MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, January 18, 2022, 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 January 18, 2022, 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

P1 Proclamation honoring Geraldine (Gerrie) Tinsley, Marana Police Officer on her retirement (Cherry L. Lawson)

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

PRESENTATIONS

CONSENT AGENDA

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

C1 Resolution No. 2022-005: Relating to Development; approving a final plat for Gladden Farms Block 28 Lots 1 - 136 & Common Areas "A-1 - A-4" & "B-1 - B-4", located generally west of Clark Farms Boulevard and north and east of Mike Etter Boulevard (Anita McNamara)

C2 Resolution No. 2022-006: Relating to Development; approving a Final Plat for Saguaro Bloom "7C", Lots 378 - 494, Common Areas "A" (Drainage/Open Space) and "B" (Park), generally located at the southeast corner of the intersection of Garnet Range Loop and Queens Wreath Drive. (Steve Cheslak)

C3 Approval of the Regular Council Meeting Summary Minutes of December 7, 2021, and the Special Council Meeting Summary Minutes of December 6, 2021. (Cherry L. Lawson)

LIQUOR LICENSES

L1 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding a New Application of a Series #010 Beer and Wine Store liquor license submitted by Jared Michael Repinski on behalf of LPT Quik Mart #1301, located at 8685 N Silverbell Rd, Tucson, AZ 85743 (Cherry L. Lawson)

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 Ordinance No. 2022.001: Relating to Procurement; revising Marana Town Code Title 3 (Administration); revising Chapter 3-4 (Procurement); revising Section 3-4-5 (Definitions) to delete definitions and to add a new definition; revising Section 3-4-7 (Town Council Approval) to increase purchase amounts requiring Town Council approval; revising Section 3-4-8 (Town Manager Approval) to increase and diversify the limits for approval of a purchase by the Town Manager; revising Section 3-4-19 (Small Purchases) to increase the amount for a small purchase procurement procedure and to increase the amount for adopted

operational procedures; and designating an effective date (Libby Shelton)

Resolution No. 2022-007: Relating to Procurement; declaring as a public record filed with the Town Clerk the revisions to Marana Town Code adopted by Ordinance No. 2022.001; revising Marana Town Code Title 3 (Administration); revising Chapter 3-4 (Procurement); revising Section 3-4-5 (Definitions) to delete definitions and to add a new definition; revising Section 3-4-7 (Town Council Approval) to increase purchase amounts requiring Town Council approval; revising Section 3-4-8 (Town Manager Approval) to increase and diversify the limits for approval of a purchase by the Town Manager; revising Section 3-4-19 (Small Purchases) to increase the amount for a small purchase procurement procedure and to increase the amount for adopted operational procedures; and designating an effective date (Libby Shelton)

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Relating to Budget; discussion, direction, and possible action regarding development of the fiscal year 2022/2023 budget, including proposed budget initiatives and expenditures (Terry Rozema)

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)

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).

E2 Executive Session pursuant to A.R.S. §38-431.03 (A)(1) to discuss the employment of Town Manager Terry Rozema, including discussion of the terms of the Town Manager's Employment Agreement.

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: 01/18/2022

From: Cherry L. Lawson, Town Clerk

Date: January 18, 2022

Subject: Proclamation honoring Geraldine (Gerrie) Tinsley, Marana Police Officer on her retirement (Cherry L. Lawson)

Attachments

Proclamation honoring Geraldine Tinsley, MPD Officer

MARANA AZ
ESTABLISHED 1977

PROCLAMATION
Honoring Marana Police Officer Geraldine (Gerrie) Tinsley

WHEREAS, Officer Geraldine (Gerrie) Tinsley graduated from the Arizona Law Enforcement Training Academy in 1989. She began her career with the Benson Police Department, and with the South Tucson Police Department, respectfully. In 1994, the Marana Police Department hired Gerrie as an officer. After serving some 33 years in public service *(28 years from October 1, 1994 to January 28, 2022 with the Marana Police Department)*, Officer Tinsley has decided to retire effective January 28, 2022; and

WHEREAS, Gerrie quickly excelled becoming a valuable member to the Department. By 1996, she was assigned as a School Resource Officer (SRO), and played an integral role in the development and implementation of the D.A.R.E and G.R.E.A.T Programs for the Marana Unified School District. Over her career, she positively impacted the lives of several thousands of students, parents, and school faculty members; and

WHEREAS, she served as an SRO for over 14 years and taught at several schools, including; Estes Elementary, Coyote Trails Elementary, Hendricks Elementary, Twin Peaks Elementary, and Marana Middle School; and

WHEREAS, throughout her career, Gerrie participated in many community-oriented events, such as the Special Olympics Torch Run, Tip A Cop, and volunteering her time with the Continental Ranch Little League, Marana High School Baseball, and Cheer Programs; and

WHEREAS, Officer Tinsley was recognized several times for her hard work and dedication. In 2002, she served as Treasurer for the Arizona D.A.R.E Association Executive Board. In 2009, she received the Chief's Citation for Professional Excellence. In 2012, she received the Department's Medal of Merit; and

WHEREAS, Gerrie will enter retirement to enjoy spending time with her husband David, sons David Jr. and Nicholas, daughter Kristen, and grandson Little David. As a family, they enjoy camping and attending NASCAR races.

NOW, THEREFORE be it resolved, Mayor Honea and the Marana Town Council commend and thank **Geraldine Tinsley** for her lengthy career in public service and her dedication to the Marana community, and urge its citizens join them in congratulating her on her retirement.

Dated this 18 day of January 2022.

ATTEST:

Cherry L. Lawson, Town Clerk

Ed Honea, Mayor

MARANA AZ

Council-Regular Meeting **C1**

Meeting Date: 01/18/2022

To: Mayor and Council

From: Anita McNamara, AICP, Long-Range Planner

Date: January 18, 2022

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2022-005: Relating to Development; approving a final plat for Gladden Farms Block 28 Lots 1 - 136 & Common Areas "A-1 - A-4" & "B-1 - B-4", located generally west of Clark Farms Boulevard and north and east of Mike Etter Boulevard (Anita McNamara)

Discussion:

Request
Rick Engineering, on behalf of KB Home Tucson, is requesting the approval of a final plat consisting of 136 residential lots and common areas "A-1" - "A-1", and "B-1" - "B-4" on approximately 25.88 acres within the Gladden Farms II development.

Location
The subdivision will be located within Block 28 of the Gladden Farms Blocks 26-43 block plat (Book 62, Page 64) on the west side of Clark Farms Boulevard and north and east of West Mike Etter Boulevard.

Zoning
The zoning for Block 28 is F - Specific Plan (Gladden Farms II) with a land use designation of Transitional (TR). The TR land use permits detached single-family detached homes with a minimum lot size of 3,500 square feet. The proposed minimum lot size is 4,764 square feet. The proposed maximum lot size is 7,336 square feet. The proposed average lot size is 5,134 square feet.

Transportation
The subdivision will have multiple entry points: from W. Harrigan Drive from Block 27, from N. Krista Drive from Block 33, from N. Clark Farms Boulevard via W Walton Road

(each 42-foot rights-of-way) and from N. Turner Lane, adjacent to Block 34, with a 60-foot right-of-way.

Recreation, Park Requirements and Trails
Per the Gladden Farms II Specific Plan, 185 square feet of on-site recreation area per single-family detached residence is required. This subdivision requires a minimum of 25,160 square feet of recreation area. A total of 29,783 square feet of recreation area is provided within Common Area "B-1."

Preliminary Plat
The preliminary plat for Gladden Farms Block 28 was approved by Town Council on May 4, 2021, by adoption of Resolution No. 2021-057.

Staff Recommendation:

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

Suggested Motion:

I move to adopt Resolution No. 2022-005, approving a final plat for Gladden Farms Block 28 Lots 1 - 136 & Common Areas "A-1 - A-4" & "B-1 - B-4."

Attachments

Resolution 2022-005
Final Plat
Location Map
Application

MARANA RESOLUTION NO. 2022-005

RELATING TO DEVELOPMENT; APPROVING A FINAL PLAT FOR GLADDEN FARMS BLOCK 28 LOTS 1 -136 & COMMON AREAS "A-1"–"A-4" & "B-1"–"B-4", LOCATED GENERALLY WEST OF CLARK FARMS BOULEVARD AND NORTH AND EAST OF MIKE ETTER BOULEVARD

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

WHEREAS, on December 19, 2006, the Mayor and Town Council adopted Ordinance No. 2006.35, approving the first amendment to the Gladden Farms II Specific Plan; and

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

WHEREAS, on March 6, 2018, the Mayor and Town Council adopted Ordinance No. 2018.006, approving the second amendment to the Gladden Farms II Specific Plan; and

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

WHEREAS, on September 21, 2021, the Mayor and Town Council adopted Ordinance No. 2021.020, approving the third amendment to the Gladden Farms II Specific Plan; and

WHEREAS, on May 4, 2021, the Mayor and Town Council adopted Resolution No. 2021-057, approving a preliminary plat for Gladden Farms Blocks 28 and 34; and

WHEREAS Rick Engineering, on behalf of KB Home Tucson, has applied for approval of a final plat for a 136-lot single-family residential home subdivision within Block 28 of the Gladden Farms Blocks 28, 31-34, 37, 38, 42 and 43 block plat, generally located on the west side of Clark Farms Boulevard and north and east of Mike Etter Boulevard; and

WHEREAS the Marana Town Council, at the regularly scheduled meeting on January 18, 2022, determined that the Final Plat for Gladden Farms Block 28 should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the final plat for Gladden Farms Block 28 Lots 1-136 & Common Areas "A-1"-"A-4" & "B-1"- "B-4" is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 18th day of January, 2022.

_____
Mayor Ed Honea

ATTEST:

_____
Cherry L. Lawson, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

BASIS OF BEARING

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

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 25.88 ACRES: 1,127,482 SQUARE FEET.

2. THE EXISTING ZONING IS SP (SPECIFIC PLAN - GLADDEN FARMS II) PER ORDINANCE NO. 2006.03. THE LAND USE DESIGNATION IS TRANSITIONAL (TR).

3. THE TOTAL NUMBER OF RESIDENTIAL LOTS IS 136. THE DENSITY IS 5.26 RAC.

4. MINIMUM ALLOWABLE LOT SIZE IS 3,500 SQUARE FEET FOR RESIDENTIAL PER THE TR LAND USE DESIGNATION.

5. MINIMUM LOT SIZE: 4,764 SF.
   MAXIMUM LOT SIZE: 7,336 SF.
   AVERAGE LOT SIZE: 5,134 SF.

6. MAXIMUM BUILDING HEIGHT: 30 FEET

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

8. PARKING SPACES REQUIRED: 2 OFF SITE SPACES PER UNIT WITHIN A FULLY ENCLOSED GARAGE = 272 SPACES
   PARKING SPACES PROVIDED: (2 PER GARAGE & 2 PER DRIVEWAY) = 544 SPACES

9. THE TYPE AND AREA OF LAND USE IS AS FOLLOWS:
   COMMON AREA "A" (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING) IS 0.48 AC, 20,892 SF
   COMMON AREA "B" (RECREATION, LANDSCAPE, UTILITIES DRAINAGE AND GRADING) IS 5.20 AC, 226,472 SF

10. NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.

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

12. 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.

13. 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" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.

14. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO FORM, LINE, AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.

15. TOTAL MILES OF NEW PUBLIC STREET IS 0.8.

16. INSTALLATION OF ITEMS SUCH AS LANDSCAPE, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.

17. 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.

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

19. POTABLE WATER FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE TOWN OF MARANA WATER UTILITY AND NON-POTABLE WATER SHALL BE PROVIDED BY THE CORTARO-MARANA IRRIGATION DISTRICT.

20. AN AVIGATION EASEMENT HAS BEEN RECORDED ON THIS PROPERTY. THIS PROPERTY IS IN THE AIRPORT INFLUENCE AREA FOR THE MARANA REGIONAL AIRPORT AND IS SUBJECT TO AIRCRAFT NOISE AND AIRCRAFT OVERFLIGHT. AVIGATION EASEMENT AND RELEASE RECORDED AT DOCKET 13063, PAGE 4202.

GENERAL NOTES - CONTINUED

21. PER THE GLADDEN II SPECIFIC PLAN SECTION III.L, OPEN SPACE, RECREATION, PARKS AND TRAILS CONCEPT AND SECTION IV.C.5.d DEVELOPMENT STANDARDS - SMALL LOT SINGLE FAMILY DETACHED OF THE TR LAND USE DESIGNATION, THE MINIMUM AREA (IN SQUARE FEET) FOR PRIVATE, COMMON ON-SITE RECREATION AREAS, SHALL BE 185 SQUARE FEET PER SINGLE FAMILY RESIDENCE. THIS PROJECT SHALL REQUIRE 25,160 SQUARE FEET OF DEVELOPED RECREATION AREA. A TOTAL OF 29,783 SQUARE FEET OF DEVELOPED RECREATION AREA IS PROVIDED IN THE BASIN IN COMMON AREA "B-1".

22. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL PLAT, A RECORD OF SURVEY SHALL BE FILED SHOWING THOSE DIFFERENCES. 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.

SEE SHEET 4 FOR ADDITIONAL NOTES

DEDICATION

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

I, THE UNDERSIGNED 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 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.

I, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD THE TOWN OF MARANA, ITS EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM 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 INVITEES. COMMON AREAS, BUT NOT PRIVATE DRAINAGEWAYS, ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA 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 AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET 12103 AT PAGE 11266 AND CONSENT TO ANNEXATION OF ADDITIONAL PARCELS RECORDED IN DOCKET 13150, PAGE 7169 IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION.

TITLE SECURITY AGENCY L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 201665-T, AS TRUSTEE ONLY AND NOT OTHERWISE IN ITS CORPORATE CAPACITY.

TRUST OFFICIAL DATE

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS.
COUNTY OF PIMA)

ON THIS ___ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED _____ WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF TITLE SECURITY AGENCY L.L.C. TRUST NO. 201665-T, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES

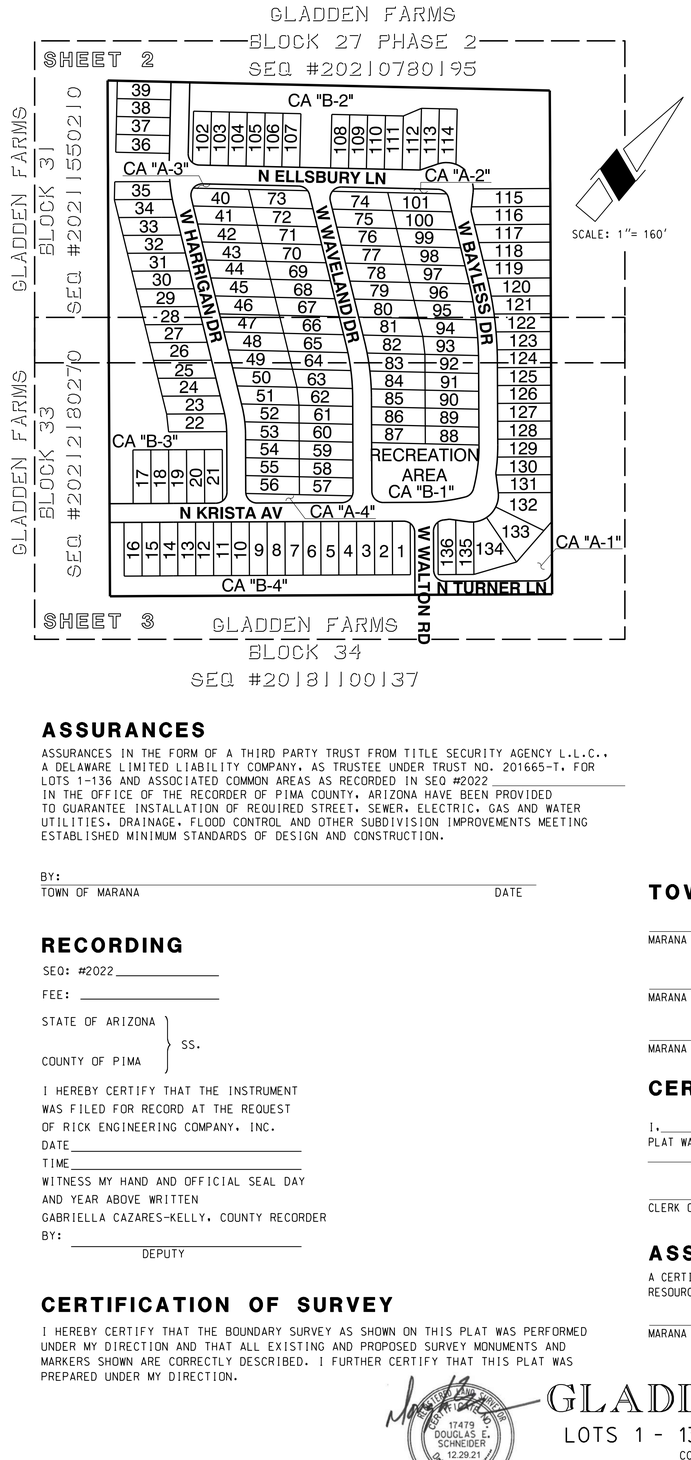
BENEFICIARY

* PURSUANT TO A.R.S. SECTION 33-404(B), THE NAME AND ADDRESS OF THE BENEFICIARIES OF TRUST NO. 201665-T, DESCRIBED ABOVE AS DISCLOSED BY THE RECORDS OF SAID TRUST ARE:

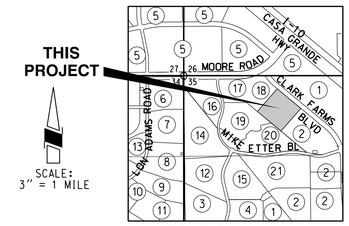
KB HOME TUCSON
3501 EAST SPEEDWAY BOULEVARD, SUITE 101
TUCSON, ARIZONA 85716
(520)989-7750

ADMINISTRATIVE ADDRESS

10415 WEST CLARK FARMS BOULEVARD, MARANA, ARIZONA 85653



1. SEQ #20071020612
2. SEQ #20181100137
3. SEQ #20121740308
4. SEQ #20190530029
5. SEQ #20201810353
6. SEQ #20040110791
7. SEQ #20032160454
8. SEQ #20052030148
9. SEQ #20051970423
10. SEQ #20061300698
11. SEQ #20072170310
12. SEQ #20182500081
13. SEQ #20051750608
14. SEQ #20192910094
15. SEQ #20193310053
16. SEQ #20173130070
17. SEQ #20210360143
18. SEQ #20210780195
19. SEQ #20211550210
20. SEQ #20212180270
21. SEQ #20213010090



LOCATION MAP

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

SHEET INDEX

1 COVER SHEET
2-3 PLAT SHEETS
4 TABLES AND PLAT NOTES

LEGEND

SYMBOL	ITEM
⍋	BOUNDARY MONUMENT NOT SET DUE TO ONGOING CONSTRUCTION
○	FOUND SURVEY MONUMENT, AS NOTED
●	LOT CORNER TO BE SET BY RLS FOLLOWING COMPLETION OF CONSTRUCTION (SEE GENERAL NOTE 22)
⊡	2" BRASS CAP SURVEY MONUMENT TO BE STAMPED BY RLS FOLLOWING COMPLETION CONSTRUCTION
✳	DRIVEWAY ORIENTATION ON LOTS
SVT	SIGHT VISIBILITY TRIANGLE
14 ○ 13	QUARTER SECTION CORNER
23	LOT NUMBER
——— – – ———	EXIST R/W
——— – – ———	SECTION LINE
———————	SUBDIVISION BOUNDARY
———————	LOT LINE
——— · ———	CENTERLINE
— — — — — —	EASEMENT BOUNDARY

ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST FROM TITLE SECURITY AGENCY L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 201665-T, FOR LOTS 1-136 AND ASSOCIATED COMMON AREAS AS RECORDED IN SEQ #2022 _____ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA HAVE BEEN PROVIDED TO GUARANTEE INSTALLATION OF REQUIRED STREET, SEWER, ELECTRIC, GAS AND WATER UTILITIES, DRAINAGE, FLOOD CONTROL AND OTHER SUBDIVISION IMPROVEMENTS MEETING ESTABLISHED MINIMUM STANDARDS OF DESIGN AND CONSTRUCTION.

BY: _____
TOWN OF MARANA DATE

RECORDING

SEQ: #2022 _____

FEE: _____

STATE OF ARIZONA)
) SS.
COUNTY OF PIMA)

I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF RICK ENGINEERING COMPANY, INC.

DATE _____

TIME _____

WITNESS MY HAND AND OFFICIAL SEAL DAY AND YEAR ABOVE WRITTEN

GABRIELLA CAZARES-KELLY, COUNTY RECORDER

BY: _____
DEPUTY

CERTIFICATION OF SURVEY

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

TOWN OF MARANA APPROVALS

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

_____
MARANA PLANNING MANAGER DATE

_____
MARANA WATER 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 _____, 2022.

_____
CLERK OF THE TOWN OF MARANA DATE

ASSURED WATER SUPPLY

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

_____
MARANA WATER DIRECTOR DATE

FINAL PLAT FOR

GLADDEN FARMS BLOCK 28

LOTS 1 - 136 & COMMON AREAS "A-1"-"A-4" & "B-1"-"B-4"

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

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

RELATED CASES: PCZ1708-002, PRV1710-002, PRV2101-002 PRV2108-003

SHEET 1 OF 4

SEQUENCE #2022

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
J-5078B
rickengineering.com
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

© 2021 Rick Engineering Company

\\cp.rickeng.com\projects\T_TUC_G\GLADDEN_II\5078_Blocks_28_34\Civil_Block_28\TUC CorpStds 2005.dscript

\\cp.rickeng.com\projects\T_TUC_G\GLADDEN_II\5078_Blocks_28_34\Civil_Block_28\5078_Blk28fp01.dgn 29-DEC-2021 14:29

SEQUENCE #2022

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

2" ACP RLS 29783
N1/4 SECTION 35

1/2" REBAR/NO ID
NE COR SECTION 35

N CLARK FARMS BOULEVARD
(EXIST PUBLIC STREET) SEQ #20071020612

W HARRIGAN DR
(EXISTING PUBLIC STREET)
SEQ #20210780195

GLADDEN FARMS
BLOCK 27 PHASE 2
SEQ #20210780195
HDR

CA "A-15"

CA "B-6"

CA "B-2"
91056 SF

CA "B-3"
69983 SF

CA "B-4"

CA "A-3"

CA "A-2"

N ELLSBURY LN (4)
(PUBLIC STREET)

W HARRIGAN DR (4)
(PUBLIC STREET)

W WAVELAND DR (4)
(PUBLIC STREET)

W BAYLESS DR (4)
(PUBLIC STREET)

GLADDEN FARMS
BLOCK 31
SEQ #20211550210
SFD-6

EAST LINE OF NW 1/4 OF SECTION 35
WEST LINE OF NE 1/4 OF SECTION 35

10' ELECTRIC EASEMENT
TO TEP BY THIS PLAT

25' PUBLIC SEWER EASEMENT
BY THIS PLAT

150' R/W

KEYNOTES

1. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE, AND HOME OWNERS ASSOCIATION STREET TREE LANDSCAPE EASEMENT DEDICATED BY THIS PLAT
2. 1' NO ACCESS EASEMENT DEDICATED BY THIS PLAT
3. SIGHT VISIBILITY EASEMENT DEDICATED BY THIS PLAT
4. NEW PUBLIC STREET DEDICATED BY THIS PLAT

SEE SHEET 3

SEE SHEET 4 FOR LINE AND CURVE TABLES

FINAL PLAT FOR

GLADDEN FARMS BLOCK 28

LOTS 1 - 136 & COMMON AREAS "A-1"-"A-4" & "B-1"-"B-4"

COMMON AREA "A-1" THRU "A-4"; (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
COMMON AREA "B-1" THRU "B-4"; (RECREATION, LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)

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

RELATED CASES: PCZ1708-002, PRV1710-002, PRV2101-002 PRV2108-003

SHEET 2 OF 4

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17479
DOUGLAS E. SCHNEIDER
12.29.21
Date Signed
ARIZONA U.S.A.

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
J-5078B
rickengineering.com
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

© 2021 Rick Engineering Company

\\cp.rickeng.com\projects\T_TUC_G\GLADDEN_II\5078_Blocks_28_34\Civil_Block_28\TUC CorpStds 2005.dscript

\\cp.rickeng.com\projects\T_TUC_G\GLADDEN_II\5078_Blocks_28_34\Civil_Block_28\5078_Bk28fp02.dgn 29-DEC-2021 14:29

SEE SHEET 2

SEQUENCE #2022

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

GLADDEN FARMS
BLOCK 33
SEQ #20218027O
SFD-6

92 93 94 95 96 97 98 99 100 101 102

S00°15'52"E 946.69'
S00°15'52"E 1153.65'

N39°44'08"E 129.56'
26 5182 SF
25 5182 SF
24 5182 SF
23 5182 SF
22 5213 SF
N39°44'08"E 129.48'
N39°44'08"E 129.93'
N56°18'54"W 40.22'

CA "B-3"
69983 SF

W HARRIGAN DR (PUBLIC STREET)

N39°44'08"E 200.00'
17 4800 SF
18 4800 SF
19 4800 SF
20 4800 SF
21 4776 SF
N50°15'52"W 120.00'
N50°15'52"W 115.00'
N50°15'52"W 129.51'
52.84'
82.04'
283.84'

N KRISTA AV
(EXISTING PUBLIC STREET)
SEQ #202180270

N39°44'08"E 703.18'

49 5356 SF
50 5356 SF
51 5254 SF
52 4985 SF
53 4815 SF
54 4802 SF
55 4802 SF
56 4802 SF
64 5295 SF
63 5105 SF
62 4890 SF
61 4802 SF
60 4802 SF
59 4802 SF
58 4802 SF
57 4795 SF
N41°17'38"E 133.89'
N41°17'38"E 133.62'
N41°17'38"E 130.56'
N41°17'38"E 128.79'
N41°17'38"E 121.46'
N41°17'38"E 120.04'
N41°17'38"E 119.82'
N41°17'38"E 118.03'
N55°42'13"W 40.39'
N50°15'52"W 200.06'
N50°15'52"W 256.09'
N50°15'52"W 175.61'
237.84'
190.00'
4148 SF

CA "A-4"

N KRISTA AV (PUBLIC STREET)
282.00'

W WAVELAND DR (PUBLIC STREET)

83 5040 SF
84 4863 SF
85 4804 SF
86 4802 SF
87 4802 SF
92 4801 SF
91 4802 SF
90 4802 SF
89 4802 SF
88 4802 SF
N41°17'38"E 129.23'
N41°17'38"E 123.28'
N41°17'38"E 120.38'
N41°17'38"E 120.04'
N41°17'38"E 119.93'
N50°15'52"W 186.72'
N50°15'52"W 186.73'
N50°15'52"W 186.72'
240.08'

RECREATION AREA
CA "B-1"
29783 SF
91.34'
137.34'

W BAYLESS DR (PUBLIC STREET)

124 4804 SF
125 4800 SF
126 4800 SF
127 4800 SF
128 4800 SF
129 4808 SF
130 4910 SF
131 4867 SF
132 7458 SF
133 7158 SF
134 7336 SF
135 4764 SF
136 4886 SF
N39°44'08"E 120.42'
N39°44'08"E 120.00'
N39°44'08"E 120.87'
N39°44'08"E 124.21'
N39°44'08"E 119.19'
N57°23'01"W 42.20'
N66°06'05"E 120.00'
N23°40'33"E 99.26'
N66°53'55"W 119.35'
N50°15'52"W 117.48'
N50°15'52"W 117.38'
N50°15'52"W 127.79'
N39°44'08"E 80.00'
150' R/W

N CLARK FARMS BOULEVARD
(EXIST PUBLIC STREET) SEQ #20071020612

W WALTON RD (PUBLIC STREET)
N50°15'52"W 186.80'

16 4800 SF
15 4800 SF
14 4800 SF
13 4800 SF
12 4800 SF
11 4800 SF
10 4800 SF
9 4800 SF
8 4800 SF
7 4800 SF
6 4800 SF
5 4800 SF
4 4800 SF
3 4800 SF
2 4800 SF
1 4776 SF
N50°15'52"W 120.00'
N50°15'52"W 115.00'
165.00'
140.00'
112.03'
25.00'
S71° 40.00'
N39°44'08"E 640.00'

CA "B-4"
35650 SF

CA "A-1"
11870 SF

N TURNER LN (PUBLIC STREET)
285.66'
214.66'
30.0'
55.00'
N39°44'08"E 75.00'
682.18'
N39°44'08"E 682.18'
N39°44'08"E 306.66'

GLADDEN FARMS
BLOCK 34
SEQ #20181100137
TR

SEE SHEET 4 FOR LINE AND CURVE TABLES

KEYNOTES

1. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE, AND HOME OWNERS ASSOCIATION STREET TREE LANDSCAPE EASEMENT DEDICATED BY THIS PLAT
2. 1' NO ACCESS EASEMENT DEDICATED BY THIS PLAT
3. SIGHT VISIBILITY EASEMENT DEDICATED BY THIS PLAT
4. NEW PUBLIC STREET DEDICATED BY THIS PLAT

FINAL PLAT FOR

GLADDEN FARMS BLOCK 28

LOTS 1 - 136 & COMMON AREAS "A-1"-"A-4" & "B-1"-"B-4"

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

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

RELATED CASES: PCZ1708-002, PRV1710-002, PRV2101-002 PRV2108-003

SHEET 3 OF 4

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
17479
DOUGLAS E. SCHNEIDER
12.29.21
Date Signed
ARIZONA U.S.A.

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
J-5078B
rickengineering.com
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

© 2021 Rick Engineering Company

\\cp.rickeng.com\projects\T_TUC_G\GLADDEN_II\5078_Blocks_28_34\Civil_Block_28\TUC CorpStds 2005.dscript

\\cp.rickeng.com\projects\T_TUC_G\GLADDEN_II\5078_Blocks_28_34\Civil_Block_28\5078_Blk28fp03.dgn 29-DEC-2021 14:29

SEQUENCE #2022

CURVE TABLES

CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	90°00'00"
C2	39.27'	25.00'	90°00'00"
C3	56.30'	240.00'	13°26'29"
C4	67.41'	350.00'	11°02'06"
C5	24.22'	350.00'	3°57'54"
C6	91.63'	350.00'	15°00'00"
C7	121.99'	520.00'	13°26'29"
C8	125.33'	400.00'	17°57'08"
C9	131.35'	400.00'	18°48'54"
C10	187.68'	800.00'	13°26'29"
C11	23.18'	25.00'	53°07'48"
C12	16.09'	25.00'	36°52'12"
C13	39.27'	25.00'	90°00'00"
C14	16.09'	25.00'	36°52'12"
C15	23.18'	25.00'	53°07'48"
C16	39.27'	25.00'	90°00'00"
C17	5.39'	219.00'	1°24'35"
C18	40.33'	219.00'	10°33'06"
C19	5.66'	219.00'	1°28'49"
C20	51.38'	219.00'	13°26'29"
C21	14.99'	371.00'	2°18'56"
C22	40.41'	371.00'	6°14'29"
C23	41.72'	371.00'	6°26'35"
C24	97.13'	371.00'	15°00'00"
C25	23.18'	25.00'	53°07'48"
C26	21.91'	25.00'	50°13'17"
C27	9.47'	329.00'	1°38'55"
C28	45.10'	25.00'	103°21'05"
C29	34.06'	261.00'	7°28'35"
C30	27.17'	261.00'	5°57'55"
C31	61.23'	261.00'	13°26'29"
C32	3.38'	25.00'	7°44'30"
C33	35.89'	25.00'	82°15'30"
C34	39.27'	25.00'	90°00'00"
C35	29.16'	25.00'	66°49'48"
C36	10.11'	25.00'	23°10'12"
C37	39.27'	25.00'	90°00'00"
C38	20.12'	499.00'	2°18'37"
C39	40.24'	499.00'	4°37'15"
C40	40.74'	499.00'	4°40'39"
C41	15.96'	499.00'	1°49'58"
C42	117.06'	499.00'	13°26'29"
C43	9.54'	25.00'	21°52'12"
C44	23.18'	25.00'	53°07'48"
C45	32.72'	25.00'	75°00'00"
C46	22.63'	25.00'	51°52'12"
C47	23.18'	25.00'	53°07'48"
C48	45.81'	25.00'	105°00'00"
C49	27.11'	541.00'	2°52'17"
C50	40.62'	541.00'	4°18'08"
C51	40.21'	541.00'	4°15'30"
C52	18.97'	541.00'	2°00'34"
C53	126.92'	541.00'	13°26'29"
C54	13.35'	779.00'	0°58'56"
C55	40.10'	779.00'	2°56'58"
C56	40.30'	779.00'	2°57'51"
C57	40.62'	779.00'	2°59'14"
C58	41.05'	779.00'	3°01'09"
C59	7.33'	779.00'	0°32'20"
C60	182.75'	779.00'	13°26'29"
C61	9.54'	25.00'	21°52'12"
C62	23.18'	25.00'	53°07'48"
C63	32.72'	25.00'	75°00'00"
C64	23.18'	25.00'	53°07'48"
C65	16.09'	25.00'	36°52'12"
C66	39.27'	25.00'	90°00'00"
C67	0.57'	60.00'	0°32'41"
C68	40.78'	60.00'	38°56'33"
C69	71.43'	60.00'	68°12'35"
C70	7.68'	60.00'	7°20'06"
C71	4.78'	821.00'	0°20'00"
C72	40.85'	821.00'	2°51'03"
C73	40.49'	821.00'	2°49'31"
C74	40.23'	821.00'	2°48'26"
C75	40.07'	821.00'	2°47'46"
C76	26.20'	821.00'	1°49'42"
C77	192.61'	821.00'	13°26'29"
C78	27.10'	421.00'	3°41'18"
C79	36.08'	421.00'	4°54'36"
C80	63.18'	421.00'	8°35'54"
C81	2.49'	60.00'	2°22'32"
C82	32.69'	60.00'	31°12'50"
C83	31.42'	60.00'	30°00'00"
C84	30.91'	60.00'	29°30'50"
C85	12.78'	60.00'	12°12'24"
C86	110.28'	60.00'	105°18'36"
C87	13.34'	421.00'	1°48'56"
C88	13.50'	25.00'	30°57'00"
C89	23.18'	25.00'	53°07'48"
C90	36.69'	25.00'	84°04'48"
C91	39.27'	25.00'	90°00'00"
C92	39.27'	25.00'	90°00'00"
C93	99.34'	379.00'	15°01'06"
C94	26.54'	25.00'	60°49'34"
C95	93.64'	379.00'	14°09'20"
C96	39.27'	25.00'	90°00'00"
C97	120.46'	60.00'	115°01'55"

LINE TABLE

LINE	LENGTH	DIRECTION
L1	23.66'	N85°10'01"E
L2	60.00'	N42°10'41"W
L3	60.00'	N32°30'43"E
L4	26.47'	N11°12'22"W
L5	60.00'	N46°18'36"E
L6	60.00'	S68°43'19"E

SIGHT VISIBILITY TABLE

LINE	LENGTH	DIRECTION
SV1	130.76'	N43°18'43"E
SV2	97.34'	N35°13'18"E
SV3	142.21'	N59°18'31"W
SV4	16.53'	N20°15'48"E

GENERAL NOTES - CONTINUED

23. THIS PROPERTY LIES WITHIN THE GLADDEN FARMS (PHASE II) COMMUNITY FACILITIES DISTRICT.

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

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

26. PER THE DEVELOPMENT AGREEMENT 6.6 BANK PROTECTION, IN COMPLIANCE WITH CONDITION 16 OF ORDINANCE NO 99.02, DEVELOPER SHALL PAY FOR BANK PROTECTION AS SET FORTH HEREINAFTER. THEREFORE, THIS RESIDENTIAL SUBDIVISION PLAT SHALL BE REQUIRED TO PAY THEIR TOTAL OBLIGATION OF $18,625.88, PRIOR TO RELEASE OF ASSURANCES. WITHIN BLOCKS THAT ARE NOT SUBDIVIDED AND A DEVELOPMENT PLAN IS THE ONLY PROCESS, THE OBLIGATION FOR THOSE BLOCKS SHALL BE PAID PRIOR TO DEVELOPMENT PLAN APPROVAL.

SEQUENCE #2022



FINAL PLAT FOR

GLADDEN FARMS BLOCK 28

LOTS 1 - 136 & COMMON AREAS "A-1"-"A-4" & "B-1"-"B-4"

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

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

RELATED CASES: PCZ1708-002, PRV1710-002, PRV2101-002 PRV2108-003

SHEET 4 OF 4

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
J-5078B
rickengineering.com
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

© 2021 Rick Engineering Company

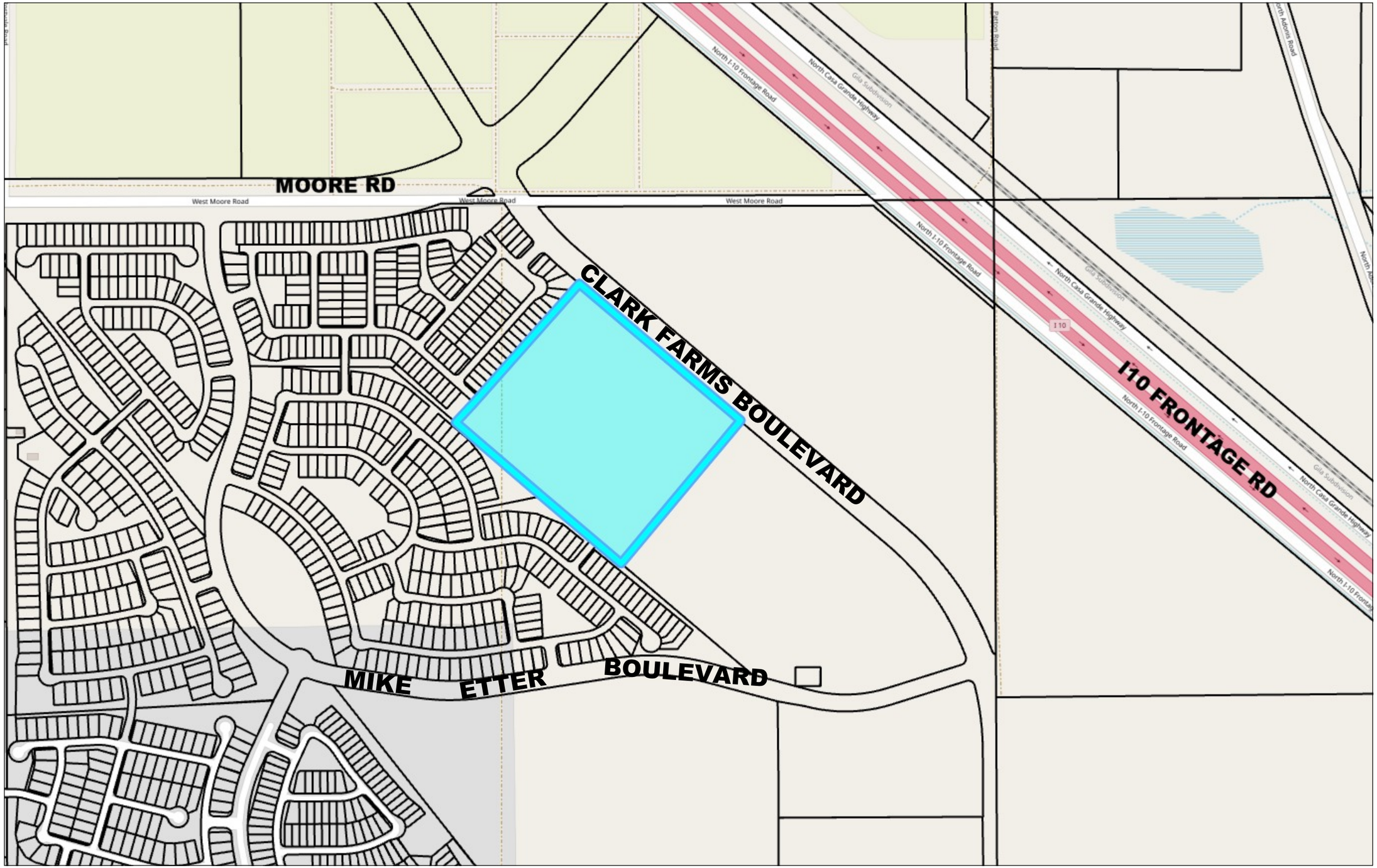
\\cp.rickeng.com\projects\T_TUC_G\GLADDEN_II\5078_Blocks_28_34\Civil_Block_28\TUC CorpStds 2005.dscript

\\cp.rickeng.com\projects\T_TUC_G\GLADDEN_II\5078_Blocks_28_34\Civil_Block_28\5078_Blk28fp04.dgn 29-DEC-2021 14:29

SEQUENCE #2022

Town of Marana Planning

Gladden Farms Block 28 Final Plat





Legend

- Marana Town Limits
- Parcel Labels
- Parcels (Black)

1: 7,229

1,204.8 0 602.41 1,204.8 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Location Map

MARANA AZ

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

PROJECT APPLICATION

APPLICATION TYPE

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

PROJECT INFORMATION

Project Name: Gladden Farms Block 28 Final Plat			
Description of Project: Detached Single Family Residential Subdivision			Number of Lots: 136
Parcel No.(s): 217-54-3360			Gross Area (Acres): 25.88
Project Address: 10332 West Mike Etter Bl			
Ref. Project No.: PRV2101-002			

CONTACT INFORMATION

Owner: Title Security Agency LLC Trust No. 201665-T	Contact Name: Kelly Lee		
Address: 3501 E. Speedway Blvd, Suite 101	City: Tucson	State: AZ	Zip: 85716
Email: kelee@kbhome.com	Phone No.: (520) 989-7750		
Applicant: Rick Engineering Company, Inc.	Contact Name: Steven Vasquez		
Address: 3945 E. Fort Lowell Rd., Suite 111	City: Tucson	State: AZ	Zip: 85712
Email: svasquez@rickengineering.com	Phone No.: (520) 795-1000		
Consultant/Engineer: Rick Engineering Company Inc	Contact Name: Bruce Paton		
Address: 3945 E. Fort Lowell Rd., Suite 111	City: Tucson	State: AZ	Zip: 85712
Email: bpaton@rickengineering.com	Phone No.: (520) 795-1000		

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

Steven Vasquez	Steven E. Vasquez	8/10/2021
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

Council-Regular Meeting **C2**

Meeting Date: 01/18/2022

To: Mayor and Council

From: Steven Cheslak, Principal Planner

Date: January 18, 2022

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2022-006: Relating to Development; approving a Final Plat for Saguaro Bloom "7C", Lots 378 - 494, Common Areas "A" (Drainage/Open Space) and "B" (Park), generally located at the southeast corner of the intersection of Garnet Range Loop and Queens Wreath Drive. (Steve Cheslak)

Discussion:

Request: Baker and Associates Engineering, Inc., on behalf of D.R. Horton, Inc., is requesting the approval of a final plat for Block 7C, consisting of 117 lots, and Common Areas "A" and "B" on 29.6 acres of land within the Saguaro Bloom residential subdivision development.

Location: The subdivision will be generally located at the southeast corner of the intersection of Garnet Range Loop and Queens Wreath Drive.

Zoning: The zoning for Block 7C is R-6 (Single Family Residential) with minimum lot size requirement of 6,000 square feet. The minimum lot size is 6,325 square feet. The maximum lot size is 13,127 square feet. The average lot size is 7,444 square feet.

Land Use: The plat proposes 117 lots in addition to Common Areas "A" (drainage/open space) [3.5 acres] and "B" (Park) [0.66 acres]. The proposed density of Block 7C is 4.3 residences per acre.

Transportation: The subdivision will have one entry off of Garnet Range Loop and a second entry on Queens Wreath Drive. The subdivision has a typical public street section utilizing a 42-foot wide right-of-way.

Park Requirement and Trail Connectivity: The 117 residential lots in Block 7C require a minimum of 35,100 square feet of improved recreation area. Two park areas providing 41,005 square feet of active recreation area are planned in the eastern portion of the subdivision with amenities and trails that provide connectivity to the adjacent subdivision.

Preliminary Plat: The preliminary plat for Saguaro Bloom Block 7C was approved by staff on August 21, 2021.

Staff Recommendation:

Staff has reviewed the request against the requirements of the Marana Town Code and the Marana General Plan. The final plat is in substantial conformance with all required development regulations and staff recommends adoption of the resolution approving the final plat for Saguaro Bloom "7C".

Suggested Motion:

I move to adopt Resolution 2022-006, approving the Final Plat for Saguaro Bloom "7C", Lots 378 - 494, Common Areas "A" (Drainage/Open Space) and "B" (Park).

Attachments

Resolution 2022-006
Saguaro Bloom 7C Final Plat
Location Map
Application

MARANA RESOLUTION NO. 2022-006

RELATING TO DEVELOPMENT; APPROVING A FINAL PLAT FOR SAGUARO BLOOM "7C", LOTS 378 - 494, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK), GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GARNET RANGE LOOP AND QUEENS WREATH DRIVE

WHEREAS on February 17, 1997, the Mayor and Town Council adopted Ordinance No. 97.04, approving a rezoning from Zone C (Large Lot Zone) to Zone R-6; and

WHEREAS on April 6, 2004, the Mayor and Town Council adopted Resolution 2004-015, approving the Final Block Plat for Saguaro Springs; and

WHEREAS on September 17, 2019, the Mayor and Town Council adopted Resolution No. 2019-089, approving the Final Plat for Saguaro Bloom "7A", Lots 1-202, Blocks "7B" and "7C" (Future Residential) and Common Areas "A" (Drainage/Open Space) and "B" (Park); and

WHEREAS Baker and Associates Engineering, Inc., on behalf of D.R. Horton, Inc., has applied for approval of a final plat for a 117-lot single-family residential home subdivision within Block 7C of the Saguaro Bloom Blocks 7A, Lots 1 -212, Block 7B and 7C plat, generally located at the southeast corner of the intersection of Garnet Range Loop and Queens Wreath Drive; and

WHEREAS the Marana Town Council, at the regularly scheduled meeting on January 18, 2022, determined that the final plat for Saguaro Bloom Block 7C should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the Final Plat for Saguaro Bloom Block "7C", Lots 378 - 494, Common Areas "A" (Drainage/Open Space) and "B" (Park) is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 18th day of January, 2022.

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 SUBDIVISION OF SAID 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 PUBLIC STREETS.

UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE GRANTED 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 VEHICULAR ACCESS EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO THE TOWN OF MARANA FOR THE PURPOSE OF ACCESS CONTROL TO ADJACENT COMMON AREAS.

OTHER EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO THE TOWN OF MARANA AND TO THE PUBLIC FOR THE PURPOSE OR PURPOSES NOTED ON THIS PLAT.

WE AND 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 WRITTEN APPROVAL OF THE TOWN OF MARANA.

ALL COMMON AREAS AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES.

ALL COMMON AREAS ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY TRACT DECLARATION AS RECORDED IN SEQUENCE NO. _____, IN THE OFFICE OF THE PIMA COUNTY RECORDER. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH WILL ACCEPT RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF ALL COMMON AREAS WITHIN THIS SUBDIVISION.

TITLE SECURITY AGENCY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS TRUSTEE UNDER TRUST NUMBER 20143 4-T, AND NOT IN ITS CORPORATE CAPACITY AND NOT OTHERWISE.

_____
TRUST OFFICER

BENEFICIARY

D.R. HORTON, INC.
3580 W. INA ROAD, SUITE 100, TUCSON, AZ 85741

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF PIMA

ON THIS, THE _____ DAY OF _____, 20__, BEFORE ME PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE TRUST OFFICER OF TITLE SECURITY AGENCY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS TRUSTEE UNDER TRUST NUMBER 201434-T AND NOT IN ITS CORPORATE CAPACITY AND ACKNOWLEDGED THAT HE/SHE, AS THE TRUST OFFICIAL, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE(S) THEREIN CONTAINED.

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

_____
NOTARY PUBLIC

ASSURANCES

ASSURANCE IN THE FORM OF THIRD PARTY TRUST AGREEMENTS FROM TITLE SECURITY AGENCY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS TRUSTEE UNDER TRUST NUMBER 201434-T, AS RECORDED IN SEQUENCE NO. _____ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA HAVE BEEN PROVIDED TO GUARANTEE INSTALLATION OF REQUIRED STREET, SEWER, ELECTRIC, GAS, AND WATER UTILITIES, DRAINAGE, FLOOD CONTROL AND OTHER SUBDIVISION IMPROVEMENTS MEETING ESTABLISHED MINIMUM STANDARDS OF DESIGN AND CONSTRUCTION.

BY: _____ _____
TOWN OF MARANA DATE

GENERAL NOTES

SEE GENERAL NOTES ON SHEET #2

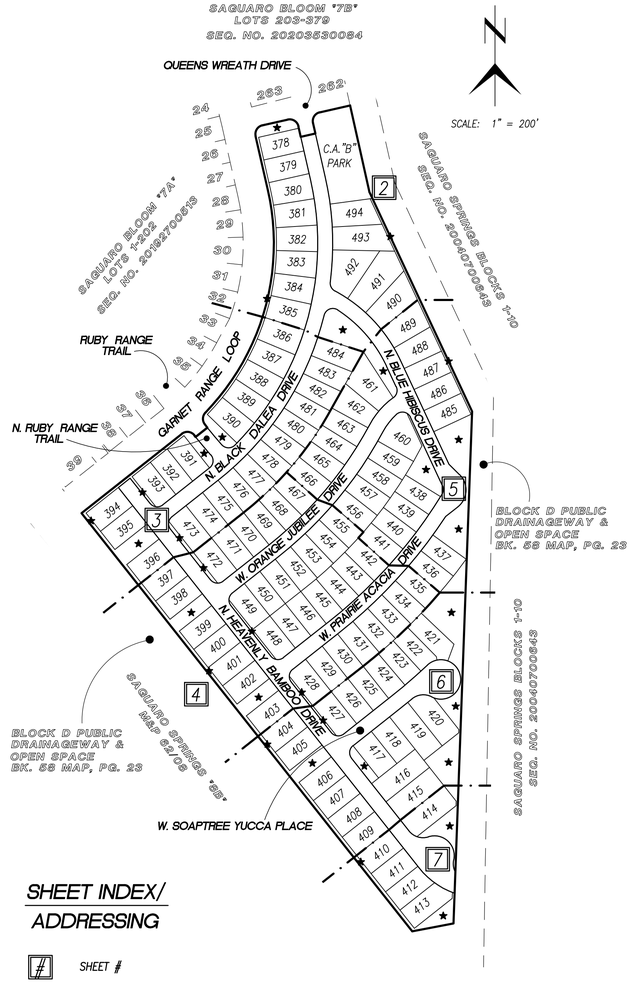
RECORDING DATA

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 NUMBER _____ THEREOF.

_____ _____
GABRIELLA CAZARES-KELLY DATE
PIMA COUNTY RECORDER BY DEPUTY



SHEET INDEX/ ADDRESSING

[#] SHEET #
★ C.A. "A"

CERTIFICATIONS

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

JOSHUA S. MOYSES
STRATEGIC SURVEYING, L.L.C.
REGISTERED LAND SURVEYOR NO. 47373
STATE OF ARIZONA

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

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

I HEREBY CERTIFY THAT THE FEMA FLOODPRONE LIMITS WERE REVIEWED AND SHOWN UNDER MY SUPERVISION.

MARTIN V. MAGELLI, P.E.
BAKER & ASSOCIATES ENGINEERING, INC.
REGISTERED ENGINEER NO. 36655
STATE OF ARIZONA

TOWN OF MARANA APPROVALS

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

BY: _____ _____
MARANA PLANNING DIRECTOR DATE

BY: _____ _____
MARANA WATER DIRECTOR (FOR SEWER) DATE

CERTIFICATION BLOCK

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

BY: _____ _____
CLERK OF THE TOWN OF MARANA DATE

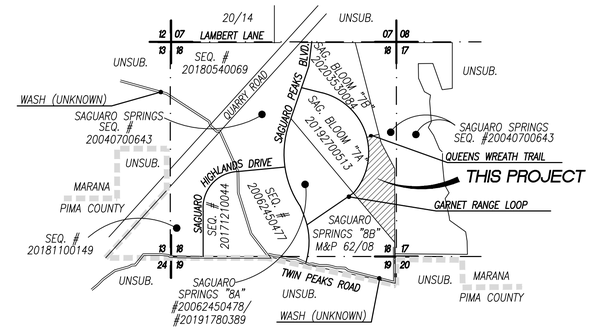
ASSURED WATER SUPPLY

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

BY: _____ _____
MARANA WATER DIRECTOR DATE

ADMINISTRATIVE ADDRESS

10040 E. GARNET RANGE LOOP, MARANA, ARIZONA 85653



LOCATION PLAN

SECTION 18, T12S, R12E,
G&SRB&M, TOWN OF MARANA, ARIZONA

N
3" = 1 MILE

LEGEND

▲	SURVEY MONUMENT TO BE SET PER TOM STD. DTL. M-103B
△	2" BRASS SURVEY MONUMENT TO BE SET PER TOM STD. DTL. M-103B
•	SET PROPERTY CORNER
OR	1/2" REBAR TO BE SET BY A REGISTERED LAND SURVEYOR
	SUBDIVISION BOUNDARY
C5	CURVE DATA (SEE TABLE, SHEET 5)
L10	LINE DATA (SEE TABLE, SHEET 3)
☆	ADDRESSING/ACCESS LOCATION
(PUBLIC STREET)	NEW PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT
	NEW RIGHT-OF-WAY LINE
	EXISTING RIGHT-OF-WAY LINE
	STREET CENTERLINE
	EASEMENT LINE AS SHOWN (SEE ALSO "EASEMENT KEYNOTES," SHEETS #2 - #7)
	FEMA FLOODPRONE LINE ("FEMA FPL")
(R)	RADIAL
P/L	BOUNDARY/PROPERTY LINE
SVT	SIGHT VISIBILITY TRIANGLE EASEMENT AREA (SEE ALSO "EASEMENT KEYNOTES")

FINAL PLAT for

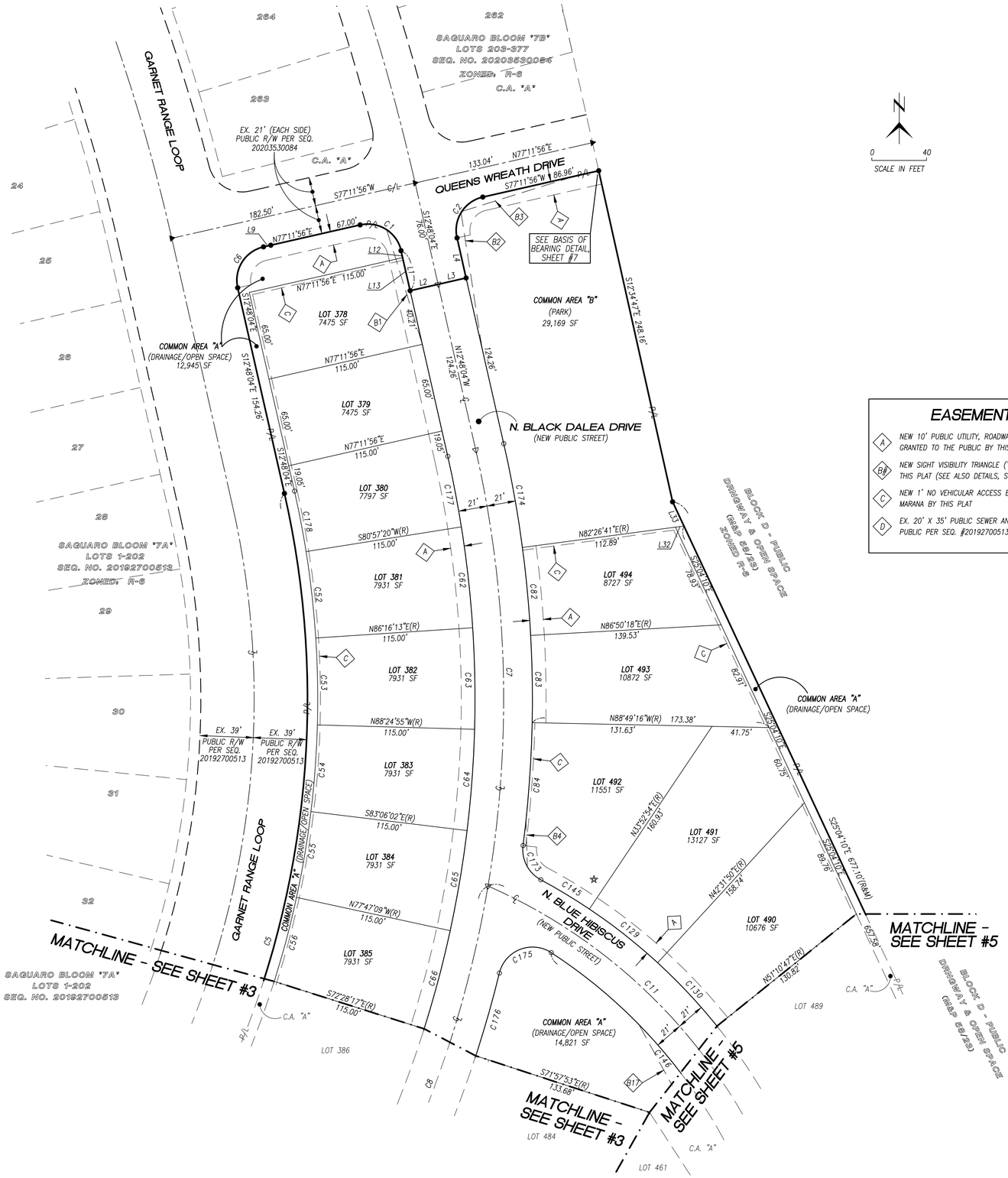
SAGUARO BLOOM "7C", LOTS 378 - 494, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

BEING A RESUBDIVISION OF BLOCK 7C AS RECORDED IN SAGUARO BLOOM "7A", LOTS 1 - 202, BLOCKS "7B" AND "7C" (FUTURE RESIDENTIAL), AND COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK), PER SEQUENCE NO. 20192700513 LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

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

#PRV2106-002 Ref: PRV1904-001; PRV1811-003; PRV-9955FP; PCZ9607-002; LPR2105-002 JOB #2458.4 DATE: 1/6/2022 SHEET 1 OF 8

SEQUENCE #_____



0 40
SCALE IN FEET

EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- (B#) NEW SIGHT VISIBILITY TRIANGLE ("SVT") EASEMENT AREA GRANTED BY THIS PLAT (SEE ALSO DETAILS, SHEET #8)
- (C) NEW 1' NO VEHICULAR ACCESS EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS PLAT
- (D) EX. 20' X 35' PUBLIC SEWER AND WATER EASEMENT GRANTED TO THE PUBLIC PER SEQ. #20192700513

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 29.63 ACRES (1,290,841 S.F.).
2. THE TOTAL NUMBER OF LOTS IS 117.
3. THE TOTAL AREA OF COMMON AREA "A" (DRAINAGE/OPEN SPACE) IS 3.49 ACRES (152,063 SF).
   THE TOTAL AREA OF COMMON AREA "B" (PARK) IS 0.66 ACRES (29,169 SF).
4. TOTAL MILES OF NEW PRIVATE STREETS IS -0-.
   TOTAL MILES OF NEW PUBLIC STREETS IS 1.0.
5. MINIMUM ALLOWABLE LOT SIZE IS 6,000 SF.
   MINIMUM PROVIDED LOT SIZE IS 6325 SF.
   AVERAGE LOT SIZE IS 7,444 SF.
   MAXIMUM LOT SIZE PROVIDED IS 13,127 SF (NOT A RESTRICTION).
   MAXIMUM ALLOWABLE BUILDING HEIGHT – NOT GREATER THAN TWO-STORIES OR 30 FEET.
   THE ALLOWABLE LOT COVERAGE BY BUILDINGS AND STRUCTURES SHALL NOT EXCEED 50% OF THE TOTAL LOT AREA.
6. THE BUILDING SETBACKS ARE AS FOLLOWS:
   - FRONT: 16' MINIMUM EXCEPT WHERE GARAGES OPEN OR FACE DIRECTLY ONTO AN ABUTTING STREET, IN WHICH CASE THE GARAGE SETBACK SHALL BE A MINIMUM OF 20'.
   - SIDE: 5' MINIMUM WITH A STREET SIDE YARD (SETBACK) HAVING A MINIMUM OF 10'.
   - REAR: 15' MINIMUM.
7. THERE WILL BE 2 PARKING SPACES PROVIDED FOR EACH LOT ON-SITE (2 x 117 = 234).
8. THE APPROVED ZONING FOR THIS PROJECT IS R-6. THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND AGREEMENTS OF (A) TOWN ORDINANCE NO. 97.04, PASSED AND ADOPTED 2/18/1997; (B) TOWN ORDINANCE NO. 99.14, PASSED AND ADOPTED 5/18/1999 AND RECORDED ON 6/11/1999 IN DOCKET 11066 AT PAGE 501; (C) TOWN ORDINANCE NO. 2005.14, PASSED AND ADOPTED 11/15/2005 AND RECORDED ON 11/18/2005 IN DOCKET 12683 AT PAGE 4068; AND (D) TOWN ORDINANCE NO. 2011.18, PASSED AND ADOPTED ON 7/19/2011 AND RECORDED ON 7/22/2011 IN SEQUENCE NO. 20112030004.
9. THE GROSS DENSITY FOR THIS PROJECT IS 4.3 RAC.
10. IN ADDITION TO THE ITEMS SHOWN ON THE FOLLOWING SHEETS, THIS SITE IS ALSO SUBJECT TO THE FOLLOWING IDENTIFIED TITLE ITEMS:
    - BLANKET AVIGATION EASEMENT AND RELEASE FOR MARANA NORTHWEST REGIONAL AIRPORT PER DOCKET 12292/6650.
    - ALL MINERAL RIGHTS AS RESERVED IN MINERAL DEED AND RESERVATIONS OF SURFACE RIGHTS PER SEQ. 20152610784.
11. NO FURTHER SUBDIVIDING OR LOT SPLITTING OR SUBDIVIDING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
12. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF, OR COMPLIANCE WITH, ANY DEED RESTRICTIONS OR EASEMENTS.
13. 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 THE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO SECTION 4.8 OF THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
14. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
15. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
16. 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. SEC 45-576.
17. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERTETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
18. THE SUBDIVIDING LAND OWNERS DESIGNATED ON THIS PLAT AND THEIR SUCCESSORS IN INTEREST RETAIN AN INTEREST IN REAL PROPERTY IN OR UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" (AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED) MAY BE CONSTRUCTED AS DESCRIBED ON THIS FINAL SUBDIVISION PLAT. PURSUANT TO THE "DISTRICT DEVELOPMENT , FINANCING, PARTICIPATION AND INTERGOVERNMENTAL AGREEMENT (SAGUARO SPRINGS COMMUNITY FACILITIES DISTRICT)" DATED AS OF JUNE 5, 2013 (THE "SSCFD DA"), IF THE PUBLIC INFRASTRUCTURE IS CONSTRUCTED PURSUANT TO THE SSCFD DA, THE INTEREST AND THE PUBLIC INFRASTRUCTURE MAY BE ACQUIRED BY THE SAGUARO SPRINGS COMMUNITY FACILITIES DISTRICT PURSUANT TO THE SSCDF DA.

BASIS OF BEARING

BASIS OF BEARING: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 12 EAST, AS SHOWN ON THE FINAL PLAT OF SAGUARO SPRINGS, BLOCK 1 THRU 10 AND "A" THRU "D" AND LOTS 1 THRU 9 AND "A" AND "B", AS RECORDED IN BOOK 58 OF MAPS AND PLATS, PAGE 23. SAID BEARING BEING NORTH 89°45'48" EAST.

FOR INTERIOR GEOMETRY ONLY

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
16784
WILLIAM H. BAKER, JR.
ARIZONA U.S.A.

FINAL PLAT for

SAGUARO BLOOM "7C", LOTS 378 - 494, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

BEING A RESUBDIVISION OF BLOCK 7C AS RECORDED IN SAGUARO BLOOM "7A", LOTS 1 – 202, BLOCKS "7B" AND "7C" (FUTURE RESIDENTIAL), AND COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK), PER SEQUENCE NO. 20192700513 LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

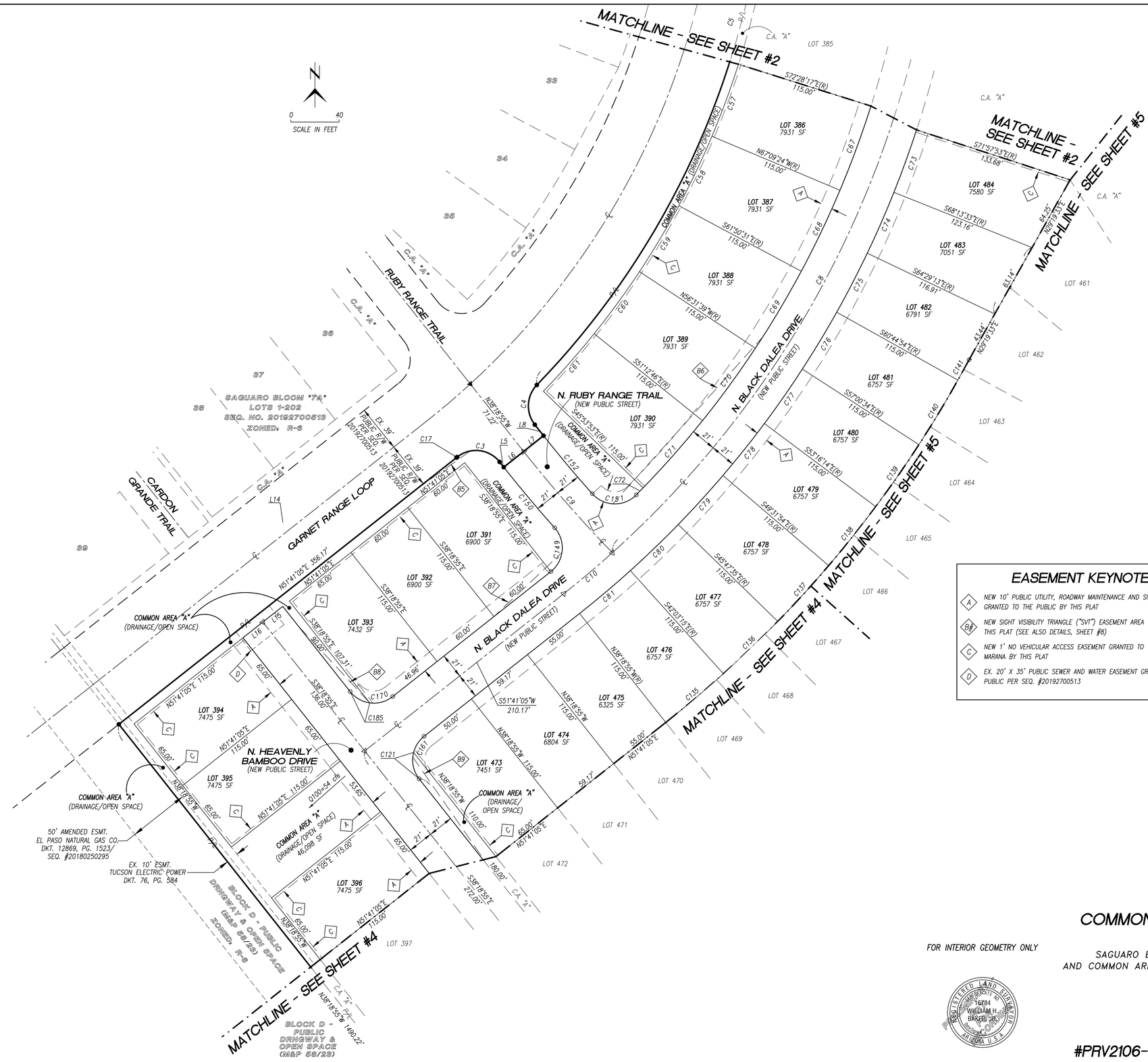
Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

#PRV2106-002

Ref: PRV1904-001; PRV1811-003; PRV-9955FP; PCZ9607-002; LPR2105-002

JOB #2458.4 DATE: 1/6/2022 SHEET 2 OF 8

SEQUENCE #



NUMBER	DIRECTION	DISTANCE
L1	N12°48'04"W	30.00'
L2	N77°11'56"E	21.00'
L3	S77°11'56"W	21.00'
L4	N12°48'04"W	30.00'
L5	N38°18'55"W	5.50'
L6	S51°41'05"W	21.00'
L7	S51°41'05"W	21.00'
L8	N38°18'55"W	11.65'
L9	N77°11'56"E	5.50'
L10	S43°13'33"E	34.00'
L11	S51°41'05"W	34.00'
L12	N12°48'04"W	5.21'
L13	N12°48'04"W	24.79'
L14	S51°41'05"W	25.00'
L15	N51°41'05"E	21.00'
L16	N51°41'05"E	21.00'
L17	N38°18'55"W	5.35'
L18	S02°05'12"W	16.51'
L19	S02°05'12"W	22.13'
L20	S02°05'12"W	36.60'
L21	S02°05'12"W	13.10'
L22	S02°05'12"W	143.10'
L23	N51°41'05"E	4.17'
L24	S02°05'12"W	9.83'
L25	S11°15'02"E	10.27'
L26	S51°41'05"W	4.17'
L27	N51°41'05"E	4.17'
L28	N51°41'05"E	11.27'
L29	N51°41'05"E	11.27'
L30	N51°41'05"E	11.27'
L31	N02°05'12"E	278.11'
L32	S82°26'41"W	6.29'
L33	S25°04'10"E	211.21'
L34	N88°52'28"W	36.79'
L35	S11°35'26"E	35.61'
L36	S04°34'25"E	244.54'
L37	S17°16'14"E	87.64'
L38	N72°41'05"E	86.77'
L39	N77°11'56"E	69.33'
L40	N08°48'50"W	100.34'
L41	S12°48'04"E	52.77'
L42	S01°43'45"E	33.45'
L43	S41°57'13"W	185.54'
L44	S46°42'34"W	77.33'
L45	N42°54'30"W	86.92'
L46	N38°18'55"W	69.33'
L47	S34°44'20"E	113.66'
L48	S38°18'55"E	96.00'
L49	N42°49'45"W	86.77'
L50	N38°18'55"W	69.33'
L51	S35°15'20"E	112.41'
L52	S38°18'55"E	96.00'
L53	N42°19'32"W	85.79'
L54	N38°18'55"W	69.33'
L55	S35°15'20"E	112.41'
L56	S38°18'55"E	96.00'
L56	S54°32'50"W	55.32'
L57	N42°19'32"W	85.79'
L58	N38°18'55"W	69.33'
L58	S51°41'05"W	42.89'
L59	S34°32'23"E	107.68'
L60	S28°31'22"E	69.73'
L61	N28°38'37"W	207.42'

LINE TABLE

EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- (B#) NEW SIGHT VISIBILITY TRIANGLE ("SVT") EASEMENT AREA GRANTED BY THIS PLAT (SEE ALSO DETAILS, SHEET #8)
- (C) NEW 1' NO VEHICULAR ACCESS EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS PLAT
- (D) EX. 20' X 35' PUBLIC SEWER AND WATER EASEMENT GRANTED TO THE PUBLIC PER SEQ. #20192700513

FOR INTERIOR GEOMETRY ONLY

REGISTERED LAND SURVEYOR 16784 WILLIAM H. BAKER JR. ARIZONA U.S.A.

FINAL PLAT for

SAGUARO BLOOM "7C", LOTS 378 - 494, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

BEING A RESUBDIVISION OF BLOCK 7C AS RECORDED IN SAGUARO BLOOM "7A", LOTS 1 – 202, BLOCKS "7B" AND "7C" (FUTURE RESIDENTIAL), AND COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK), PER SEQUENCE NO. 20192700513 LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

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

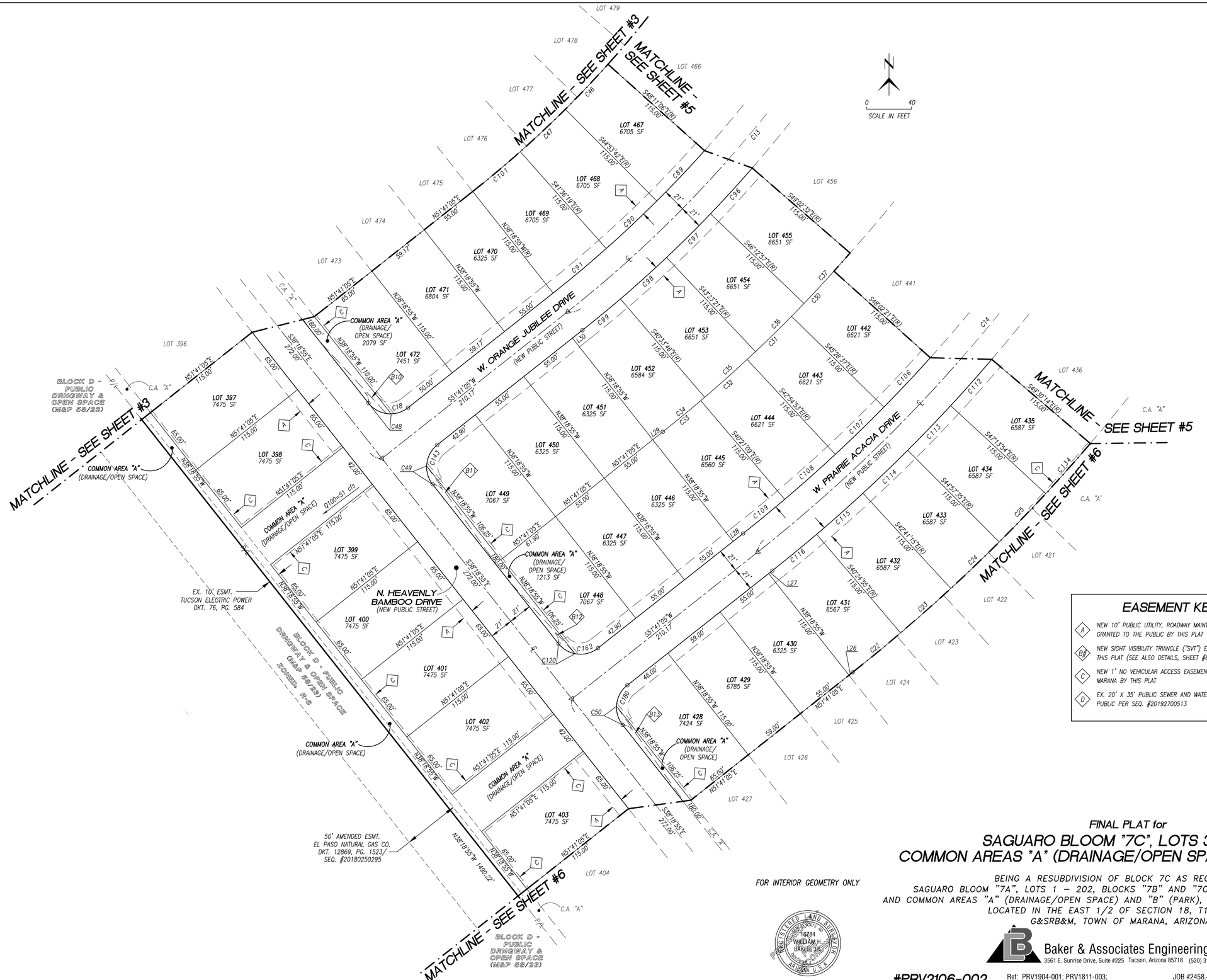
#PRV2106-002

Ref: PRV1904-001; PRV1811-003; PRV-9955FP; PCZ9607-002; LPR2105-002

JOB #2458.4 DATE: 12/9/2021 SHEET 3 OF 8

SEQUENCE #_____

SEQUENCE #_____



EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- (B#) NEW SIGHT VISIBILITY TRIANGLE ("SVT") EASEMENT AREA GRANTED BY THIS PLAT (SEE ALSO DETAILS, SHEET #8)
- (C) NEW 1' NO VEHICULAR ACCESS EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS PLAT
- (D) EX. 20' X 35' PUBLIC SEWER AND WATER EASEMENT GRANTED TO THE PUBLIC PER SEQ. #20192700513

FOR INTERIOR GEOMETRY ONLY

REGISTERED LAND SURVEYOR 16784 WILLIAM H. BAKER JR. ARIZONA U.S.A.

FINAL PLAT for

SAGUARO BLOOM "7C", LOTS 378 - 494, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

BEING A RESUBDIVISION OF BLOCK 7C AS RECORDED IN SAGUARO BLOOM "7A", LOTS 1 – 202, BLOCKS "7B" AND "7C" (FUTURE RESIDENTIAL), AND COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK), PER SEQUENCE NO. 20192700513 LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

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

#PRV2106-002

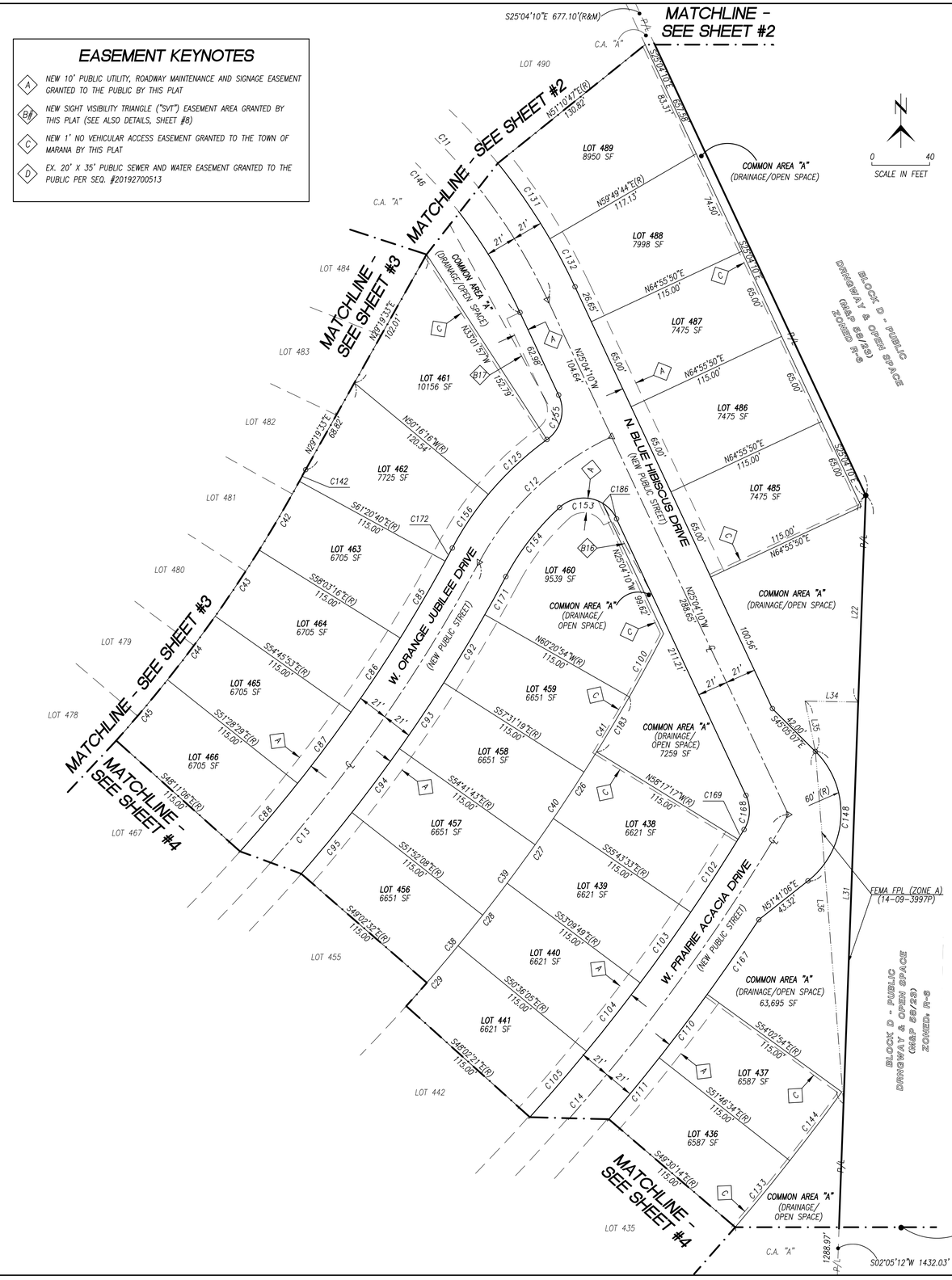
Ref: PRV1904-001; PRV1811-003; PRV-9955FP; PCZ9607-002; LPR2105-002

JOB #2458.4 DATE: 12/9/2021 SHEET 4 OF 8

SEQUENCE #_____

EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- (B#) NEW SIGHT VISIBILITY TRIANGLE ("SVT") EASEMENT AREA GRANTED BY THIS PLAT (SEE ALSO DETAILS, SHEET #8)
- (C) NEW 1' NO VEHICULAR ACCESS EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS PLAT
- (D) EX. 20' X 35' PUBLIC SEWER AND WATER EASEMENT GRANTED TO THE PUBLIC PER SEQ. #20192700513



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	25.00	39.27
C2	90°00'00"	25.00	39.27
C3	90°04'04"	25.00	39.30
C4	82°25'02"	25.00	35.96
C5	56°54'11"	678.50	673.85
C6	90°00'00"	25.00	39.27
C7	2°22'50"	822.00	321.08
C8	38°26'42"	822.00	551.55
C9	05°48'30"	1100.00	111.51
C10	03°39'38"	822.00	52.52
C11	41°16'10"	400.00	288.11
C12	36°49'27"	200.00	128.54
C13	23°34'42"	1094.00	450.20
C14	21°20'57"	1366.00	508.99
C15	04°54'38"	1638.00	140.39
C16	30°12'15"	200.00	105.43
C17	00°04'04"	678.50	0.80
C18	36°52'12"	25.00	16.09
C19	02°05'53"	1502.00	55.00
C20	02°05'53"	1502.00	55.00
C21	02°05'53"	1502.00	55.00
C22	02°06'00"	1502.00	55.05
C23	02°16'20"	1502.00	59.56
C24	02°16'20"	1502.00	59.56
C25	02°16'20"	1502.00	59.56
C26	02°33'44"	1230.00	55.00
C27	02°33'44"	1230.00	55.00
C28	02°33'44"	1230.00	55.00
C29	02°33'44"	1230.00	55.00
C30	02°33'44"	1230.00	55.00
C31	02°33'44"	1230.00	55.00
C32	02°33'44"	1230.00	55.00
C33	02°02'14"	1230.00	43.73
C34	02°14'51"	1230.00	48.25
C35	02°49'36"	1230.00	60.68
C36	02°49'36"	1230.00	60.68
C37	02°49'36"	1230.00	60.68
C38	02°49'36"	1230.00	60.68
C39	02°49'36"	1230.00	60.68
C40	02°49'36"	1230.00	60.68
C41	02°03'37"	1230.00	44.23
C42	03°17'24"	958.00	55.01
C43	03°17'24"	958.00	55.01
C44	03°17'24"	958.00	55.01
C45	03°17'24"	958.00	55.01
C46	03°17'24"	958.00	55.01
C47	03°17'24"	958.00	55.01
C48	53°07'48"	25.00	23.18
C49	40°32'09"	25.00	17.69
C50	40°32'09"	25.00	17.69
C51	40°32'09"	25.00	17.69
C52	05°18'53"	686.00	63.63
C53	05°18'53"	686.00	63.63
C54	05°18'53"	686.00	63.63
C55	05°18'53"	686.00	63.63
C56	05°18'53"	686.00	63.63
C57	05°18'53"	686.00	63.63
C58	05°18'53"	686.00	63.63
C59	05°18'53"	686.00	63.63
C60	05°18'53"	686.00	63.63
C61	05°18'53"	686.00	63.63
C62	05°18'53"	801.00	74.30
C63	05°18'53"	801.00	74.30
C64	05°18'53"	801.00	74.30
C65	05°18'53"	801.00	74.30
C66	05°18'53"	801.00	74.30
C67	05°18'53"	801.00	74.30
C68	05°18'53"	801.00	74.30
C69	05°18'53"	801.00	74.30
C70	05°18'53"	801.00	74.30
C71	05°18'53"	801.00	74.30
C72	00°34'47"	801.00	8.10
C73	03°44'20"	843.00	55.01
C74	03°44'20"	843.00	55.01
C75	03°44'20"	843.00	55.01

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C76	03°44'20"	843.00	55.01
C77	03°44'20"	843.00	55.01
C78	03°44'20"	843.00	55.01
C79	03°44'20"	843.00	55.01
C80	03°44'20"	843.00	55.01
C81	03°44'20"	843.00	55.01
C82	04°23'37"	843.00	64.64
C83	04°20'26"	843.00	63.86
C84	06°06'58"	843.00	89.99
C85	03°17'24"	1073.00	61.61
C86	03°17'24"	1073.00	61.61
C87	03°17'24"	1073.00	61.61
C88	03°17'24"	1073.00	61.61
C89	03°17'24"	1073.00	61.61
C90	03°17'24"	1073.00	61.61
C91	03°17'24"	1073.00	61.61
C92	02°49'36"	1115.00	55.01
C93	02°49'36"	1115.00	55.01
C94	02°49'36"	1115.00	55.01
C95	02°49'36"	1115.00	55.01
C96	02°49'36"	1115.00	55.01
C97	02°49'36"	1115.00	55.01
C98	02°49'36"	1115.00	55.01
C99	02°14'51"	1115.00	43.74
C100	02°18'54"	1230.00	49.69
C101	03°17'24"	958.00	55.01
C102	02°33'44"	1345.00	60.15
C103	02°33'44"	1345.00	60.15
C104	02°33'44"	1345.00	60.15
C105	02°33'44"	1345.00	60.15
C106	02°33'44"	1345.00	60.15
C107	02°33'44"	1345.00	60.15
C108	02°33'44"	1345.00	60.15
C109	02°02'14"	1345.00	47.82
C110	02°16'20"	1387.00	55.00
C111	02°16'20"	1387.00	55.00
C112	02°16'20"	1387.00	55.00
C113	02°16'20"	1387.00	55.00
C114	02°16'20"	1387.00	55.00
C115	02°16'20"	1387.00	55.00
C116	02°06'00"	1387.00	50.84
C117	02°05'53"	1617.00	59.21
C118	01°56'21"	1617.00	54.73
C119	01°03'54"	1659.00	30.83
C120	40°32'09"	25.00	17.69
C121	53°07'48"	25.00	23.18
C122	14°48'50"	221.00	57.14
C123	15°39'28"	221.00	60.39
C124	31°40'47"	50.00	27.65
C125	14°25'28"	221.00	55.64
C126	31°39'12"	55.00	30.38
C127	180°35'13"	55.00	173.35
C128	06°49'34"	55.00	6.55
C129	08°38'57"	421.00	63.55
C130	08°38'57"	421.00	63.55
C131	08°38'57"	421.00	63.55
C132	05°06'06"	421.00	37.49
C133	02°16'20"	1502.00	59.56
C134	02°16'20"	1502.00	59.56
C135	03°44'20"	958.00	62.51
C136	03°44'20"	958.00	62.51
C137	03°44'20"	958.00	62.51
C138	03°44'20"	958.00	62.51
C139	03°44'20"	958.00	62.51
C140	03°44'20"	958.00	62.51
C141	01°08'44"	958.00	19.15
C142	00°32'57"	958.00	9.18
C143	49°27'51"	25.00	21.58
C144	02°16'20"	1502.00	59.56
C145	05°39'04"	421.00	41.52
C146	31°52'36"	379.00	210.86
C147	31°58'31"	55.00	30.69
C148	96°46'13"	60.00	101.34
C149	9°32'21"06"	25.00	40.73
C150	03°21'06"	1121.00	65.58

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C151	93°40'26"	25.00	40.87
C152	03°19'46"	1079.00	62.70
C153	73°40'57"	25.00	32.15
C154	19°26'41"	179.00	60.75
C155	79°13'22"	25.00	34.57
C156	11°37'21"	221.00	44.83
C157	37°41'14"	50.00	32.89
C158	40°48'08"	50.00	35.61
C159	120°21'47"	55.00	115.54
C160	01°38'19"	221.00	6.32
C161	36°52'12"	25.00	16.09
C162	49°27'51"	25.00	21.58
C163	90°00'00"	25.00	39.27
C164	67°42'38"	50.00	59.09
C165	00°30'53"	1659.00	14.90
C166	00°52'24"	1617.00	24.65
C167	02°35'30"	1387.00	62.74
C168	56°26'49"	25.00	24.63
C169	00°20'04"	1345.00	7.85
C170	46°11'10"	25.00	20.15
C171	01°32'43"	1115.00	30.07
C172	00°32'57"	1073.00	10.29
C173	69°03'52"	25.00	30.14
C174	05°14'45"	843.00	77.18
C175	109°17'39"	25.00	47.69
C176	04°16'32"	843.00	62.90
C177	03°45'24"	801.00	52.52
C178	03°45'24"	686.00	44.98
C179	49°27'51"	25.00	21.58
C180	49°27'51"	25.00	21.58
C181	01°56'21"	1502.00	50.84
C182	02°57'18"	1502.00	77.46
C183	02°03'37"	1230.00	44.23
C184	49°09'01"	25.00	21.45
C185	43°48'50"	25.00	19.12
C186	33°41'49"	25.00	14.70
C187	48°23'11"	25.00	21.11
C188	01°13'16"	843.00	17.97

CURVE TABLE

FOR INTERIOR GEOMETRY ONLY

REGISTERED LAND SURVEYOR 16784 WILLIAM H. BAKER JR. ARIZONA U.S.A.

FINAL PLAT for
SAGUARO BLOOM "7C", LOTS 378 - 494, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

BEING A RESUBDIVISION OF BLOCK 7C AS RECORDED IN SAGUARO BLOOM "7A", LOTS 1 – 202, BLOCKS "7B" AND "7C" (FUTURE RESIDENTIAL), AND COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK), PER SEQUENCE NO. 20192700513 LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

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

#PRV2106-002

Ref: PRV1904-001; PRV1811-003; PRV-9955FP; PCZ9607-002; LPR2105-002

JOB #2458.4 DATE: 12/9/2021 SHEET 5 OF 8

SEQUENCE #_____

SEQUENCE #_____

EASEMENT KEYNOTES

- (A) NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- (B#) NEW SIGHT VISIBILITY TRIANGLE ("SVT") EASEMENT AREA GRANTED BY THIS PLAT (SEE ALSO DETAILS, SHEET #8)
- (C) NEW 1' NO VEHICULAR ACCESS EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS PLAT
- (D) EX. 20' X 35' PUBLIC SEWER AND WATER EASEMENT GRANTED TO THE PUBLIC PER SEQ. #20192700513

N

0 40

SCALE IN FEET

MATCHLINE - SEE SHEET #4

MATCHLINE - SEE SHEET #5

MATCHLINE - SEE SHEET #7

MATCHLINE - SEE SHEET #4

BLOCK D - PUBLIC DRNGWAY & OPEN SPACE (MAP 55/23)

BLOCK D - PUBLIC DRNGWAY & OPEN SPACE (MAP 55/23) ZONED, R-6

BLOCK D - PUBLIC DRNGWAY & OPEN SPACE (MAP 55/23) 20'WIDE, R-6

W. SOAPTREE YUCCA PLACE (NEW PUBLIC STREET)

N. HEAVENLY BAMBOO DRIVE (NEW PUBLIC STREET)

COMMON AREA "A" (DRAINAGE/OPEN SPACE) 1213 SF

COMMON AREA "A" (DRAINAGE/OPEN SPACE) 2,240 SF

COMMON AREA "A" (DRAINAGE/OPEN SPACE)

EX. 10' ESMT. TUCSON ELECTRIC POWER DKT. 76, PG. 584

50' AMENDED ESMT. EL PASO NATURAL GAS CO. DKT. 12869, PG. 1523/ SEQ. #20180250295

LOT 403 LOT 404 7475 SF LOT 405 7475 SF LOT 406 7475 SF LOT 407 7475 SF LOT 408 7475 SF LOT 409 7475 SF LOT 410

LOT 427 7424 SF LOT 426 6785 SF LOT 425 6325 SF LOT 424 6549 SF LOT 423 6567 SF LOT 422 6671 SF LOT 421 7849 SF

LOT 428 LOT 429 LOT 430 LOT 431 LOT 432 LOT 433 LOT 434 LOT 435 LOT 436

LOT 420 9596 SF LOT 419 10063 SF LOT 418 7475 SF LOT 417 7475 SF LOT 416 10075 SF LOT 415 10075 SF LOT 414

C.A. "A"

P/L

FINAL PLAT for
SAGUARO BLOOM "7C", LOTS 378 - 494, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

FOR INTERIOR GEOMETRY ONLY

BEING A RESUBDIVISION OF BLOCK 7C AS RECORDED IN SAGUARO BLOOM "7A", LOTS 1 - 202, BLOCKS "7B" AND "7C" (FUTURE RESIDENTIAL), AND COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK), PER SEQUENCE NO. 20192700513 LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

REGISTERED LAND SURVEYOR 16784 WILLIAM H. BAKER, JR. ARIZONA U.S.A.

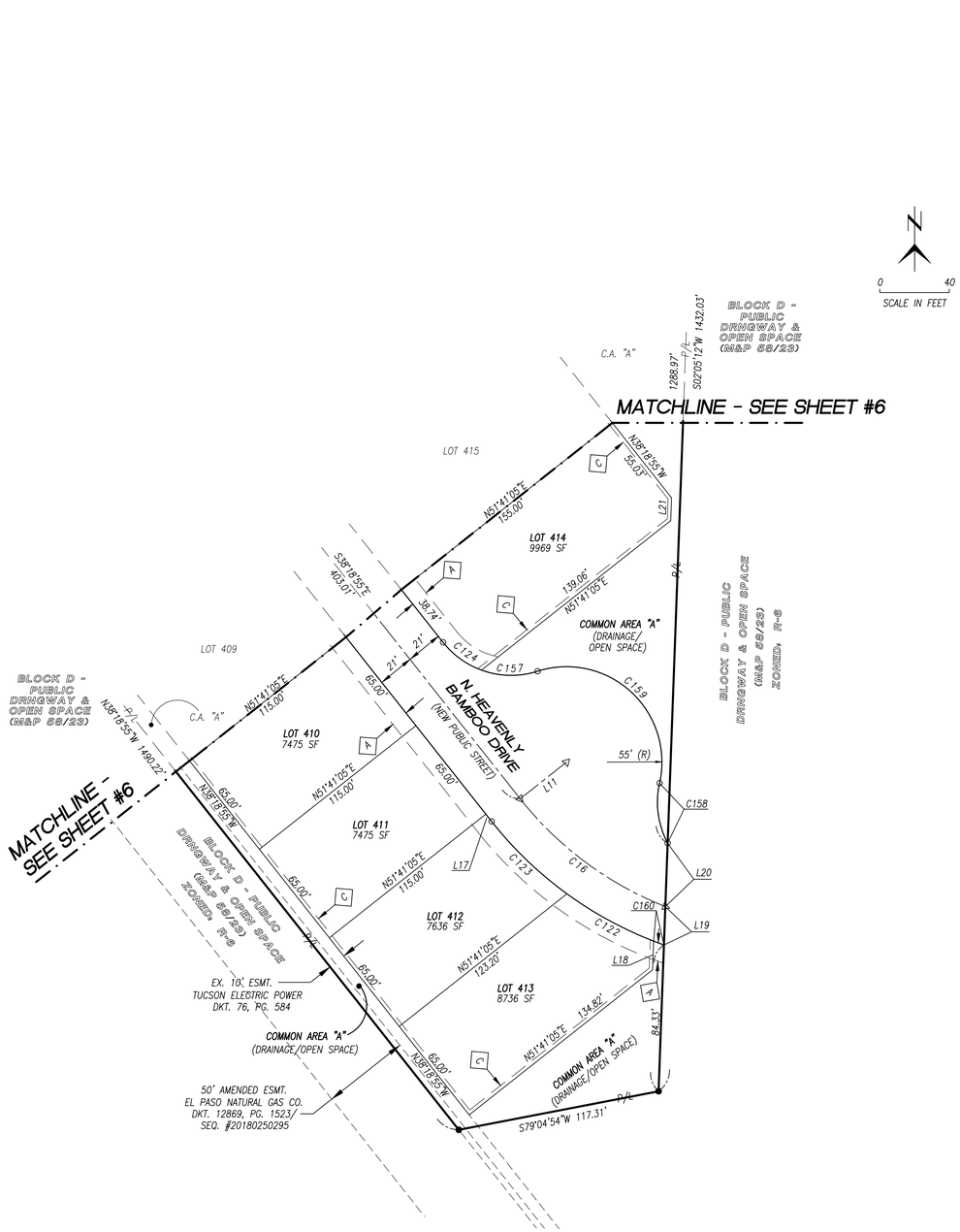
Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

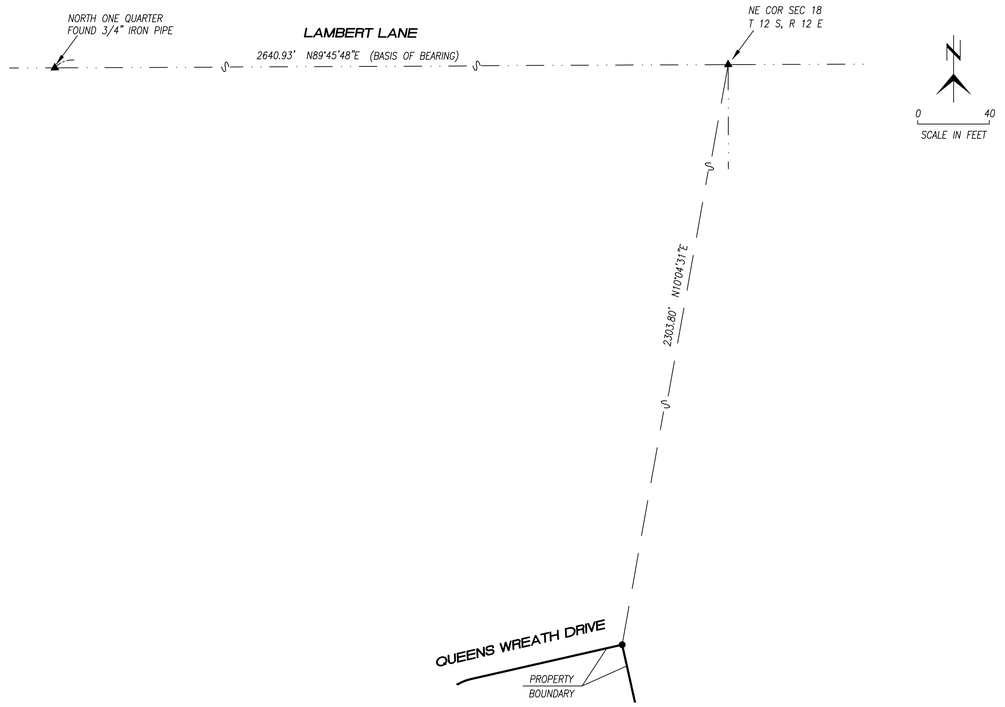
#PRV2106-002

Ref: PRV1904-001; PRV1811-003; PRV-9955FP; PCZ9607-002; LPR2105-002

JOB #2458.4 DATE: 12/9/2021 SHEET 6 OF 8

SEQUENCE #_____





BASIS OF BEARING DETAIL

FOR INTERIOR GEOMETRY ONLY

REGISTERED LAND SURVEYOR 16784 WILLIAM H. BAKER JR. ARIZONA U.S.A.

FINAL PLAT for

SAGUARO BLOOM "7C", LOTS 378 - 494, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

BEING A RESUBDIVISION OF BLOCK 7C AS RECORDED IN SAGUARO BLOOM "7A", LOTS 1 – 202, BLOCKS "7B" AND "7C" (FUTURE RESIDENTIAL), AND COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK), PER SEQUENCE NO. 20192700513 LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E, G&SRB&M, TOWN OF MARANA, ARIZONA

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

#PRV2106-002

Ref: PRV1904-001; PRV1811-003; PRV-9955FP; PCZ9607-002; LPR2105-002

JOB #2458.4 DATE: 12/9/2021 SHEET 7 OF 8

SEQUENCE #

SEQUENCE #



B1 - B17 SIGHT VISIBILITY TRIANGLES

FOR INTERIOR GEOMETRY ONLY

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 16784
WILLIAM H. BAKER, JR.
Date Signed
ARIZONA U.S.A.
PRELIMINARY NOT FOR RECORDING

FINAL PLAT for

SAGUARO BLOOM "7C", LOTS 378 - 494, COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK)

BEING A RESUBDIVISION OF BLOCK 7C AS RECORDED IN
SAGUARO BLOOM "7A", LOTS 1 – 202, BLOCKS "7B" AND "7C" (FUTURE RESIDENTIAL),
AND COMMON AREAS "A" (DRAINAGE/OPEN SPACE) AND "B" (PARK), PER SEQUENCE NO. 20192700513
LOCATED IN THE EAST 1/2 OF SECTION 18, T12S, R12E,
G&SRB&M, TOWN OF MARANA, ARIZONA

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

#PRV2106-002

Ref: PRV1904-001; PRV1811-003; PRV-9955FP; PCZ9607-002; LPR2105-002

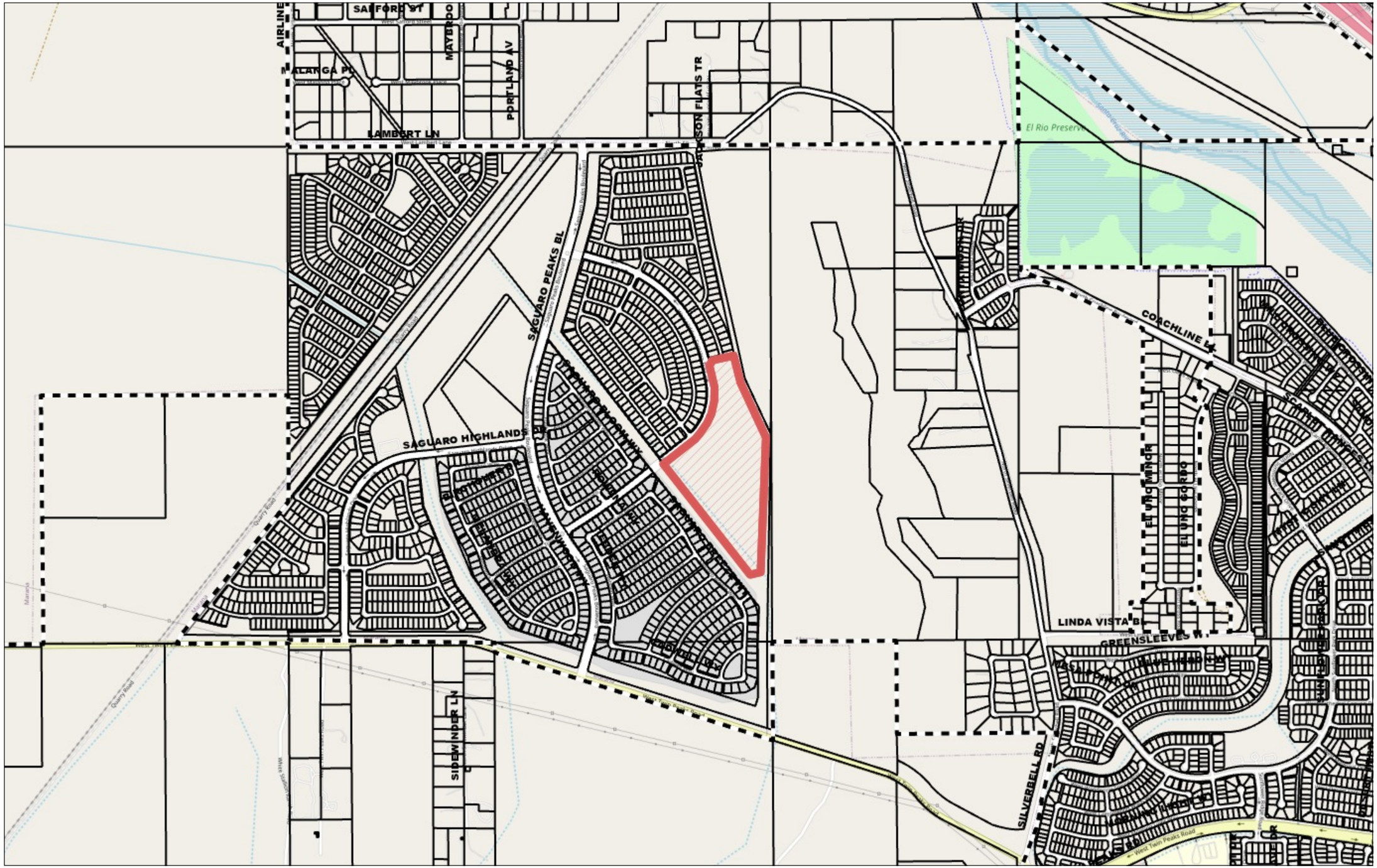
JOB #2458.4 DATE: 12/9/2021 SHEET 8 OF 8

SEQUENCE #__________

SEQUENCE #__________

Town of Marana Planning

Saguaro Bloom Block 7C Final Plat Location Map



Legend

- Marana Town Limits
- Parcel Labels
- Parcels (Black)

1: 14,458

2,409.6 0 1,204.82 2,409.6 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Saguaro Bloom Block 7C Final Plat

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: Saguaro Bloom "7C"	
Description of Project: Single Family Residential	Number of Lots: 116
Parcel No.(s): 216-44-2050	Gross Area (Acres): 29.6
Project Address: 10210 N. Garnet Range Loop, Tucson, AZ 85753	
Ref. Project No.: PRV1904-001; PRV1811-003	

CONTACT INFORMATION

Owner: Title Security Agency, Trust #201434-T	Contact Name: See applicant below		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Applicant: DR Horton	Contact Name: Sam Mills		
Address: 3580 W. Ina Road, Suite 100	City: Tucson	State: AZ	Zip: 85741
Email: SHMills@drhorton.com	Phone No.: (520) 790-6005		
Consultant/Engineer: Baker & Assoc. Engineering	Contact Name: Marty Magelli		
Address: 3561 E. Sunrise, Suite 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.)

Samuel Mills		3/3/21
Applicant Name (PRINT)	Signature	Date

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

Revision Date 03/29/2019

Council-Regular Meeting **C3**

Meeting Date: 01/18/2022

To: Mayor and Council

From: Cherry L. Lawson, Town Clerk

Date: January 18, 2022

Subject: Approval of the Regular Council Meeting Summary Minutes of December 7, 2021, and the Special Council Meeting Summary Minutes of December 6, 2021. (Cherry L. Lawson)

Attachments

Regular Council Meeting Summary Minutes, 12/07/2021
Special Council Meeting Summary Minutes, 12/06/2021

MARANA TOWN COUNCIL

REGULAR COUNCIL MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, December 7, 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, Council Members: Jackie Craig, Patti Comerford, Roxanne Ziegler, John Officer, and Herb Kai.**

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

APPROVAL OF AGENDA

Council Member Kai moved and Vice Mayor Post second the motion to approve the agenda as presented. Motion passes unanimously, 7-0.

CALL TO THE PUBLIC

Mayor Honea open the meeting to receive public comment.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Officer reported on his attendance at the Holiday Lighting Festival, stating it was amazing to see so many people across many communities come out to enjoy the festival.

Council Member Ziegler reported that **Event Coordinator Shelby Scheer** did a good job on the Holiday Lighting Festival event.

Mayor Honea reported that he was impressed with the event much like **Council Member Officer** he saw many young families in attendance. Many recognized him as he had on a red coat, and was able to speak with a few members of the public. It was a great event. He saw some attendees with facemasks and others without them. Marana does not require individuals to wear a mask.

He and **Council Member Comerford** drove to Maricopa for the Pinal Mayor's Meeting, and met **Christian Price** and **Craig McFarland** from **Maricopa** and **Casa Grande**, and **Mayor Mila Besich** from **Superior.** He met **Representative Teresa Martinez, District 11** replacing former **Representative Brett Roberts. Representative Martinez** will do an excellent job for the District.

Town Council hosted its Legislative Day on Monday, December 6 and senior Town staff, as well as **Julie and Lourdes** from **TriAdvocates**, **Senator Leach** and **Representative Martinez** attended. He met with **Marana Chambers President/CEO Amanda Wiggins** as well as **Communication Manager Vic Hathaway** and her staff about Founder's Day, as the Town will have a Founder's Day event on Thursday, April 14. *Point of clarification added by **Town Manager Terry Rozema** that the event **Mayor Honea** is referring to is the State of the Town Address, not Founder's Day.*

All Council Members with the exception of **Council Member Craig** met with **Mr. Rozema** after the Employee Appreciation Day to discuss things that are happening in the town and the community. That, he would be making a report to the Council to ensure all had the same information. He did 'Wake up Tucson' this morning and discussed a few things including Marana's booming housing market. Housing cost are very high and interest rates are low, that eventually it will level out or decrease. Council and Town staff will have to plan for those changes as the economy changes.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema reported on the following:

- As of December 7, the Town has issued 21 single-family housing permits in the first seven days of the month. Last year in December, the total was 64. The Town is on track to surpass last year total.
- Met with the Development Services Department team and discussed the amount of work that is occurring within our community relative to developments.
- Holiday Lighting Festival was a great event; kudos to the Parks & Recreation Department, Shelby Scheer, Public Works Department, Marana Police as well as the volunteers who came out to assist and support the community event.
- Senior Leadership Retreat was held at Stardance Event Center, and was a great opportunity to for all of the leadership team to get together and really talk about the organizers of the organization.
- Planning of the next Council Retreat Meeting will likely occur in February or March 2022.
- Legislative Day was very worthwhile meeting whereby Council, senior leadership, elected officials and TriAdvocates representative spent a couple of hours discussing the Marana community, and how the legislature can work with Marana as it is experiencing a growth explosion.
- Reminder to Council and Town staff of the Employee Appreciation Day luncheon on Wednesday, December 8.
- Winter Wonderland event will be held on Saturday, December 10 at Crossroads Park at Silverbell.
- He, **Mayor Honea** and others attended the MPA event and several people complimented our town and the Development Services Department staff on the development that is occurring as well as new businesses coming into the area. **Development Services Director Jason Angell** and his team has done a phenomenal job!

PRESENTATIONS

CONSENT AGENDA

C1 Resolution No. 2021-151: Relating to Development; approving a Release of Assurances for SC Ranch subdivision and accepting public improvements for maintenance (Jason Angell)

C2 Resolution No. 2021-152: Relating to the Marana Regional Airport; approving and authorizing the Mayor to sign the First Amendment to Marana Regional Airport Lease Agreement with The J.D. Russell Company for the lease of approximately 0.26 additional acres of real property located at the Marana Regional Airport, 11700 West Avra Valley Road (David L. Udall)

C3 Resolution No. 2021-153: Relating to Development; approving a final plat for Marana Center Tract A, Lots 1 and 2 located east of Interstate 10 and southeast of Twin

Peaks Road (Brian D. Varney)

C4 Resolution No. 2021-154: Relating to Development; approving a final block plat for Crossroads at Gladden Blocks 1 - 8 located along the west side of Interstate 10 approximately 575 feet northwest of the Tangerine Road and Interstate 10 Interchange (Cynthia Ross)

C5 Resolution No. 2021-155: Relating to Development; approving the amended Town of Marana Policy Guidelines and Application Procedures for the Establishment of Community Facilities Districts (Jane Fairall)

C6 Resolution No. 2021-156: Relating to Utilities; approving and authorizing the Mayor to sign the Intergovernmental Agreement Between the Metropolitan Domestic Water Improvement District, the Town of Marana and the Town of Oro Valley to Accommodate Additional Partnered Water Facility Construction as Part of the Northwest Recharge, Recovery, and Delivery System (NWRRDS) (Jing Luo)

C7 Approval of Regular Council Meeting Summary Minutes of November 16, 2021 (Cherry Lawson)

Council Member Kai and Council Member Ziegler second the motion to approve the Consent Agenda. Motion passes unanimously, 7-0.

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 Resolution No. 2021-157: Relating to Intergovernmental Relations; adopting a 2022 Town of Marana Legislative Policy Priority Program and authorizing and directing those authorized to lobby on behalf of the Town of Marana to represent and pursue it (Heath Vescovi-Chiordi)

Assistant to the Town Manager Heath Vescovi-Chiordi stated the resolution before the Council would approve the Legislative Priority Program for the Town of Marana for the upcoming legislation session that begins on January 10, 2022. The Town brings forth annually to Council for its review and approval the Town's Legislative Priority. There has not been any significant changes this year. The general tenants that we have are still in place protecting state shared revenues, local control and the traditional ones. However, two additional items were added including: 1) Economic development competitiveness supporting sustainable policies for funding educational programs such

as preschool through 12 grade CTM post-secondary education programs that results in a qualified and thriving workforce, as well as 2) Flood control mitigation that will support legislation that encourages provision and allocation of funding for flood control. Flooding mitigation and flood control infrastructure within the Town.

Council Member Kai moved and Vice Mayor Post second the motion approving Resolution No. 2021-157. Motion passes unanimously, 7-0.

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Relating to Water; discussion, consideration, and possible direction regarding a request from the owners of property generally located near the southeast corner of Twin Peaks Road and Tangerine Road for an exception to the Town's Water Wheeling Policy, to allow water to be wheeled to the property through the Intergovernmental Agreement Between the City of Tucson and the Town of Marana relating to the Delivery of Central Arizona Project Water (Jane Fairall)

Town Attorney Jane Fairall explained this request from the property owners that own what is known as Twin Peaks Crossing to have an exception from the town's Water Wheeling Policy that was approved by Council in January of this year. She provided a brief history. In August of 2020, Marana adopted the IGA with the City of Tucson for the Water Wheeling, which allows Marana water to serve areas by Wheeling the towns cap water through Tucson Waters potable water system. It is created for the for the reason of serving properties that are within the town limits, but are too far away from Marana Water Infrastructure to get cost effective service from random water and are close enough to Tucson water system facilities to be connected, but does not meet to Tucson Water policies. Service area policy. In October 2020, Town staff came to you with a Study Session and presented some policy discussion / policy options. At that time, the former Water Director and former Town Attorney brought forward the option. One option was a Temporary Wheeling Policy that would allow developments that are within the towns of intended service area to temporary wheel water, until the Town's infrastructure was extended.

However, between October 2020 and January 2021, after doing some research and carefully considering it, former **Water Director Mr. Schladweiler** brought forward was to not allow temporary wheeling. If you were in the towns' of intended service area, you would have to connect to the system. Council adopted that policy in January 2021. The Twin Peaks Crossing development is in the town's intended service areas. Strict application of the January 2021 policy would mean that they could not do temporary wheeling. The Town had already been engaging with them and with the City of Tucson in between the October 2020 and January 2021 timeframe about the possibility of doing that.

That is the basis of the request from the property owners to have an exception to that January 2021 policy. If the Council direct staff to do that, we would re-engage with the City of Tucson, Tucson Water about this possibility, and Town staff would bring back an agreement for water service to the Council that would require the property owners to pay equal to the Water Infrastructure Impact Fees. That we would not be collecting because they would not be connecting to our system, they would eventually have to connect once the infrastructure is there. There are still other terms of that agreement that would come forward.

Mayor Honea read the name of a member of the public who wished to comment on the item.

Brad DeSpain provided comments related to the Wheeling Agreement, and requested consideration of the Council to allow a temporary wheeling agreement.

Council Member Craig stated that she would like to have the minutes reflect that is not a president to waive our current policy, not allowing temporary Wheeling. We are making an exception because there has been documented agreements that this was agreed before we made that policy.

Vice Mayor Post, moved and Council Member Ziegler to make an exception on Marana's Water Wheeling Policy to serve the Twin Peaks property, as discussed, as long as there is mutual agreement between parties. Motion passes unanimously, 7-0.

D2 Relating to Development and Public Works; update, discussion, and possible direction regarding public and private projects and development applications on the Town's Marana Current and Proposed Projects internet site (Jason Angell)

Development Services Director Jason Angell provided a brief overview of the development activity going on in the Marana community.

D3 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 does not have a report to offer at this time.

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.

Vice Mayor Post, moved and Council Member Kai second the motion to adjourn the meeting. Motion passes, 7-0. Meeting adjourned at 7:41 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council meeting held on December 7, 2021. I further certify that a quorum was present.

_____

Cherry L. Lawson, Town Clerk

DRAFT

MARANA TOWN COUNCIL

SPECIAL COUNCIL MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
2nd Floor Board Room, December 6, 2021, at or after 2:00 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 (Excused), Roxanne Ziegler, John Officer, and Herb Kai.**

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

APPROVAL OF AGENDA

ITEMS FOR DISCUSSION/POSSIBLE ACTION

D1 Relating to Intergovernmental Relations; discussion with the Town's legislative delegates regarding the Town of Marana, including the Town's operations, projected growth, and legislative priorities (Terry S. Rozema)

Mayor Honea asked **Representative Teresa Martinez, District 11** to introduce herself to the Council. **Senator Vince Leach, District 11** introduced himself to Council as well. Council Members and Town staff introduced themselves.

Senator Leach mentioned those cities and towns that are located within LD 11 his representation area. Representative Martinez stated that she represents all of Casa Grande, Coolidge, Maricopa, Arizona City, Eloy, and into reservations—Gila River, Ogden, and west to Gila Bend.

Mayor Honea, Council Members, Representative Martinez, Senator Leach, Representatives from **TriAdvocates, Julie Rees, Lourdes Pena,** and Town staff participated in a general discussion of the Town of Marana operations, projected growth, and legislative priorities for the upcoming 2022 Legislative Session.

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 Ziegler moved and Council Member Kai second the motion to adjourn the meeting. Motion passes, 5-0. Meeting adjourned at 4:06 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council Special Meeting held on December 6, 2021. I further certify that a quorum was present.

_____

Cherry L. Lawson, Town Clerk

DRAFT

Council-Regular Meeting **L1**

Meeting Date: 01/18/2022

To: Mayor and Council

Submitted For: Cherry L. Lawson, Town Clerk

From: Nolette Hernandez, Records Clerk

Date: January 18, 2022

Strategic Plan Focus Area:

Strategic Plan Focus Area Additional Info:

1. Leverage the Town's coordinating capability to facilitate enhanced customer interaction with multiple governmental and external agencies.

a. Ensure Marana residents and business owners experience excellent customer service interactions.

Subject: Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding a New Application of a Series #010 Beer and Wine Store liquor license submitted by Jared Michael Repinski on behalf of LPT Quik Mart #1301, located at 8685 N Silverbell Rd, Tucson, AZ 85743 (Cherry L. Lawson)

Discussion:

This application is for a Series #010 Beer and Wine Store liquor license at LPT Quik Mart #1301, located at 8685 N Silverbell Rd, Tucson, AZ 85743.

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

Town staff has reviewed this application to determine whether the applicant is in compliance with zoning, building and other legal requirements for the business.

Additionally, the Marana Police Department has conducted a local background check.

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

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

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

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

Staff Recommendation:

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

Suggested Motion:

OPTION 1: I move to adopt and submit to the DLLC an order recommending approval of a New Application of a Series #010 Beer and Wine Store liquor license submitted by Jared Michael Repinski on behalf of LPT Quik Mart #1301, located at 8685 N Silverbell Rd, Tucson, AZ 85743.

OPTION 2: I move to adopt and submit to the DLLC an order recommending disapproval of a New Application of a Series #010 Beer and Wine Store liquor license submitted by Jared Michael Repinski on behalf of LPT Quik Mart #1301, located at 8685 N Silverbell Rd, Tucson, AZ 85743.

Attachments

Redacted Application

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

received
12/10/2021
NH

State of Arizona
Department of Liquor Licenses and Control

Created 12/10/2021 @ 08:54:42 AM

Local Governing Body Report

LICENSE

Number:		Type:	010 BEER AND WINE STORE
Name:	LPT QUIK MART #1301		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	8685 N SILVERBELL ROAD TUCSON, AZ 85743 USA		
Mailing Address:	PO BOX 6252 CHANDLER, AZ 85246 USA		
Phone:	(520)579-2620		
Alt. Phone:	[redacted]		
Email:	[redacted]		

AGENT

Name:	JARED MICHAEL REPINSKI
Gender:	Male
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA
Phone:	[redacted]
Alt. Phone:	
Email:	[redacted]

OWNER

Name:	L.P.T. RETAIL MANAGEMENT SERVICES LLC		
Contact Name:	JARED MICHAEL REPINSKI		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	R-1957458-1	State of Incorporation:	FL
Incorporation Date:	10/16/2014		
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA		
Phone:	[redacted]		
Alt. Phone:			
Email:	[redacted]		

Officers / Stockholders

Name:	Title:	% Interest:
KEVIN NEIL GANDY	MEMBER	50.00
SIMON BITTON	MEMEBER	20.00
SAMMY SALOMON BITTON	MEMBER	20.00
DUANE SCOTT WARNACK	MEMBER	5.00
DAWN ANN BERNHOFT	MEMBER	5.00

L.P.T. RETAIL MANAGEMENT SERVICES LLC - MEMBER

Name: KEVIN NEIL GANDY
Gender: Male
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: [redacted]
Alt. Phone:
Email: [redacted]

L.P.T. RETAIL MANAGEMENT SERVICES LLC - MEMEBER

Name: SIMON BITTON
Gender: Male
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: [redacted]
Alt. Phone:
Email: [redacted]

L.P.T. RETAIL MANAGEMENT SERVICES LLC - MEMBER

Name: SAMMY SALOMON BITTON
Gender: Male
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: [redacted]
Alt. Phone:
Email: [redacted]

L.P.T. RETAIL MANAGEMENT SERVICES LLC - MEMBER

Name: DUANE SCOTT WARNACK
Gender: Male
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: [redacted]
Alt. Phone:
Email: [redacted]

L.P.T. RETAIL MANAGEMENT SERVICES LLC - MEMBER

Name: DAWN ANN BERNHOFT
Gender: Female
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: [redacted]
Alt. Phone:
Email: [redacted]

MANAGERS

Name: SCOTT JEFFREY MILLER
Gender: Male
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: [redacted]
Alt. Phone:
Email: [redacted]

APPLICATION INFORMATION

Application Number: 174580
Application Type: New Application
Created Date: 12/10/2021

AC

QUESTIONS & ANSWERS

010 Beer and Wine Store

1) Are you applying for an Interim Permit (INP)?
   Yes
   A Document of type INTERIM PERMIT (INP) NOTARY PAGE is required.
2) Provide name, address, and distance of nearest school and church.
   (If less than one (1) mile note footage)
   RATTLE SNAKE RIDGE ELEMENTARY
   8500 CONTINENTAL RESERVE LOOP TUCSON, AZ 85743
   1,030 FEET

   LIVING HOPE FAMILY CHURCH
   9190 N COACHINE BLVD #130, TUCSON, AZ 85743
   2,727 FEET
3) Are you one of the following? Please indicate below.
   Property Tenant
   Subtenant
   Property Owner
   Property Purchaser
   Property Management Company
   MANAGEMENT COMPANY
4) Is there a penalty if lease is not fulfilled?
   No
5) Is the Business located within the incorporated limits of the city or town of which it is located?
   No
   If no, in what City, Town, County or Tribal/Indian Community is this business located?
   TOWN OF MARANA
6) What is the total money borrowed for the business not including the lease?
   Please list each amount owed to lenders/individuals.
   $0
7) Is there a drive through window on the premises?
   No
8) If there is a patio please indicate contiguous or non-contiguous within 30 feet.
   NO
9) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
   No

'21 12 10 Liqr.Admin AM 9:25

MANAGEMENT AGREEMENT

BETWEEN

Southwest Convenience SPE LLC and

L.P.T. Retail Management Services LLC
449 Longhorn Trail

Weatherford, TX 76087

This Management Agreement (this "**Agreement**") is made and entered into as of October 22, 2021 (the "**Effective Date**"), by and between Southwest Convenience SPE LLC ("**Client**" and together with any assignee of Client hereinafter "**Owner**") and L.P.T. Retail Management Services LLC (hereinafter "**LPT**").

WITNESSETH:

WHEREAS, Owner owns, controls, or leases one or more retail sites and desires that such site or sites be open and operated as a convenience store, truck stop, travel center, car wash, or QSR site; and,

WHEREAS, LPT has developed and provides site management services for companies in the retail sector on a global basis; and,

WHEREAS, Owner wishes to engage LPT as the operator of one or more sites (collectively, the "**Properties**").

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the mutual receipt of which is acknowledged, the parties agree to be bound by the following Agreement.

DEFINITIONS

In addition to other terms defined elsewhere in this agreement, the following are definitions of terms used herein:

"**Claims**" shall mean all claims, requests, accusations, allegations, assertions, complaints, petitions, demands, suits, actions, proceedings, and causes of action of every kind and description.

'21 12 10 Liqr.Admin AM 9:25

IN WITNESS WHEREOF, the parties hereto have executed this Agreement personally or by their officers or authorized agents, as of October 22, 2021.

L.P.T. Management Retail Services LLC ("LPT")	Southwest Convenience SPE LLC ("Owner")
By: _____	_____
Name: Kevin N. Gandy	Brett L. Bishov
Title: President	Principal and Authorized Representative

QUIK MART #1301



'21 12 10 Liqr Admin AM 9:25

3003 SQ FT

State of Arizona
Department of Liquor Licenses and Control

Created 12/10/2021 @ 08:56:55 AM

Local Governing Body Report

LICENSE

Number:	INP100016394	Type:	INP INTERIM PERMIT
Name:	LPT QUIK MART #1301		
State:	Active		
Issue Date:	12/10/2021	Expiration Date:	03/25/2022
Original Issue Date:	12/10/2021		
Location:	8685 N SILVERBELL ROAD TUCSON, AZ 85743 USA		
Mailing Address:	PO BOX 6252 CHANDLER, AZ 85246 USA		
Phone:	(520)579-2620		
Alt. Phone:	[redacted]		
Email:	[redacted]		

AGENT

Name:	JARED MICHAEL REPINSKI
Gender:	Male
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA
Phone:	[redacted]
Alt. Phone:	
Email:	[redacted]

OWNER

Name:	L.P.T. RETAIL MANAGEMENT SERVICES LLC		
Contact Name:	JARED MICHAEL REPINSKI		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	R-1957458-1	State of Incorporation:	FL
Incorporation Date:	10/16/2014		
Correspondence Address:	PO BOX 6252 CHANDLER, AZ 85246 USA		
Phone:	[redacted]		
Alt. Phone:			
Email:	[redacted]		

Officers / Stockholders

Name:	Title:	% Interest:
KEVIN NEIL GANDY	MEMBER	50.00
SIMON BITTON	MEMEBER	20.00
SAMMY SALOMON BITTON	MEMBER	20.00
DUANE SCOTT WARNACK	MEMBER	5.00
DAWN ANN BERNHOFT	MEMBER	5.00

L.P.T. RETAIL MANAGEMENT SERVICES LLC - MEMBER

Name: KEVIN NEIL GANDY
Gender: Male
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: [redacted]
Alt. Phone:
Email: [redacted]

L.P.T. RETAIL MANAGEMENT SERVICES LLC - MEMEBER

Name: SIMON BITTON
Gender: Male
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: [redacted]
Alt. Phone:
Email: [redacted]

L.P.T. RETAIL MANAGEMENT SERVICES LLC - MEMBER

Name: SAMMY SALOMON BITTON
Gender: Male
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: [redacted]
Alt. Phone:
Email: [redacted]

L.P.T. RETAIL MANAGEMENT SERVICES LLC - MEMBER

Name: DUANE SCOTT WARNACK
Gender: Male
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: [redacted]
Alt. Phone:
Email: [redacted]

L.P.T. RETAIL MANAGEMENT SERVICES LLC - MEMBER

Name: DAWN ANN BERNHOFT
Gender: Female
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: [redacted]
Alt. Phone:
Email: [redacted]

MANAGERS

Name: SCOTT JEFFREY MILLER
Gender: Male
Correspondence Address: PO BOX 6252
CHANDLER, AZ 85246
USA
Phone: [redacted]
Alt. Phone:
Email: [redacted]

APPLICATION INFORMATION

Application Number: 174585
Application Type: New Application
Created Date: 12/10/2021

(AC)

QUESTIONS & ANSWERS

INP Interim Permit

1) Enter License Number currently at location
10103035
2) Is the license currently in use?
Yes
3) Will you please submit section 5, page 6, of the license application when you reach the upload page?
Yes
A Document of type INTERIM NOTARY PAGE is required.

'21 12 10 Liq.Admin AM 9:25

SECTION 5 Interim Permit

If you intend to operate business while the application is pending, you will need an interim permit pursuant to A.R.S.§4-203.01. For approval of an interim permit:

- There **must** be a valid license of the same series issued to the current location you are applying for, **OR**
- A Hotel/Motel license is being replaced with a restaurant license pursuant to A.R.S.§4-203.01(A)

1. Enter license number currently at the location: 10103035

2. Is the license currently in use? ☒ Yes ☐ No If no, how long has it been out of use? _____

NOTARY

I (Print Full Name) Shelly Ruth Gibbons hereby declare that I am the Agent, Current Owner, or Controlling Person on the stated license and location.

Signature: Shelly Ruth Gibbons State of Az County of Pima

The foregoing instrument was acknowledged before me this 25 Day of October, 2021 (Day / Month / Year)

My Commission Expires on: 10/19/2023 (Date)

JULIE GIBBONS
Notary Public - Arizona
Pima County
Commission # 571179
My Comm. Expires Oct 19, 2023

Julie Gibbons
Signature of Notary

SECTION 6 Background Check

EACH PERSON LISTED MUST SUBMIT A QUESTIONNAIRE, FINGERPRINT CARD, AND $22 PROCESSING FEE PER CARD.

1. If the applicant is an entity, and not an individual, answer questions 1a-b.

a) Date Incorporated/Organized: 03-18-2010 State where Incorporated/Organized: FLORIDA

b) AZ Corporation or AZ L.L.C. File No: R1957458-1 Date authorized to do business in AZ: 10-08-2014

2. List any individual or entity that owns a beneficial interest of 10% or more and/or controls the applicant or licensee. If the applicant is owned by another entity, attach an organizational chart showing the ownership structure. Attach additional sheets as needed. Disclose all controlling persons and members, shareholders or general partners who own a beneficial interest of 10% or more of the applicant or licensee.

Last	First	Middle	Title (MEMBER 2022)	%Owned	Mailing Address	City	State	Zip
GANDY	KEVIN	NEIL	~~PRESIDENT~~	50	11340 LENOX LN	FRISCO	TX	75033
BITTON	SIMON		MEMBER ~~V. PRESIDENT~~	20	6617 JESSICA COURT	LAKE WORTH	FL	33467
BITTON	SAMMY SALOMON		MEMBER	20	6118 CREEKSIDE TR	JUPITER	FL	33458
WARNACK	DUANE	SCOTT	~~MANAGING~~ MEMBER	5	451 LONGHORN TRL	WEATHERFORD	TX	76087
BERNHOFT	DAWN	ANN	~~MANAGING~~ MEMBER	5	449 LONGHORN TRL	WEATHERFORD	TX	76087

SECTION 7 Probate, Receiver, Bankruptcy Trustee, Assignment, or Divorce Decree of an existing liquor license A.R.S.§4-204

EACH PERSON LISTED MUST SUBMIT A QUESTIONNAIRE, FINGERPRINT CARD, AND $22 PROCESSING FEE PER CARD.

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

2. Assignee's Name: _____
Last First Middle

3. License Number: _____

ATTACH A COPY OF THE DOCUMENT THAT SPECIFICALLY ASSIGNS THE LIQUOR LICENSE TO THE ASSIGNEE.

'21 12 10 Liqr.Admin AM 9:25

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

QUESTIONNAIRE

A.R.S.§4-202, 4-210
Type or Print with Black Ink

The fees allowed by R19-1-102 will be charged for all dishonored checks. FPCurrent 4-17-2020

ATTENTION APPLICANT: This is a legally binding document. Please type or print in **black ink**. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL $13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 174560

1. **Check the Appropriate Box** →

☐ **Controlling Person** ☑ **Agent** ☐ **Premises Manager (complete all questions except #12)**

2. Name: Repinski (Last) Jared (First) Michael (Middle) Birth Date [redacted] (NOT a public record)

3. Social Security #: [redacted] Driver License#: [redacted] State: Arizona

4. Place of birth: Flint (City) Michigan (State) USA (COUNTRY (not county)) Height: 5'9" Weight: 190 Eyes: Brown Hair: Brown

5. Name of current/most recent spouse: Hurley Perry (Last) Antonia (First) Joan (Middle) Birth Date: [redacted] (NOT a public record)

6. Are you a bona fide resident of Arizona? ☑ Yes ☐ No If yes, what is your date of residency: August 1998

7. Daytime telephone number: [redacted] E-mail address: [redacted]

8. Business Name: LPT Quik Mart #1301 Business Phone: 520 / 579 / 2620

9. Business Location Address: 8685 N Silverbell Rd. (Street (do not use PO Box)) Tucson (City) AZ (State) Pima (County) 85743 (Zip)

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
08-2006	CURRENT	Member	AATF - P.O. Box 6252 Chandler AZ 85246
11-2002	7-2018	Restaurant	Rustlers Rooste 8383 S. 48th St. Phoenix AZ 85044

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: *A.R.S. §4-202(D)* '21 12 10 Liqr.Admin AM 9:25

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
05-2003	CURRENT	[redacted]

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises? ☐Yes ☑No
If you answered YES, then answer **#13 below. If NO, skip to #14.**

13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐Yes ☐No

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐Yes ☑No

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) *A.R.S.§4-202,4-210* ☐Yes ☑No

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐Yes ☑No

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement.
Give complete details including dates, agencies involved and dispositions.
CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I **(Print Full Name)** Jared Michael Repinski hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: _____ State of Arizona County of Maricopa

The foregoing instrument was acknowledged before me this

My Commission Expires on: 05/05/2025 Date — 28 Day — Day of October Month, 2021 Year

Mariana Alba
Notary Public
Maricopa County, Arizona
My Comm. Expires 05/05/2025
Commission No. 608458

_____
Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: _____ **SIGNATURE:** _____

1/11/2018

Individuals requiring ADA accommodations please call (602)542-2999

'21 12 10 Liqr.Admin AM 9:26

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

QUESTIONNAIRE

A.R.S.§4-202, 4-210
Type or Print with Black Ink

(AC)

605-100

The fees allowed by R19-1-102 will be charged for all dishonored checks.

ATTENTION APPLICANT: This is a legally binding document. Please type or print in **black ink**. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL $13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 174580

1. **Check the Appropriate Box** → ☑ Controlling Person ☐ Agent | ☐ Premises Manager (complete all questions except #12)

2. Name: BERNHOFT (Last) DAWN (First) ANN (Middle) Birth Date [redacted] (NOT a public record)

3. Social Security #: [redacted] Driver License#: [redacted] State: TX

4. Place of birth: SITKA (City) AK (State) USA (COUNTRY (not county)) Height: ~~5'6~~ 5'7" Weight: 160 Eyes: GREEN Hair: BLONDE

5. Name of current/most recent spouse: WARNACK (Last) DUANE (First) SCOTT (Middle) Birth Date [redacted] (NOT a public record)

6. Are you a bona fide resident of Arizona? ☐ Yes ☑ No If yes, what is your date of residency:

7. Daytime telephone number: [redacted] E-mail address: [redacted]

8. Business Name: LPT Quik-Mart #1301 Business Phone: 520 / 579 / 2620

9. Business Location Address: 8685 N SILVERBELL ROAD (Street (do not use PO Box)) TUCSON (City) AZ (State) PIMA (County) ~~85730~~ 85743 (Zip)

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
4/2010	CURRENT	CORPRATE OFFICE MANAGER	449 LONGHORN TRL WEATHERFORD TX 76087
			LPT RETAIL MANAGEMENT SERVICES LLC

(ATTACH ADDITIONAL SHEET IF NECESSARY)

'21 12 10 Liq. Admin AM 9:26

11. Provide your residence address information for the last five (5) years: *A.R.S. §4-202(D)*

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
5/2017	CURRENT	[redacted]
6/2014	5/2017	[redacted]

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises? ☐Yes ☑No
If you answered YES, then answer **#13 below. If NO, skip to #14.**

13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐Yes ☐No

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐Yes ☑No

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) *A.R.S.§4-202,4-210* ☐Yes ☑No

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐Yes ☑No

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement.
Give complete details including dates, agencies involved and dispositions.
CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I **(Print Full Name)** ann Dawn Bernhoft hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: _____ State of TX County of Parker

The foregoing instrument was acknowledged before me this

My Commission Expires on: 7-28-25 (Date) 26 (Day) Day of October (Month), 2021 (Year)

KEVIN BOLIN
Notary Public, State of Texas
Comm. Expires 07-28-2025
Notary ID 133237781

_____
Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: ~~DAWN ANN BERNHOFT~~ **SIGNATURE:** _____

1/11/2018

Individuals requiring ADA accommodations please call (602)542-2999

'21 12 10 Liq. Admin AM 9:26

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

QUESTIONNAIRE

A.R.S.§4-202, 4-210
Type or Print with Black Ink

AC

The fees allowed by R19-1-102 will be charged for all dishonored checks. 605-100

ATTENTION APPLICANT: This is a legally binding document. Please type or print in **black ink**. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL $13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 174580

1. **Check the Appropriate Box** → ☑ Controlling Person ☐ Agent ☐ Premises Manager (complete all questions except #12)

2. Name: WARNACK (Last) DUANE (First) SCOTT (Middle) Birth Date: [redacted] (NOT a public record)

3. Social Security #: [redacted] Driver License#: [redacted] State: TEXAS

4. Place of birth: CHEYENNE (City) WY (State) USA (COUNTRY (not county)) Height: ~~6~~ 5'11" Weight: 210 Eyes: BLUE Hair: ~~BROWN~~ GRAY

5. Name of current/most recent spouse: BERNHOFT (Last) DAWN (First) ANN (Middle) Birth Dat[redacted] (NOT a public record)

6. Are you a bona fide resident of Arizona? ☐ Yes ☑ No If yes, what is your date of residency: _____

7. Daytime telephone number: [redacted] E-mail address: [redacted]

8. Business Name: L.P.T. Quik-Mart #1301 Business Phone: 520 / 579 / 2620

9. Business Location Address: 8685 N SILVERBELL RD (Street (do not use PO Box)) TUCSON (City) AZ (State) PIMA (County) 85743 (Zip)

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
4/2010	CURRENT	VICE PRESIDENT FUEL OPERATIONS	L.P.T. RETAIL MANAGEMENT SERVICES, LLC 449 LONGHORN TRL WEATHERFORD, TX 76087

(ATTACH ADDITIONAL SHEET IF NECESSARY)

'21 12 10 Liqr.Admin AM 9:26

11. Provide your residence address information for the last five (5) years: *A.R.S. §4-202(D)*

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
5/2015	CURRENT	[redacted]

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises? If you answered YES, then answer **#13 below. If NO, skip to #14.** ☐Yes ☑No

13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐Yes ☐No

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐Yes ☑No

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) *A.R.S.§4-202,4-210* ☐Yes ☑No

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐Yes ☑No

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I **(Print Full Name)** Scott DUANE WARNACK hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: _____ State of TEXAS County of Parker

The foregoing instrument was acknowledged before me this

My Commission Expires on: 7/28/25 (Date) 26 (Day) Day of October (Month), 2021 (Year)

KEVIN BOLIN
Notary Public, State of Texas
Comm. Expires 07-28-2025
Notary ID 1302377781

_____
Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: ~~DUANE S. WARNACK~~ **SIGNATURE:** _____

1/11/2018

Individuals requiring ADA accommodations please call (602)542-2999

'21 12 10 Liqr.Admin AM 9:26

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

QUESTIONNAIRE

A.R.S.§4-202, 4-210
Type or Print with Black Ink

(AC)
805-100

The fees allowed by R19-1-102 will be charged for all dishonored checks.

ATTENTION APPLICANT: This is a legally binding document. Please type or print in **black ink**. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL $13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 174540

1. Check the Appropriate Box → ☑ Controlling Person ☐ Agent ☐ Premises Manager (complete all questions except #12)

2. Name: Bitton (Last) Sammy (First) Salomon (Middle) Birth Date: [redacted] (NOT a public record)

3. Social Security #: [redacted] Driver License#: [redacted] State: FL

4. Place of birth: Montreal (City) Quebec (State) Canada (COUNTRY (not county)) Height: 5'8 Weight: 240 Eyes: Brown/BRN Hair: Black/BRN

5. Name of current/most recent spouse: Bitton (Last) Patricia (First) Silomon (Middle) Birth Date: [redacted] (NOT a public record)

6. Are you a bona fide resident of Arizona? ☐ Yes ☑ No If yes, what is your date of residency: _____

7. Daytime telephone number: [redacted] E-mail address: [redacted]

8. Business Name: L.P.T. Quik-Mart #1301 Business Phone: 520 579 2620

9. Business Location Address: 8685 N. Silverbell Rd (Street (do not use PO Box)) Tucson (City) AZ (State) Pima (County) 85743 (Zip)

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
3/2010	CURRENT	VP of Real Estate & Business Development	LPT Retail Mgmt Services LLC 449 Longhorn Trl Weatherford, TX 76087

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: *A.R.S. §4-202(D)*

21 12 10 Liq.Admin AM 9:26

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
2/2020	CURRENT	[redacted]
5/1998	2/2020	[redacted]

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises? ☐ Yes ☑ No
If you answered YES, then answer **#13 below. If NO, skip to #14.**

13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐ Yes ☐ No

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☑ No

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) *A.R.S.§4-202,4-210* ☐ Yes ☑ No

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☑ No

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐ Yes ☑ No

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐ Yes ☑ No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I (Print Full Name) Sammy Salomon S. Butler hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: Sam S. Butler State of Florida County of Palm Beach

The foregoing instrument was acknowledged before me this

My Commission Expires on: Jul 6, 2024 Date

25TH Day of October 2021
Day Month Year

HAROLD SERENOT
Notary Public - State of Florida
Commission # HH 12113
My Comm. Expires Jul 6, 2024

Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: _____ **SIGNATURE:** _____

'21 12 10 Liqr.Admin AM 9:26

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

QUESTIONNAIRE

A.R.S.§4-202, 4-210
Type or Print with Black Ink

(AC)
605-100

The fees allowed by R19-1-102 will be charged for all dishonored checks.

ATTENTION APPLICANT: This is a legally binding document. Please type or print in **black ink**. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL $13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 174580

1. Check the Appropriate Box →

☑ Controlling Person	☐ Agent	☐ Premises Manager (complete all questions except #12)

2. Name: Bitton (Last) Simon (First) (Middle) Birth Date: [redacted] (NOT a public record)

3. Social Security #: [redacted] Driver License#: [redacted] State: Florida

4. Place of birth: Rishon-Lezion (City) Israel (State) (COUNTRY (not county)) Height: 6'-2" Weight: ~~275lb~~ 278 Eyes: Brwn Hair: Black

5. Name of current/most recent spouse: N/A (Last) (First) (Middle) Birth Date: ___/___/___ (NOT a public record)

6. Are you a bona fide resident of Arizona? ☐ Yes ☑ No If yes, what is your date of residency: _____

7. Daytime telephone number: [redacted] E-mail address: [redacted]

8. Business Name: LPT Quik-Mart #1301 Business Phone: 520 579 2620

9. Business Location Address: 8685 N Silverbell Rd (Street (do not use PO Box)) Tucson (City) AZ (State) Pima (County) 85743 (Zip)

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
3-2010	CURRENT	VP	L.P.T. Retail Management Services, LLC 449 Longhorn Trail Weatherford, TX 76087

(ATTACH ADDITIONAL SHEET IF NECESSARY)

'21 12 10 Liqr.Admin AM 9:26

11. Provide your residence address information for the last five (5) years: *A.R.S. §4-202(D)*

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
6-2013	CURRENT	[redacted]

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises? ☐Yes ☑No
If you answered YES, then answer **#13 below. If NO, skip to #14.**

13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐Yes ☐No

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐Yes ☑No

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) *A.R.S.§4-202,4-210* ☐Yes ☑No

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐Yes ☑No

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement.
Give complete details including dates, agencies involved and dispositions.
CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I **(Print Full Name)** Simon Bitton hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: [signature]

My Commission Expires on: 6/14/25 Date

ERICK DELGADO
Notary Public - State of Florida
Commission # HH 141982
My Comm. Expires Jun 14, 2025

State of FL County of Palm Beach

The foregoing instrument was acknowledged before me this

25th Day of October, 2021
Day Month Year

[signature]
Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: ~~Simon Bitton~~ **SIGNATURE:** [signature]

1/11/2018

Individuals requiring ADA accommodations please call (602)542-2999

'21 12 10 Liqr.Admin AM 9:26

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

QUESTIONNAIRE

A.R.S.§4-202, 4-210
Type or Print with Black Ink

(AC)
805-100

The fees allowed by R19-1-102 will be charged for all dishonored checks.

ATTENTION APPLICANT: This is a legally binding document. Please type or print in **black ink**. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL $13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 174580

1. Check the Appropriate Box → ☑ Controlling Person ☐ Agent | ☐ Premises Manager (complete all questions except #12)

2. Name: GANDY (Last) KEVIN (First) NEIL (Middle) Birth Date: [redacted] (NOT a public record)

3. Social Security #: [redacted] Driver License#: [redacted] State: TX

4. Place of birth: WICHITA FALLS (City) TX (State) WICHITA USA (COUNTRY (not County)) Height: 6FT Weight: ~~215~~ 225 Eyes: BL Hair: BLONDE

5. Name of current/most recent spouse: GANDY (Last) KAY (First) LYNNE (Middle) Birth Date: [redacted] (NOT a public record)

6. Are you a bona fide resident of Arizona? ☐ Yes ☑ No If yes, what is your date of residency: _____

7. Daytime telephone number: [redacted] E-mail address: [redacted]

8. Business Name: LPT Quik-Mart # 1301 Business Phone: 520, 579, 2620

9. Business Location Address: 8685 N. Silverbell Rd (Street (do not use PO Box)) Tucson (City) AZ (State) Pima (County) 85743 (Zip)

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
4/10	CURRENT	PRESIDENT / CEO	LPT RETAIL MGMT SERVICES
			449 LONGHORN TRAIL
			WEATHERFORD, TX 76087

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: *A.R.S. §4-202(D)* '21 12 10 Liqr.Admin AM 9:26

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
4/20	CURRENT	[redacted]
5/11	9/20	[redacted]

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises? ☐Yes ☑No
If you answered YES, then answer **#13 below. If NO, skip to #14.**

13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☐Yes ☐No

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐Yes ☑No

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) *A.R.S.§4-202,4-210* ☐Yes ☑No

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐Yes ☑No

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions.
CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I (Print Full Name) KEVIN NEIL GANDY hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: _____ State of Texas County of Denton

My Commission Expires on: 6/21/2025 (Date)

The foregoing instrument was acknowledged before me this 24 (Day) Day of October (Month), 2021 (Year)

MONICA AMIL COLLIER
Notary Public, State of Texas
Comm. Expires 06-21-2025
Notary ID 133166535

_____
Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: ~~KEVIN GANDY~~ **SIGNATURE:** _____

'21 12 10 Liq.Admin AM 9:26

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

QUESTIONNAIRE

A.R.S.§4-202, 4-210
Type or Print with Black Ink

(AC)
605-100

The fees allowed by R19-1-102 will be charged for all dishonored checks.

ATTENTION APPLICANT: This is a legally binding document. Please type or print in **black ink**. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL $13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 174580

1. **Check the Appropriate Box** →

☐ Controlling Person ☐ Agent ☑ Premises Manager (complete all questions except #12)

2. Name: MILLER (Last) SCOTT (First) JEFFREY (Middle) Birth Date: [redacted] (NOT a public record)

3. Social Security #: [redacted] Driver License#: [redacted] State: ARIZONA

4. Place of birth: BISMARCK, ND (City) USA (State) (COUNTRY (not county)) Height: 6'-02" Weight: 345 Eyes: BLU Hair: BLN

5. Name of current/most recent spouse: N/A (Last) (First) (Middle) Birth Date: ___/___/___ (NOT a public record)

6. Are you a bona fide resident of Arizona? ☑ Yes ☐ No If yes, what is your date of residency: 6-1987

7. Daytime telephone number [redacted] E-mail address: [redacted]

8. Business Name: LPT Quik-Mart #1301 Business Phone: 520/579/2620

9. Business Location Address: 8685 SILVERBELL ROAD (Street (do not use PO Box)) TUCSON (City) AZ (State) PIMA (County) 85743 (Zip)

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
1/30/2017	CURRENT	TRAINING MANAGER	L.P.T. RETAIL MANAGEMENT SERVICES, LLC 449 LONGHORN TRL WEATHERFORD, TX 76087
04/16/2016	12/31/2016	STORE MANAGER	BASELINE OIL INVESTMENTS, 2785 W. BASELINE RD, TEMPE, AZ 85283

(ATTACH ADDITIONAL SHEET IF NECESSARY)

11. Provide your residence address information for the last five (5) years: *A.R.S. §4-202(D)*

21 12 10 Liqr.Admin AM 9:27

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
04/2009	CURRENT	[redacted]

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises? ☐Yes ☐No
If you answered YES, then answer **#13 below. If NO, skip to #14.**

13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☑Yes ☐No

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐Yes ☑No

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) *A.R.S.§4-202,4-210* ☐Yes ☑No

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐Yes ☑No

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐Yes ☑No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement.
Give complete details including dates, agencies involved and dispositions.
CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I **(Print Full Name)** SCOTT JEFFREY MILLER hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: [signature] State of AZ County of Maricopa

The foregoing instrument was acknowledged before me this

My Commission Expires on: 04/01/2024 (Date)

25 (Day) Day of Jan (Month), 2021 (Year)

OFFICIAL SEAL
JERRY JONES
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY
Comm. # 579426 Expires April 1, 2024

[signature]
Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: JARRO MICHAEL REITNOUR **SIGNATURE:** [signature]

1/11/2018

'21 12 10 Liqr.Admin AM 9:27

Certificate # AZB-OFF-012048S

☐ On-sale
☒ Off-sale
☐ On- and off-sale

Certificate of Completion
For
Title 4 **BASIC** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

scott miller
Full Name (please print)

Signature

10/19/2021
Training Completion Date

10/18/2024
Certificate Expiration Date
(three years from completion date)

Training Provider Information

360training.com Inc.
Company Name

5000 Plaza on the Lake, Suite 305, Austin, TX 78746
Mailing Address

(877) 881-2235
Daytime Contact Phone Number

I, Samantha Montalbano, certify that the above named individual did successfully complete
Instructor Name (please print)
Title 4 BASIC Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Instructor Signature

10/19/2021
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)	Government (series 5)	Bar (series 6)	Beer & Wine Bar (series 7)
Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

Certificate # AZM-OFF-0120251

'21 12 10 Liqr.Admin AM 9:27

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

scott miller
Full Name (please print)

Signature

10/19/2021
Training Completion Date

10/18/2024
Certificate Expiration Date
(three years from completion date)

Training Provider Information

360training.com Inc.
Company Name

5000 Plaza on the Lake, Suite 305, Austin, TX 78746
Mailing Address

(877) 881-2235
Daytime Contact Phone Number

I, Samantha Montalbano, certify that the above named individual did successfully complete
Instructor Name (please print)
Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Instructor Signature

10/19/2021
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)	Government (series 5)	Bar (series 6)	Beer & Wine Bar (series 7)
Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

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

AFFIDAVIT OF POSTING

Date of Posting: 12/16/2021 Date of Posting Removal: _____

Applicant's Name: Repinski (Last) Jared (First) Michael (Middle)

Business Address: 8685 N Silverbell Rd (Street) Tucson (City) 85743 (Zip)

License #: 174580

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

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

_____ _____
Signature **Date Signed**

Return this affidavit with your recommendations (i.e., Minutes of Meeting, Verbatim, etc.) or any other related documents.
If you have any questions please call (602) 542-5141 and ask for the Licensing Division.

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

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

1. City or Town of: Town of Marana (Circle one) Liquor License Application #: 174580 (Arizona application #)

2. County of: Pima County City/Town/County #: LL2021-30

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

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

A boundary map of entertainment district must be attached.

4. The Marana Town Council (Governing body) at a Regular (Regular or special) meeting held on the 18 (Day) of January (Month), 2022 (Year) considered the application of Jared Michael Repinski (Name of applicant)

for a license to sell spirituous liquor at the premises described in application 174580 (Arizona liquor license application #),

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

ORDER OF APPROVAL/DISAPPROVAL

IT IS THEREFORE ORDERED that the license APPLICATION OF Jared Michael Repinski (Name of applicant)

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

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

TRANSMISSION OF ORDER TO STATE

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

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

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

Series 6 Bar

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

Series 7 Beer and Wine Bar

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

Series 9 Liquor Store

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

Series 10 Beer and Wine Store

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

Series 11 Hotel/Motel

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

Series 12 Restaurant

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

Council-Regular Meeting **A1**

Meeting Date: 01/18/2022

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: January 18, 2022

Strategic Plan Focus Area:
Not Applicable

Strategic Plan Focus Area Additional Info:
N/A

Subject: Ordinance No. 2022.001: Relating to Procurement; revising Marana Town Code Title 3 (Administration); revising Chapter 3-4 (Procurement); revising Section 3-4-5 (Definitions) to delete definitions and to add a new definition; revising Section 3-4-7 (Town Council Approval) to increase purchase amounts requiring Town Council approval; revising Section 3-4-8 (Town Manager Approval) to increase and diversify the limits for approval of a purchase by the Town Manager; revising Section 3-4-19 (Small Purchases) to increase the amount for a small purchase procurement procedure and to increase the amount for adopted operational procedures; and designating an effective date (Libby Shelton)

Resolution No. 2022-007: Relating to Procurement; declaring as a public record filed with the Town Clerk the revisions to Marana Town Code adopted by Ordinance No. 2022.001; revising Marana Town Code Title 3 (Administration); revising Chapter 3-4 (Procurement); revising Section 3-4-5 (Definitions) to delete definitions and to add a new definition; revising Section 3-4-7 (Town Council Approval) to increase purchase amounts requiring Town Council approval; revising Section 3-4-8 (Town Manager Approval) to increase and diversify the limits for approval of a purchase by the Town Manager; revising Section 3-4-19 (Small Purchases) to increase the amount for a small purchase procurement procedure and to increase the amount for adopted operational procedures; and designating an effective date (Libby Shelton)

Discussion:

On November 7, 2017, Town Council adopted Ordinance No. 2017.022 a comprehensive rewrite of Marana Town Code, Title 3 (Administration), Chapter 3-4 (Procurement). Revised Chapter 3-4 is based on the American Bar Association's (ABA) 2000 Model Procurement Code for State and Local Governments, which has been adopted in whole or in part by the state of Arizona and many municipalities in Arizona and around the country. The Code enumerates certain fiduciary duties including simplifying, clarifying and modernizing town procurement and making purchases in a cost-effective and responsive manner to better serve the Town's businesses and residents.

The Town continues to be one of the fastest growing municipalities in Arizona, a fact which in turn impacts our operations and service levels. As part of our regular practice of evaluating and streamlining operations to ensure we provide service as effectively and efficiently as possible, staff analyzed the overall procurement process. A comparison of municipalities of similar size and growth patterns indicated that the Town's purchasing thresholds are outdated. This was supported further, by a review of internal processes which revealed that staff were spending a significant amount to time to navigate the procurement process without adding value and, in some cases, delaying some purchases. In addition, we have noticed a reduced amount of interest and responses on smaller amount solicitations. These solicitations often require significant effort for staff to prepare and publish, but also for interested vendors to compile and provide a response. As this may result in a cumbersome and time-consuming process, some vendors may not have the time or inclination to provide a response for these smaller purchases.

Staff identified the following areas where revisions to the Town Code will improve the process and allow staff to continue to provide high quality, transparent service in a cost-effective and responsive manner. The table below reflects a summary of the more significant proposed changes to current code or practice.

Section	General Reference	Additional Information
3-4-7.B.2	Town council approval	Changed amount requiring town council approval when purchases are not provided in the budget as adopted from $50,000 to $100,000
3-4-7.B.3	Town council approval	Removed requirement for separate Council approval where a purchase is authorized in the adopted budget but the funds exceed the budgeted amount by more than $50,000 as this is rarely utilized
3-4-7.B.4	Town council approval	Amended to 3-4-7.B.3 and updated to require council approval for change orders that individually or cumulatively exceed the amounts referenced in section 3-4-8(A)(2)
3-4-8.A.1	Town Manager approval	Amount of purchases approved by the Town Manager or designee increased from $50,000 to $100,000
3-4-8.A.2	Town Manager approval	Removed $50,000 limit for Town Manager to approve purchases authorized in adopted budget.

3-4-8.A.3	Town Manager approval	Increased amounts for Town Manager approval or individual or cumulative change orders, as follows: 1) increase from $50,000 to $100,000; or 2) 10% of purchase up to $250,000 maximum for contracts up to $5,000,000; or 3) 5% of purchase for contracts over $5,000,000.
3-4-19	Small purchases	Increased amount from $50,000 to $100,00 for small purchases procurement process and increased amount from $2,500 to $5,000 for approval by adopted operational procedures.

The above changes will improve Town operations by allowing staff to make purchases in a more timely, efficient and cost-efficient manner while not compromising any of the Town's fiduciary duties. The updated purchasing thresholds will align the Town with other similar sized and fast-growing municipalities and improve vendor participation and the use of advantageous cooperative contracts, while significantly reducing the amount of administrative and staff work which consumes valuable time without impacting the quality, integrity and transparency of the process.

Financial Impact:

The intent of these changes is to provide greater efficiency in the procurement of goods and services which, in turn, will provide for greater value for the public.

Staff Recommendation:

Staff recommends approval of the revisions to Chapter 3-4 (Procurement).

Suggested Motion:

I move to adopt Ordinance No. 2022.001 and Resolution No. 2022-007, revising Title 3 of the Marana Town Code by revising existing Chapter 3-4 (Procurement); and declaring it as a public record.

Attachments

Ordinance 2022.001

Resolution 2022-007

Exhibit A - To Marana Res. No. 2022-007

MARANA ORDINANCE NO. 2022.001

RELATING TO PROCUREMENT; REVISING MARANA TOWN CODE TITLE 3 (ADMINISTRATION); REVISING CHAPTER 3-4 (PROCUREMENT); REVISING SECTION 3-4-5 (DEFINITIONS) TO DELETE DEFINITIONS AND TO ADD A NEW DEFINITION; REVISING SECTION 3-4-7 (TOWN COUNCIL APPROVAL) TO INCREASE PURCHASE AMOUNTS REQUIRING TOWN COUNCIL APPROVAL; REVISING SECTION 3-4-8 (TOWN MANAGER APPROVAL) TO INCREASE AND DIVERSIFY THE LIMITS FOR APPROVAL OF A PURCHASE BY THE TOWN MANAGER; REVISING SECTION 3-4-19 (SMALL PURCHASES) TO INCREASE THE AMOUNT FOR A SMALL PURCHASE PROCUREMENT PROCEDURE AND TO INCREASE THE AMOUNT FOR ADOPTED OPERATIONAL PROCEDURES; AND DESIGNATING AN EFFECTIVE DATE

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, as follows:

Section 1. The revisions to the Marana Town Code Title 3 (Administration), Chapter 3-4 (Procurement), one paper copy and one electronic copy of which are on file in the office of the Town Clerk of the Town of Marana, Arizona, which was made a public record by and attached as Exhibit A to Resolution No. 2022-007 of the Town of Marana, Arizona, and is hereby referred to, adopted and made a part of this ordinance as if fully set out here.

Section 2. The various town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this ordinance.

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

Section 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, the decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. This ordinance shall become effective on the thirty-first day after its adoption.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 18th day of January, 2022.

Mayor Ed Honea

ATTEST:

Cherry Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

MARANA RESOLUTION NO. 2022-007

RELATING TO PROCUREMENT; DECLARING AS A PUBLIC RECORD FILED WITH THE TOWN CLERK THE REVISIONS TO MARANA TOWN CODE ADOPTED BY MARANA ORDINANCE NO. 2022.001; REVISING MARANA TOWN CODE TITLE 3 (ADMINISTRATION); REVISING CHAPTER 3-4 (PROCUREMENT); REVISING SECTION 3-4-5 (DEFINITIONS) TO DELETE DEFINITIONS AND TO ADD A NEW DEFINITION; REVISING SECTION 3-4-7 (TOWN COUNCIL APPROVAL) TO INCREASE PURCHASE AMOUNTS REQUIRING TOWN COUNCIL APPROVAL; REVISING SECTION 3-4-8 (TOWN MANAGER APPROVAL) TO INCREASE AND DIVERSIFY THE LIMITS FOR APPROVAL OF A PURCHASE BY THE TOWN MANAGER; REVISING SECTION 3-4-19 (SMALL PURCHASES) TO INCREASE THE AMOUNT FOR A SMALL PURCHASE PROCUREMENT PROCEDURE AND TO INCREASE THE AMOUNT FOR ADOPTED OPERATIONAL PROCEDURES; AND DESIGNATING AN EFFECTIVE DATE

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, that the revisions to Marana Town Code Title 3 (Administration), Chapter 3-4 (Procurement) adopted by Ordinance No. 2022.001, 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, are 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 18th day of January, 2022.

Mayor Ed Honea

ATTEST:

Cherry Lawson, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

SECTION 1. Section 3-4-5 of the Marana Town Code is hereby revised as follows and existing paragraphs A through Z are renumbered to conform to the revisions (with deletions shown with ~~strikeouts~~ and additions shown with double underlining):

3-4-5 Definitions

The following definitions shall apply throughout this title unless the context clearly indicates otherwise.

[Paragraphs A through E remain unchanged]

F. "Contract modification" ~~or "bilateral change"~~ means any written alteration in specifications, delivery point, rate of delivery, period of performance, price, quantity, or other provisions of any contract accomplished by mutual action of the parties to the contract.

[Paragraphs G and H remain unchanged]

~~I. "Design services" means architect services, engineer services or landscape architect services.~~

[Paragraphs J through P as renumbered by section 1 above remain unchanged]

Q. "Purchase" means the use of public funds to buy, rent, lease or otherwise acquire materials, services, construction or construction services.

[Paragraphs R through Z as renumbered by section 1 above remain unchanged]

SECTION 2. Section 3-4-7 of the Marana Town Code is hereby revised as follows (with deletions shown with ~~strikeouts~~ and additions shown with double underlining):

3-4-7 Town council approval

[Paragraph A remains unchanged]

B. Notwithstanding other provisions of this chapter, separate town council approval of purchases is required in the following instances:

1. Where prior approval is required by state law or town code.
2. Where the purchase exceeds $10~~5~~0,000 and funds for the purchase are not provided in the budget as adopted.
3. ~~Where the purchase is authorized in the adopted budget but the funds exceed the budgeted amount by more than $50,000.~~

~~4.~~ For change orders that individually or cumulatively exceed ~~$50,000~~ the amounts set forth in section 3-4-8(A)(3).

[Paragraph C remains unchanged]

SECTION 3. Section 3-4-8 of the Marana Town Code is hereby revised as follows (with deletions shown with ~~strikeouts~~ and additions shown with double underlining):

3-4-8 Town manager approval

A. The town manager or designee is authorized to approve all of the following unless prior town council approval is required by state law or town code:

1. Any purchase up to $10~~5~~0,000.
2. Any purchase authorized in the adopted budget ~~and not more than $50,000 higher than the budgeted amount~~.
3. Change orders that individually or cumulatively total up to:
   a. $10~~5~~0,000; or ~~less~~
   b. For purchases more than $1,000,000 up to $5,000,000, 10% of purchase up to $250,000 maximum; or
   c. For purchases over $5,000,000, 5% of purchase.

[Paragraph B remains unchanged

]

SECTION 4. Section 3-4-19 of the Marana Town Code is hereby revised as follows (with deletions shown with ~~strikeouts~~ and additions shown with double underlining):

3-4-19 Small purchases

A. Any procurement not exceeding $100~~25~~,000 may be made in accordance with the small purchase procedure authorized in this section.

B. For small purchases in excess of $5~~2~~,~~5~~000 no fewer than three businesses shall be solicited to submit quotations.

1. In awarding contracts for services, in addition to quoted fees, the purchasing director may consider the relative qualifications of businesses submitting quotes.
2. Award shall be made to the business offering the lowest acceptable quotation.

3. The names of the businesses submitting quotations, and the date and amount of each quotation, shall be recorded and maintained as a public record.

C. The purchasing director shall adopt operational procedures for small purchases of $5~~2~~,0~~5~~00 or less.

1. The operational procedures shall provide for obtaining adequate and reasonable competition for the supply or service being purchased.

2. The operational procedures shall require the preparation and maintenance of records adequate to document the competition obtained, to properly account for the funds expended, and to facilitate an audit of the small purchase made.

[Paragraph D remains unchanged]