment in the Pima County Recorder's Office. From the date of its recording, the assessment shall be a lien on the land.

C. The lien shall be inferior only to general tax liens, child support liens, restitution liens and prior recorded mortgages.

D. The town may enforce the lien as set forth in subsections D, E, and F of section 18-5-22.

18-5-28 Declaration of structure unfit for human habitation

If a structure presents an imminent hazard to life, health or public safety, the town may declare the structure unfit for human habitation, and order it to be vacated.

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. The Marana Town Code is hereby amended by deleting the following portions of the Code: Marana Town Code Chapter 10-2 (Maintenance of Property), Chapter 11-7 (Storage of Inoperable or Junked Vehicle), Section 11-3-3 (Graffiti Prohibited; Abatement Procedures; Penalty), and Section 10-1-4 (Illegal Dumping; Classification).

SECTION 5. 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; provided, however, that this repeal shall not affect the rights and duties that matured or penalties that were incurred and proceedings that were begun before the effective date of the repeal.

SECTION 6. 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 7. 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 16th day of November, 2021.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

MARANA RESOLUTION NO. 2021-147

RELATING TO PUBLIC NUISANCE AND PROPERTY PRESERVATION; DECLARING AS A PUBLIC RECORD FILED WITH THE TOWN CLERK MARANA TOWN CODE TITLE 18 (PUBLIC NUISANCE AND PROPERTY PRESERVATION) ADOPTED BY ORDINANCE NO. 2021.025

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, that Marana Town Code Title 18 (Public Nuisance and Property Preservation), a copy of which is attached to and incorporated in this resolution as Exhibit A and one paper copy and one electronic 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 16th day of November, 2021.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

TITLE 18
PUBLIC NUISANCE AND PROPERTY PRESERVATION

CHAPTER 18.1.
GENERAL PROVISIONS

18-1-1 Purpose and scope

A. The purposes of this title are:

1. To promote the health and safety of the citizens of the Town by protecting neighborhoods against public nuisances, and

2. To protect neighborhoods from Blight through property preservation.

B. Except as otherwise specifically provided in this title, this title shall apply to all buildings and land within the town.

18-1-2 Definitions

A. The following words, terms and phrases, when used in this title, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

1. *Abandoned* or *junked vehicle* means a vehicle that is inoperative, stripped, scrapped, discarded, wrecked, on blocks or similar devices, or is without current license plates, or has deflated or missing tire(s).

2. *Abate* means correct, including, but not limited to, repair, rehabilitate, demolish or remove.

3. *Accessory improvements* means improvements to land other than buildings, including, but not limited to, driveways, parking areas, pools, sidewalks, walkways, bridges, exterior steps, railings, monuments, fences, signs, screening walls and retaining walls.

4. *Attractive nuisance* means a condition, instrumentality, machine or other agency, which is dangerous to children or other individuals because of their inability to appreciate peril and which may reasonably be expected to attract them.

5. *Blight* means unsafe or unsanitary conditions including, but not limited to, the accumulation of litter or debris; buildings, accessory improvements and structures with holes, breaks, rot, crumbling, cracking, or rusting; dead, damaged or uncontrolled plant growth or lack of maintenance; and any other similar condition of neglect, excessive use, decay, degeneration, disrepair, deterioration or infestation that constitutes a fire hazard or may have an adverse effect upon the health and safety of citizens and adjoining properties.

6. *Building* means any structure or part thereof intended to be or actually used by humans or animals for any purpose, including, but not limited to, living, sleeping, eating, cooking, sanitation, medical service, business, government, worship, education, recreation or storage.

7. *Clean fill* means clay, rock, sand or soil which is free of plant growth, debris and litter.

8. *Debris* means junk, including, but not limited to, lumber, furniture, furniture parts, cabinets, refrigerators, stoves, sinks, abandoned or neglected equipment, abandoned or junked vehicles or parts thereof, or the remains of something of little or no apparent economic value.

9. *Designee* means a person appointed in writing by the town manager as authorized to carry out specific actions to enforce this title. The writing shall be filed with the town clerk and shall specify the designee's authority.

10. *Exterior building surfaces* means outside walls, roofs, fixtures and attachments to a building or structure, including, but not limited to, doors, windows, gutters, down spouts, lights, antennas, satellite dishes, porches, posts, railings, garages, eaves, trims, patios and chimneys.

11. *Garbage* means any discarded or spoiled animal or plant matter resulting from the handling, preparation, cooking, or consumption of food; and any other animal or matter subject to rapid decomposition.

12. *Graffiti* means any unauthorized inscription, figure, drawing or other defacement that is written, marked, scratched, drawn, painted or otherwise affixed to any exterior building surface, unscreened area, accessory improvement or vehicle.

13. *Grass* means herbage intended to be or actually used for food, fodder or lawn.

14. *Infestation* means the presence or apparent presence of insects, rodents, birds, animals or other noxious pests of a kind or in a quantity that may have an adverse effect upon a building or structure or upon the health and safety of citizens.

15. *Land* means all land in the town and all buildings, structures and accessory improvements located thereon.

16. *Landscaped area* means an exterior improvement or change of land through plant growth or natural or artificial topping material such as rocks or stones, or a combination of plant growth and topping material.

17. *Landscape waste* means any dirt, dust, sand, stones, excavation material, leaves, landscape clippings, severed plant growth or any other material resulting from landscape installation or maintenance.

18. *Leaf blower* means any device that generates a stream of air that is designed or used to move landscape waste or litter.

19. *Litter* means all solid waste including, but not limited to, ashes, street cleanings, severed plant growth, garbage, dead animals, animal feces, abandoned or junked vehicles or

parts thereof, solid commercial and industrial waste, paper, rags, empty barrels, crates, packing cases, boxes, cartons, wood shavings, packing material, wrappings, cigarettes, cardboard, landscape clippings, leaves, metal, mattresses, bedding, crockery, bottles, cans, glass, plaster, plastic, asphalt, tile, rock, bricks, clean fill, fill dirt, excavation material, or other materials tending to create an unsightly condition and having an adverse effect upon the health and safety of citizens.

20. *Major Vehicle Repair* means the removal from any vehicle of a major portion thereof including, but not limited to, the differential, transmission, head, engine block, or oil pan.

21. *Natural desert* means undisturbed, unimproved land with undisturbed native vegetation.

22. *Plant growth* means vegetation, whether living or dead, including, but not limited to, grass, flowers, weeds, vines, bushes, shrubs, cacti or trees.

23. *Pool* means a constructed or excavated exterior area designed to contain a regular supply of water, including, but not limited to, a swimming pool, spa, waterfall, pond or other body of water.

24. *Public place* means any town-owned street, sidewalk, alley, easement or other public way, and any public park, square, space, land or building.

25. *Public roadway* means that part of the street used or intended for use by the general public for motor vehicles.

26. *Regularly used in the commission of a crime* means one or more law enforcement agencies have documented three or more complaints alleging criminal activity in three or fewer consecutive months at the address or location of the building or land.

27. *Street* means the full right-of-way used by the general public for road, highway, alley, pedestrian walkway or bikeway purposes, whether or not improved or accepted for maintenance by the town.

28. *Structure* means any item constructed or erected, the use of which requires a location on the ground or attached to something having a location on the ground, but not including a vehicle.

29. *Unscreened* means visible from a place reasonably accessible to the general public or to a person standing on adjacent land.

30. *Vacant lot* means land that has been or has not been disturbed and/or was previously developed, and may contain structures but does not contain buildings.

31. *Vehicle* means any device in, upon or by which a person or property is or may be transported or drawn on a street, including, but not limited to, an off-road vehicle, an all-terrain vehicle, a dirt bike, a buggy, a trailer, an aircraft of any kind and a device used exclusively on rails or tracks.

32. *Watercraft* means any device specifically designed for use on water, including, but not limited to, a boat, canoe, jet ski or pontoon.

33. *Weed* means any uncultivated plant growth, including, but not limited to, bull thistle, cocklebur, foxtail, horseweed, lambs quarters, London rocket, mallow, milkweed, pigweed, mustards, prickly lettuce, ragweed, Russian thistle, tumbleweed, shepherds purse, sowthistle, white horsenettle, willow weed, and plant growth defined as noxious weeds in state statutes regardless of whether an owner or occupant regards the plant growth as desirable.

18-1-3 Conflicts and interpretation

A. Where a provision of this chapter is in conflict with a provision of any other title of the Town Code existing on the effective date of this title, the provision which establishes the higher standard for the protection of the public health and safety shall prevail.

B. Where two or more provisions of this chapter are in conflict, the provision which establishes the higher standard for the protection of the public health and safety shall prevail.

C. The town manager or designee may render interpretations of this title and adopt regulations to clarify its provisions. Each interpretation shall be posted on the town's web site.

18-1-4 Severability

The provisions of this title are severable. If any section, subsection, sentence or phrase of this title is declared invalid, that declaration shall not affect the remaining provisions of this title.

CHAPTER 18-2.
PUBLIC NUISANCES

18-2-1 Public nuisances

A. Except as otherwise permitted by law, each of the following conditions is a public nuisance on any land or in any building in the town and is unlawful, when the condition is or may be detrimental to the life, health or safety of individuals or the public:

1. Animal manure that is neither used for fertilizing lawns or gardens nor securely protected from insects and the elements.

2. Putrid, unsound or unwholesome bones, meat, hides, skins, or other animal parts; dead animals, fish or fowl; butcher's trimmings and offal; waste vegetation; liquid waste; animal matter, garbage, human or animal excreta, sewage and other similar offensive substances.

3. A dumping ground or other land or building used for depositing litter or debris, or wrecking, disassembling, rebuilding, repair, storage or accumulation of three or more

vehicles, or of machinery, or parts of vehicles or machinery.

4. Noxious exhalations and other airborne irritations, including, but not limited to, smoke, soot, dust, fumes or other gases, offensive odors, or other annoyances.

5. Burning litter, debris, sawdust or other material resulting in smoke, gases, ashes, soot, cinders, sawdust or other material being transported to or deposited on land or buildings.

6. Disposing of litter, debris, sawdust or other material in a manner that results in its unauthorized deposit on land or buildings.

7. An unsecured or abandoned excavation, pit, well, other hole or pool.

8. A privy, vault, cesspool, sump, pit, pool, accumulated water or similar condition that is foul, malodorous, or subject to infestation, pollution or stagnation.

9. An unsecured building that is vacant, abandoned, dilapidated, structurally unsound, or partially destroyed for more than 48 consecutive hours.

10. An abandoned, unattended or discarded icebox, refrigerator or other container that has an attached airtight door or lid, snaplock or other locking device that may not be released from the inside.

11. Plant growth or any other condition, sign, structure, vehicle or watercraft that obstructs or interferes with or renders dangerous the use or passage of any public place.

12. Plant growth or any other condition, sign, structure, vehicle or watercraft that obstructs or interferes with sight distance or the visibility of any traffic control device or sign.

13. Plant growth or any other condition that constitutes a fire hazard or encourages infestation or noxious pests.

14. Infestation.

15. A building or land regularly used in the commission of a crime.

16. Blight.

17. Attractive nuisances.

18. Graffiti.

CHAPTER 18-3.
PROPERTY MAINTENANCE

18-3-1 Litter control

A. No person shall throw, deposit or dump any litter or debris on any land.

B. A person may store litter and debris in a secure receptacle with a tight lid for collection if the receptacle is maintained so that litter and debris are prevented from being blown or deposited on any public place or adjacent land.

C. Only as permitted by law, a person may store litter and debris within any building.

18-3-2 Vehicles and watercraft

A. An owner and/or occupant of land where an abandoned or junked vehicle, or a vehicle or watercraft being restored or undergoing major repair, is located, shall store the vehicle and watercraft in an enclosed area so that the vehicle and watercraft are not visible from any point outside the land. A vehicle or watercraft cover is not an enclosed area, unless the vehicle or watercraft is fully within a carport.

B. Except as otherwise permitted by law, there shall be no more than two abandoned or junked vehicles on any property.

C. Except as otherwise permitted by law, no person shall display a vehicle or watercraft for sale on land of another or within the right of way.

D. No person shall park a vehicle or watercraft on any street or public place for the principal purpose of washing, greasing or repairing the vehicle or watercraft, except repairs necessitated by an emergency.

18-3-3 Buildings, structures and accessory improvements

A. The owner and/or occupant of a building shall maintain all exterior building surfaces to be free of blight and graffiti.

B. The owner and/or occupant of land where a structure and/or an accessory improvement is located shall maintain the accessory improvement free of blight and graffiti.

18-3-4 Land

A. The owner and/or occupant of land shall maintain the land free of:

1. Blight, garbage, litter or debris;

2. Noxious exhalations and other airborne irritations, including, but not limited to, smoke, soot, dust, fumes or other gases, offensive odors or other annoyances;

3. Plant growth, infestation and any other condition that encourages infestation or otherwise adversely affects the health and safety of individuals or the public.

4. Grass higher than nine inches, poison oak, poison ivy, and weeds; or plant growth that is dead, dry, uncultivated or overgrown.

B. In addition to the requirements of subsection A of this section, the owner and/or occupant of land shall also maintain the following areas free of grass higher than nine inches,

poison oak, poison ivy, weeds, blight, garbage, litter and debris: adjacent rights-of-way from the back of the curb or edge of paving in the street, through the owner's and/or occupant's land, to the centerline of any adjacent alley or right-of-way, if present.

C. In addition to the requirements of subsection B of this section, the owner and/or occupant of a business shall maintain the parking lot, lighting and landscaped areas adjacent to or surrounding the business in good repair and free of grass higher than nine inches, weeds, garbage, litter and debris.

D. The owner and/or occupant of a business that sells or accepts soil, vegetation, landscape material, trash, recycling or any similar commodity shall maintain the property entry, exits and adjoining right of way free from debris, deposits, pollutants and safety hazards.

E. The owner and/or occupant of land that has been subject to dumping on more than one occasion shall take measures to secure the land to prevent future dumping. The measures may include erecting a fence, constructing a ditch and berm, or placing four-foot high posts at four-foot intervals. Any measures under this subsection shall be taken only in conformance with required permits.

F. Except as otherwise permitted by law and by the landowner in writing, no person shall place clean fill or fill dirt on land of another.

G. The owner and/or occupant of land where a pool is located shall maintain the pool to avoid health or safety hazards, infestation, pollution, stagnation and blight.

H. Agricultural activities regulated by state law are excluded from this section.

18-3-5 Blowing landscape waste

Use of a leaf blower shall be limited to blowing landscape waste on the user's property and shall not result in landscape waste being blown into the public roadway or another's property.

18-3-6 Preservation of natural desert

A. The purpose of this section is to recognize that preservation of the unique natural desert in limited areas of the town promotes the health and safety of the citizens of the town.

B. Except for a condition that is a public nuisance as set forth in section 18-2-1, the property maintenance standards that require the owner and/or occupant of land to maintain the land free of the plant growth set forth in subsections 18-3-4 A.4 and B shall not apply to:

1. Natural desert within public places.

2. Natural desert within natural area open space as established in conformance with the town Land Development Code.

3. Natural desert areas within state-owned land.

4. Natural desert that has never been graded or disturbed.

18-3-7 Dilapidated buildings prohibited

Each owner, lessee, tenant, resident or occupant shall maintain a property so that it is free of dilapidated buildings. Dilapidated building means any real property structure that is likely to burn or collapse and its condition endangers the life, health, safety or property of the public, and includes, but is not limited to, a building that is abandoned, inadequately maintained, in disrepair, neglected, vandalized, constructed in a faulty manner, not of sufficient strength or stability, not anchored, attached or fastened in place to an adequate supporting foundation, unsecured or in a state of deterioration.

CHAPTER 18-4.
ADDITIONAL VIOLATIONS

18-4-1 Additional violations

A. No person shall create, maintain or permit a public nuisance as defined in section 18-2-1 above.

B. No person shall create, maintain, permit or assist any violation of this title, or fail to perform any act or duty required by this title.

C. No person shall interfere or attempt to interfere with a town agent investigating or abating a violation of this title.

D. No person shall knowingly make a false statement or knowingly mislead a town agent investigating or abating a violation of this title.

E. No person shall place any personal property, materials, goods, wares, merchandise or similar items of any kind in or upon any public street, sidewalk, alleyway or right-of-way. Items placed by or approved by the Town are exempt from this subsection, including:

1. Portable basketball hoops, goalie nets, and similar items, during the actual time they are in use within residential areas.

2. Trash and recycling receptacles properly placed for collection in the following manner:

a. Where curbing exists, containers shall be placed on the street with the wheels against the curb.

b. In all other locations, containers shall be placed within two feet of the street in a manner that does not obstruct or otherwise impede access to any sidewalk.

18-4-2 Barbed wire, razor wire, razor ribbon, concertina wire, electrified fencing or similar features prohibited; exceptions

A. The use as a fence or wall, either in whole or part, of barbed wire, razor wire, razor ribbon, concertina wire, electrified fencing or similar features is prohibited on all residentially zoned land throughout the town.

B. Notwithstanding the provisions of subsection A of this section and unless otherwise prohibited by law, barbed wire and electrified fencing used to control livestock that complies with Arizona Game and Fish Department guidelines for Wildlife Compatible Fencing that does not exceed Town of Marana fencing height standards is permitted within any residential district that meets the criteria established for the keeping of livestock.

C. For the purposes of this section, livestock has the same meaning as defined in A.R.S. § 3-1201.

18-4-3 Each day separate violation

Each day any violation of any provision of this title or the failure to perform any act or duty required by this title continues shall constitute a separate offense.

CHAPTER 18-5.
ENFORCEMENT

18-5-1 Authority

The town manager or designee, town attorney, code enforcement officers and Marana police officers shall enforce this title.

18-5-2 Presumptions

A. The owner of land, as recorded in the Pima County Recorder's Office, is presumed to have control over the land and buildings and accessory improvements on the land. If more than one person is recorded as the owner of land, all persons on record are presumed to have joint and separable control over the land and buildings and accessory improvements on the land. The occupant residing or operating a business on land or in a building is presumed to have control over the building and land on which it is located. These presumptions shall not prevent the enforcement of this chapter against persons other than

record owners, to include lessees, tenants and occupants.

B. Under the state statutes regarding criminal nuisance, the owner, leaseholder or person with legal privilege to control land, shall be deemed to have notice of the criminal nuisance as set forth in the state statutes.

C. All presumptions are rebuttable.

18-5-3 Enforcement options

A. The town, its officers and employees may enforce this title by one or more lawful means, including but not limited to, voluntary compliance, administrative and civil consent orders, civil enforcement, including injunctive action, criminal enforcement and abatement by administrative procedure, emergency abatement and abatement regarding criminal activity. The town may also require restitution and additional fees. The town may immediately remove any hazardous item, structure or sign from any street or public place. One type of enforcement neither limits nor precludes the town from pursuing any other type of enforcement.

B. A violation of this title is in addition to any other violation of the Town Code. Enforcement of a violation of this title in no way limits enforcement of any other violation of the Town Code or of state statutes.

18-5-4 Misdemeanor violations

Notwithstanding the provisions of section 18-5-3, a violation of this title may only be deemed a class one misdemeanor if the violation is:

A. The second or subsequent public nuisance as defined in section 18-2-1, or

B. The second or subsequent violation of any other section within two years of the first violation.

18-5-5 Inspections

A. The town manager or designee, code enforcement officers or Marana police officers may inspect buildings or land to determine compliance with this title.

B. Building exteriors and unscreened land may be inspected at any time with or without the presence of the owner or occupant in conformance with legal requirements governing administrative inspections of buildings and land.

C. Except in a situation presenting an imminent hazard to life, health or public safety, building interiors and screened land shall be inspected during the normal business hours of the town, unless otherwise arranged, upon:

1. The owner's or occupant's consent, or
2. Any administrative or court order.

18-5-6 Voluntary compliance

The town manager or designee, code enforcement officers or Marana police officers may seek voluntary compliance with this title through warnings, notices, compliance orders, or other means to achieve efficient and effective compliance.

18-5-7 Corrective Action Plans

The town may enter into a written corrective action plan, signed by the town manager or a code supervisor, with a person accused of violating this title. The corrective action plan may be enforced as a contract is enforced or by any other lawful means, including the issuance of a citation at the expiration of the time given in the plan.

18-5-8 Civil complaints

A. The town manager or designee, code enforcement officers, the town attorney and Marana police officers may bring civil complaints under this title.

B. The complaint shall include a written description and statutory designation of the violation(s).

C. The town shall attempt to hand deliver the civil citation to the person accused of violating this Code. If the town is unable to hand deliver the civil citation, the town may serve it by certified or registered mail, return receipt requested, or by any means allowed by the Arizona Rules of Civil Procedure, to include alternative service methods approved by the court. If the town sends a citation via certified or registered mail, an additional copy must also be sent by regular mail.

D. The citation is deemed served on the date it is hand delivered or, if mailed, on the date of signature on the return receipt.

18-5-9 Civil complaints; court appearance or failure to appear

A. On the date specified in the complaint, the defendant shall appear in municipal court in person or through an attorney. The defendant shall admit or deny the allegations in the complaint. If the defendant admits the allegations, the court shall enter judgement against the defendant and impose the civil penalties set forth in section 18-5-14 below, and require additional fees pursuant to 18-5-16 below. If the defendant denies the allegations, the court shall set the matter for hearing.

B. If a defendant served with a complaint fails to appear on the date specified in the complaint, or fails to appear at the hearing set by the court, the allegations in the complaint are deemed admitted. The court shall enter judgement against the defendant and impose the civil penalties set forth in section 18-5-14 below, and require additional fees pursuant to 18-5-16 below.

18-5-10 Authority to issue criminal complaints

A Marana police officer may issue a criminal citation or the town attorney may bring criminal complaints under this title.

18-5-11 Jurisdiction and procedure of municipal court

A. The municipal court has jurisdiction over all civil complaints, town petitions for abatements including emergency abatements and all criminal citations to enforce this title.

B. The municipal court shall follow the Arizona Rules of Court for Civil Traffic Violation Cases for civil complaints to enforce this title, except as modified or where inconsistent with this title, local rules of the court, or rules of the Arizona Supreme Court.

C. The municipal court shall follow the Arizona Rules of Criminal Procedure for criminal actions to enforce this title.

D. The municipal court may order abatements to enforce this title either upon petition from the town attorney or incidental to a hearing on a civil or criminal violation of this title when requested by the town.

18-5-12 Procedure for abatement petitions filed in municipal court

A. After notice to the owner and any responsible party, the judge shall conduct a hearing. Both the town and defendant(s) shall have an opportunity to be heard and present evidence. The rules of evidence shall not apply to these hearings but the judge may make rulings on the conduct of these hearings to ensure that they proceed in an orderly and efficient manner. The judge shall determine whether a violation of this title exists and order an abatement of the violation as appropriate in accordance with subsection B of this section. The court's determination shall be based on a preponderance of the evidence. If a defendant fails to appear for a hearing, the court shall hold the hearing in the defendant's absence. If the town fails to appear for a hearing, the court shall dismiss the petition without prejudice.

B. Upon finding that abatement is appropriate, the court may order demolition, board-up, cleanup, inspection or any other action the court deems reasonably necessary to abate the violation.

C. Demolition of a structure shall only be ordered following issuance of notice as required by subsection A of this section to the owner and any responsible parties with an interest in the property that is recorded in the office of the county recorder and in accordance with this title. Notice to the interested parties may be recorded against the property.

D. The reasonable costs of any abatement permitted by the court's order shall be the responsibility of the owner and may be assessed and recorded as provided in sections 18-5-21 and 18-5-22.

E. The notice required in subsection A shall generally comply with Rule 4 of the Arizona Rules of Civil Procedure, except that upon petition by the town attorney the court may, upon a finding of good cause, deem the notice requirement satisfied by notice being posted in a conspicuous location on the subject property.

F. The provisions of chapter 18-6 of this title do not apply to abatements brought under this section.

18-5-13 Procedure for emergency abatement petitions filed in municipal court

A. If a violation of this title presents an imminent hazard to life, health or public safety, the court may immediately consider and grant emergency abatement orders brought on behalf of the town by the town attorney.

B. Notice of the abatement petition and order shall be posted on the property in accordance with subsection 18-5-23 B.3.

C. The provisions of chapter 18-6 of this title and subsection 18-5-23 E do not apply to abatements brought under this section.

18-5-14 Civil penalties

A. The civil penalty may be determined by the court, by plea agreement, or by stipulation. The court shall also impose all other fees and surcharges applicable under state statutes and Title 5 and 18 of the Town Code, including section 18-5-16.

B. On proper evidence that the violation(s) has been corrected and the defendant is in compliance with this title at the time of the hearing, the penalties may be reduced.

18-5-15 Criminal penalties

A. The criminal penalty may be determined by the court, by plea agreement, or by stipulation. The court shall also impose all other fees and surcharges applicable under state statutes and Title 5 and 18 of the Town Code, including section 18-5-16.

B. On proper evidence that the violation(s) has been corrected and the defendant is in compliance with this title at the time of the hearing, the penalties may be reduced.

18-5-16 Additional fees

In addition to the penalties of sections 18-5-14 and 18-5-15, the court shall, as part of its sentence, impose all costs of abatement to compensate the town for its costs to bring a building or land into compliance with this title. Additionally, the court may impose inspection costs, court costs and prosecution costs.

18-5-17 Notice to abate

A. If, after an inspection, the town finds one or more violations of this title, the town may require correction of the violation(s). If the town requires correction, the town may issue a notice to abate to the owner, the owner's authorized agent or the owner's statutory agent, and the occupant or lessee.

B. The notice to abate shall be in writing and shall set forth:

1. The identification of the land where the violation is located, by legal description, including the street address, if known, or by book, map and parcel number, if the street address is unknown.

2. A statement of the violation(s) in sufficient detail to allow a reasonable person to identify and correct the violation(s).

3. The date by which the owner, the owner's authorized agent, the owner's statutory agent, the occupant or lessee shall correct the violation, which date shall not be less than 30 days from service of the notice.

4. The name and phone number of the inspector who sent the notice.

5. The estimated cost of abatement to the town.

6. If the violation(s) is not corrected by the date specified for abatement, the town may abate the violation(s), assess the owner, occupant and/or the lessee the cost of abatement, and record a lien on the land for the assessment.

7. The appeal procedures, if any.

18-5-18 Service of notice to abate

A notice to abate shall be served by any of the following methods:

A. By hand delivering a copy of the notice to abate to the owner, the owner's authorized agent or the owner's statutory agent, and the occupant or lessee.

B. By mailing a copy of the notice to abate, by certified mail, to the owner, the owner's authorized agent or the owner's statutory agent, and the occupant or lessee at the last known address and at the address to which the tax bill for the land was last mailed.

C. The notice to abate is deemed served on the date it is hand delivered or, if mailed, on the date it is deposited in the United States mail.

18-5-19 Effect of notice to abate

A. A notice to abate is effective upon any person served in conformance with section 18-5-18 or section 18-5-23 and any person with actual notice.

B. A notice to abate runs with the land.

C. The town may record a notice to abate in the Pima County Recorder's Office.

18-5-20 Town may abate

If the owner, occupant or lessee subject to the notice to abate fails to correct the violation(s), the town may:

A. Abate the violation(s),

B. Assess the owner, occupant and/or the lessee the cost of abatement, and

C. Record a lien on the land for the assessment.

18-5-21 Town assessment for abatement

A. Following abatement, the town shall prepare a statement of the cost of abating the violation of this chapter.

B. The statement shall be mailed to the owner, the owner's statutory agent, the occupant and lessee at the address used to serve the notice to abate.

C. The statement shall set forth:

1. The statement of cost is an assessment upon the land from which the town abated the violation.

2. The payment of the statement of cost shall be made by the date specified in the statement of cost.

3. If payment is not made by the date specified in the statement of cost, the town shall place a lien on the land in the amount of the statement.

4. The appeal procedures, if any.

18-5-22 Assessment lien

A. The town's statement of cost under section 18-5-21 above shall be:

1. An assessment on the land from which the town abated the violation(s), and

2. Collected at the same time and in the same manner as other town assessments are collected.

B. The town shall record the assessment in the Pima County Recorder's Office. From the date of its recording, the assessment shall be a lien on the land.

C. The lien shall be inferior only to general tax liens.

D. After recording the lien, the town may institute an action to enforce the lien in the Superior Court for Pima County. The recorded assessment is prima facie evidence of the truth of all matters recited in the assessment and the regularity of all proceedings before the recordation. Upon judgement of foreclosure and order of sale, the town shall sell the land to satisfy the lien.

E. A prior assessment under this section is not a bar to a later assessment. Any number of liens on the same land may be enforced in the same action.

F. Failure to enforce the lien shall not affect its validity.

18-5-23 Emergency abatement

A. If a violation of this title presents an imminent hazard to life, health or public safety, the town may notify the owner, the owner's authorized agent, the owner's statutory agent, occupant or person responsible for the violation to correct the violation immediately or the town may abate the violation.

B. A notice for emergency abatement may be written, oral or electronic. A written notice shall be served by any of the following methods:

1. By hand delivering a copy of the notice to the owner, the owner's authorized agent, the owner's statutory agent, occupant, lessee and/or person responsible for the violation, or

2. By mailing a copy of the notice to the owner, the owner's authorized agent, the owner's statutory agent, occupant, lessee and/or person responsible for the violation at the last known address, or

3. By prominently posting a copy of the notice on the building, accessory improvement, land or vehicle in violation.

C. Written notice is deemed served on the date it is hand delivered, or if mailed, on the date it is deposited in the United States mail, or the date it is posted.

D. Whether or not notice is served, the town may abate the violation.

E. Upon request, the owner, the owner's authorized agent, the owner's statutory agent, occupant, lessee or person responsible for a violation that presents an imminent hazard to life, health or public safety, shall be granted a hearing before the board of adjustment appointed pursuant to chapter 18-6 of this title, but the appeal shall not stay the town's abatement of the violation.

F. The effect of a notice for emergency abatement under this section shall be as set forth for a notice of abate in section 18-5-19 above.

G. The town may assess the owner, occupant or person responsible for a violation for the cost of any emergency abatement by any means authorized by law.

18-5-24 Notice to abate; abatement regarding criminal activity

A. If the town finds that a building or land is regularly used in the commission of a crime, the town shall issue a notice to abate to the owner, the owner's managing agent, the occupant and any other person responsible for the use of the building or land for criminal activity.

B. The notice to abate shall be in substantial conformance with the state statutes. The notice to abate may contain the date by which the owner, the owner's managing agent, the occupant, and other person responsible for the use of the building or land for criminal activity, shall correct the violation, which date shall not be less than 30 days from the service of the notice.

C. The service of the notice to abate shall be in conformance with the state statutes.

D. The notice to abate is deemed served on the date it is hand delivered or, if mailed, on the date it is deposited in the United States mail.

18-5-25 Town may abate or bring action; abatement regarding criminal activity

A. If the owner, the owner's managing agent or any other person responsible for the use of the building or land for criminal activity fails to correct the nuisance, the town may:

1. Abate the use of the building or land for criminal activity.

2. Bring an action in Superior Court to abate the use of the building or land for criminal activity.

B. If the court enters a temporary restraining order, the town shall serve upon the defendant(s), any applicable statutory agent, and any legal occupant the town believes may claim an interest in the building or land:

1. Notice of the entry of the temporary restraining order,

2. Copies of the temporary restraining order and the complaint, and

3. Notice of the possibility for a hearing, which shall be in substantial conformance with the state statutes.

C. The service of the documents set forth in subsection B of this section shall be in conformance with state statutes.

18-5-26 Town recordation of action

A. If the town brings an action to abate the use of a building or land for criminal activity, the town shall file a notice of the action in the Pima County Recorder's Office.

B. The notice shall be in conformance with state statutes.

18-5-27 Assessment for abatement regarding criminal activity

A. The court may assess the owner for the cost of abating the nuisance.

B. The town shall record the assessment in the Pima County Recorder's Office. From the date of its recording, the assessment shall be a lien on the land.

C. The lien shall be inferior only to general tax liens, child support liens, restitution liens and prior recorded mortgages.

D. The town may enforce the lien as set forth in subsections D, E, and F of section 18-5-22.

18-5-28 Declaration of structure unfit for human habitation

If a structure presents an imminent hazard to life, health or public safety, the town may declare the structure unfit for human habitation, and order it to be vacated.

CHAPTER 18-6.

APPEALS

18-6-1 Board of adjustment; authority and filing

A. The board of adjustment shall hear and decide:

1. Appeals to an interpretation of this title by the town manager or designee and posted on the town's web site.

2. Appeals to a notice of an administrative abatement, a notice to vacate or an assessment.

B. A request for a time extension or an appeal shall be in writing and shall be filed with the town clerk within ten days of the date of, as applicable:

1. The interpretation's posting on the town's web site, or

2. The notice to abate, the notice to vacate, or the assessment.

C. If a person fails to request a time extension or appeal within ten days, the failure constitutes:

1. A waiver of the right to a hearing, and

2. An admission of the validity of the notice or assessment.

D. The request for a time extension shall specify what time extension is necessary and reasonable.

E. The appeal shall specify why:

1. The land or building subject to the notice is not in violation of this chapter;

2. The interpretation is incorrect; or

3. The assessment is excessive.

F. A fee of $25.00 dollars shall accompany the request or appeal. In case of financial hardship, the fee may be suspended until the board of adjustment renders the decision. The board of adjustment may waive the fee upon a finding of financial hardship.

18-6-2 Hearing procedure

A. The board of adjustment shall set a date for hearing on the request or appeal within 15 days of the town clerk's receipt of the request or appeal.

B. The hearing shall be informal and without a jury, except that testimony shall be given under oath or affirmation. The technical rules of evidence do not apply, except for the

statutory provisions relating to privileged communications. The board of adjustment may make orders to fairly and efficiently determine the truth and decide the case. The burden of proof at the hearing shall be on the town by a preponderance of the evidence.

C. The board of adjustment shall:

1. Render a decision within 15 days of the hearing.

2. Prepare findings and a decision.

3. Mail the findings and decision to all the parties to the request or appeal, by certified mail unless at the conclusion of the hearing a decision is rendered and communicated to the parties.

D. Rule 7 of the Arizona Rules of Procedure in civil traffic violation cases shall govern requests for recusal of the hearing officer.

E. Rules 12 and 13 of the Arizona Rules of Procedure in civil traffic violation cases shall govern representation by counsel in these proceedings.

18-6-3 Time extensions

A. The board of adjustment may grant one extension of the time set forth in an administrative notice to abate under this title. The extension shall not exceed 90 days after the date of the hearing.

B. The board of adjustment shall grant an extension only where it finds:

1. A hardship in bringing the land into compliance within the time set forth in the notice to abate; and

2. A reasonable plan by which the land will be brought into compliance within the time extension.

C. The extension granted by the board of adjustment shall run from the date the board of adjustment mails the findings and decision as set forth in section 18-6-2 above.

18-6-4 Appeal from decision of the board of adjustment

A party aggrieved by the board of adjustment's decision may appeal to Superior Court. An appeal shall be taken within 30 days of the date of the board of adjustment's decision or shall be waived.

Council-Regular Meeting **A5**

Meeting Date: 11/16/2021

To: Mayor and Council

From: Luke Fischer, Senior Assistant Town Attorney

Date: November 16, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2021-148: Relating to Public Nuisance and Property Preservation; Review and approval of the Town of Marana Code Enforcement Policy for enforcing Marana Town Code Title 18 (Public Nuisance and Property Preservation) (Lisa Shafer)

Discussion:

It is the intent of the Town of Marana to promote the health and safety of the residents and businesses of Marana, Arizona. Part of this responsibility includes protecting neighborhoods from blight and deteriorating conditions that have a negative impact on the health and safety of the community and that encourage social disorder and crime. This is achieved through the adoption of ordinances and by establishing a policy to guide enforcement of those ordinances.

Marana residents and business owners are encouraged and supported in their efforts to maintain the physical environment of their neighborhoods through standards set in local ordinances. To assist in this endeavor, a code enforcement policy is being proposed in this agenda item for the Mayor and Council's consideration and approval. The purpose of the proposed policy is to provide guidance to Town staff in applying Marana Town Code Title 18 (Public Nuisance and Property Preservation) and in addressing properties with code violations.

Town staff intends to submit this policy to the Town Council for review and approval on an annual basis.

Staff Recommendation:

Staff recommends approval of the Town of Marana Code Enforcement Policy for enforcing Marana Town Code Title 18 (Public Nuisance and Property Preservation).

Suggested Motion:

I move to approve Resolution No. 2021-148 approving the Town of Marana Code Enforcement Policy for enforcing Marana Town Code Title 18 (Public Nuisance and Property Preservation).

Attachments

Resolution No. 2021-148 Public Nuisance & Property Preservation

Exhibit A Title 18 Code Enforcement Policy

MARANA RESOLUTION NO. 2021-148

RELATING TO PUBLIC NUISANCE AND PROPERTY PRESERVATION; REVIEW AND APPROVAL OF THE TOWN OF MARANA CODE ENFORCEMENT POLICY FOR ENFORCING MARANA TOWN CODE TITLE 18 (PUBLIC NUISANCE AND PROPERTY PRESERVATION)

WHEREAS pursuant to Marana Town Code Title 18 (Public Nuisance and Property Preservation), adopted on November 16, 2021 by Marana Ordinance No. 2021.025, the Town of Marana recognizes the importance of protecting neighborhoods from blight and deteriorating conditions that have a negative impact on the health and safety of the community and that encourage social disorder and crime; and

WHEREAS it is the responsibility of Code Enforcement officers and other town officials to enforce the provisions of Title 18; and

WHEREAS the Mayor and Council find that approving a Code Enforcement policy for enforcing Title 18 is in the best interest of the Town and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that the Code Enforcement Policy, in substantially the form attached to and incorporated by this reference in this resolution as Exhibit A, is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 16th day of November, 2021.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

MARANA AZ
COMMUNITY &
NEIGHBORHOOD SERVICES

CODE ENFORCEMENT POLICY

I. Standard Code Enforcement

A. Purpose

It is the intent of the Town of Marana to promote the health and safety of the residents and businesses of Marana, Arizona. Part of this responsibility includes protecting neighborhoods from blighting and deteriorating conditions that have a negative impact on the health and safety of the community and encourage social disorder and crime. This is achieved through ordinances and by establishing a policy to guide enforcement of the ordinances.

B. Standard Enforcement Policy

Town of Marana residents and business owners are encouraged and supported in their efforts to maintain the physical environment of their neighborhoods through standards set in local ordinances. To assist in this endeavor, the following code enforcement policy has been established to guide the town in addressing properties with code violations.

The following actions will be taken on properties where there has been no case history or history of violations and/or previous enforcement action:

1. Inspection/Pre-notification

When a property complaint is received, the town will respond with timely inspections. If the alleged violation concerns an imminent health or safety hazard to the neighborhood or neighbors, inclusive of open/vacant buildings, fire and/or health hazards, unsecured pools or other health and safety hazards, the town will respond with an immediate inspection. All other reported violations will be responded to within forty-eight (48) hours.

2. Courtesy Notice

Except in cases with previous history of code violations, imminent health or safety hazards, commercial business violations and violations of a transient nature, the owner / responsible party will be notified a violation was observed on their property and that failure to abate the violation may result in further code enforcement action.

3. Formal Notice of Ordinance Violation (NOV)

In cases involving imminent health and safety violations, cases with previous history of code violations, violations of a transient nature such as commercial business violations, home occupation violations and violations that remain following the issuance of a courtesy notice, the responsible party or parties will be officially notified that a violation has been discovered through an inspection and will be advised of specific corrective action required. They will also be advised through this process of what further action will be taken by the town if they do

not comply. In addition, owners/responsible parties will be advised of available appropriate assistance as enumerated in Section IV.B. of this policy.

Also included with the NOV to owners/responsible parties who have not previously received the information with a courtesy notice, will be an explanation that recidivists will receive only one official notice of ordinance violation for a violation and that future offenses of town ordinances may result in legal action without issuance of further notices of ordinance violation. Information on the most common blighting violations will also be included with the NOV.

4. Civil Citation

Owners/responsible parties who fail to comply will be subject to the issuance of a civil citation that will be adjudicated by a hearing officer/judge. In the case of properties that are not owner occupied the following general guidelines will apply:

- In general, tenants/occupants will be held responsible for items concerning routine maintenance and for personal property items.
- In situations where tenants/occupants have failed to fulfill their responsibility for compliance with town ordinances, owners/responsible parties may also be held accountable.
- In cases involving unoccupied properties, owners/responsible parties will be held accountable for all property conditions.
- In cases involving businesses or business centers, owners/responsible parties will be held accountable for all property conditions.

5. Criminal Complaint

Failure to comply with any of the preceding actions will be cause to proceed with a criminal complaint.

6. Town Abatement

The town, at its own discretion, may choose to directly abate and assess (lien) for any and all violations that remain in non-compliance with town ordinances or regulations following expiration of the time given in the notice.

II. Recidivists Persons/Properties

A. Purpose

The recidivist process is designed to provide relief via an expedited enforcement process for neighborhoods experiencing problems with residents who repeatedly violate town ordinances and who have demonstrated an inability or unwillingness to remain a good neighbor by maintaining their property.

B. Definition

A recidivist case is a newly opened case on a property involving the same responsible party for the same violation or any of the common blight violations as specified in Section III (B) (4) (a), where within the last 24 months, the responsible party has been issued a Notice of Ordinance Violation and/or civil citation, and/or had criminal charges filed for, and/or contractual abatement initiated.

A chronic recidivist case is a case on a property where within the last 24 months the property has had unresolved notice(s) of violation of the Town codes for six months or more, excluding time for administrative appeals or hardship assistance processes. A chronic recidivist designation shall apply until the property has remained in compliance for past violation(s) and any of the common blight violations, as specified in Section III (B) for a period of 90 days following the date the prior case was closed.

If unusual or mitigating circumstances warrant, the Town Manager or designee may exempt a responsible party from the recidivist designation. In such cases, the Town Manager or designee will seek input from the complainant, neighborhood associations or block watches in the area, area residents or other staff, as appropriate, to assist in making a determination.

C. Notification Policy

Cases which have been designated as recidivist or chronic recidivist will proceed through a legal fast track. The discovery of a repeat offense or continuous offenses of six months or more will be cause to:

- issue an immediate civil citation (for those offenses deemed appropriate);
- issue a formal notice of violation in conjunction with a civil citation for offenses that warrant abatement; and/or
- issue a criminal summons.

III. Inspection/Enforcement

A. Purpose

The Neighborhood Preservation Ordinance, Zoning Ordinances and other ordinances and codes enforced by the Community and Neighborhood Services (CNS) Department are enforced on a complaint basis. This is designed to encourage resident, business, neighborhood association, block watch or other town department participation in the enforcement process.

Anonymous complaints will be accepted with the following exceptions: illegal commercial business complaints; when past complaints for the same alleged violation on the same property have been found to be invalid on three or more occasions; and in situations when a street address is not provided. Complaints in these categories will require that the complainant provide a name and contact phone number.

B. When an initial inspection is conducted, based on a complaint, the inspector may:

1) Expand upon the initial complaint on the same property and determine whether violations exist on the following items identified by Town Council:

- Overheight weeds/grass or dead/dry bushes, trees, weeds and/or other vegetation
- Inoperable vehicles
- Junk, litter and/or debris
- Open/vacant/dilapidated buildings and structures
- Outside storage

- Fences in disrepair
- Graffiti

2) Inspect additional properties in the immediate area of the initial reported violation; and
3) Limit the inspection to those items, which appeared as violations on the initial property on which the complaint was received; and the items listed in III(B).
4) Initiate appropriate enforcement action.

C. Exceptions

Exceptions to the complaint-based enforcement policy are as follows:

1) Scheduled neighborhood canvassing as posted on the Code Enforcement page of the Town's website.

2) Special target areas identified by the Community and Neighborhood Services director in an effort to rehabilitate deteriorating neighborhoods.

3) Properties in the Immediate Area which are an Obvious Detriment or Blight

4) Environmental, Imminent Hazard and/or Fire Safety Conditions
In order to maintain and protect neighborhoods from imminent hazards, environmental hazards, fire hazards and other types of similar conditions that may immediately endanger or place residents in peril, the town will summarily inspect/abate any and all conditions which are discovered without benefit of complaint.

5) Seamless Service Efforts
The CNS Department may be called upon by other departments or governmental agencies to partner on issues of community concern in areas outside of the town's designated Target Areas. It is the department's goal to provide seamless and coordinated service in such circumstances to facilitate the resolution of an identified community problem. In order to support and complement these interagency/interdepartmental efforts, systematic and non-complaint based code enforcement may be implemented with the approval of the Town Manager or designee.

6) Recidivist/Chronic Recidivist Properties
To address frequently recurring violations on recidivist properties, the CNS Department may initiate non-complaint based inspections/code enforcement on recidivist properties after case resolution to check for a recurrence of the same violation(s) and/or any of the common blight violations as identified in Section III (B).

To assure lasting compliance on chronic recidivist properties, the CNS Department shall initiate non-complaint based exterior inspections/code enforcement on designated chronic recidivist properties after case resolution, to check for a recurrence of the same violation(s) and/or any of the common blight violations as

identified in Section III (B).

IV. Hardship Assistance

A. Purpose

It is the intent of the Town to provide assistance to all low- and moderate-income households that are eligible for financial assistance. Assistance will be provided in the form of information, referral, counseling, the provision of volunteer labor, if/when available and/or the provision of direct financial assistance.

B. Available Resources

Based upon funding availability and in some cases participant eligibility the CNS Department will provide or coordinate the following types of assistance:

- Information
- Housing, financial, landlord/tenant counseling
- Referral to public, private or nonprofit sources of assistance
- Tool lending
- Volunteer labor assistance
- Graffiti abatement supplies and assistance
- Housing rehabilitation/reconstruction

V. Interdepartmental/Interagency Cooperation

A. Purpose

The CNS Department will cooperate with other departments and agencies when appropriate to further the mutual goals of nuisance abatement and neighborhood maintenance for the benefit of the entire community.

B. Cooperation From Other Departments

Upon the request, the Police Department and any other department of the town will assist and cooperate in the performance of duties related to the enforcement of ordinances. This cooperation may include assistance in enforcement or abatement actions, including removal of persons from buildings or structures to be demolished.

C. Hazardous Conditions

The town manager or designee may order immediate abatement of a hazard without notice. The CNS Department may also request official concurrence from other departments as to whether immediate abatement action is necessary. These departments or agencies include, but are not limited to, Police, Fire, Public Works, Development Services and the Pima County Environmental Services departments.

VI. Annual Review by Town Council

This Code Enforcement Policy will be reviewed and evaluated annually by the Town Council.

Council-Regular Meeting **A7**

Meeting Date: 11/16/2021

To: Mayor and Council

Submitted For: George Cardieri, Real Property Manager

From: Jane Fairall, Town Attorney

Date: November 16, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2021-149: Relating to Real Estate; vacating unneeded public right-of-way located south of Adonis Road and north of Tangerine Road and authorizing the Town Engineer to sign a quit claim deed of abandonment for the unneeded right-of-way (George Cardieri)

Discussion:

The Town of Marana recently completed the extension of Adonis Road between Cochie Canyon Trail and Tangerine Road to improve overall connectivity and to provide an alternative point of access for the emergency service providers and for the residents of San Lucas, Adonis, and future subdivisions east of Interstate 10.

Bela Flor Communities, via Mandarina Holdings LLC (the "Developer"), proposes to realign a small segment of the existing connector road, specifically Mandarina Boulevard from Adonis Road to Tangerine Road, as it passes through the future Mandarina Master Planned Community. The Developer has formally applied to dedicate 90 feet of right-of-way for the new road, in exchange for the Town's abandonment of 51 feet of existing right-of-way at the current roadway location. The Developer will be responsible for constructing the new road improvements and for removing the existing road improvements after the Town's acceptance of the new road. The Developer will grant a "Temporary Public Access Easement" to bridge the gap between the abandonment of the existing right-of-way, and the Town's acceptance of the new road. The realignment is favored in that it places Mandarina Boulevard at an increased distance from Interstate 10 and the Union Pacific Railroad, which better accommodates a future traffic interchange at Tangerine Road and Interstate 10.

Staff Recommendation:

Staff recommends approval of the abandonment.

Suggested Motion:

I move to adopt Resolution No. 2021-149, vacating unneeded public right-of-way located south of Adonis Road and north of Tangerine Road and authorizing the Town Engineer to sign a quit claim deed of abandonment for the unneeded right-of-way.

Attachments

Resolution No. 2021-149 Mandarina Blvd

Exhibit A to Resolution - Legal Description

Exhibit B to Resolution - Quit Claim Deed

Right of Way Exhibit

Temporary Public Access Easement

MARANA RESOLUTION NO. 2021-149

RELATING TO REAL ESTATE; VACATING UNNEEDED PUBLIC RIGHT-OF-WAY LOCATED SOUTH OF ADONIS ROAD AND NORTH OF TANGERINE ROAD AND AUTHORIZING THE TOWN ENGINEER TO SIGN A QUIT CLAIM DEED OF ABANDONMENT FOR THE UNNEEDED RIGHT-OF-WAY

WHEREAS the Town of Marana received a Deed of Dedication from Mandarina, LLC dated November 18, 2019, and recorded in the office of the Pima County Recorder on December 6, 2019, at Sequence 20193400150 (the "Mandarina Deed"); and

WHEREAS the Mandarina Deed dedicated right-of-way to the Town for the Adonis Road public roadway extension and for Mandarina Boulevard, a connector road running from Adonis Road to Tangerine Road; and

WHEREAS the Town of Marana recently completed the extension of Adonis Road between Cochie Canyon Trail and Tangerine Road; and

WHEREAS Mandarina Holdings, LLC, the successor in interest to Mandarina LLC, proposes to realign a small segment of Mandarina Boulevard as it passes through the future Mandarina Master Planned Community, and has agreed to dedicate 90 feet of right-of-way to the Town for the new realigned road, in exchange for the Town's abandonment of 51 feet of right-of-way dedicated via the Mandarina Deed; and

WHEREAS A.R.S. §28-7203 authorizes the Town to exchange a roadway or a portion of a roadway with an abutting owner for all or part of a new public roadway; and

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

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

SECTION l. The Town of Marana hereby vacates and abandons that portion of the Mandarina Boulevard right-of-way more particularly described and depicted in Exhibit A attached to and incorporated within this resolution by this reference.

SECTION 2. The Town Engineer is hereby authorized to execute a quit-claim deed of abandonment in favor of Mandarina Holdings, LLC in the form of Exhibit B attached to and incorporated within this resolution by this reference.

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 this resolution.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 16th day of November, 2021.

Mayor Ed Honea

ATTEST:

Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

Exhibit "A"

8710 N. Thornydale Road, Suite 140, Tucson, AZ 85742 | 520.408.1400 | www.epsgroupinc.com

Legal Description
Right-of-Way Abandonment

A portion of that parcel as described in Docket 13752 at Page 856, Records of Pima County, Arizona and located within the Southwest one-quarter of Section 31, Township 11 South, Range 12 East, Gila and Salt River Meridian, Pima County, described as follows:

COMMENCING the Southwest corner of said Section 31, said point being an aluminum cap survey monument, from which the South one-quarter corner of said Section 31, said point being a brass cap survey monument, bears North 89 degrees 36 minutes 28 seconds East, a distance of 2518.45 feet;

THENCE upon the South line of said Section 31, North 89 degrees 36 minutes 28 seconds East, a distance of 734.94 feet;

THENCE North 00 degrees 23 minutes 32 seconds West, a distance of 383.57 feet to the intersection of northerly right-of-way line of Tangerine Road, as recorded in Docket 11487, Page 2029, Records of Pima County, Arizona, and the northeasterly right-of-way line of the Union Pacific Railroad right-of-way;

THENCE upon said right-of-way line of Tangerine Road, North 40 degrees 05 minutes 07 seconds East, a distance of 200.05 feet to a point of curvature of a tangent curve, concave to the southeast;

THENCE upon said curve to the right, having a radius of 1104.93 feet and a central angle of 08 degrees 52 minutes 30 seconds, for an arc length of 171.15 feet, to the POINT OF BEGINNING, said point lying upon the arc of a non-tangent curve, a radial line of said curve from said point having a bearing of North 41 degrees 03 minutes 28 seconds West;

THENCE upon said curve to the left, having a radius of 25.00 feet and a central angle of 76 degrees 39 minutes 17 seconds, for an arc length of 33.45 feet to a point of tangency, said point lying upon the westerly right-of-way line of Mandarina Boulevard as described in Sequence No. 20193400150, Records of Pima County, Arizona;

THENCE upon said westerly right-of-way line, North 27 degrees 42 minutes 45 seconds West, a distance of 499.11 feet to a point lying upon the revised westerly right-of-way line of Mandarina Boulevard as described in Sequence No. 20210150765, Records of Pima County, Arizona;

THENCE upon said revised westerly right-of-way line, North 30 degrees 07 minutes 37 seconds West, a distance of 344.70 feet to a point of cusp of a non-tangent curve, concave to the northeast, a radial line of said curve from said point having a bearing of North 57 degrees 29 minutes 13 seconds East;

Exhibit "A" continued

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THENCE upon said curve to the left, having a radius of 1445.00 feet, with a central angle of 05 degrees 42 minutes 03 seconds, for an arc length of 143.77 feet to a point of tangency;

THENCE South 38 degrees 12 minutes 50 seconds East, a distance of 254.51 feet to point lying upon the easterly right-of-way line of Mandarina Boulevard as described in Sequence No. 20193400150, Records of Pima County, Arizona;

THENCE upon said easterly right-of-way line, South 27 degrees 42 minutes 45 seconds East, a distance of 431.66 feet to a point of curvature of a tangent curve;

THENCE upon said curve to the left, having a radius of 25.00 feet, with a central angle of 98 degrees 07 minutes 02 seconds, for an arc length of 42.81 feet, to a point of cusp of a non-tangent curve, concave to the southeast, a radial line of said curve from said point having a bearing of South 35 degrees 50 minutes 38 seconds East, said point lying upon said northerly right-of-way line of Tangerine Road;

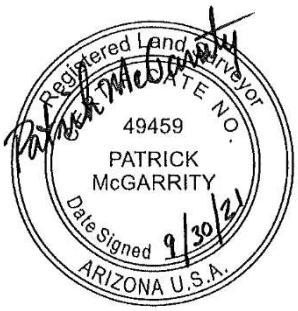
THENCE upon said curve to the left having a radius of 1104.93 feet and a central angle of 05 degrees 12 minutes 51 seconds, for an arc length of 100.55 feet, to the POINT OF BEGINNING.

Said parcel containing 32,593 square feet, or 0.7482 acres of land, more or less.

See depiction of Exhibit A made a part hereof.

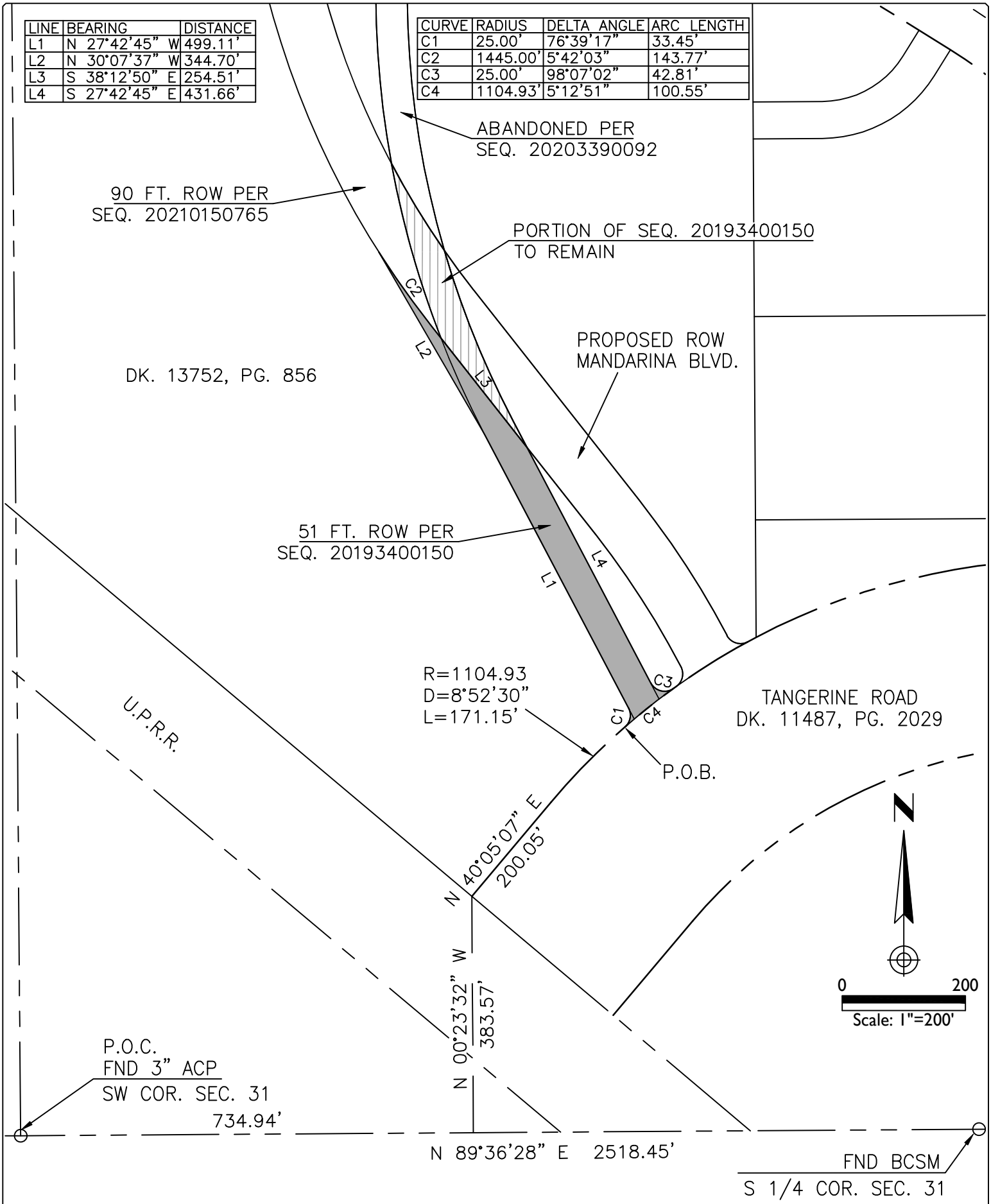
Prepared by:

EPS Group, Inc.
Patrick McGarrity
AZ RLS #49459



LINE	BEARING	DISTANCE
L1	N 27°42'45" W	499.11'
L2	N 30°07'37" W	344.70'
L3	S 38°12'50" E	254.51'
L4	S 27°42'45" E	431.66'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	25.00'	76°39'17"	33.45'
C2	1445.00'	5°42'03"	143.77'
C3	25.00'	98°07'02"	42.81'
C4	1104.93'	5°12'51"	100.55'



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Depiction of Exhibit A
Portion of Section 31, T-11-S, R-12-E, G&SRM, Pima County, AZ

Sheet No. 3 of 3

Job No. 20-0522

Sep 30, 2021 10:03am U:\Projects\2020\20-0522\Survey\Legals\20-0522 Mandarina_Abandonment.dwg

Exhibit B

QUIT CLAIM DEED OF ABANDONMENT

Exempt: A.R.S. § 11-1134 (A) (3)

THE TOWN OF MARANA, an Arizona municipal corporation, hereby quit-claims in favor of Mandarina Holdings, LLC, an Arizona limited liability company, the following described real property situated in Pima County, Arizona:

SEE LEGAL DESCRIPTION AND DEPICTION ATTACHED AS
EXHIBIT "A" TO THIS QUIT CLAIM DEED OF ABANDONMENT AND
INCORPORATED HERE BY THIS REFERENCE

DATED: _____, 2021.

THE TOWN OF MARANA, an Arizona municipal corporation

By: _____
Keith Brann, Town Engineer*

*Per Marana Resolution No. 2021-_____

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

STATE OF ARIZONA)
ss
County of Pima)

The foregoing instrument was acknowledged before me on _____, 2021, by Keith Brann, Town Engineer of THE TOWN OF MARANA, an Arizona municipal corporation, on its behalf.

(Seal)

_____
Notary Public



EXISTING RIGHT OF WAY TO REMAIN

RIGHT OF WAY TO BE ABANDONED

PROPOSED RIGHT OF WAY

NORTH

100 0 100 200
scale: 1" = 100' feet

EPS GROUP
1130 N. Alma School Rd
Suite 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Bela Flor - Mandarina

Mandarina Blvd Right of Way

JOB NO
20-0522

SHEET
1
OF 1

Aug 28, 2021 7:52am S:\Projects\2020\20-0522\Civil_Construction Documents\Exhibit\20-0522 _ CD _ Mandarina Blvd Right of way Dedication and Abandonment.dwg

TEMPORARY PUBLIC ACCESS EASEMENT

MANDARINA HOLDINGS, LLC, an Arizona limited liability company ("Grantor"), for ten dollars and other valuable consideration, does hereby grant to the **TOWN OF MARANA**, an Arizona municipal corporation ("Grantee"), a Temporary Public Access Easement, for ingress and egress, over, through, under, across and along, that certain tract of land situated in the Town of Marana, Pima County, Arizona and more particularly described as follows:

> SEE LEGAL DESCRIPTION AND DEPICTION ATTACHED TO THIS INSTRUMENT AS ***EXHIBIT A*** AND INCORPORATED HEREIN BY THIS REFERENCE

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, walls, fences, utilities or improvements upon the above herein described easement, which would impair Grantee's ingress and egress.

It is understood and agreed that this easement is to expire and terminate thirty (30) days after Grantee's acceptance of new roadway improvements for Mandarina Boulevard between Adonis Road and Tangerine Road, which are being constructed by the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be signed by the undersigned officer thereunto duly authorized this _____ day of_____, 2021.

"GRANTOR":

MANDARINA HOLDINGS, LLC, an Arizona limited liability company
By: KDL Investments, LLC, an Arizona limited liability company, its Member

By_____
Karl N. Huish, Manager

STATE OF _____)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Karl N. Huish, Manager of KDL Investments, LLC, as Member of Mandarina Holdings, LLC, an Arizona limited liability company, on behalf of the LLC.

(Seal)

_____
Notary Public

Accepted by the Town of Marana:

_____

Keith Brann, P.E., CFM, Town Engineer

Approved as to form:

_____

Jane Fairall, Town Attorney

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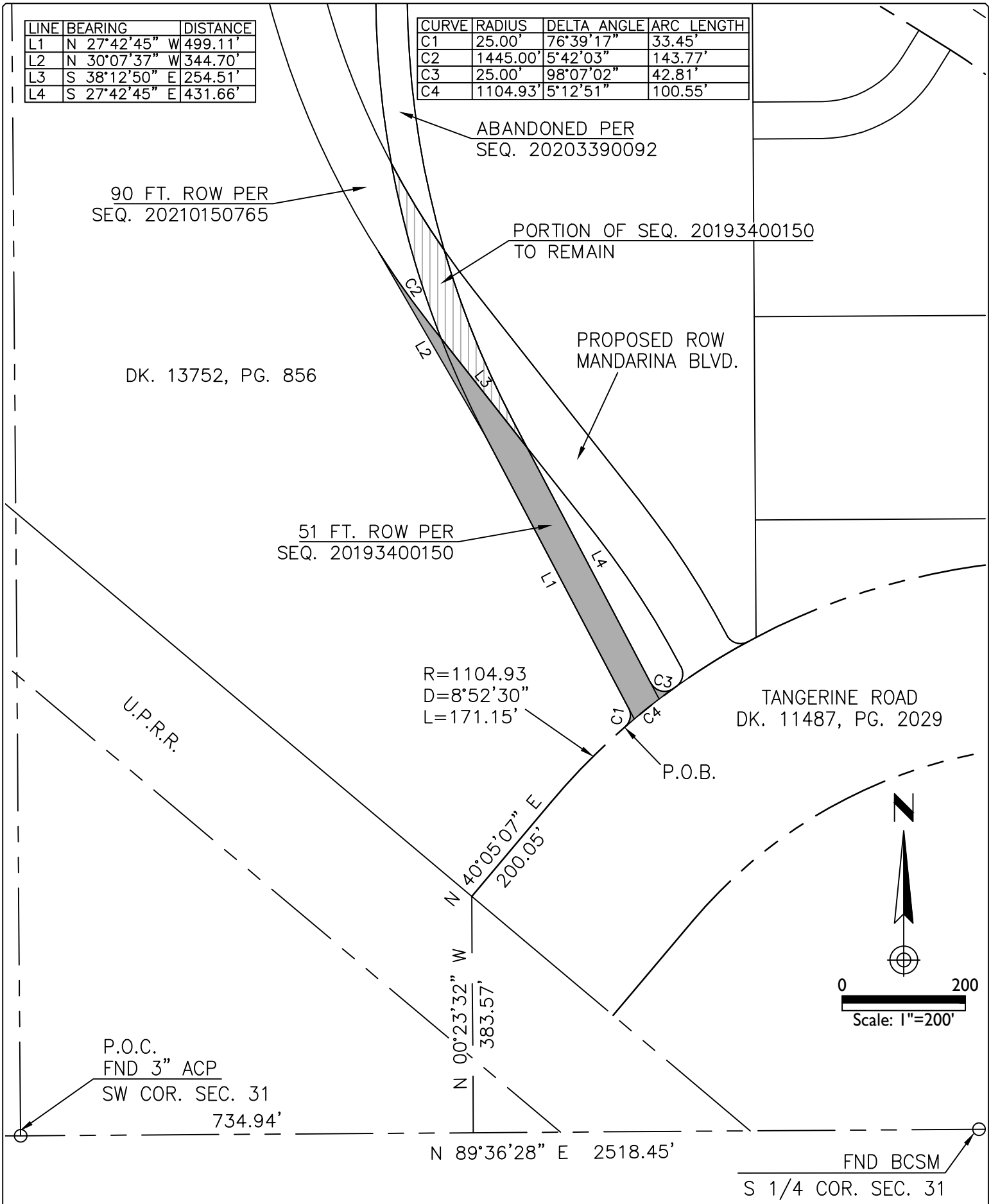
Prepared by:

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Depiction of Exhibit A

Portion of Section 31, T-11-S, R-12-E, G&SRM, Pima County, AZ

Sheet No. 3 of 3

Job No. 20-0522

Sep 30, 2021 10:03am U:\Projects\2020\20-0522\Survey\Legals\20-0522 Mandarina_Abandonment.dwg

Council-Regular Meeting **A8**

Meeting Date: 11/16/2021

To: Mayor and Council

Submitted For: Curry C. Hale, Human Resources Director

From: Libby Shelton, Deputy Town Attorney

Date: November 16, 2021

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2021-150: Relating to Personnel; approving and adopting amendments to the Town's Personnel Policies and Procedures, revising Chapter 3 - Classification and Compensation by adding new Policy 3-13 "Second Language Pay" and revising Policy 3-6 "Holiday Pay"; approving the transfer of up to $150,000 in budgeted expenditure authority from the General Fund contingency line item to the applicable personnel costs line items within the applicable departments and/or funds in the Fiscal Year 2021-2022 budget as needed for Second Language Pay, increased Holiday Pay and increased Shift Differential Pay (Curry C. Hale)

Discussion:

The Town has committed to providing innovative and competitive benefits to remain highly competitive in the local labor market.

The proposed policy adds Second Language Pay for employees who utilize second language skills in their position. Eligibility for and administration of Second Language Pay will be outlined in the Compensation Administration Administrative Directive.

In addition to Second Language Pay, the Town seeks to make the following additional changes to employee compensation:

- Increase of Shift Differential Pay from $0.90 to $1.15
- Increase in Holiday Pay to pay employees working holiday hours one and one half times their regular rate of pay.

These proposed changes would go into effect on January 1, 2022.

Financial Impact:

Fiscal Year:	2022
Budgeted Y/N:	Y
Amount:	$150,000

The requested budget adjustment does not increase the overall expenditure amount for the General Fund. The transfer would only reallocate existing budgetary authority to those departments and/or funds whose budget is impacted by the proposed amendments.

Staff Recommendation:

Staff recommends approval and adoption of amendments to the Town's Personnel Policies and Procedures, revising Chapter 3- Classification and Compensation by adding new policy 3-13 "Second Language Pay", and approving the transfer of up to $150,000 in budgeted expenditure authority from the General Fund contingency line item to the applicable personnel costs line items within the applicable departments and/or funds in the Fiscal Year 2021-2022 budget as needed for Second Language Pay, increased Holiday Pay and increased Shift Differential Pay.

Suggested Motion:

I move to adopt Resolution No. 2021-150, approving and adopting amendments to the Town's Personnel Policies and Procedures revising Chapter 3 - Classification and Compensation by adding new policy 3-13 "Second Language Pay" and revising Policy 3-6 "Holiday Pay", and approving the transfer of up to $150,000 in budgeted expenditure authority from the General Fund contingency line item to the applicable personnel costs line items within the applicable departments and/or funds in the Fiscal Year 2021-2022 budget as needed for Second Language Pay, increased Holiday Pay and increased Shift Differential Pay.

Attachments

Resolution No. 2021-150 Amendment to Personnel Policies

MARANA RESOLUTION NO. 2021-150

RELATING TO PERSONNEL; APPROVING AND ADOPTING AMENDMENTS TO THE TOWN'S PERSONNEL POLICIES AND PROCEDURES, REVISING CHAPTER 3 - CLASSIFICATION AND COMPENSATION BY ADDING NEW POLICY 3-13 "SECOND LANGUAGE PAY" AND REVISING POLICY 3-6 "HOLIDAY PAY"; APPROVING THE TRANSFER OF UP TO $150,000 IN BUDGETED EXPENDITURE AUTHORITY FROM THE GENERAL FUND CONTINGENCY LINE ITEM TO THE APPLICABLE PERSONNEL COSTS LINE ITEMS WITHIN THE APPLICABLE DEPARTMENTS AND/OR FUNDS IN THE FISCAL YEAR 2021-2022 BUDGET AS NEEDED FOR SECOND LANGUAGE PAY, INCREASED HOLIDAY PAY, AND INCREASED SHIFT DIFFERENTIAL PAY

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, which have been amended from time to time; and

WHEREAS the Council finds that adoption of the amendments 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; and

WHEREAS on June 15, 2021, the Town Council adopted the fiscal year 2021-2022 budgetary document and overall financial plan which set the legal level of budgetary control at the department level for the General Fund and at the fund level for all other funds; and

WHEREAS Section 3-7-5 of the Personnel Policies and Procedures authorizes the Town Manager to designate certain non-exempt positions as eligible to receive shift differential pay and the fiscal year 2021-2022 budget assumes a shift differential rate of $0.90 per hour; and

WHEREAS the Town Council desires to transfer budgeted expenditure authority in the fiscal year 2021-2022 budget of up to $150,000 from the General Fund contingency line item to the applicable personnel costs line items within the applicable departments for additional employee benefits; and

WHEREAS transferring budgeted expenditure authority from the contingency fund of up to $150,000 within fiscal year 2021-2022 will not significantly impact the General Fund; and

WHEREAS reallocations of budgeted expenditure authority between the contingency line item in the General Fund to other line items are necessary from time to time; and

WHEREAS the Council finds that the reallocations addressed by this resolution are in the best interest of the Town of Marana and its citizens.

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

SECTION 1. Chapter 3 of the Town's Personnel Policies and Procedures, entitled "Classification and Compensation" is hereby amended by adding new Policy 3-13 Second Language Pay, as follows:

POLICY 3-13 SECOND LANGUAGE PAY

The Town Manager may authorize second language pay for certain employees based on the employee's position, the employee's proficiency in the second language, and the business need for the use of a second language in the employee's position. The Town Manager may establish an administrative directive regarding second language pay eligibility and administration.

SECTION 2. Policy 3-6 of the Town's Personnel Policies and Procedures, entitled "Holiday Pay" is hereby amended as follows (with deletions shown with ~~strikeouts~~ and additions shown with double underlining):

POLICY 3-6 HOLIDAY PAY

A. It is the policy of the Town to grant paid time off to eligible employees on the Town Council-approved holidays listed in Chapter 4 of these Personnel Policies and Procedures. ~~However, if a non-exempt employee is required to work on a Town-approved holiday, the employee is also eligible for holiday pay.~~

B. If a non-exempt employee is required to work on a Town-approved holiday, the employee will receive the holiday pay as set forth in paragraph A above, as well as pay for time actually worked, as set forth in this policy.

C. In addition to regular pay, plus any special assignment pay, for hours worked, if an employee works on the actual date of a Town-approved holiday, the employee shall receive holiday supplementary pay for the hours worked.

1. If an employee works on the observed date for a Town-approved holiday, but not the actual holiday, the employee is not eligible for holiday supplementary pay.

2. If a Town-approved holiday falls on a Saturday or Sunday and the Town observes it on another day, the employee will receive holiday supplementary pay if the employee is required to work on the actual holiday (i.e., the Saturday or Sunday).

D. Holiday supplementary pay is calculated at one-half times the employee's regular base rate of pay plus any special assignment pay for hours worked on the actual holiday.

E. The Town Manager may establish an administrative directive regarding holiday pay eligibility and administration.

SECTION 3. The transfer of up to $150,000 from the General Fund contingency line item in the fiscal year 2021-2022 budget to the applicable personnel costs line items within the applicable departments and/or funds as needed for second language pay, increased holiday pay, and an increased shift differential pay of $1.15 per hour is hereby approved.

SECTION 4. 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 5. 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 this resolution.

SECTION 6. The amendments to the Town's Personnel Policies and Procedures approved and adopted by this resolution shall become effective on January 1, 2022.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 16th day of November 2021.

_____
Mayor Ed Honea

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney