MARANA AZ
ESTABLISHED 1977

MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 16, 2024, 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 April 16, 2024, 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

PR1 Proclamation Recognizing Education & Sharing Day (David L. Udall)

PR2 Proclamation Recognizing Arizona Water Awareness Month (David L. Udall)

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 Ordinance No. 2024.011: Relating to Land Development; adopting revisions to Title 17 "Land Development" of the Marana Town Code, including miscellaneous revisions to Chapter 17-5 "Subdivisions", Section 17-5-4 (Performance guarantee), Chapter 17-13 "Standards for Grading and Related Site Work", and Chapter 17-15 "Floodplain and Erosion Hazard Management Code"; and designating an effective date (Dustin Ward)

Resolution No. 2024-031: Relating to Land Development; declaring as a public record filed with the Town Clerk the amendments adopted by Ordinance No. 2024.011, revisions to Title 17 "Land Development" of the Marana Town Code, including miscellaneous revisions to Chapter 17-5 "Subdivisions", Section 17-5-4 (Performance guarantee), Chapter 17-13 "Standards for Grading and Related Site Work", and Chapter 17-15 "Floodplain and Erosion Hazard Management Code" (Dustin Ward)

C2 Resolution No. 2024-032: Relating to Development; approving the final plat for Remington Ranch Block 1, Lots 132-231, Common Areas "K" through "Q" (Recreation/Drainage/Utilities) generally located south of Barnett Road and east of Sanders Road within Section 28, Township 11 South and Range 11 East (Scott Radden)

C3 Resolution No. 2024-033: Relating to Development; approving a release of assurances for Gladden Farms Block 33 Lots 1-119 and Common Areas and accepting public improvements for maintenance (Jason Angell)

C4 Resolution No. 2024-034: Relating to Development; approving a release of assurances for Saguaro Reserve I at Dove Mountain Lots 1-38, 41-173, Block 1, and Common Areas (Jason Angell)

C5 Resolution No. 2024-035: Relating to Public Works; approving and authorizing the Mayor to sign a Utility Relocation Reimbursement Agreement with Trico Electric Cooperative, Inc. for the relocation of certain Trico facilities as part of the Tangerine Road widening phase 2A road project (Jane Fairall)

C6 Approval of Regular Council Meeting Summary Minutes of April 2, 2024 (David L. Udall)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

ITEMS FOR DISCUSSION / POSSIBLE ACTION

D1 Relating to Development; discussion and direction from Council regarding the potential annexation of approximately 39 acres north of Linda Vista Boulevard and west of Blue Bonnet Road (Brian Varney)

D2 Relating to Legislation and Government Actions; discussion and possible action or direction regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of other governmental bodies (Terry Rozema)

D3 Relating to Budget; discussion, direction, and possible action regarding development of the fiscal year 2024/2025 budget, including proposed budget initiatives and expenditures (Terry Rozema)

EXECUTIVE SESSIONS

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

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

FUTURE AGENDA ITEMS

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

ADJOURNMENT

Council-Regular Meeting **PR1**

Meeting Date: 04/16/2024

Date: April 16, 2024

Subject: Proclamation Recognizing Education & Sharing Day (David L. Udall)

Attachments

Proclamation

MARANA AZ
OFFICE OF THE
TOWN CLERK

PROCLAMATION
Recognizing Education & Sharing Day

WHEREAS, the basis for the continuity of any society is education; and in the Town of Marana, the education of our youth is a priority; and

WHEREAS, in order to achieve its highest goals, education must not only impart knowledge but also teach students how to live – forming and strengthening their moral character to make a better life for themselves as individuals and for society as a whole; and

WHEREAS, one of the leading global advocates for the advancement of education, the Rebbe, Rabbi Menachem Schneerson, stressed that a moral and ethical education empowers every individual to develop their full potential in making the world a better place; and

WHEREAS, such an education nurtures unity among diverse peoples through encouraging increased acts of goodness and kindness; and

WHEREAS, April 19, 2024, will mark 122 years since the Rebbe's birth; and

WHEREAS, in recognition of the Rebbe's outstanding and lasting contributions toward improvements in education, morality, and acts of charity, the United States Congress has established his birthdate as a national day to raise awareness and strengthen the education of our children.

NOW, THEREFORE, I, Ed Honea, Mayor of the Town of Marana, do hereby proclaim April 19, 2024, as Education & Sharing Day in the Town of Marana and call upon everyone to work together to create a better, brighter, and more promising future for all.

Dated this 16th day of April, 2024.

ATTEST:

David L. Udall, Town Clerk

Ed Honea

Ed Honea, Mayor

Council-Regular Meeting **PR2**

Meeting Date: 04/16/2024

Date: April 16, 2024

Subject: Proclamation Recognizing Arizona Water Awareness Month (David L. Udall)

Attachments

Proclamation

MARANA AZ
ESTABLISHED 1977

PROCLAMATION
Recognizing Arizona Water Awareness Month

WHEREAS, access to clean water is essential for public health, economic prosperity, and environmental sustainability; and

WHEREAS, water is a precious resource that requires careful stewardship and conservation efforts to ensure its availability for future generations; and

WHEREAS, the month of April 2024 presents an opportunity to raise awareness about the importance of water conservation and celebrate the vital role that water plays in our daily lives; and

WHEREAS, by promoting responsible water usage practices, we can reduce water waste, protect our water sources, and mitigate the impacts of drought; and

WHEREAS, through education, outreach, and community engagement initiatives, we can empower individuals, businesses, and organizations to make a positive difference in water conservation efforts; and

WHEREAS, as stewards of our environment, it is our collective responsibility to safeguard our water resources and ensure equitable access to clean and safe drinking water for all residents.

NOW, THEREFORE, I, Ed Honea, Mayor of the Town of Marana, do hereby proclaim the month of April 2024 as Arizona Water Awareness Month and urge Marana residents to learn about and practice principles of water stewardship and conservation.

Dated this 16th day of April, 2024.

ATTEST:

David L. Udall, Town Clerk

Ed Honea

Ed Honea, Mayor

Council-Regular Meeting **C1**

Meeting Date: 04/16/2024

To: Mayor and Council

Submitted For: Dustin Ward, Development Engineering Division Manager

From: Jane Fairall, Town Attorney

Date: April 16, 2024

Strategic Plan Focus Area:
Proactive Public Services

Strategic Plan Focus Area Additional Info:
Goal: PRIORITIZE INFRASTRUCTURE AND MAINTENANCE THAT SUPPORT NEW GROWTH AND DEVELOPMENT IN A PROACTIVE AND SUSTAINABLE MANNER
Goal: ELEVATE THE TOWN'S PUBLIC SERVICE QUALITY THROUGH EFFICIENT PROCEDURES

Subject: Ordinance No. 2024.011: Relating to Land Development; adopting revisions to Title 17 "Land Development" of the Marana Town Code, including miscellaneous revisions to Chapter 17-5 "Subdivisions", Section 17-5-4 (Performance guarantee), Chapter 17-13 "Standards for Grading and Related Site Work", and Chapter 17-15 "Floodplain and Erosion Hazard Management Code"; and designating an effective date (Dustin Ward)

Resolution No. 2024-031: Relating to Land Development; declaring as a public record filed with the Town Clerk the amendments adopted by Ordinance No. 2024.011, revisions to Title 17 "Land Development" of the Marana Town Code, including miscellaneous revisions to Chapter 17-5 "Subdivisions", Section 17-5-4 (Performance guarantee), Chapter 17-13 "Standards for Grading and Related Site Work", and Chapter 17-15 "Floodplain and Erosion Hazard Management Code" (Dustin Ward)

Discussion:

The proposed ordinance will adopt several miscellaneous development engineering-related revisions to the Marana Town Code Title 17 "Land Development" including:

- Adding date limitations for Town acceptance of soils reports for major grading type 2 permits
  - Soils reports more than one year old must include documentation from the geotechnical engineer regarding any changed circumstances and must confirm recommendations from the original report
  - Soils reports more than ten years old must also include at least one additional boring to confirm the recommendations of the original report
- Providing for administrative release of subdivision assurances and acceptance of infrastructure for maintenance rather than bringing a resolution for this purpose to Council
- Allowing a property owner filing a subdivision plat for property that has a FEMA-accepted CLOMR to provide a plat note to that effect, rather than including documentation on the plat that will become irrelevant once a LOMR is approved
  - This provision also states that if the LOMR is ultimately not approved by FEMA, the property owner will be required to file an amended plat for the property
- Other miscellaneous technical grading and floodplain-related revisions

Staff Recommendation:

Staff recommends approval for the proposed Town Code revisions.

Suggested Motion:

I move to adopt Ordinance No. 2024.011, adopting revisions to Title 17 “Land Development” of the Marana Town Code, and Resolution No. 2024-031, declaring as a public record filed with the Town Clerk the amendments adopted by Ordinance No. 2024.011.

Attachments

Ordinance No. 2024.011

Resolution No. 2024-031

Exhibit A to Resolution

MARANA ORDINANCE NO. 2024.011

RELATING TO LAND DEVELOPMENT; ADOPTING REVISIONS TO TITLE 17 "LAND DEVELOPMENT" OF THE MARANA TOWN CODE, INCLUDING MISCELLANEOUS REVISIONS TO CHAPTER 17-5 "SUBDIVISIONS", SECTION 17-5-4 (PERFORMANCE GUARANTEE), CHAPTER 17-13 "STANDARDS FOR GRADING AND RELATED SITE WORK", AND CHAPTER 17-15 "FLOODPLAIN AND EROSION HAZARD MANAGEMENT CODE"; 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 Title 17 "Land Development" of the Marana Town Code, including miscellaneous revisions to Chapter 17-5 "Subdivisions", Section 17-5-4 (Performance guarantee), Chapter 17-13 "Standards for Grading and Related Site Work", and Chapter 17-15 "Floodplain and Erosion Hazard Management Code" one paper copy and one electronic copy of which are on file in the office of the Town Clerk, which were made a public record by and attached as Exhibit A to Resolution No. 2024-031 of the Town of Marana, Arizona, are hereby referred to, adopted and made a part of this ordinance as if fully set out here.

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

SECTION 3. 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 is effective on the 31st day after its adoption.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 16th day of April, 2024.

Mayor Ed Honea

ATTEST:

David L. Udall, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

MARANA RESOLUTION NO. 2024-031

RELATING TO LAND DEVELOPMENT; DECLARING AS A PUBLIC RECORD FILED WITH THE TOWN CLERK THE AMENDMENTS ADOPTED BY ORDINANCE NO. 2024.011, REVISIONS TO TITLE 17 "LAND DEVELOPMENT" OF THE MARANA TOWN CODE, INCLUDING MISCELLANEOUS REVISIONS TO CHAPTER 17-5 "SUBDIVISIONS", SECTION 17-5-4 (PERFORMANCE GUARANTEE), CHAPTER 17-13 "STANDARDS FOR GRADING AND RELATED SITE WORK", AND CHAPTER 17-15 "FLOODPLAIN AND EROSION HAZARD MANAGEMENT CODE"

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, that the revisions to Title 17 "Land Development" of the Marana Town Code adopted by Marana Ordinance No. 2024.011, 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 16th day of April, 2024.

Mayor Ed Honea

ATTEST:

David L. Udall, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

SECTION 1. Chapter 17-5 (Subdivisions) Section 17-5-4 (Performance guarantee) of the Marana Town Code is hereby revised as follows (with additions shown with double underlining and deletions shown with ~~strikethrough~~):

17-5-4 Performance guarantee

[No revisions to paragraphs A and B]

C. Before release of assurances of or guarantees for construction or of improvements in existing or proposed public rights-of-way, the following listed documents shall be submitted, where applicable, to the town:

[No revisions to subparagraphs 1 through 4]

5. Certified landscape as-built plans for all irrigation meters, valves, and service lines within the town's right-of-way. ~~Certification by a registered landscape architect that all landscape work has been completed in substantial conformance with approved plans, specifications, and applicable town standards, together with certified as-built plans for all completed landscape installation.~~

SECTION 2. Chapter 17-13 (Standards for Grading and Related Site Work) of the Marana Town Code is hereby revised as follows (with additions shown with double underlining and deletions shown with ~~strikethrough~~):

[No revisions to sections 17-13-1 through 17-13-6]

17-13-7 Submittals and procedures: major grading type 2

[No revisions to paragraphs A and B]

C. Soils report. The applicant shall submit a soil report.

1. The report shall contain all geotechnical engineering information and recommendations applicable to the project.
2. The civil engineer responsible for preparing the grading plan shall incorporate all report recommendations into the plan and reference the report on the improvement plan.
3. Approved report recommendations shall become conditions of the permit.
4. The geotechnical or civil engineer shall stamp and seal the report prior to submittal and the date of the seal must be within one year of the submittal, except that:

a. The town may accept a soils report signed and sealed more than one year prior to the submittal date, if it includes a letter from the geotechnical engineer addressing any changes that have occurred since the report was originally sealed, as well as a statement that the recommendations in the report are still valid for the project.

b. The town may accept a soils report signed and sealed more than ten years prior to the submittal date, if it includes the information required in subparagraph a above, as well as at least one additional boring to confirm the recommendations of the original report.

[No revisions to sections 17-13-8 and 17-13-9]

17-13-10 Inspection and performance defaults

[No revisions to paragraphs A and B]

C. Close-out and town acceptance. Upon receipt from the EOR of the close-out documents required under the terms of the private improvement agreement, and approval by town staff, town staff will complete the final inspections of all improvements. After the close-out package is accepted by town staff and the improvements have passed the required inspections, the town engineer shall accept any public improvements and include them in the town's maintenance program after completion of the warranty period ~~a resolution to accept the public improvements will be presented to the council for adoption~~.

[No revisions to sections 17-13-11 and 17-13-12]

SECTION 3. Chapter 17-15 (Floodplain and Erosion Hazard Management Code) of the Marana Town Code is hereby revised as follows (with additions shown with double underlining and deletions shown with ~~strikethrough~~):

[No revisions to section 17-15-1]

17-15-2 Abbreviations and definitions

A. Abbreviations. The following common abbreviations are used throughout this chapter:

[No revisions to subparagraphs 1 through 15]

16. RFE: Regulatory flood elevation

[No revisions to existing subparagraph 16 which is hereby renumbered as subparagraph 17 to conform]

B. Definitions. Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

1. Accessory Structure. A structure on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For floodplain management purposes, the term includes only accessory structures used for parking and storage that are less than 600 square feet.

[No revisions to subparagraphs 2 through 42]

43. Manufactured home. See definition in section 17-1-6(A)(119)~~(116)~~.

[No revisions to subparagraphs 44 through 67]

[No revisions to sections 17-15-3 through 17-15-8]

17-15-9 Administration

[No revisions to paragraphs A through D]

E. Establishment of floodplain use permit.

1. A floodplain use permit shall be obtained before construction or development begins, including placement of manufactured homes, upon any land to which this chapter applies as defined in subsection 17-15-3 A.

2. Application for a floodplain use permit shall be made on forms furnished by the floodplain administrator and shall include, but not be limited to, all of the following information:

[No revisions to subparagraphs a through i]

j. ~~Require b~~Base flood elevation data for all subdivisions and for any other development that includes more than 50 lots or more than five acres

[No revisions to subparagraphs k through m]

[No revisions to subparagraphs 3 through 6]

17-15-10 Provisions for flood hazard reduction

[No revisions to paragraph A]

B. Standards of construction in floodprone areas

[No revisions to subparagraphs 1 and 2]

3. Elevation and flood-proofing

[No revisions to subparagraphs a through c]

d. New construction and substantial improvement of any critical ~~residential~~ structure in a shaded zone X-500~~-alluvial fan~~ shall have the lowest floor, including basement, elevated at least 18 inches higher than the highest existing adjacent grade.

[No revisions to subparagraphs e through i]

C. Standards for storage of materials and equipment

[No revisions to subparagraph 1]

2. Storage of other material or equipment may be allowed if not subject to major damage by floods and if firmly anchored to prevent flotation,

elevated at or above regulatory flood elevation, or if readily removable from the area within the time available after flood warning.

[No revisions to subparagraph 3]

[No revisions to paragraph D]

E. Standards for subdivisions and commercial developments

[No revisions to subparagraphs 1 through 11]

12. In lieu of the provisions of section 17-15-10, paragraph (E), subparagraphs (2), (3), (4), and (8), when submitting a plat for a subdivision for which a CLOMR has already been accepted by FEMA, the plat may include the following note to meet the requirements: THE PROPERTY SUBJECT TO THIS FINAL PLAT INCLUDES A SPECIAL FLOOD HAZARD AREA (SFHA) ASSOCIATED WITH THE PLATTED BOUNDARY. A CLOMR, CASE NUMBER _____ HAS BEEN ACCEPTED BY FEMA AND A LOMR HAS BEEN SUBMITTED TO FEMA. IF THE SUBMITTED LOMR IS NOT ACCEPTED BY FEMA AND DOES NOT BECOME EFFECTIVE, THEN THE PROPERTY OWNER SHALL SUBMIT AN AMENDED FINAL PLAT THAT INCLUDES THE INFORMATION REQUIRED IN MARANA TOWN CODE SECTION 17-15-10, PARAGRAPH (E), SUBPARAGRAPHS (2), (3), (4), AND (8) PRIOR TO ANY DEVELOPMENT WITHIN THE PLATTED BOUNDARY.

F. Standards for manufactured homes and manufactured home parks or subdivisions~~.~~

[No revisions to subparagraph 1]

2. All manufactured homes and substantially improved manufactured homes located within lands to which this chapter applies per subsection 17-15-3 A shall be required to comply with the following:

a. Be elevated so that the bottom of the lowest structural frame member or the lowest point of any attached appliances, whichever is lower, is at or above the regulatory flood elevation; and

[No revisions to subparagraph b]

[No revisions to subparagraph 3]

4. Certification that the installation of a manufactured home meets all of the requirements of this section is required. Such certification shall be provided by the person installing the manufactured home, the owner, the developer of a manufactured home park or subdivision, or an agency regulating manufactured home placement, whichever is deemed appropriate by the floodplain administrator. Certification of lowest structural frame member ~~finished floor~~ elevation shall be in accordance with section 17-15-10 B. 3. i.

[No revisions to paragraphs G through M]

[No revisions to section 17-15-11 or Appendix 1]

Council-Regular Meeting **C2**

Meeting Date: 04/16/2024

To: Mayor and Council

Submitted For: Scott Radden, Senior Planner

From: Scott Radden, Senior Planner

Date: April 16, 2024

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2024-032: Relating to Development; approving the final plat for Remington Ranch Block 1, Lots 132-231, Common Areas "K" through "Q" (Recreation/Drainage/Utilities) generally located south of Barnett Road and east of Sanders Road within Section 28, Township 11 South and Range 11 East (Scott Radden)

Discussion:

Request
Bowman Consulting Group Ltd., representing the property owners, AMH Development, is requesting approval of a final plat for 100 single-family residential lots and common areas for recreation, drainage and utilities on 21 acres of land. The proposed subdivision is a resubdivision of the existing Block 1 of Remington Ranch Lots 1-131 and Common Areas "A" to "J " and Blocks 1-3 subdivision, recorded in Seq# 20231390214.

Location
The proposed subdivision is generally located south of Barnett Road and east of Sanders Road within Section 28, Township 11 South and Range 11 East.

Zoning and Land Use
The zoning of the subdivision is R-6 Residential, allowing single-family detached homes with a minimum lot size of 6,000 square feet. The proposed final plat minimum

lot size provided is 6,000 square feet. The proposed final plat maximum lot size provided is 7,156 square feet. The proposed final plat average lot size provided is 6,145 square feet.

Transportation
The subdivision is located directly east of Sanders Road and south of Barnett Road. There are three points of access into the subdivision, with one directly off of Clark Farms Boulevard and two from Thunder Creek Parkway. The typical internal street section is a 42-foot wide public right-of-way and Clark Farms Boulevard is a 90-foot wide public right-of-way.

Recreation and Park Requirements
Per Chapter 17-5-3 of the Marana Town Code, 300 square feet of on-site recreation area per single-family detached residence is required. The proposed lots in the subdivision and those in Remington Ranch Lots 1-131 and Common Areas "A" to "J," recorded in Seq# 20231390214, require a minimum of 69,300 square feet of recreation area. A total of over 100,000 square feet of recreation area is provided, inclusive of the proposed final plat and existing Remington Ranch Lots 1-131 and Common Areas "A" to "J " subdivision.

Preliminary Plat
The preliminary plat for Remington Ranch was approved by Town staff on October 5, 2022.

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

Suggested Motion:
I move to adopt Resolution No. 2024-032, approving the final plat for Remington Ranch Block 1, Lots 132-231, and Common Areas "K" through "Q."

Attachments

Resolution No. 2024-032
Remington Ranch Block 1, Lots 132-23 Final Plat
Location Map
Application

MARANA RESOLUTION NO. 2024-032

RELATING TO DEVELOPMENT; APPROVING THE FINAL PLAT FOR REMINGTON RANCH BLOCK 1, LOTS 132-231, COMMON AREAS "K" THROUGH "Q" (RECREATION/DRAINAGE/UTILITIES) GENERALLY LOCATED SOUTH OF BARNETT ROAD AND EAST OF SANDERS ROAD WITHIN SECTION 28, TOWNSHIP 11 SOUTH AND RANGE 11 EAST

WHEREAS, on January 4, 2005, the Mayor and Town Council adopted Ordinance No. 2004.23, approving a rezoning of approximately 21 acres of land within Section 28, Township 11 South, and Range 11 East from "A" Small Lot Zone to "R-6" Residential; and

WHEREAS, on August 2, 2005, the Mayor and Town Council adopted Resolution No. 2005-103, approving the preliminary plat for Payson Farms, Lots 1 - 367 and Common Areas "A", "B", and "C"; and

WHEREAS, on December 6, 2005, the Mayor and Town Council adopted Resolution No. 2005-149, approving the final plat for Payson Farms, Lots 1 - 367 and Common Areas "A" and "B" (the "Payson Farms Plat"); and

WHEREAS, on October 5, 2021, the Mayor and Town Council adopted Ordinance No. 2021.021, amending Ordinance No. 2004.23 by eliminating a rezoning condition related to lot sizes and revising other rezoning conditions to conform to intervening town actions, current town policies, and current Arizona law; and

WHEREAS, on October 5, 2022, Town staff approved the preliminary plat for Remington Ranch, Lots 1-435 & Common Areas "A" and "B"; and

WHEREAS, on May 16, 2023, the Mayor and Town Council adopted Resolution No. 2023-041, approving the final plat for Remington Ranch, Lots 1-131 and Common Areas "A" through "J" (Recreation/Drainage/Utilities) and Blocks 1-3; and

WHEREAS Bowman Consulting Group Ltd., representing the property owners, has applied for approval of the final plat for Remington Ranch, Block 1, Lots 132-231, Common Areas "K" Through "Q" (Recreation/Drainage/Utilities) located south of Barnett Road and east of east of Sanders Road; and

WHEREAS the Mayor and Town Council, at its April 16, 2024 meeting, determined that the final plat for Remington Ranch, Block 1, Lots 132-231, Common Areas "K" Through "Q" should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA that the final plat for Remington Ranch,

Block 1, Lots 132-231, Common Areas "K" Through "Q" is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 16th day of April 2024.

_____
Mayor Ed Honea

ATTEST:

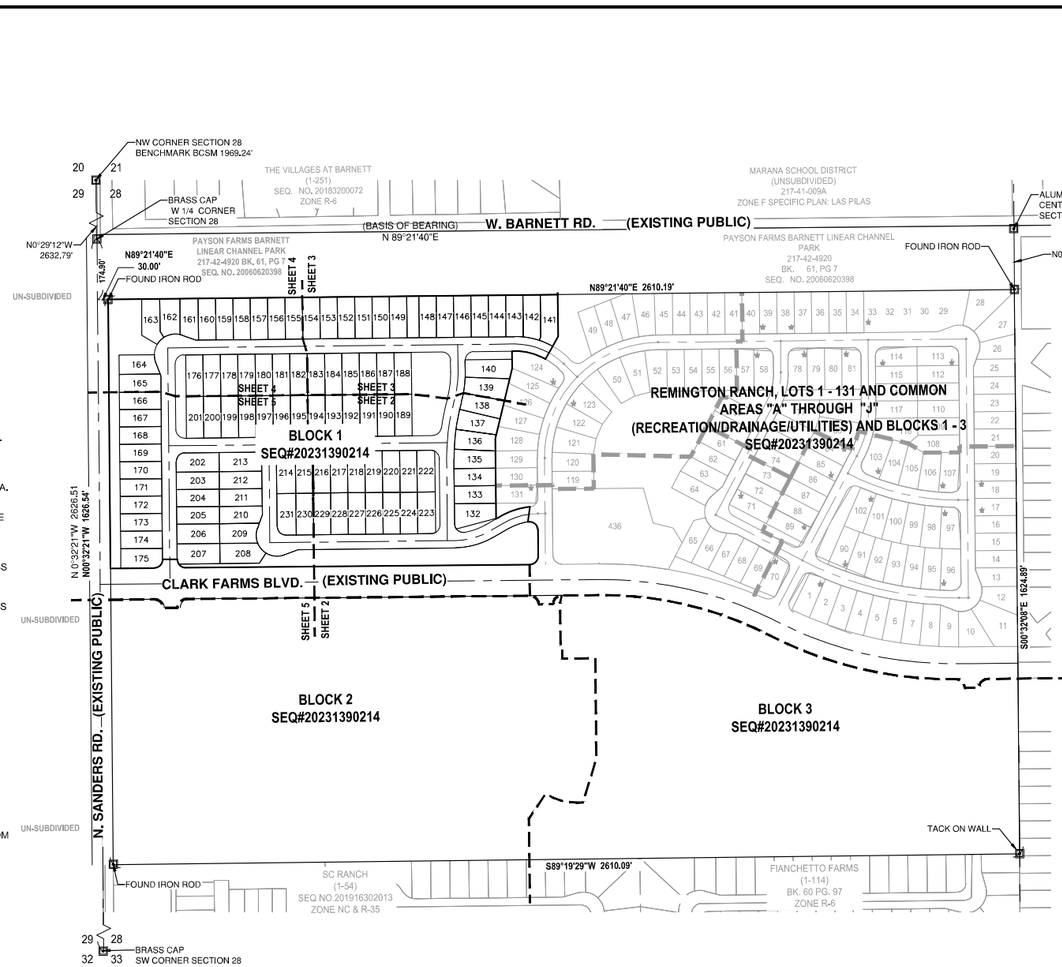
_____
David L. Udall, Town Clerk

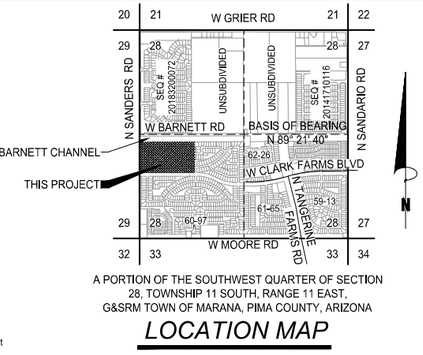
APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

GENERAL NOTES

1. THIS PROJECT SHALL COMPLY WITH THE CONDITIONS SET FORTH IN MARANA ORDINANCE NO. 2004.23, AS AMENDED BY MARANA ORDINANCE NO. 2021.021. THIS PROJECT IS SUBJECT TO THE EXISTING PAYSON FARMS DEVELOPMENT AGREEMENT AS ADOPTED BY MARANA RESOLUTION NO. 2004-168 AND RECORDED JANUARY 14, 2005 AT DOCKET 12469, PAGE 3477 IN THE OFFICE OF THE PIMA COUNTY RECORDER.
2. THE GROSS AREA OF THE SUBDIVISION IS 915,573.9 SF OR 21.02 ACRES MORE OR LESS.
3. COMMON AREA "K" (RECREATION, DRAINAGE & UTILITIES) 49,262.6 SF. OR 1.13 ACRES.
   COMMON AREA "L" (RECREATION, DRAINAGE & UTILITIES) 35,507.7 SF. OR 0.82 ACRES.
   COMMON AREA "M" (RECREATION, DRAINAGE & UTILITIES) 6,977.5 SF. OR 0.16 ACRES.
   COMMON AREA "N" (RECREATION, DRAINAGE & UTILITIES) 24,122.3 SF. OR 0.55 ACRES.
   COMMON AREA "O" (RECREATION, DRAINAGE & UTILITIES) 2,904.6 SF. OR 0.07 ACRES.
   COMMON AREA "P" (RECREATION, DRAINAGE & UTILITIES) 4,344.4 SF. OR 0.10 ACRES.
   COMMON AREA "Q" (RECREATION, DRAINAGE & UTILITIES) 4,200.2 SF. OR 0.10 ACRES.
4. THE EXISTING ZONING FOR THIS PROJECT IS R-6.
5. THE REQUIRED FIRE FLOW FOR THIS PROJECT IS 1000 GPM FOR ONE HOUR.
6. THE PROPOSED NUMBER OF RESIDENTIAL LOTS FOR THIS PROJECT IS 100.
7. GROSS DENSITY FOR 100 RESIDENTIAL LOTS IS 4.76 RAC.
8. MINIMUM ALLOWABLE LOT SIZE IS 6,000 SF. PER 17-4-5 RESIDENTIAL ZONING DISTRICT R-6.
9. MINIMUM PROVIDED LOT SIZE 6,000 SF
   AVERAGE PROVIDED LOT SIZE 6,145 SF.
   MAXIMUM PROVIDED LOT SIZE 7,156 - LOT #207
   MAXIMUM ALLOWABLE BUILDING HEIGHT IS 30' (TWO STORIES).
10. BUILDING SETBACKS FOR REMINGTON RANCH:
    FRONT - 16 FEET (20 FEET FOR FRONT LOADING GARAGE)
    SIDE - 5 FEET (SUBJECT TO BUILDING CODE REGULATION); STREET SIDE YARD - 10 FEET
    REAR - 15 FEET
11. NO FURTHER SUBDIVISION OF ANY LOTS OR BLOCKS SHOWN HEREON WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
12. 0.8 MILES OF NEW PUBLIC STREETS AND 0 MILES OF NEW PRIVATE STREETS ARE INCLUDED IN THIS FINAL PLAT.
13. 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.
14. THIS PROJECT LIES WITHIN THE PLANNED WASTEWATER SERVICE AREA OF MARANA WATER RECLAMATION DMA.
15. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
16. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 11 EAST, GILA AND SALT RIVER MERIDIAN, THE WEST 1/4 CORNER OF SECTION 28 BEING A BRASS CAP AND THE CENTER 1/4 OF SECTION 28 BEING AN ALUMINUM CAP: SAID BEARING BEING N 89°21'40" E.
17. BASIS OF ELEVATION FOR THIS PROJECT IS PIMA COUNTY CHISELED X ON HEADWALL NORTHWEST OF THE CENTER 1/4 OF SECTION 28, PIMA COUNTY OPUS CONTROL T11. THE NAVD88 ELEVATION OF SAID BENCHMARK IS 1983.39.
18. 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.
19. THE OWNER OR OWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY FOR DRAINAGE STRUCTURES AND RETENTION/DETENTION BASINS.
20. ALL NEW AND EXISTING UTILITIES, WITHIN OR CONTIGUOUS TO THE SITE, SHALL BE PLACED UNDERGROUND, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 46KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
21. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE, AND INDEMNIFICATION. THE LICENSE AGREEMENT SHALL BE EXECUTED AND APPROVED BY THE TOWN OF MARANA PRIOR TO APPROVAL OF THE CLOSEOUT PACKAGE FOR THIS PROJECT.
22. 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 12773, PAGE 2698.
23. THE AREA BETWEEN 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
24. 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.
25. PARKING SPACE REQUIRED: AT LEAST TWO OFF-STREET SPACES WITHIN A FULLY ENCLOSED GARAGE SHALL BE PROVIDED FOR RESIDENTIAL USES ON LOTS OF 16,000 SQUARE FEET OR LESS.
    PARKING SPACES PROVIDED: 2 PER LOT IN GARAGE AND 2 PER LOT IN DRIVEWAY = 400 PARKING SPACES.
26. 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 THE MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY SHALL BE RECORDED IN ACCORDANCE WITH AZ STATE STATUTES.
27. NO FLOODPLAIN LIMITS AND EROSION HAZARD ENCROACHES INTO THIS SUBDIVISION.





A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 11 EAST, G&SRM TOWN OF MARANA, PIMA COUNTY, ARIZONA

LOCATION MAP

SCALE: 3" = 1 MILE

DEDICATION

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

WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL RIGHTS-OF-WAY SHOWN ON THIS PLAT, INCLUDING ALL STREETS, ALLEYS, AND 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.

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

PRIVATE DRAINAGEWAYS AND COMMON AREAS AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS AND INVITEES, COMMON AREA, 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 AREA SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NUMBER 20231390261 IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA, EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION.

STEWART TITLE & TRUST OF TUCSON, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 3781 AS TRUSTEE ONLY AND NOT OTHERWISE,

BY: _____ DATE: _____
TRUST OFFICER, ERIK ZWERK

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF PIMA

ON THIS _____ DAY OF _____,2023, BEFORE ME PERSONALLY APPEARED ERIK ZWERK, WHO ACKNOWLEDGED HIMSELF TO BE THE TRUST OFFICER OF **STEWART TITLE & TRUST OF TUCSON, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 3781 AND NOT OTHERWISE,** AND ACKNOWLEDGED THAT HE AS THE TRUST OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

BENEFICIARY OF TRUST

THE BENEFICIARY OF TRUST OF **STEWART TITLE & TRUST OF TUCSON, TRUST 3781 IS:**

AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY
23975 PARK SORRENTO, STE 300, CALABASAS, CA 91302-4012
ATTN: HELEN CHO Phone: (805) 413-5300

TOWN OF MARANA APPROVALS

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

BY _____ _____
MARANA PLANNING MANAGER DATE

BY _____ _____
MARANA WATER DIRECTOR DATE

ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT FROM STEWART TITLE & TRUST OF TUCSON, AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. 3781, AS RECORDED IN SEQUENCE NO. _____ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA HAVE BEEN PROVIDED TO GUARANTEE THE 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

STATE OF ARIZONA } SS
COUNTY OF PIMA
FEE _____
No. _____
THIS PLAT WAS FILED FOR RECORD AT THE REQUEST OF _____, ON THIS _____DAY OF _____, 20___ AT _____, SEQUENCE NUMBER _____.

PIMA COUNTY RECORDER
BY: _____

CERTIFICATION

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

_____
NATHAN GARDNER, R.L.S., NO. 36786

REGISTERED LAND SURVEYOR CERTIFICATE NO. 36786 NATHAN L. GARDNER Date Signed 3/20/2024 ARIZONA, U.S.A.

ASSURED WATER SUPPLY

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

BY _____ _____
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 _____, 2023.

BY _____ _____
CLERK OF THE TOWN OF MARANA DATE

CERTIFICATION

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

_____
CRAIG A. HUNT , P.E. NO., 40221

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 40221 CRAIG A. HUNT Date Signed 3/20/2024 ARIZONA U.S.A.

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- SECTION LINE
- EASEMENT LINE - AS DESCRIBED ON PLAT
- MATCH LINE
- PROPOSED R.O.W. LINE
- CENTERLINE
- FOUND MONUMENT
- MONUMENT TO BE SET
- PREFERRED DRIVEWAY ACCESS
- PUE PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT
- SVT SIGHT VISIBILITY TRIANGLE DEDICATED BY THIS PLAT

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2-5	FINAL PLAT SHEETS

PRV2309-003
PRV 2205-008
Admin Address 13047 N. Sanders Rd. Marana, AZ 85653 **REF CASE NO: PCZ0405-002**

FINAL PLAT

REMINGTON RANCH BLOCK 1,
LOTS 132-231, COMMON AREAS "K" THROUGH "Q"
(RECREATION/DRAINAGE/UTILITIES)
BEING A RESUBDIVISON OF BLOCK 1 OF REMINGTON RANCH LOTS 1 -131 AND COMMON AREAS "A" THROUGH "J" (RECREATION/DRAINAGE/UTILITIES) AND BLOCK 1-3, RECORDED IN SEQ# 20231390214
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 11 EAST, G&SRM TOWN OF MARANA, PIMA COUNTY, ARIZONA

Bowman
3275 N. Ina Rd Suite 220 Tucson, Arizona 85741
Phone: (520) 463-3200 www.bowman.com ©
Bowman Consulting Group, Ltd.

JOB NO. 051217 March 20, 2024 SCALE: 1"=200' 1 OF 5

V:\051217 - Remington Ranch (AMH) \051217-01-001 (ENG) - Remington Ranch (AMH)\Engineering\Survey\Final Plat\PHASE 2\051217-FINAL PLAT - Phase 2.dwg 03/20/2024

SEQUENCE NUMBER _____

SEQUENCE NUMBER

EASEMENT KEYNOTES:

1. EXISTING 30.00' SEWER EASEMENT PER DKT. 11912, PG. 2159.
2. NEW 10 FT. PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
3. NEW 1 FT. NO VEHICLE ACCESS EASEMENT GRANTED BY THIS PLAT.

CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	64.06'	179.00'	20°30'16"	N70°24'22"E	63.72'
C2	27.53'	25.00'	63°06'12"	S67°47'24"E	26.16'
C3	27.91'	591.00'	2°42'20"	N00°48'59"E	27.90'
C4	57.53'	591.00'	5°34'37"	S04°57'28"W	57.50'
C5	58.78'	591.00'	5°41'55"	S10°35'44"W	58.76'
C6	20.10'	591.00'	1°56'54"	S14°25'09"W	20.10'
C7	27.92'	321.00'	4°58'58"	S12°54'07"W	27.91'
C16	86.36'	633.00'	7°49'01"	N11°29'06"E	86.29'
C17	35.69'	25.00'	81°47'04"	N48°28'07"E	32.73'
C18	12.18'	25.00'	27°55'08"	N76°40'47"W	12.06'
C19	27.17'	25.00'	62°15'28"	N31°35'29"W	25.85'
C20	26.65'	25.00'	61°05'18"	N30°00'29"E	25.41'
C21	12.57'	25.00'	28°48'31"	N74°57'23"E	12.44'
C22	101.95'	200.00'	29°12'25"	N74°45'27"E	100.85'
C23	76.46'	200.00'	21°54'14"	N71°06'21"E	75.99'
C24	112.66'	221.00'	29°12'25"	N74°45'27"E	111.44'
C25	62.34'	179.00'	19°57'15"	N70°07'52"E	62.03'
C26	43.35'	25.00'	99°21'20"	S50°12'50"E	38.12'
C27	39.27'	25.00'	89°59'25"	S44°27'32"W	35.35'
C47	123.17'	612.00'	11°31'53"	S09°37'39"W	122.96'
C48	46.98'	612.00'	4°23'53"	S01°39'46"W	46.97'
C50	90.52'	221.00'	23°28'08"	N71°53'19"E	89.89'
C52	15.58'	25.00'	35°42'07"	S18°23'14"E	15.33'

SVT CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C62(SVT)	15.58'	25.00'	35°42'07"	S18°23'14"E	15.33'
C64(SVT)	20.28'	25.00'	46°29'01"	S22°42'20"W	19.73'
C65(SVT)	10.96'	25.00'	25°07'32"	S50°09'27"E	10.88'
C66(SVT)	18.77'	25.00'	43°00'46"	S67°51'16"W	18.33'
C74(SVT)	24.84'	25.00'	56°55'30"	N71°25'46"W	23.83'

SEQUENCE NUMBER

SEQUENCE NUMBER

V:\051217 - Remington Ranch (AMH) \051217-01-001 (ENG) - Remington Ranch (AMH)\Engineering\Survey\Final Plat\PHASE 2\051217-FINAL PLAT - Phase 2.dwg 03/20/2024

PRV2309-003
PRV 2205-008
Admin Address 13047 N. Sanders Rd. Marana, AZ 85653 **REF CASE NO: PCZ0405-002**

FINAL PLAT

REMINGTON RANCH BLOCK 1,
LOTS 132-231, COMMON AREAS "K" THROUGH "Q"
(RECREATION/DRAINAGE/UTILITIES)

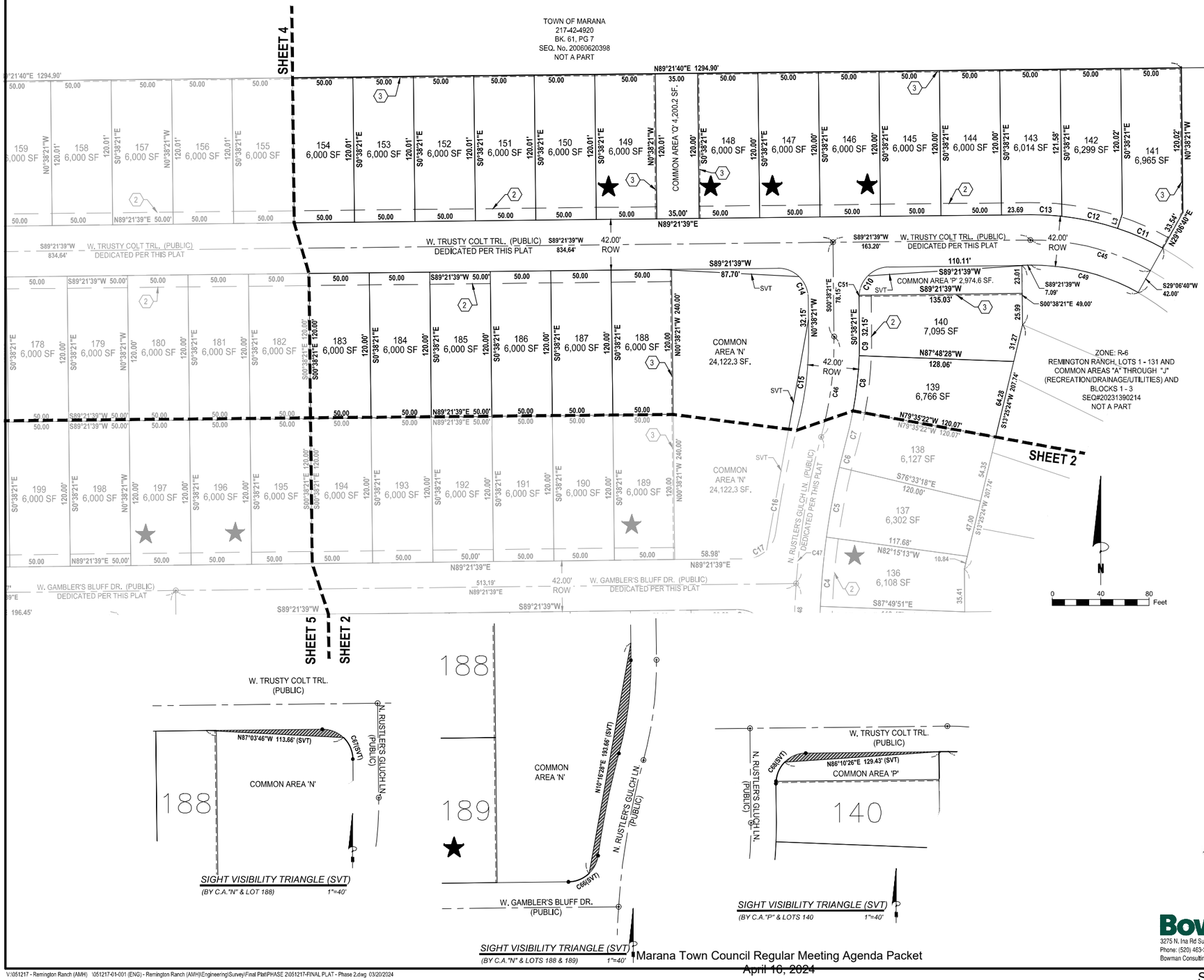
BEING A RESUBDIVISON OF BLOCK 1 OF REMINGTON RANCH LOTS 1 -131 AND COMMON AREAS "A" THROUGH "J" (RECREATION/DRAINAGE/UTILITIES) AND BLOCK 1-3, RECORDED IN SEQ# 20231390214

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 11 EAST, G&SRM TOWN OF MARANA, PIMA COUNTY, ARIZONA

JOB NO. 051217 | March 20, 2024 | SCALE: 1"=40'

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Phone: (520) 463-3200 www.bowman.com ©
Bowman Consulting Group, Ltd.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
36786
NATHAN L. GARDNER
Date Signed 3/20/2024
ARIZONA U.S.A.



EASEMENT KEYNOTES:

1. EXISTING 30.00' SEWER EASEMENT PER DKT. 11912, PG. 2159.
2. NEW 10 FT. PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
3. NEW 1 FT. NO VEHICLE ACCESS EASEMENT GRANTED BY THIS PLAT.

LINE DATA		
LINE #	BEARING	DISTANCE
L3	S18°24'38"W	12.79'

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C8	46.04'	321.00'	8°13'05"	S06°18'05"W	46.00'
C9	15.86'	321.00'	2°49'53"	S00°46'36"W	15.86'
C10	37.28'	25.00'	85°25'50"	S46°38'44"W	33.92'
C11	41.27'	221.00'	10°42'02"	S66°14'21"E	41.21'
C12	47.11'	221.00'	12°12'48"	S77°41'46"E	47.02'
C13	26.37'	221.00'	6°50'11"	S87°13'15"E	26.35'
C14	39.27'	25.00'	90°00'00"	N45°38'21"W	35.36'
C15	78.07'	279.00'	16°01'57"	N07°22'38"E	77.81'
C45	103.85'	200.00'	29°45'01"	N75°45'50"W	102.69'
C46	83.95'	300.00'	16°01'57"	S07°22'38"W	83.67'
C49	92.94'	179.00'	29°44'59"	N75°45'50"W	91.90'
C51	1.99'	25.00'	4°34'10"	S01°38'44"W	1.99'

SVT CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C66(SVT)	18.77'	25.00'	43°00'46"	S67°51'16"W	18.33'
C67(SVT)	19.97'	25.00'	45°45'27"	N23°31'04"W	19.44'
C68(SVT)	17.82'	25.00'	40°50'36"	N24°21'07"E	17.45'

PRV2309-003
PRV 2205-008
Admin Address 13047 N. Sanders Rd. Marana, AZ 85653 **REF CASE NO: PCZ0405-002**

FINAL PLAT

REMINGTON RANCH BLOCK 1,
LOTS 132-231, COMMON AREAS "K" THROUGH "Q"
(RECREATION/DRAINAGE/UTILITIES)

BEING A RESUBDIVISON OF BLOCK 1 OF REMINGTON RANCH LOTS 1-131 AND COMMON AREAS "A" THROUGH "J" (RECREATION/DRAINAGE/UTILITIES) AND BLOCK 1-3, RECORDED IN SEQ# 20231390214

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 11 EAST, G&SRM TOWN OF MARANA, PIMA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR CERTIFICATE NO. 36786 NATHAN L. GARDNER Date Signed: 3/20/2024 ARIZONA, U.S.A.

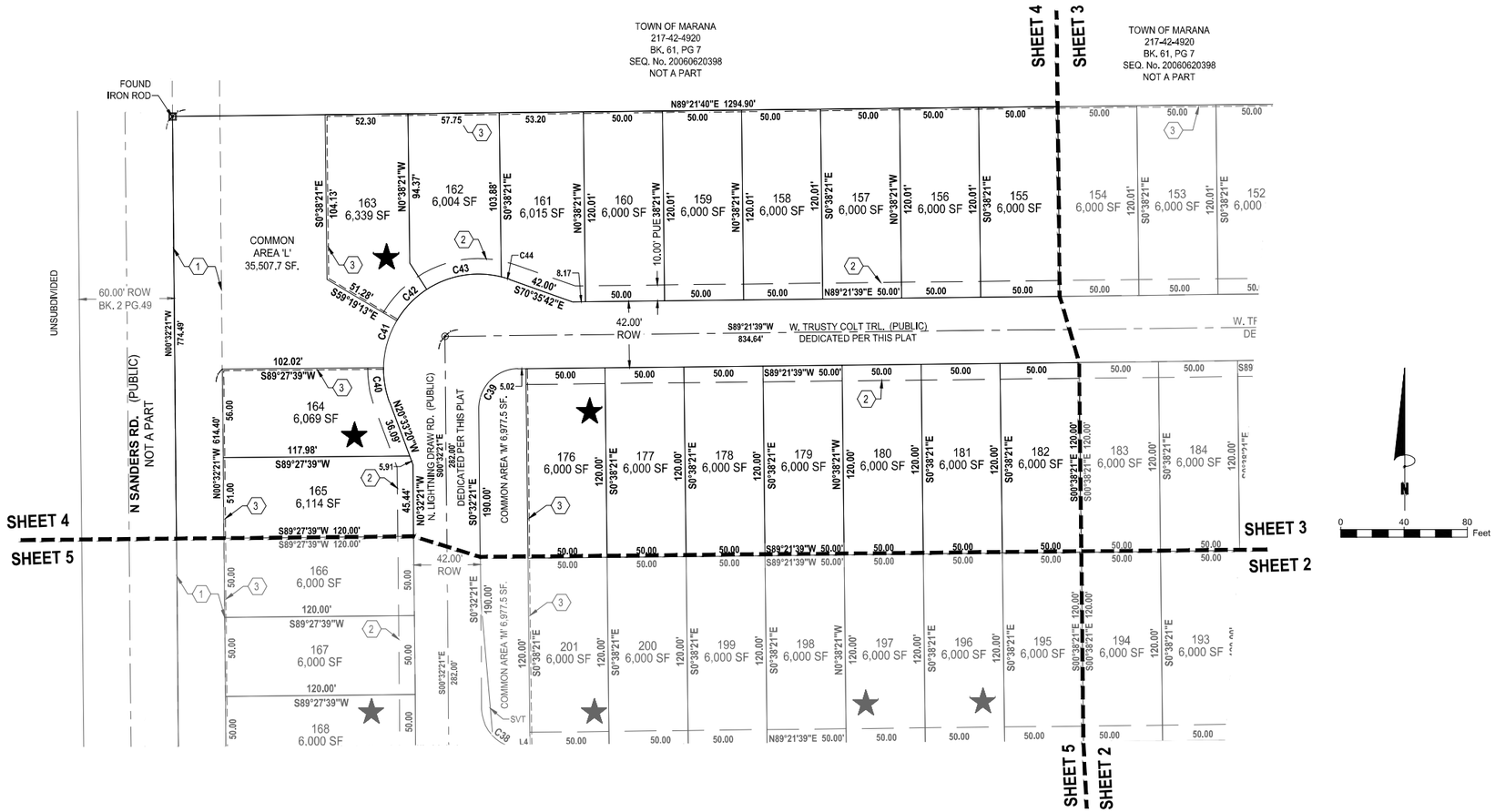
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JOB NO. 051217 March 20, 2024 SCALE: 1"=40' SHEET 3 OF 5

V:\051217 - Remington Ranch (AMH) \051217-01-001 (ENG) - Remington Ranch (AMH)\Engineering\Survey\Final Plat\PHASE 2\051217-FINAL PLAT - Phase 2.dwg 03/20/2024

SEQUENCE NUMBER _____

SEQUENCE NUMBER _____



EASEMENT KEYNOTES:

1. EXISTING 30.00' SEWER EASEMENT PER DKT. 11912, PG. 2159.
2. NEW 10 FT. PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
3. NEW 1 FT. NO VEHICLE ACCESS EASEMENT GRANTED BY THIS PLAT.

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C39	39.23'	25.00'	89°54'00"	N44°24'39"E	35.32'
C40	22.51'	60.00'	21°29'55"	N09°48'22"W	22.38'
C41	31.14'	60.00'	29°44'12"	S15°48'41"W	30.79'
C42	27.61'	60.00'	26°22'01"	N43°51'48"E	27.37'
C43	48.98'	60.00'	46°46'37"	N80°26'07"E	47.64'
C44	5.84'	60.00'	5°34'53"	S73°23'08"E	5.84'

PRV2309-003
PRV 2205-008
Admin Address 13047 N. Sanders Rd. Marana, AZ 85653 **REF CASE NO: PCZ0405-002**

FINAL PLAT

REMINGTON RANCH BLOCK 1,
LOTS 132-231, COMMON AREAS "K" THROUGH "Q"
(RECREATION/DRAINAGE/UTILITIES)

BEING A RESUBDIVISON OF BLOCK 1 OF REMINGTON RANCH LOTS 1 -131 AND COMMON AREAS "A" THROUGH "J" (RECREATION/DRAINAGE/UTILITIES) AND BLOCK 1-3, RECORDED IN SEQ# 20231390214

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 11 EAST, G&SRM TOWN OF MARANA, PIMA COUNTY, ARIZONA

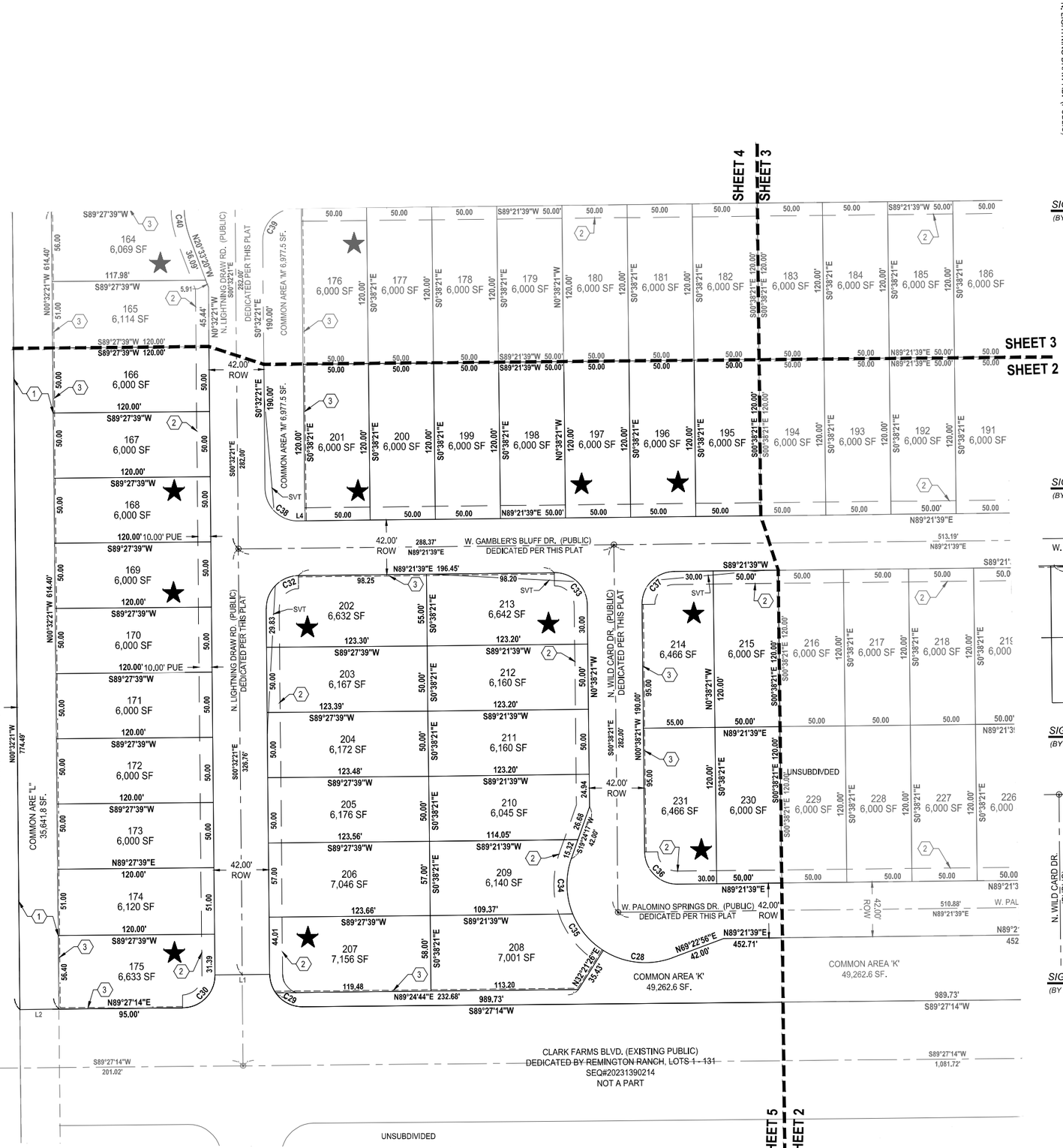
REGISTERED LAND SURVEYOR CERTIFICATE NO. 36786 NATHAN L. GARDNER Date Signed 3/20/2024 ARIZONA, U.S.A.

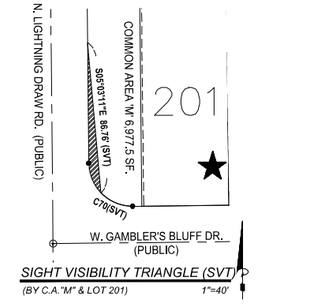
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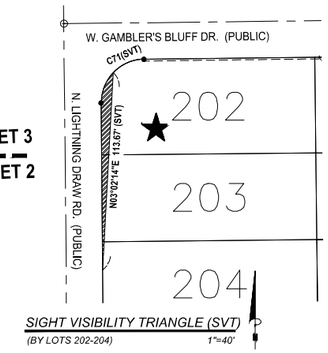
JOB NO. 051217 March 20, 2024 SCALE: 1"=40' 4 OF 5

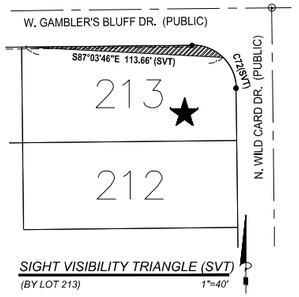
V:\051217 - Remington Ranch (AMH) \051217-01-001 (ENG) - Remington Ranch (AMH)\Engineering\Survey\Final Plat\PHASE 2\051217-FINAL PLAT - Phase 2.dwg 03/20/2024

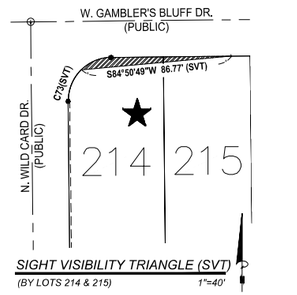
SEQUENCE NUMBER











EASEMENT KEYNOTES:

1. EXISTING 30.00' SEWER EASEMENT PER DKT. 11912, PG. 2159.
2. NEW 10 FT. PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
3. NEW 1 FT. NO VEHICLE ACCESS EASEMENT GRANTED BY THIS PLAT.

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S89°26'44"W	42.00'
L2	S89°27'14"W	30.00'

SVT CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C70(SVT)	20.39'	25.00'	46°43'25"	N67°16'38"W	19.83'
C71(SVT)	19.92'	25.00'	45°39'21"	N66°31'59"E	19.40'
C72(SVT)	19.97'	25.00'	45°45'33"	N23°31'07"W	19.44'
C73(SVT)	20.34'	25.00'	46°37'22"	S22°40'20"W	19.79'

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C28	55.48'	60.00'	52°58'31"	S84°07'49"E	53.52'
C29	24.43'	25.00'	55°58'55"	N62°33'18"W	23.47'
C30	39.27'	25.00'	89°59'35"	N44°27'27"E	35.35'
C32	39.23'	25.00'	89°54'00"	S44°24'39"W	35.32'
C33	39.27'	25.00'	90°00'00"	N45°38'21"W	35.36'
C34	43.56'	60.00'	41°35'38"	N01°23'32"W	42.61'
C35	37.13'	60.00'	35°27'12"	N39°54'57"W	36.54'
C36	39.27'	25.00'	90°00'00"	S45°38'21"E	35.36'
C37	39.27'	25.00'	90°00'00"	S44°21'39"W	35.36'
C38	39.31'	25.00'	90°06'00"	N45°35'21"W	35.39'

SEQUENCE NUMBER

PRV2309-003
PRV 2205-008
Admin Address 13047 N. Sanders Rd. Marana, AZ 85653 **REF CASE NO: PCZ0405-002**

FINAL PLAT

REMINGTON RANCH BLOCK 1,
LOTS 132-231, COMMON AREAS "K" THROUGH "Q"
(RECREATION/DRAINAGE/UTILITIES)

BEING A RESUBDIVISON OF BLOCK 1 OF REMINGTON RANCH LOTS 1 -131 AND COMMON AREAS "A" THROUGH "J" (RECREATION/DRAINAGE/UTILITIES) AND BLOCK 1-3, RECORDED IN SEQ# 20231390214

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 11 EAST, G&SRM TOWN OF MARANA, PIMA COUNTY, ARIZONA

JOB NO. 051217 March 20, 2024 SCALE: 1"=40' SHEET 5 OF 5

RECEIVED CERTIFICATE NO. 36786 NATHAN L. GARDNER Date Signed: 3/20/2024 ARIZONA, U.S.A.

Bowman
3275 N. Ina Rd Suite 220 Tucson, Arizona 85741
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Bowman Consulting Group, Ltd.

V:\051217 - Remington Ranch (AMH) \051217-01-001 (ENG) - Remington Ranch (AMH)\Engineering\Survey\Final Plat\PHASE 2\051217-FINAL PLAT - Phase 2.dwg 03/20/2024

SEQUENCE NUMBER


W MARANA RD
N WENTZ RD
N CLYDE N PL
JANE AV
W GRIER RD
W COCHIE CANYON TR RD
N ADONIS
INTERSTATE 10
W ADONIS RD
N SANDARIO RD
W BARNETT RD
W BARNETT RD
Project Area
N SANDERS RD
W MOORE RD
W GLADDEN FARMS DR
N TANGERINE FA
MS RD
Pima County
Marana
SANTA CRUZ RIVER
W SILVERBELL RD
Marana Corporate Limits
Project Area
MARANA AZ
ESTABLISHED 1977
N
Feet
1,500
750
0
750
1,500
Date: 2024.4.1

MARANA AZ

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

PROJECT APPLICATION

APPLICATION TYPE

❑ Annexation	❑ Development Plan	❑ Development Plan Package	❑ General Plan Amendment
❑ Rezone	❑ Minor Land Division	❑ Translational Rezone	❑ 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): Title	❑ Other:

PROJECT INFORMATION

Project Name: Remington Ranch Ph 2	
Description of Project: Remington Ranch, Lots 132-231 Comm. Areas K-Q	Number of Lots: 100
Parcel No.(s): Multiple	Gross Area (Acres): 21.02
Project Address: 13047 N. Sanders Rd. Marana, AZ 85653	
Ref. Project No.: PRV2205-008	

CONTACT INFORMATION

Owner: AMH Development, LLC	Contact Name: Eric Cheney		
Address: 180 W Magee Rd, Suite 140	City: Oro Valley	State: AZ	Zip: 85704
Email: echeney@ah4r.com	Phone No.: (805) 413-5300		
Applicant: Bowman	Contact Name: Leslie Weishaupt		
Address: 3275 W Ina Road, Suite 220	City: Tucson	State: AZ	Zip: 85741
Email: lweishaupt@bowman.com	Phone No.: (520) 463-3200		
Consultant/Engineer: Bowman	Contact Name: Leslie Weishaupt		
Address: 3275 W Ina Road, Suite 220	City: Tucson	State: AZ	Zip: 85741
Email: lweishaupt@bowman.com	Phone No.: (520) 463-3200		

APPLICANT AUTHORIZATION

By signing below, I hereby acknowledge that I have read the information provided online at maranaaz.gov/arsnotice and certify that the information set forth in this application are true and correct to the best of my knowledge. I am either the owner of the property or I have been **authorized in writing** by the owner to file this application. (If the applicant is not the owner, attach written authorization from the owner)

Leslie Weishaupt	Leslie Weishaupt	9/5/2023
Applicant Name (PRINT)	Signature	Date

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

Revision Date 05/16/2023

Council-Regular Meeting **C3**

Meeting Date: 04/16/2024

To: Mayor and Council

Submitted For: Jason Angell, Development Services Director

From: Dustin Ward, Development Engineering Division Manager

Date: April 16, 2024

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2024-033: Relating to Development; approving a release of assurances for Gladden Farms Block 33 Lots 1-119 and Common Areas and accepting public improvements for maintenance (Jason Angell)

Discussion:

Gladden Farms Block 33 is located south of Moore Road along Mike Etter Blvd. The final plat was recorded in the Pima County Recorder's Office on August 6, 2021, at Sequence 20212180270.

The Town has a third-party trust assurance agreement assuring the completion of improvements needed to serve the subdivision. The subdivider has completed the improvements serving Gladden Farms Block 33 acceptable to Town standards in accordance with the assurance agreement, including public infrastructure consisting of public streets, a water system, and a sewer system.

If approved, this resolution will release the Gladden Farms Block 33 assurances and accept the public streets, water system, and sewer system for maintenance.

Staff Recommendation:

Staff recommends approval of Resolution No. 2024-033.

Suggested Motion:

I move to adopt Resolution No. 2024-033, approving a release of assurances for Gladden Farms Block 33 Lots 1-119 and Common Areas and accepting public improvements for maintenance.

Attachments

Resolution No. 2024-033
Location Map

MARANA RESOLUTION NO. 2024-033

RELATING TO DEVELOPMENT; APPROVING A RELEASE OF ASSURANCES FOR GLADDEN FARMS BLOCK 33 LOTS 1-119 AND COMMON AREAS AND ACCEPTING PUBLIC IMPROVEMENTS FOR MAINTENANCE

WHEREAS the final plat for Gladden Farms Block 33 Lots 1-119 & Common Areas: "A-1"–"A-4" (Landscape/Public and Private Utilities) & "B-1"–"B-4" (Recreation, Landscape, Utilities, Drainage, and Grading) was recorded in the office of the Pima County Recorder on August 6, 2021, at Sequence 20212180270 (hereinafter, "Gladden Farms Block 33"); and

WHEREAS the Town has a substitute third party trust assurance agreement (the "Assurance Agreement") with Richmond American Homes of Arizona, Inc., a Delaware corporation (the "Subdivider") and Fidelity National Title Agency Inc., an Arizona corporation, under Trust No. 60,533, recorded in the office of the Pima County Recorder on October 28, 2021, at Sequence 20213010111, assuring the completion of public improvements for Gladden Farms Block 33; and

WHEREAS the Subdivider has completed the public improvements for Gladden Farms Block 33 acceptable to Town standards in accordance with the Assurance Agreement.

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

Section 1. The Assurance Agreement is hereby released.

Section 2. The Town accepts for maintenance, including maintenance of regulatory traffic control and street signs, approximately 0.87 miles of the following paved streets as shown on the plat of Gladden Farms Block 33, with an estimated value of $777,192.64:

- Walker Brown Drive
- Reddick Avenue
- Herscher Street
- Rihl Drive
- Bend Road
- Chadwick Drive
- Krista Avenue
- Bonfield Avenue

Section 3. The Town accepts for maintenance the potable water system serving Gladden Farms Block 33, consisting of approximately 4,566 linear feet of potable water line, water meters, valves, fire hydrants and appurtenances with an estimated value of $537,644.55.

Section 4. The Town accepts for maintenance the sanitary sewer system serving Gladden Farms Block 33, consisting of approximately 3,460 linear feet of conveyance system and appurtenances with an estimated value of $471,999.16.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 16th day of April, 2024.

Mayor Ed Honea

ATTEST:

David Udall, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

Location Map

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 28.381 ACRES; 1,236,261 SQUARE FEET.
2. THE EXISTING ZONING IS F (SPECIFIC PLAN – GLADDEN FARMS II) PER ORDINANCE NO. 2006.03. THE LAND USE DESIGNATION IS SINGLE FAMILY DETACHED 6 (SFD-6).
3. THE TOTAL NUMBER OF RESIDENTIAL LOTS IS 119. THE DENSITY IS 4.19 RAC.
4. MINIMUM ALLOWABLE LOT SIZE IS 6,000 SQUARE FEET PER THE SFD-6 LAND USE DESIGNATION.
5. MINIMUM LOT SIZE: 6,012 SF.
   MAXIMUM LOT SIZE: 10,558 SF.
   AVERAGE LOT SIZE: 6,587 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:15 FEET MAY BE REDUCED TO 5 FEET IF FRONT LOADED GARAGE IS RECESSED 10 FEET OR MORE FROM THE FRONT LIVING AREA
   MAY BE REDUCED TO 5 FEET WITH REAR-LOADED GARAGE
   PATIO STRUCTURES: 5 FEET IF OPEN ON 3 SIDES
   ACCESSORY STRUCTURES: 5 FEET
8. PARKING SPACES REQUIRED: 2 OFF SITE SPACES PER UNIT WITHIN A FULLY ENCLOSED GARAGE = 240 SPACES
   PARKING SPACES PROVIDED: (2 PER GARAGE & 2 PER DRIVEWAY) = 480 SPACES
9. THE TYPE AND AREA OF LAND USE IS AS FOLLOWS:
   COMMON AREA "A" (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING) IS 0.41 AC, 17,861 SF
   COMMON AREA "B" (RECREATION, LANDSCAPE, UTILITIES DRAINAGE AND GRADING) IS 5.04 AC, 219,732 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 TRIANGLE EASEMENTS SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30-INCHES AND 72-INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO 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 0.87.
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 NO. 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.3.d DEVELOPMENT STANDARDS – SFD-6 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 22,015 SQUARE FEET OF DEVELOPED RECREATION AREA. A TOTAL OF 69,852 SQUARE FEET OF DEVELOPED RECREATION AREA IS PROVIDED IN THE BASIN IN COMMON AREA "B-3".
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 2 FOR ADDITIONAL NOTES

DEDICATION

I, THE UNDERSIGNED, HEREBY WARRANT THAT I AM THE ONLY PARTIES 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 MARANA TOWN COUNCIL.

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.

FIDELITY NATIONAL TITLE AGENCY INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,423, AS TRUSTEE ONLY AND NOT OTHERWISE IN ITS CORPORATE CAPACITY.

BY: Rachel Turnipseed 7-28-2021
TRUST OFFICIAL DATE

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF PIMA } SS.

ON THIS 28 DAY OF July, 2021, 2021, BEFORE ME PERSONALLY APPEARED RACHEL TURNIPSEED WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF FIDELITY NATIONAL TITLE AGENCY INC. TRUST NO. 60,423, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

Dec 08, 2024 Cathy L
MY COMMISSION EXPIRES

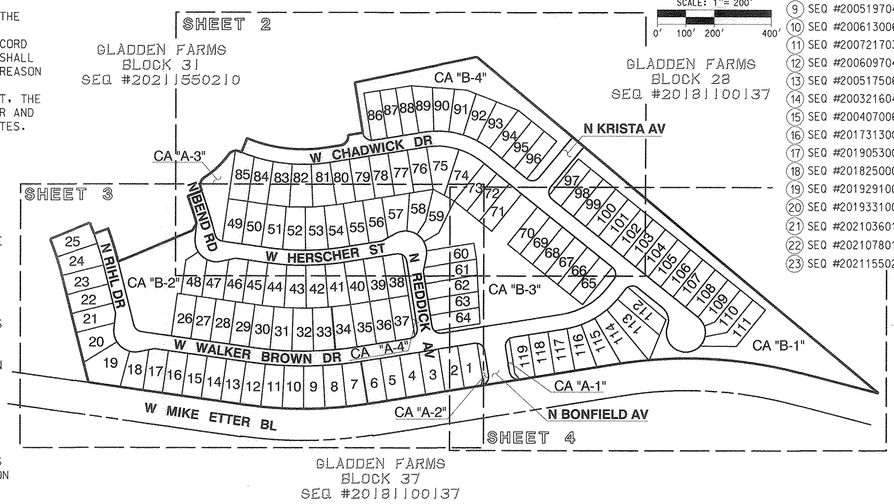
CAROL J. SHANAHAN, Notary Public - Arizona, Pima County, Commission # 558580, My Comm. Exp. December 8, 2024

BENEFICIARY

* PURSUANT TO A.R.S. SECTION 33-404(B), THE NAME AND ADDRESS OF THE BENEFICIARIES OF TRUST NO. 60,423, DESCRIBED ABOVE AS DISCLOSED BY THE RECORDS OF SAID TRUST ARE:

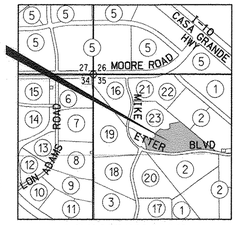
GLADDEN PHASE II, L.L.C., A DELWARE LIMITED LIABILITY COMPANY
1350 AVENUE OF THE AMERICAS, SUITE 1600
NEW YORK, NY 10019-4801

GLADDEN PHASE II DEV. L.L.C., A DELWARE LIMITED LIABILITY COMPANY
1350 AVENUE OF THE AMERICAS, SUITE 1600
NEW YORK, NY 10019-4801



1 SEQ #20071020612
2 SEQ #20181100137
3 SEQ #20121740308
4 SEQ #20071071340
5 SEQ #20201810353
6 SEQ #20040110791
7 SEQ #20032160454
8 SEQ #20052030148
9 SEQ #20051970423
10 SEQ #20061300698
11 SEQ #20072170310
12 SEQ #20060970432
13 SEQ #20051750608
14 SEQ #20032160452
15 SEQ #20040700645
16 SEQ #20173130070
17 SEQ #20190530029
18 SEQ #20182500081
19 SEQ #20192910094
20 SEQ #20193310053
21 SEQ #20210360143
22 SEQ #20210780195
23 SEQ #20211550210

THIS PROJECT



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

SHEET INDEX

1 COVER SHEET
2-4 FINAL PLAT SHEETS

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

ADMINISTRATIVE ADDRESS

10552 WEST MIKE ETTER BOULEVARD, MARANA, ARIZONA 85653

ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST FROM FIDELITY NATIONAL TITLE AGENCY, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,423, FOR LOTS 1-119 AND ASSOCIATED COMMON AREAS AS RECORDED IN SEQ #2021 21802288 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: Ed Honea 8-5-2021
TOWN OF MARANA DATE

RECORDING

SEQ: #2021 21802270
FEE: #44.00

STATE OF ARIZONA }
COUNTY OF PIMA } SS.

COUNTY RECORDER PIMA COUNTY ARIZONA

I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF RICK ENGINEERING COMPANY, INC.
DATE August 6th, 2021
TIME 11:52 A.M.
WITNESS MY HAND AND OFFICIAL SEAL DAY AND YEAR ABOVE WRITTEN
GABRIELLA CAZARES-KELLY, COUNTY RECORDER
BY: Nan Timmons
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.

CERTIFICATE NO. 17479 DOUGLAS E. SCHNEIDER 7/28/21 Date Signed ARIZONA U.S.A.

Maps not picked up in 45 days will be recycled. 8-6-21 NDA

(a) County of Recordation PIMA
(b) Date of Recording 08/06/2021
(c) Fee/Recording Number 20212180270

TOWN OF MARANA APPROVALS

MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER — P.E. 30 JUL 21 — DATE

MARANA DEVELOPMENT SERVICES DIRECTOR — 8/2/21 — DATE

MARANA WATER DIRECTOR — 8/3/2021 — DATE

CERTIFICATION

I, Cherry LAUSSON, CLERK OF THE TOWN OF MARANA HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA ON THE 3 DAY OF August, 2021.

CLERK OF THE TOWN OF MARANA — 8/5/2021 — DATE

ASSURED WATER SUPPLY

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

MARANA WATER DIRECTOR — 8/3/2021 — DATE

FINAL PLAT FOR

GLADDEN FARMS BLOCK 33

LOTS 1-119 & 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 BLOCKS 31 AND 33 OF GLADDEN FARMS 28, 31-34, 37, 38 42 AND 43, SEQ #20181100137, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

RELATED CASES: PCZ1708-002, PRV1710-002, PRV2009-003 PRV2104-002

SHEET 1 OF 4


SEQUENCE #2021 21802270-1

SEQUENCE #2021 21802270

RICK ENGINEERING COMPANY
Tucson
3945 EAST FORT LOWELL ROAD · SUITE 111
TUCSON, AZ 85712
520-795-1000
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GENERAL NOTES - CONTINUED

23. 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 STATUES, AS AMENDED) MAY BE CONSTRUCTED AS DESCRIBED ON THIS FINAL SUBDIVISION PLAT. PURSUANT TO THE DISTRICT DEVELOMENT 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.

KEYNOTES

1. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE, AND HOME OWNERS ASSOCIATION (HOA) STREET TREE LANDSCAPE EASEMENT DEDICATED BY THIS PLAT
2. 1' NO ACCESS EASEMENT DEDICATED BY THIS PLAT
3. ELECTRIC EASEMENT DEDICATED TO TEP BY THIS PLAT
4. SITE VISIBILITY EASEMENT DEDICATED BY THIS PLAT
5. NEW PUBLIC STREET DEDICATED BY THIS PLAT
6. EXISTING PUBLIC STREET

SEE SHEET 4 FOR LINE AND CURVE TABLES

FINAL PLAT FOR

GLADDEN FARMS BLOCK 33

LOTS 1-119 & 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 BLOCKS 31 AND 33 OF GLADDEN FARMS 28, 31-34, 37, 38 42 AND 43, SEQ #20181100137, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 17479 DOUGLAS E. SCHNEIDER 7/28/21 Date Signed ARIZONA U.S.A.

RELATED CASES: PCZ1708-002, PRV1710-002, PRV2009-003 PRV2104-002

SHEET 2 OF 4

28-JUL-2021 10:22

RICK ENGINEERING COMPANY Tucson
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SEQUENCE #2021 2180270

SEQUENCE #2021 2180270-2



KEYNOTES

1. 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE, AND HOME OWNERS ASSOCIATION (HOA) STREET TREE LANDSCAPE EASEMENT DEDICATED BY THIS PLAT
2. 1' NO ACCESS EASEMENT DEDICATED BY THIS PLAT
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6. EXISTING PUBLIC STREET

SEE SHEET 4 FOR LINE AND CURVE TABLES

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REGISTERED LAND SURVEYOR CERTIFICATE NO. 17479 DOUGLAS E. SCHNEIDER 7/28/21 Date Signed ARIZONA U.S.A.

FINAL PLAT FOR

GLADDEN FARMS BLOCK 33

LOTS 1-119 & COMMON AREAS "A-1"-"A-4" & "B-1"-"B-4"

COMMON AREA "A-1" THRU "A-4": (LANDSCAPE, UTILITIES, DRAINAGE AND GRADING)
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RELATED CASES: PCZ1708-002, PRV1710-002, PRV2009-003 PRV2104-002

SHEET 3 OF 4

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SEQUENCE #2021 2180270-3

SEE SHEET 2

SEE SHEET 3

GLADDEN FARMS
BLOCK 34
SEQ #20181100137

TR

GLADDEN FARMS
BLOCK 37
SEQ #20181100137

HDR

CA "B-3"
69,853 SF

CA "B-3"
69,853 SF

CA "B-1"
70,475 SF

W CHADWICK DR (PUBLIC STREET)

W WALKER BROWN DR (PUBLIC STREET)

N BONFIELD AV (PUBLIC STREET)

MIKE ETTER BOULEVARD
(PUBLIC ROAD)
SEQ #20181100137

CA "A-2" 1,922 SF

CA "A-1" 1,526 SF

63 6,336 SF

64 6,111 SF

65 6,030 SF

66 6,030 SF

67 6,030 SF

68 6,030 SF

69 6,030 SF

70 6,030 SF

71 6,030 SF

72 6,030 SF

73 6,030 SF

98 6,030 SF

99 6,030 SF

100 6,030 SF

101 6,030 SF

102 6,030 SF

103 6,030 SF

104 6,030 SF

105 6,030 SF

106 6,030 SF

107 6,030 SF

108 6,030 SF

109 6,027 SF

110 6,722 SF

111 8,223 SF

112 6,715 SF

113 9,509 SF

114 9,058 SF

115 7,225 SF

116 6,399 SF

117 6,745 SF

118 6,600 SF

119 6,486 SF

1 6,529 SF

2 00 SF

KEYNOTES

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4. SITE VISIBILITY EASEMENT DEDICATED BY THIS PLAT
5. NEW PUBLIC STREET DEDICATED BY THIS PLAT
6. EXISTING PUBLIC STREET

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	90°00'00"
C2	6.37'	471.00'	00°46'29"
C3	33.51'	25.00'	76°48'33"
C4	34.04'	25.00'	78°00'17"
C5	8.15'	1196.00'	00°23'26"
C6	80.19'	1154.00'	03°58'53"
C7	33.34'	872.61'	02°11'21"
C8	28.69'	755.00'	02°10'37"
C9	39.27'	25.00'	90°00'00"
C10	39.27'	25.00'	90°00'00"
C11	31.82'	25.00'	72°56'03"
C12	7.45'	25.00'	17°03'57"
C13	39.27'	25.00'	90°00'00"
C14	27.88'	25.00'	63°53'46"
C15	11.39'	25.00'	26°06'14"
C16	39.27'	25.00'	90°00'00"
C17	53.98'	1035.00'	02°59'18"
C18	53.98'	1035.00'	02°59'18"
C19	53.98'	1035.00'	02°59'18"
C20	53.98'	1035.00'	02°59'18"
C21	53.98'	1035.00'	02°59'18"
C22	38.82'	1035.00'	02°08'57"
C23	60.25'	1155.00'	02°59'20"
C24	60.24'	1155.00'	02°59'18"
C25	60.24'	1155.00'	02°59'18"
C26	60.24'	1155.00'	02°59'18"
C27	60.24'	1155.00'	02°59'18"
C28	43.30'	1155.00'	02°08'52"
C29	28.14'	60.00'	26°52'34"
C30	45.48'	60.00'	43°25'57"
C31	39.43'	60.00'	37°38'53"
C32	113.05'	60.00'	107°57'25"
C33	0.68'	872.61'	00°02'40"
C34	62.26'	872.61'	04°05'17"
C35	62.17'	872.61'	04°04'56"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C36	0.68'	752.61'	00°03'06"
C37	53.61'	752.61'	04°04'51"
C38	53.62'	752.61'	04°04'56"
C39	46.58'	993.00'	02°41'15"
C40	61.20'	993.00'	03°31'52"
C41	61.20'	993.00'	03°31'52"
C42	61.20'	993.00'	03°31'52"
C43	61.69'	993.00'	03°33'35"
C44	4.34'	993.00'	00°15'01"
C45	16.09'	25.00'	36°52'12"
C46	23.18'	25.00'	53°07'48"
C47	39.27'	25.00'	90°00'00"
C48	23.18'	25.00'	53°07'48"
C49	16.09'	25.00'	36°52'12"
C50	39.27'	25.00'	90°00'00"
C51	23.18'	25.00'	53°07'48"
C52	16.09'	25.00'	36°52'12"
C53	39.27'	25.00'	90°00'00"
C54	4.34'	753.00'	00°19'48"
C55	53.52'	753.00'	04°04'21"
C56	53.62'	753.00'	04°04'48"
C57	53.62'	753.00'	04°04'48"
C58	53.62'	753.00'	04°04'48"
C59	5.89'	753.00'	00°26'53"
C60	39.21'	60.00'	37°26'40"
C61	33.32'	60.00'	31°49'17"
C62	40.09'	60.00'	38°16'57"
C63	112.62'	60.00'	107°32'53"
C64	42.09'	711.00'	03°23'32"
C65	64.09'	711.00'	05°09'52"
C66	64.09'	711.00'	05°09'52"
C67	41.81'	711.00'	03°22'11"
C68	34.53'	60.00'	32°58'37"
C69	30.32'	60.00'	28°57'18"
C70	28.01'	60.00'	26°44'37"
C71	27.35'	60.00'	26°07'14"
C72	15.95'	60.00'	15°14'09"
C73	136.17'	60.00'	130°01'55"
C74	74.72'	204.00'	20°59'10"
C75	92.06'	204.00'	25°51'22"
C76	3.21'	204.00'	00°54'05"
C77	53.12'	471.00'	06°27'44"
C78	52.87'	471.00'	06°25'54"
C79	53.57'	471.00'	06°31'01"
C80	55.30'	471.00'	06°43'39"
C81	44.40'	471.00'	05°24'03"
C82	11.66'	25.00'	26°42'48"
C83	21.86'	25.00'	50°05'45"
C84	34.82'	25.00'	79°47'34"
C85	4.45'	25.00'	10°12'26"
C86	39.27'	25.00'	90°00'00"
C87	30.51'	246.00'	07°06'25"
C88	41.67'	246.00'	09°42'16"
C89	41.67'	246.00'	09°42'16"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C90	41.67'	246.00'	09°42'16"
C91	41.67'	246.00'	09°42'16"
C92	7.81'	246.00'	01°49'08"
C93	38.81'	25.00'	88°56'20"
C94	25.33'	25.00'	58°03'14"
C95	14.40'	25.00'	33°00'26"
C96	39.73'	25.00'	91°03'40"
C97	30.38'	55.00'	31°39'12"
C98	30.38'	55.00'	31°39'12"
C99	30.38'	55.00'	31°39'12"
C100	150.11'	55.00'	156°22'38"
C101	241.27'	55.00'	251°20'13"
C102	30.16'	25.00'	69°07'10"
C103	9.11'	25.00'	20°52'50"
C104	39.27'	25.00'	90°00'00"
C105	39.27'	25.00'	90°00'00"
C106	7.35'	246.00'	01°42'43"
C107	41.67'	246.00'	09°42'16"
C108	41.67'	246.00'	09°42'16"
C109	41.67'	246.00'	09°42'16"
C110	41.67'	246.00'	09°42'16"
C111	7.41'	246.00'	01°43'35"
C112	2.08'	1245.00'	00°05'45"
C113	78.91'	1245.00'	03°37'54"
C114	8.06'	1245.00'	00°22'15"
C115	29.69'	25.00'	68°02'43"
C116	56.03'	45.00'	71°20'13"
C117	29.64'	25.00'	67°55'30"

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	25.32'	N41°59'02"E
L2	60.00'	N11°59'40"W
L3	60.00'	N84°02'16"W
L4	29.70'	N35°55'50"E
L5	60.00'	N79°03'12"W
L6	60.00'	N29°05'07"W
L7	25.44'	N42°22'22"E
L8	60.00'	N84°26'47"W
L9	60.00'	N11°59'40"W
L10	20.00'	N12°27'05"E
L11	30.75'	N70°19'39"E
L12	22.00'	N39°04'10"W

SIGHT VIEW LINE TABLE

LINE #	LENGTH	DIRECTION
SV1	118.89'	N84°30'25"E
SV2	90.64'	N76°20'08"E
SV3	101.19'	N76°26'22"E
SV4	112.25'	N47°44'57"W
SV5	62.47'	N86°39'42"E
SV6	68.44'	N56°28'36"W
SV7	125.39'	N47°44'45"W

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

SEQUENCE #20212180270

FINAL PLAT FOR

GLADDEN FARMS BLOCK 33

LOTS 1-119 & 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 BLOCKS 31 AND 33 OF GLADDEN FARMS 28, 31-34, 37, 38
42 AND 43, SEQ #20181100137, SECTION 35, TOWNSHIP 11 SOUTH, RANGE 11 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA.

RELATED CASES: PCZ1708-002, PRV1710-002, PRV2009-003 PRV2104-002

SHEET 4 OF 4

17479 DOUGLAS E. SCHNEIDER 7/28/21 Date Signed ARIZONA U.S.A.

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SEQUENCE #20212180270-4

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Council-Regular Meeting **C4**

Meeting Date: 04/16/2024

To: Mayor and Council

Submitted For: Jason Angell, Development Services Director

From: Dustin Ward, Development Engineering Division Manager

Date: April 16, 2024

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2024-034: Relating to Development; approving a release of assurances for Saguaro Reserve I at Dove Mountain Lots 1-38, 41-173, Block 1, and Common Areas (Jason Angell)

Discussion:

Saguaro Reserve I at Dove Mountain Lots 1-38, 41-173, Block 1, and Common Areas is located at the end of Dove Mountain Boulevard. The final plat was recorded in the Pima County Recorder's Office on June 17, 2021, at Sequence Number 20211680146.

The Town has third-party trust assurance agreements assuring the completion of improvements needed to serve the subdivision. The improvements serving Saguaro Reserve I at Dove Mountain have now been completed acceptable to Town standards in accordance with the assurance agreements.

If approved, this resolution will release the Saguaro Reserve I at Dove Mountain assurances.

Staff Recommendation:

Staff recommends approval of Resolution No. 2024-034.

Suggested Motion:

I move to adopt Resolution No. 2024-034, approving a release of assurances for Saguaro Reserve I at Dove Mountain Lots 1-38, 41-173, Block 1, and Common Areas.

Attachments

Resolution No. 2024-034
Location Map

MARANA RESOLUTION NO. 2024-034

RELATING TO DEVELOPMENT; APPROVING A RELEASE OF ASSURANCES FOR SAGUARO RESERVE I AT DOVE MOUNTAIN LOTS 1-38, 41-173, BLOCK 1, AND COMMON AREAS

WHEREAS the final plat for Saguaro Reserve I at Dove Mountain, Lots 1-38, 41-173, Block "1" (Future Residential) and Common Areas "A" (Private Streets) and "B" (Open Space/Drainage) was recorded in the Pima County Recorder's Office on June 17, 2021, at Sequence 20211680146 (hereinafter, the "Subdivision"); and

WHEREAS the Town has a substitute third party trust assurance agreement between Cottonwood Properties, Inc., (Cottonwood), Landmark Title Assurance Agency of Arizona, LLC, as Trustee under Trust No. 2107, and the Town of Marana, recorded in the Pima County Recorder's office on July 20, 2021, at Sequence 20212010620, assuring the completion of improvements for the entire Subdivision (the "Cottonwood Properties Substitute Assurance Agreement"); and

WHEREAS the Town has a substitute third party trust assurance agreement between Pulte Home Company LLC, a Michigan limited liability company (Pulte), Landmark Title Assurance Agency of Arizona, LLC, as Trustee under Trust No. 18300-T, and the Town of Marana, recorded in the Pima County Recorder's office on August 6, 2021 at Sequence 20212180315, assuring the completion of improvements for a portion of the Subdivision more fully described as Saguaro Reserve I at Dove Mountain, Lots 1-38, 41-121 (the "Pulte Substitute Assurance Agreement"); and

WHEREAS the Town has a substitute third party assurance agreement between Richmond American Homes of Arizona, Inc., a Delaware corporation (Richmond), Fidelity National Title Agency Inc., as Trustee under Trust No. 60,558, and the Town of Marana, recorded in the Pima County Recorder's office on August 18, 2023 at Sequence 20232300354, assuring the completion of a portion of the Subdivision more fully described as Lots 122 through 170 of Saguaro Reserve I at Dove Mountain (the "Richmond Substitute Assurance Agreement"); and

WHEREAS together, Richmond Substitute Assurance Agreement, Pulte Substitute Assurance Agreement, and the Cottonwood Properties Substitute Assurance Agreement are hereinafter referred to as the "Assurance Agreements"; and

WHEREAS Cottonwood, Pulte, and Richmond have completed the private improvements for the Subdivision, acceptable to Town standards in accordance with the Assurance Agreements.

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

Section 1. The Assurance Agreements are hereby released.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 16th day of April, 2024.

Mayor Ed Honea

ATTEST:

David L. Udall, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

SEQUENCE # 20211680146-1

DEDICATION

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

WE HEREBY DEDICATE TO THE TOWN OF MARANA THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAT.

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 FOR THE PURPOSE OR PURPOSES NOTED ON THIS PLAT.

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

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, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS.

ALL COMMON AREAS ARE GRANTED AS ACCESS EASEMENTS TO THE EXISTING LEVEE.

TITLE TO ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY THE SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN SEQUENCE NO. 20211680178 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 ALL RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF ALL COMMON AREAS WITHIN THIS SUBDIVISION.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, L.L.C.

AN ARIZONA LIMITED LIABILITY COMPANY AS TRUSTEE UNDER TRUST NUMBER 18379-T AND NOT IN ITS CORPORATE CAPACITY

Brenda Carrillo

TRUST OFFICER

BENEFICIARY

DM PHASE IV INVESTMENT, L.L.C.
3567 E. SUNRISE, #219, TUCSON, ARIZONA
PHONE: 520-299-8424

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF PIMA } S.S.

ON THIS, THE 2nd DAY OF June, 2021, BEFORE ME PERSONALLY APPEARED Brenda Carrillo WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE TRUST OFFICER OF LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 18379-T AND NOT IN ITS CORPORATE CAPACITY, AND ACKNOWLEDGED THAT HE/SHE, AS THE TRUST OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE(S) THEREIN CONTAINED.

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

NOTARY PUBLIC STATE OF ARIZONA Pima County ARMANDO OLIVARES My Commission Expires October 26, 2021

NOTARY PUBLIC

ASSURANCES

ASSURANCE IN THE FORM OF FORM OF THIRD PARTY TRUST AGREEMENTS FROM LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, L.L.C., TRUST NO. 18379-T, AS RECORDED IN SEQUENCE NO. 20211680166 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: Jon Post — 6-16-2021
TOWN OF MARANA — DATE

ASSURED WATER SUPPLY

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

CITY OF TUCSON WATER DEPARTMENT

BY: Richard A. Sarti — 06/03/2021
ITS: NEW DEVELOPMENT ADMINISTRATOR — DATE

RECORDING DATA

STATE OF ARIZONA
COUNTY OF PIMA } S.S.

FEE $104.00
SEQUENCE NO. 20211680146

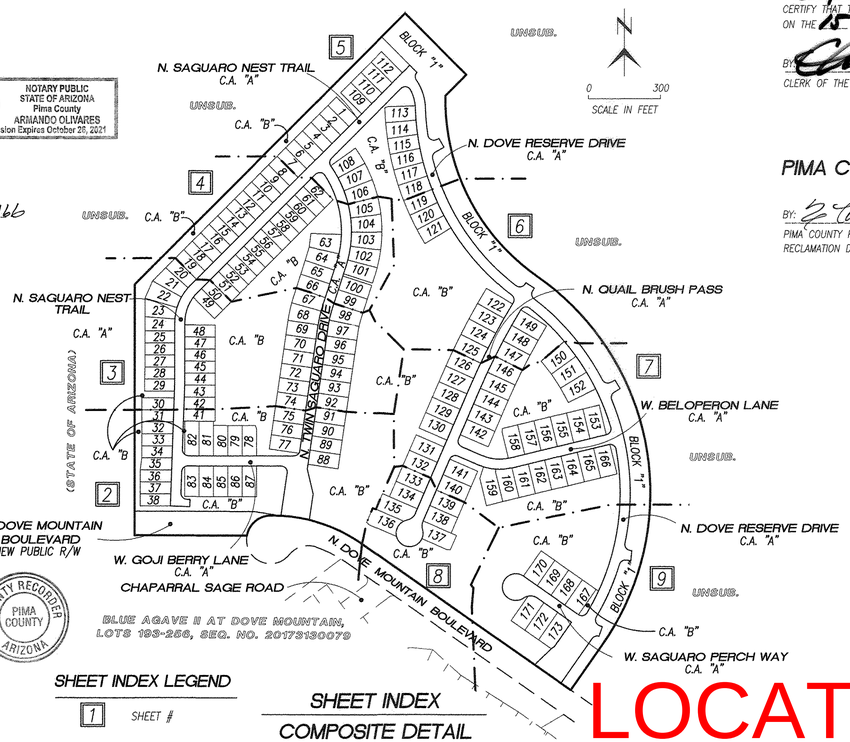
THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BAKER AND ASSOCIATES ENGINEERING, INC., ON THIS 17 DAY OF June, 20 21, AT 10:19 AM IN SEQUENCE NO. 20211680146 THEREOF.

Maps not picked up in 45 days will be recycled. 6-17-21

GABRIELA CAZARES-KELLY
PIMA COUNTY RECORDER BY DEPUTY — DATE 6-17-21

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 79.0 ACRES (3,443,599 S.F.)
2. THE TOTAL NUMBER OF LOTS IS 171.
3. THE TOTAL AREA OF COMMON AREA "A" (PRIVATE STREETS) 445,474 SF.
   THE TOTAL AREA OF COMMON AREA "B" (OPEN SPACE/DRAINAGE) 1,353,631 SF.
   THE TOTAL AREA OF BLOCK "1" (FUTURE RESIDENTIAL) 271,278 SF.
4. TOTAL MILES OF NEW PUBLIC STREETS IS 0.09 MILES.
   TOTAL MILES OF NEW PRIVATE STREETS IS 1.83 MILES.
5. MINIMUM ALLOWABLE LOT SIZE IS 4,000 SF (PER THE DOVE MOUNTAIN SPECIFIC PLAN "LDR" DESIGNATION).
   MINIMUM PROVIDED LOT SIZE IS 6,200 SF (LOTS #1-#19, #25-27 - NOT A RESTRICTION).
   AVERAGE LOT SIZE IS 7,736 SF.
   MAXIMUM LOT SIZE PROVIDED IS 10,587 SF (LOT #135 - NOT A RESTRICTION).
   MAXIMUM ALLOWABLE BUILDING HEIGHT IS 35' FOR "LDR."
6. THERE WILL BE 2 PARKING SPACES PROVIDED FOR EACH LOT ON-SITE, AS WELL AS 2 ADDITIONAL GUEST PARKING SPACES.
7. THE BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT: 20 FEET — REAR: 15 FEET
   SIDE: 5 FEET — CORNER: 20 FEET
8. THE APPROVED ZONING FOR THIS PROJECT IS "F" DOVE MOUNTAIN SPECIFIC PLAN AND THE LAND USE DESIGNATION IS "LDR" IN ACCORDANCE WITH THE DOVE MOUNTAIN SPECIFIC PLAN AND WILL REMAIN.
9. THE GROSS DENSITY FOR THIS PROJECT IS 2.1 RAC.
10. THIS PROJECT SHALL COMPLY WITH THE CONDITIONS SET FORTH IN THE DOVE MOUNTAIN SPECIFIC PLAN APPROVED IN MAY, 1989 (ORDINANCE NO. 89.22), AND AS AMENDED BY MARANA ORDINANCE FROM TIME TO TIME.
11. NO FURTHER SUBDIVIDING OR LOT SPLITTING SHALL BE DONE WITHOUT WRITTEN APPROVAL OF THE TOWN OF MARANA MAYOR AND COUNCIL.
12. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF, OR COMPLIANCE WITH, ANY DEED RESTRICTIONS OR EASEMENTS.
13. 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 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. THE AREA BETWEEN 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH THE FLOOD PLAIN MANAGEMENT AS APPROVED BY THE FLOOD PLAIN ADMINISTRATOR.
16. BASIS OF BEARING FOR THIS PROJECT IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 21, T-11-S, R-12-E. SAID BEARING BEING N00°01'56"E. SEE DETAIL SHEET 10.
17. THIS SUBDIVISION IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR DOVE MOUNTAIN AS RECORDED IN DOCKET 10660 AT PAGE 1083.
18. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATIONS WITHIN THE PUBLIC RIGHTS-OF-WAY.
19. ALL NEW AND EXISTING UTILITIES EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48 KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS, WITHIN OR CONTIGUOUS TO THE SITE, SHALL BE PLACED UNDERGROUND.
20. LOTS 87 - 95 ARE CURRENTLY IN A FEMA FLOODPLAIN THAT WILL BE REMOVED BY A LOMR. UNTIL THE LOMR IS EFFECTIVE, LOTS 87 - 95 MAY NOT HAVE BUILDING PERMITS ISSUED UNLESS IT CAN BE DEMONSTRATED THAT THE STRUCTURES, AS DESIGNED, WILL COMPLY WITH THE CURRENT FEMA FLOODPLAIN. FLOODPLAIN USE PERMITS WILL BE REQUIRED IF THAT COURSE IS CHOSEN AND THE FLOODPLAIN USE PERMIT PROCESS MUST BE COMPLETED, INCLUDING FINAL ELEVATION CERTIFICATES. THE LOTS IN QUESTION WILL NOT BE GRANTED FINAL OCCUPANCY NOR BE RELEASED FROM ASSURANCES UNTIL THE LOMR HAS BECOME EFFECTIVE.
21. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TUCSON SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. SECTION 45-576.



SHEET INDEX LEGEND

1 SHEET #

SHEET INDEX

COMPOSITE DETAIL

CERTIFICATIONS

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

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

REGISTERED LAND SURVEYOR CERTIFICATE NO. 26928 CHRIS E. MORRISON Date Signed 06/03/20 ARIZONA U.S.A.

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

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

REGISTERED LAND SURVEYOR CERTIFICATE NO. 16784 WILLIAM H. BAKER, JR. Date Signed 6-2-21 ARIZONA U.S.A.

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

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

Registered Professional Engineer CERTIFICATE NO. 25331 LARRY K. ROBERTS Date Signed 6-2-21 ARIZONA U.S.A.

TOWN OF MARANA APPROVALS

BY: _____ P.E. — 6-9-21
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER — DATE

BY: _____ — 6/8/21
MARANA PLANNING DIRECTOR — DATE

I, Cherry LAWSON, 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 15 DAY OF June, 2021.

BY: _____ — 6/16/2021
CLERK OF THE TOWN OF MARANA — DATE

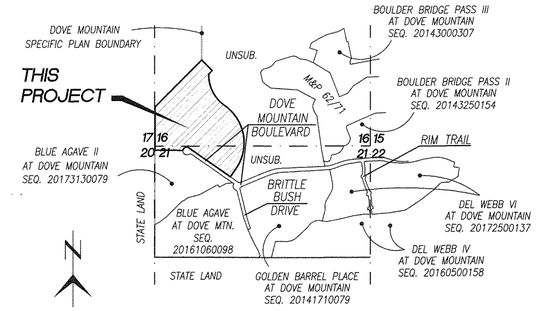
PIMA COUNTY APPROVAL

BY: _____ — 6-3-2021
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT — DATE

(a) County of Recordation PIMA
(b) Date of Recording 06/17/2021
(c) Fee/Recording Number 20211680146

ADMINISTRATIVE ADDRESS

15000 N. DOVE MOUNTAIN ROAD



LOCATION PLAN

SECTIONS 16 AND 21, T11S, R12E,
G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

LEGEND

▲	SET CENTERLINE PIN (SURVEY MONUMENT BY REGISTERED LAND SURVEYOR "RLS 26928")
△	2" BRASS SURVEY MONUMENT TO BE SET
●	SET BOUNDARY PIN (5/8" REBAR TAGGED "RLS 26928")
/	CALC POINT (NOTHING FOUND OR SET)
⊥ OR —o	1/2" REBAR TO BE SET BY A REGISTERED LAND SURVEYOR
P/L	SUBDIVISION BOUNDARY
C23	CURVE DATA (SEE TABLE, SHEET 10)
L10	LINE DATA (SEE TABLE, SHEET 10)
	NEW PRIVATE RIGHT-OF-WAY LINE
R/W	EXISTING RIGHT-OF-WAY LINE
	STREET CENTERLINE
	EASEMENT LINE AS SHOWN (SEE ALSO "EASEMENT KEYNOTES," SHEETS #2 - #9)
	DEVELOPED 100 YEAR FLOODPRONE LINE (DEV 100 YR FPL)
	DEVELOPED EROSION SETBACK LINE ("E.S.L.")
(R)	RADIAL
P/L	PROPERTY LINE
	SIGHT VISIBILITY TRIANGLE EASEMENT AREA (SEE ALSO "EASEMENT KEYNOTES")
☆	ADDRESSING/ACCESS LOCATION

FINAL PLAT for

SAGUARO RESERVE I AT DOVE MOUNTAIN, LOTS 1 - 38, 41 - 173, BLOCK "1" (FUTURE RESIDENTIAL) AND COMMON AREAS "A" (PRIVATE STREETS) AND "B" (OPEN SPACE/DRAINAGE)

BEING A SUBDIVISION OF A PORTION OF SECTIONS 16 AND 21, T11S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

LOCATION MAP

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

#PRV2102-004 REF.: #PRV 1803-002 JOB #2447 DATE: JUNE 2, 2021 SHEET 1 OF 10

SEQUENCE # 20211680146-1

Council-Regular Meeting **C5**

Meeting Date: 04/16/2024

To: Mayor and Council

From: Jane Fairall, Town Attorney

Date: April 16, 2024

Strategic Plan Focus Area:
Proactive Public Services

Strategic Plan Focus Area Additional Info:
GOAL: PRIORITIZE INFRASTRUCTURE AND MAINTENANCE THAT SUPPORT NEW GROWTH AND DEVELOPMENT IN A PROACTIVE AND SUSTAINABLE MANNER

Subject: Resolution No. 2024-035: Relating to Public Works; approving and authorizing the Mayor to sign a Utility Relocation Reimbursement Agreement with Trico Electric Cooperative, Inc. for the relocation of certain Trico facilities as part of the Tangerine Road widening phase 2A road project (Jane Fairall)

Discussion:

The Town is currently in the process of designing and will soon begin construction of the Tangerine Road widening project, Phase 2A. Based on the design of the project, the Town notified Trico Electric Cooperative that certain Trico facilities require relocation to avoid conflicts with the road project and requested that Trico begin the process of design and relocation of the facilities identified as being in conflict. Trico acknowledged that it will pursue relocation of the Trico facilities in question and also advised the Town that it is asserting a claim to prior rights within the project area for the road project, based on an indefinite lease and Right-of-Way (ROW) from the Arizona State Land Department (ASLD) in February of 1958.

The Town has researched Trico's prior rights claim and is in agreement that Trico has a valid prior rights claim for reimbursement by the Town with regard to removal and relocation of the Trico facilities.Trico provided an estimate for the removal and relocation of the Trico facilities of $238,041.69. The proposed Utility Relocation Reimbursement Agreement will facilitate Trico's removal and relocation of the Trico

facilities with reimbursement for the work by the Town. Specifically, the Town will make a cash deposit for the estimated amount of the work to Trico within 30 days of the effective date of the proposed agreement. Within 30 days of substantial completion of the relocation of the Trico facilities, Trico will provide the Town an itemized statement of Trico's costs for the removal and relocation of the facilities (along with reasonable documentation of the costs if requested by the Town) and a check or invoice representing the difference between Trico's costs and the Town's cash deposit. If the deposit was insufficient to cover Town's obligations under the agreement, the Town will pay Trico the balance of the costs for removal and relocation of the Trico facilities, within 30 days after the itemized statement and invoice are provided to the Town.

Financial Impact:

The Tangerine Road widening project, Phase 2A, a multi-year project approved by Council in the fiscal year 2023-2024 budget, includes adequate budget capacity to satisfy the terms of this agreement.

Staff Recommendation:

Staff recommends approval of the Utility Relocation Reimbursement Agreement.

Suggested Motion:

I move to adopt Resolution No. 2024-035, approving and authorizing the Mayor to sign a Utility Relocation Reimbursement Agreement with Trico Electric Cooperative, Inc. for the relocation of certain Trico facilities as part of the Tangerine Road widening phase 2A road project.

Attachments

Resolution No. 2024-035

Trico Agreement

MARANA RESOLUTION NO. 2024-035

RELATING TO PUBLIC WORKS; APPROVING AND AUTHORIZING THE MAYOR TO SIGN A UTILITY RELOCATION REIMBURSEMENT AGREEMENT WITH TRICO ELECTRIC COOPERATIVE, INC. FOR THE RELOCATION OF CERTAIN TRICO FACILITIES AS PART OF THE TANGERINE ROAD WIDENING PHASE 2A ROAD PROJECT

WHEREAS the Town has entered into a design contract with Psomas, Inc. ("Psomas") for the design of the Tangerine Road widening project Phase 2A, Town of Marana Project No. ST098 (the "Road Project"); and

WHEREAS based on Psomas' design of the Road Project, the Town notified Trico Electric Cooperative, Inc. ("Trico") that certain Trico facilities require relocation to avoid conflicts with the Road Project and requested that Trico begin the process of design and relocation of the facilities identified as being in conflict (the "Trico Facilities"); and

WHEREAS Trico advised the Town that it is asserting a claim to prior rights within the project area for the Road Project, based on an indefinite lease and Right-of-Way from the Arizona State Land Department in February of 1958; and

WHEREAS the Town has researched Trico's prior rights claim and is in agreement that Trico has a valid prior rights claim for reimbursement by the Town with regard to removal and relocation of the Trico Facilities; and

WHEREAS the Mayor and Council of the Town of Marana feel it is in the best interests of the citizens of Marana to enter into the Utility Relocation Reimbursement Agreement to facilitate Trico's removal and relocation of the Trico Facilities with reimbursement for the work by the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, that the Utility Relocation Reimbursement Agreement with Trico Electric Cooperative, Inc., in the form provided in the agenda materials associated with this Council agenda item, is hereby approved, and the Mayor is authorized to sign it for and on behalf of the Town of Marana.

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

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 16th day of April, 2024.

Mayor Ed Honea

ATTEST:

David L. Udall, Town Clerk

APPROVED AS TO FORM:

Jane Fairall, Town Attorney

UTILITY RELOCATION REIMBURSEMENT AGREEMENT
TOWN OF MARANA, ARIZONA

This Utility Relocation Reimbursement Agreement (this "Agreement") is made and entered into by and between TRICO ELECTRIC COOPERATIVE, INC., an Arizona non-profit corporation ("Trico"), and the TOWN OF MARANA, an Arizona municipal corporation ("Marana"). Trico and Marana are sometimes collectively referred to in this Agreement as the "Parties," either of which is sometimes referred to as a "Party."

RECITALS

A. Marana has entered into a design contract with PSOMAS, INC. ("Psomas") for the design of the Tangerine Road widening project Phase 2A, Town of Marana Project No. ST098 (the "Road Project").

B. On June 2, 2023, based on Psomas' design of the Road Project, Marana notified Trico that certain Trico facilities require relocation to avoid conflicts with the Road Project and requested that Trico begin the process of design and relocation of the facilities identified as being in conflict, those facilities being Poles 2704, 2710, 2713, 2714, and 2718 (the "Trico Facilities").

C. On February 8, 2024, Trico acknowledged to Marana that it will pursue relocation of the Trico Facilities. Trico also advised Marana that it is asserting a claim to prior rights within the project area for the Road Project, based on an indefinite lease and Right-of-Way (ROW) from the Arizona State Land Department (ASLD) in February of 1958, ASLD #71-001716.

D. Marana has researched Trico's prior rights claim and is in agreement that Trico has a valid prior rights claim for reimbursement by Marana with regard to removal and relocation of the Trico Facilities.

E. Trico has provided Marana with an estimate for the removal and relocation of the Trico Facilities of $238,041.69 (the "Relocation Cost"). A true and correct copy of Trico's estimate is attached to and incorporated in this Agreement as Exhibit A.

F. The purpose of this Agreement is to facilitate Trico's removal and relocation of the Trico Facilities with reimbursement for the work by Marana.

AGREEMENT

NOW, THEREFORE, based on the foregoing recitals, which are incorporated here as the intention of the Parties in entering into this Agreement, the Parties agree as follows:

1. **Depiction of the Trico Facilities.** The depiction attached as Exhibit B shows the Trico Facilities to be removed and relocated pursuant to this Agreement.

2. **Marana's obligation to pay Relocation Costs.** Marana shall pay Trico all costs associated with the removal and relocation of the Trico Facilities. Marana and Trico agree that the Relocation Costs are anticipated to be $238,041.69, as itemized and attached to this Agreement as Exhibit A.

Marana and Trico anticipate that the removal and relocation of the Trico Facilities will be completed at approximately the same time that the Town's contractor for the Road Project completes work on joint utility trenching.

3. **Cash deposit to secure Marana's obligations under this Agreement.** Marana's obligations under this Agreement, including without limitation Marana's obligations under paragraph 2 above, shall be secured by a cash deposit to Trico in the amount of $238,041.69, referred to in this Agreement as "Marana's Cash Deposit." Marana shall provide Marana's Cash Deposit to Trico within 30 calendar days after the Effective Date of this Agreement.

4. **Reconciliation and final payment.** During design and relocation, Trico will provide Marana with timely (within 5 business days of receipt by Trico) written notice of any change orders, updated cost estimates, updated project schedules, or other documentation of changes in cost or schedule. No later than 30 days after substantial completion of the removal and relocation of the Trico Facilities, Trico shall provide to Marana an itemized statement of Trico's costs for the removal and relocation of the Trico Facilities (along with such reasonable documentation of such costs as may be requested by Marana) and a check or invoice representing the difference between Trico's costs and Marana's Cash Deposit. If Marana's Cash Deposit was insufficient to cover Marana's obligations under this Agreement, Marana shall pay Trico the balance of the costs for removal and relocation of the Trico Facilities, as set forth in the invoice within 30 days after the itemized statement and invoice are provided to Marana.

5. **Recording.** This Agreement shall not be recorded.

6. **Notices.** All notices shall be in writing and shall be sufficiently given and served upon the other Party by electronic mail, receipt of which has been acknowledged by the other Party, or by hand delivery, first class mail, registered or certified, return receipt requested, postage prepaid, or by reputable overnight courier service and addressed as follows:

Trico: TRICO ELECTRIC COOPERATIVE,, INC.
c/o Eric Hawkins, COO and General Counsel
P.O. Box 930
Marana, AZ 85653
Copy to: legal@trico.coop

Marana: TOWN OF MARANA
c/o Marana Legal Department
11555 West Civic Center Drive
Marana, AZ 85653

7. **Governing law.** This Agreement shall be governed by and interpreted in accordance with the laws of the State of Arizona, and any lawsuit to enforce any provision of this Agreement or to obtain any remedy with respect to this Agreement shall be brought in the Pima County Superior Court, and for this purpose the Parties expressly and irrevocably consent to the jurisdiction of the Pima County Superior Court.

8. **Court costs and reasonable attorneys' fees to prevailing Party in dispute.** If a Party fails to perform any of its obligations under this Agreement, or if a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the prevailing Party shall be entitled to its reasonable attorneys' fees and costs determined pursuant to A.R.S. § 12-341.01.

9. **Exhibits.** Any exhibit attached to this Agreement shall be deemed to have been incorporated in this Agreement by reference with the same force and effect as if fully set forth in the body of this Agreement.

10. **Cancellation for conflicts.** This Agreement is subject to A.R.S. § 38-511, which provides for cancellation of contracts in certain instances involving conflicts of interest.

11. **Counterparts.** This Agreement may be executed in any number of counterparts. Each counterpart shall be deemed an original, but all counterparts shall constitute but one agreement.

12. **Effective Date of Agreement.** The date of this Agreement (the "Effective Date") shall for all purposes be the date of the Mayor's signature on this Agreement.

Trico:

TRICO ELECTRIC COOPERATIVE, INC., an Arizona non-profit corporation

By: _____
Eric Hawkins, COO and General Counsel

Date: _____

Marana:

TOWN OF MARANA, an Arizona municipal corporation

By: _____
Ed Honea, Mayor

Date: _____

ATTEST:

_____
David L. Udall, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Eric Hawkins, COO and General Counsel of TRICO ELECTRIC COOPERATIVE, INC., an Arizona non-profit corporation, on behalf of the corporation.

(Seal)

_____
Notary Public

Exhibit A to Relocation Agreement

qty check	QTY	ASSEMBLY UNIT	DESCRIPTION	Material Cost	LABOR & OH COST	TOTAL COST	PRICE PER ITEM	Pole 2704 QTY	Pole 2704 COST	Pole 2710 QTY	Pole 2710 COST	Pole 2713 QTY	Pole 2713 COST	Pole 2714 QTY	Pole 2714 COST	Pole 2718 QTY	Pole 2718 COST
			NEW CONSTRUCTION														
1952	1952	1/0AL260JKTD	1/0 STR ALUM 260 MIL JCKTD PRI URD DB	$ 8,042.24	$ 5,767.34	$ 13,809.58	$ 7.07	666	$ 4,711.67	452	$ 3,197.71	168	$ 1,188.53	268	$ 1,895.99	398	$ 2,815.68
1	1	3W/200A	3 WIRE CLASS 200 AMP METER	$ 215.42	$ 26.15	$ 241.57	$ 241.57	1	$ 241.57		$ -		$ -		$ -		$ -
2399	2399	4/0AL260JKTD	4/0 STR ALUM 260 MIL JCKTD PRI URD DB	$ 6,486.42	$ 7,087.99	$ 13,574.41	$ 5.66	0	$ -		$ -		$ -	1277	$ 7,225.73	1122	$ 6,348.68
176	176	4/0SVCUG	4/0-4/0-2/0 UG TPX (SWEETBRIAR) SERVICE	$ 488.05	$ 866.65	$ 1,354.70	$ 7.70	176	$ 1,354.70	0	$ -		$ -		$ -		$ -
1	1	4/0UGSVCPT	4/0-4/0-2/0 UG TPX SERVICE POINT	$ -	$ -	$ -	$ -	1	$ -		$ -		$ -		$ -		$ -
1	1	45-4	45 FT CLASS 4 POLE	$ 741.27	787.90	$ 1,529.17	$ 1,529.17		$ -	1	$ 1,529.17		$ -		$ -		$ -
2	2	60-2	60 FT CLASS 2 POLE	$ 2,009.19	$ 1,575.81	$ 3,585.00	$ 1,792.50		$ -		$ -		$ -	1	$ 1,792.50	1	$ 1,792.50
2	2	E2.1	SINGLE DOWN GUY (THRU-BOLT TYPE)	$ 117.23	$ 984.86	$ 1,102.09	$ 551.05	1	$ 551.05	1	$ 551.05		$ -		$ -		$ -
3	3	F3.12	PLATE TYPE ANCHOR 16" OR 150 SQ.IN.	$ 300.95	$ 2,215.93	$ 2,516.88	$ 838.96	1	$ 838.96	2	$ 1,677.92		$ -		$ -		$ -
3	3	H1.1	GROUND ASSEMBLY, ROD TYPE	$ 315.90	$ 738.64	$ 1,054.54	$ 351.51		$ -	1	$ 351.51		$ -	1	$ 351.51	1	$ 351.51
1	1	N5.2A	NEUTRAL ASSEMBLY (SWING CLEV NO EYEBOLT)	$ 11.39	39.37	$ 50.76	$ 50.76	1	$ 50.76		$ -		$ -		$ -		$ -
4	4	R-3 ALUM PIPE	3" ALUM RISER PIPE w/COUPLINGS	$ 1,846.08	$ -	$ 1,846.08	$ 461.52	2	$ 923.04	2	$ 923.04		$ -		$ -		$ -
6	6	SME-20(30K)	FUSE & FUSE HOLDER FOR PME	$ 4,353.05	$ -	$ 4,353.05	$ 725.51		$ -		$ -		$ -		$ -	6	$ 4,353.05
3	3	UA2C	1 PHS CABLE TERM ON 1 PHS POLE	$ 1,876.41	$ 11,818.27	$ 13,694.68	$ 4,564.89	1	$ 4,564.89	2	$ 9,129.79		$ -		$ -		$ -
1	1	UA3C	1 PHS CABLE TERM ON 3 PHS POLE	$ 625.47	$ 3,939.42	$ 4,564.89	$ 4,564.89	1	$ 4,564.89		$ -		$ -		$ -		$ -
2	2	UC2C-V	3PHS CABLE TERM ON 3PHS POLE 200A VERT.	$ 4,281.63	$ 31,515.38	$ 35,797.01	$ 17,898.51		$ -		$ -		$ -	1	$ 17,898.51	1	$ 17,898.51
1	1	UG7-25	1-PHASE PADMOUNT TRANSFMR-LOOP FEED	$ 5,340.47	$ 248.02	$ 5,588.49	$ 5,588.49	1	$ 5,588.49		$ -		$ -		$ -		$ -
2	2	UJ2-8	(1)8 POSITION SECONDARY BAR THRU 500MCM	$ 59.70	$ 118.21	$ 177.91	$ 88.96	2	$ 177.91		$ -		$ -		$ -		$ -
1	1	UJ2-8N	(1)8 POSITION NEUTRAL BAR THRU 500MCM	$ 17.94	59.06	$ 77.00	$ 77.00	1	$ 77.00		$ -		$ -		$ -		$ -
1	1	UM1-5C	CONCRETE PAD 1PHS XFMR NON-TRICO FURNISH	$ -	$ -	$ -	$ -	1	$ -		$ -		$ -		$ -		$ -
1	1	UM1-7NC-1	1-PHS TRANSFORMER GROUND SLEEVE	$ 223.88	$ 393.90	$ 617.78	$ 617.78	1	$ 617.78		$ -		$ -		$ -		$ -
5	5	UM1-7NC-2	1-PHS SECTIONALIZER GROUND SLEEVE	$ 1,127.71	$ 1,969.71	$ 3,097.42	$ 619.48	2	$ 1,238.97	2	$ 1,238.97	1	$ 619.48		$ -		$ -
2	2	UM1-7NC-5	3-PHS SECTIONALIZER GROUND SLEEVE	$ 1,479.94	787.90	$ 2,267.84	$ 1,133.92		$ -		$ -		$ -	1	$ 1,133.92	1	$ 1,133.92
1	1	UM1-7TC-1	TRICO CONCRETE PME BOXPAD	$ 2,836.22	$ 3,939.42	$ 6,775.64	$ 6,775.64		$ -		$ -		$ -		$ -	1	$ 6,775.64
5	5	UM3-14	1-PHS DRY-TYPE CABINET (4 WAY JUNCTION)	$ 3,725.51	$ 3,693.21	$ 7,418.72	$ 1,483.74	2	$ 2,967.49	2	$ 2,967.49	1	$ 1,483.74		$ -		$ -
2	2	UM33	3-PHS DRY-TYPE SECTIONALIZER (4 WAY)	$ 2,149.12	$ 1,674.24	$ 3,823.36	$ 1,911.68		$ -		$ -		$ -	1	$ 1,911.68	1	$ 1,911.68
1	1	UM3E-3-9	PME-9 CABINET (2 SOURCE/2 TAP)	$ 38,022.80	$ 1,969.71	$ 39,992.51	$ 39,992.51		$ -		$ -		$ -		$ -	1	$ 39,992.51
6	6	UM48-1	GRD ASBLY, 1-PHASE TRANS/SECT CAB	$ 447.46	$ 1,181.81	$ 1,629.27	$ 271.55	3	$ 814.64	2	$ 543.09	1	$ 271.55		$ -		$ -
4	4	UM48-2	GRD ASBLY, 3-PHASE TRANS/SECT CAB	$ 596.60	$ 1,575.81	$ 2,172.41	$ 543.10	1	$ -		$ -		$ -	1	$ 543.10	3	$ 1,629.31
0	1	UM54P-3-29	3" PVC SCH40 SWEEP 24"R 90 DEG	$ -	$ -	$ -	$ -		$ -		$ -		$ -		$ -		$ -
0	5	UM54P-3-34	3" PVC SCH40 SWEEP 36"R 45 DEG	$ -	$ -	$ -	$ -		$ -		$ -		$ -		$ -		$ -
0	51	UM54P-3-39	3" PVC SCH40 SWEEP 36"R 90 DEG	$ -	$ -	$ -	$ -		$ -		$ -		$ -		$ -		$ -
5153	5153	UM54P-3T	TRICO - 3" PVC SCH40 CONDUIT	$ 25,810.35	**$ 58,869.56**	$ 84,679.91	**$ 5.01**	1805	$ 9,040.89	900	$ 4,507.92		$ -	1272	$ 6,371.19	1176	$ 5,890.35
21	21	UM6-1	CABLE TERMINATION-LOAD BREAK ELBOW 200A	$ 1,294.29	$ 8,272.75	$ 9,567.04	$ 455.57		$ -	4	$ 1,822.29	2	$ 911.15	6	$ 2,733.44	9	$ 4,100.16
6	6	UM6-1	CABLE TERMINATION-LOAD BREAK ELBOW 200A	$ 287.64	$ 2,363.62	$ 2,651.26	$ 441.88	6	$ 2,651.26		$ -		$ -		$ -		$ -
21	21	UM6-10	INSULATED PROTECTIVE CAP (200A)	$ 763.13	$ 4,136.37	$ 4,899.50	$ 233.31	3	$ 699.93	4	$ 933.24	2	$ 466.62	6	$ 1,399.86	6	$ 1,399.86
11	11	UM6-22	FEED-THRU BAR, 4-WAY FEED 2/2/2/2	$ 3,132.27	$ 1,354.22	$ 4,486.49	$ 407.86	2	$ 815.73	2	$ 815.73	1	$ 407.86	3	$ 1,223.59	3	$ 1,223.59
6	6	UM6-3	CABLE TERMINATION-DEAD BREAK ELBOW 600A	$ 783.47	$ 2,363.62	$ 3,147.09	$ 524.52		$ -		$ -		$ -		$ -	6	$ 3,147.09
1	1	UM6-34	SURGE ARRESTER ELBOW, DEAD BREAK	$ 130.39	$ 123.15	$ 253.54	$ 253.54	1	$ 253.54		$ -		$ -		$ -		$ -
6	6	UM6-3R	T-BODY REDUCING ADAPTER 600A-200A	$ 1,481.15	$ 738.64	$ 2,219.79	$ 369.97		$ -		$ -		$ -		$ -	6	$ 2,219.79
10	10	UM6-4T	100 AMP TEST PT.INDICATOR	$ 1,323.39	$ 409.69	$ 1,733.08	$ 173.31	2	$ 346.62	2	$ 346.62		$ -	3	$ 519.92	3	$ 519.92
3	3	UM6-4T6	T BODY TEST POINT	$ 404.89	$ 122.87	$ 527.76	$ 175.92		$ -		$ -		$ -		$ -	3	$ 527.76
1682	1682	UM6-56	MULE TAPE,DETECTABLE(DMT)	$ 129.51	$ 165.66	$ 295.17	$ 0.18	1088	$ 190.93	594	$ 104.24		$ -		$ -		$ -
2	2	VA1.011P	SINGLE SUPPORT MISC CROSSARM (25KV POST)	$ 53.74	$ 393.90	$ 447.64	$ 223.82		$ -		$ -		$ -	2	$ 447.64		$ -
1	1	VA5.1	SINGLE DEADEND	$ 32.50	$ 492.43	$ 524.93	$ 524.93	1	$ 524.93		$ -		$ -		$ -		$ -
1	1	VC1.11P	SINGLE SUPPORT ON CROSSARM (POST)	$ 217.82	$ 984.86	$ 1,202.68	$ 1,202.68		$ -		$ -		$ -	1	$ 1,202.68		$ -
1	1	VC5.77FE	SINGLE DEADEND 10' FIBERGLASS XARM ASSM	$ 697.14	$ 984.86	$ 1,682.00	$ 1,682.00		$ -	1	$ 1,682.00		$ -		$ -		$ -
2	2	VOC1.7NP	SINGLE SUPPORT NARROW PROFILE (POST)	$ 829.79	$ 1,969.71	$ 2,799.50	$ 1,399.75		$ -		$ -		$ -	1	$ 1,399.75	1	$ 1,399.75
			New Construction Total Cost		=	$ 293,830.14		=	**$ 43,807.62**	=	**$ 32,321.76**	=	**$ 5,348.93**	=	**$ 48,051.01**	=	**$ 105,431.26**
			RETIREMENT														
	QTY	ASSEMBLY UNIT	DESCRIPTION		LABOR COST	TOTAL COST											
	-3	345	Jumpers per table		$ -	$ 81.00	$ -		$ -		$ -		$ -		$ -		$ -
	-840	15713807	Wire. Guv 3/8" E.H.S.		$ -	$ 457.55	$ -		$ -		$ -		$ -		$ -		$ -
	-52	16510201	Wire. #2-7 Str CU XLP		$ -	$ 94.77	$ -		$ -		$ -		$ -		$ -		$ -
3525	3525	#1/0ACSR	1/0 ACSR CONDUCTOR 6/1(RAVEN)		$ 365.05	$ 730.10	$ 0.10		$ -		$ -		$ -	1227	$ 127.07	2298	$ 237.98
689	689	#4/0ACSR	4/0 ACSR CONDUCTOR 6/1(PENGUIN)		$ 71.35	$ 142.70	$ 0.10		$ -	689	$ 71.35		$ -		$ -		$ -
1698	1698	#4ACSR	4 ACSR CONDUCTOR 7/1(SWANATE)		$ 175.84	$ 351.68	$ 0.10	978	$ 101.28	720	$ 74.56		$ -		$ -		$ -
168	168	1/0AL260CIC	1/0 STR ALUM 260 MIL JCKTD PRI CIC		$ 41.76	$ 41.76	$ 0.25		$ -		$ -	168	$ 41.76		$ -		$ -
364	364	1/0AL260JKTD	1/0 STR ALUM 260 MIL JCKTD PRI URD DB		$ 52.77	$ 105.54	$ 0.14		$ -		$ -		$ -		$ -	364	$ 52.77
131	131	2SECOH	2 AL OH TPX (CONCH) SECONDARY		$ 67.83	$ 135.66	$ 0.52	131	$ 67.83		$ -		$ -		$ -		$ -
1	1	35-1	35 FT CLASS 1 POLE		$ 20.71	$ (488.89)	$ 20.71		$ -	1	$ 20.71		$ -		$ -		$ -
1	1	35-4	35 FT CLASS 4 POLE		$ 20.71	$ (368.83)	$ 20.71		$ -		$ -		$ -		$ -	1	$ 20.71
1	1	35-5	35 FT CLASS 5 POLE (NOT FOR NEW CONST)		$ 20.71	$ 41.42	$ 20.71	1	$ 20.71		$ -		$ -		$ -		$ -
1	1	3W/200A	3 WIRE CLASS 200 AMP METER		$ 2.07	$ (211.28)	$ 2.07	1	$ 2.07		$ -		$ -		$ -		$ -
93	93	4/0SVCUG	4/0-4/0-2/0 UG TPX (SWEETBRIAR) SERVICE		$ 25.04	$ 50.08	$ 0.27	93	$ 25.04		$ -		$ -		$ -		$ -
3	3	40-4	40 FT CLASS 4 POLE		$ 62.14	$ (1,845.76)	$ 20.71	2	$ 41.43		$ -		$ -	1	$ 20.71		$ -
1	1	60-H4	60FT CLASS H4 POLE		$ 20.71	$ (3,179.68)	$ 20.71	1	$ 20.71		$ -		$ -		$ -		$ -
3	3	E1.5-144	GUY STRAIN INSULATOR 144" LENGTH		$ 31.07	$ (115.82)	$ 10.36		$ -	1	$ 10.36		$ -	2	$ 20.71		$ -
14	14	E2.1	SINGLE DOWN GUY (THRU-BOLT TYPE)		$ 289.97	$ (240.71)	$ 20.71	2	$ 41.42	3	$ 62.14		$ -	6	$ 124.27	3	$ 62.14
11	11	E3-10	GUY MARKER		$ 68.35	$ 83.49	$ 6.21	2	$ 12.43	3	$ 18.64		$ -	3	$ 18.64	3	$ 18.64
12	12	F3.12	PLATE TYPE ANCHOR 16" OR 150 SQ.IN.		$ 248.54	$ 391.42	$ 20.71	3	$ 62.14	2	$ 41.42		$ -	4	$ 82.85	3	$ 62.14
1	1	F3.15	PLATE TYPE ANCHOR 20" OR 250 SQ.IN.		$ 20.71	$ 32.62	$ 20.71		$ -		$ -		$ -	1	$ 20.71		$ -
5	5	H1.1	GROUND ASSEMBLY, ROD TYPE		$ 5.18	$ (169.00)	$ 1.04	2	$ 2.07	1	$ 1.04		$ -	1	$ 1.04	1	$ 1.04
1	1	J3.1	SECONDARY ASSEMBLY (SWING CLEVIS D/END)		$ 1.04	$ (10.16)	$ 1.04	1	$ 1.04		$ -		$ -		$ -		$ -
1	1	K1.2	SERVICE ASSEMBLY (SWING CLEVIS D/END)		$ 1.04	$ (10.16)	$ 1.04	1	$ 1.04		$ -		$ -		$ -		$ -
1	1	N3.1A	NEUTRAL ASSEMBLY (SWING CLEV NO EYEBOLT)		$ 1.04	$ (11.45)	$ 1.04	1	$ 1.04		$ -		$ -		$ -		$ -
3	3	N5.2A	NEUTRAL ASSEMBLY (SWING CLEV NO EYEBOLT)		$ 3.11	$ (27.96)	$ 1.04		$ -	1	$ 1.04		$ -		$ -	2	$ 2.07
1	1	R-2 ALUM PIPE	2" ALUM RISER PIPE w/COUPLINGS		$ -	$ -	$ -	1	$ -		$ -		$ -		$ -		$ -
1	1	UC2C	3PHS CABLE TERM ON 3PHS POLE 200A		$ 828.48	$ 203.84	$ 828.48		$ -		$ -		$ -	1	$ 828.48		$ -
1	1	UM5-2	2" RISER SECONDARY (PIPE STRAP)		$ 51.78	$ 79.06	$ 51.78	1	$ 51.78		$ -		$ -		$ -		$ -
3	3	UM6-10	INSULATED PROTECTIVE CAP (200A)		$ 62.14	$ 15.26	$ 20.71		$ -		$ -		$ -		$ -	3	$ 62.14
1	1	VA1.011P	SINGLE SUPPORT MISC CROSSARM (25KV POST)		$ 10.36	$ (6.16)	$ 10.36	1	$ 10.36		$ -		$ -		$ -		$ -
2	2	VA1.11P	SINGLE SUPPORT ON CROSSARM (POST TYPE)		$ 41.42	$ (235.27)	$ 20.71	2	$ 41.42		$ -		$ -		$ -		$ -
1	1	VA5.3	SINGLE DEADEND TAP w/EYENUT		$ 20.71	$ 8.63	$ 20.71	1	$ 20.71		$ -		$ -		$ -		$ -
1	1	VA6.21	(RO) DOUBLE DEADEND ON CROSSARMS		$ 31.07	$ (218.68)	$ 31.07	1	$ 31.07		$ -		$ -		$ -		$ -
1	1	VC5.1	SINGLE DEADEND VERTICAL		$ 20.71	$ (123.24)	$ 20.71		$ -	1	$ 20.71		$ -		$ -		$ -
2	2	VC5.77FE	SINGLE DEADEND 10' FIBERGLASS XARM ASSM		$ 41.42	$ (1,311.42)	$ 20.71		$ -		$ -		$ -	2	$ 41.42		$ -
1	1	VC6.51	(RO) DOUBLE DEADEND ON 10' CROSSARMS		$ 20.71	$ (489.65)	$ 20.71		$ -		$ -		$ -		$ -	1	$ 20.71
1	1	VC6.51H	(RO) DOUBLE DEADEND 4 POSTION 10' XARM A		$ 20.71	$ (663.14)	$ 20.71		$ -	1	$ 20.71		$ -		$ -		$ -
1	1	VE6-3A	SIDEWALK GUY,THRU-BOLT TYPE		$ 20.71	$ (88.82)	$ 20.71	1	$ 20.71		$ -		$ -		$ -		$ -
1	1	VG1.4-15	CONV TRANFMR ON VC/VOC:120/240V,1-PHS		$ 19.55	$ (959.99)	$ 19.55	1	$ 19.55		$ -		$ -		$ -		$ -
1	1	VODC1-SR30	NARROW PROFILE HORIZONTAL INSUL RAPTOR		$ 103.56	$ (606.45)	$ 103.56		$ -	1	$ 103.56		$ -		$ -		$ -
1	1	VODC-3B1-B	SINGLE SUPPORT ON CROSSARM OVHD NEUTRAL		$ 103.56	$ (439.21)	$ 103.56	1	$ 103.56		$ -		$ -		$ -		$ -
1	1	VP1.3	SURGE ARRESTERS ARM MNT (3)1PHS (14.4kV)		$ 0.21	$ (318.35)	$ 0.21		$ -		$ -		$ -		$ -	1	$ 0.21
1	1	VS1.1	NON LOAD BRK FUSED CUTOUT w/FLAGARM		$ 20.71	$ (155.68)	$ 20.71	1	$ 20.71		$ -		$ -		$ -		$ -
1	1	VS1.3	(3)NON LOAD BRK FUSED CUTOUTS ON X-ARM		$ 20.71	$ (418.87)	$ 20.71		$ -		$ -		$ -		$ -	1	$ 20.71
2	2	W2.11	CROSSARM WOOD 8' w/ 28" BRACES		$ 17.23	$ (161.61)	$ 8.62		$ -		$ -		$ -		$ -	2	$ 17.23
1	1	W2.71	CROSSARM D/END ASSM WOOD 8' BRACELESS		$ 8.62	$ (324.23)	$ 8.62	1	$ 8.62		$ -		$ -		$ -		$ -
			Retirement Cost		$ 3,081.11	**$ (10,153.89)**		=	$ 728.73	=	$ 446.23	=	$ 41.76	=	$ 1,285.90	=	$ 578.48
			TOTAL WORK ORDER COSTS		=	**$ 283,676.25**		**COST PER CROSSING**	$ 44,536.35	**COST PER CROSSING**	$ 32,768.00	**COST PER CROSSING**	$ 5,390.69	**COST PER CROSSING**	$ 49,336.91	**COST PER CROSSING**	$ 106,009.74

TOTAL COST OF NEW CONSTRUCTION	=	$ 293,830.14
TOTAL RETIREMENT LABOR COSTS	=	$ 3,081.11
TOTAL COST	**=**	**$ 296,911.25**
Trico Conduit Labor Removed		**$ (58,869.56)**
TOTAL CROSSING COST	**=**	**$ 238,041.69**

	Total Cost
Pole 2704	$ 44,536.35
Pole 2710	$ 32,768.00
Pole 2713	$ 5,390.69
Pole 2714	$ 49,336.91
Pole 2718	$ 106,009.74
	$ 238,041.69

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Construction Dept. Requirements

BlueStake:	Yes	Road Permit:	Marana
FR Hazard Level:	Unk	Ruling Span:	---

Substation No.	90	Construction
Circuit No.	N/A	Class
Phase No.	---	NC
Breaker No.	---	
Transfmr No.	---	

New Constr/Retirement	
By: ---	Emp#
Date: ---	---

Line Extension Fee: Pending

CFMS	Qty/Ln Feet	Tax Code
----	----	10-0610
----	----	School District
----	----	MARANA
----	----	4-Yr Wrk Plan
----	----	2017-2020
----	----	740c Code
----	----	300.167

Map Post By: --- Date: --- SSI: ☐ CD: ☐ PDB: ☐

Monthly Min. or kVA Charge: N/A

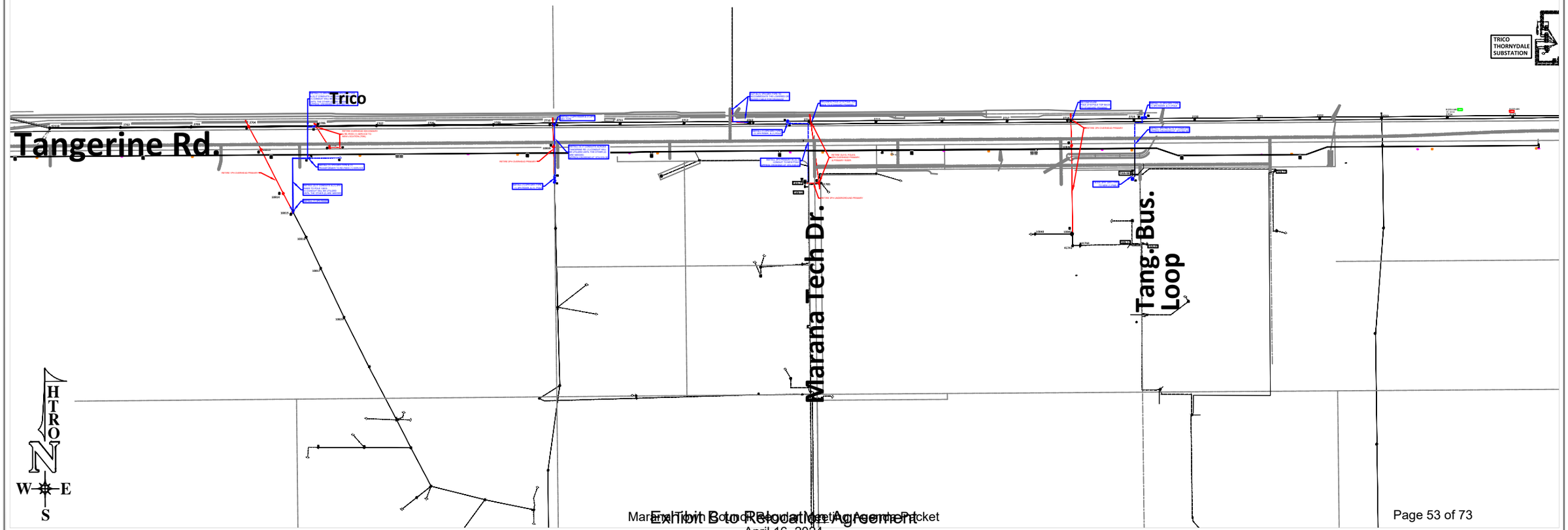
STAKING SHEET

County: PIMA
Township: 12 S Range: 12 E Section: 05-06
Map Location: B1205-B1206
Subd/Lead: TANGERINE RD. (I-10 to TANG. BUSINESS LOOP)
Description: RELOCATE FACILITIES W/TANGERINE REBUILD
Customer: ---
Phone Number: --- --- Rate: N/A
Primary Voltage: 24.9 kV Secondary Voltage: N/A V

Work Order: 60413
Sheet No. 1 of 5

Staked By:	---	Date:	---
Drawn By:	---	Date:	---
Checked By:	---	Date:	---
Easements By:	---	Date:	---
Final Revw:	---	Date:	---
Rel To Oper:	---	Date:	---
Revised By:	---	Date:	---
Re-Released:	---	Date:	---
Estimated Construction		Date:	---
As Built By:	---	Date:	---

Tangerine Rd. (I-10. to Tangerine Business Loop)
60,413 UG
Relocation of Trico Facilities due to Tangerine Rd. Widening

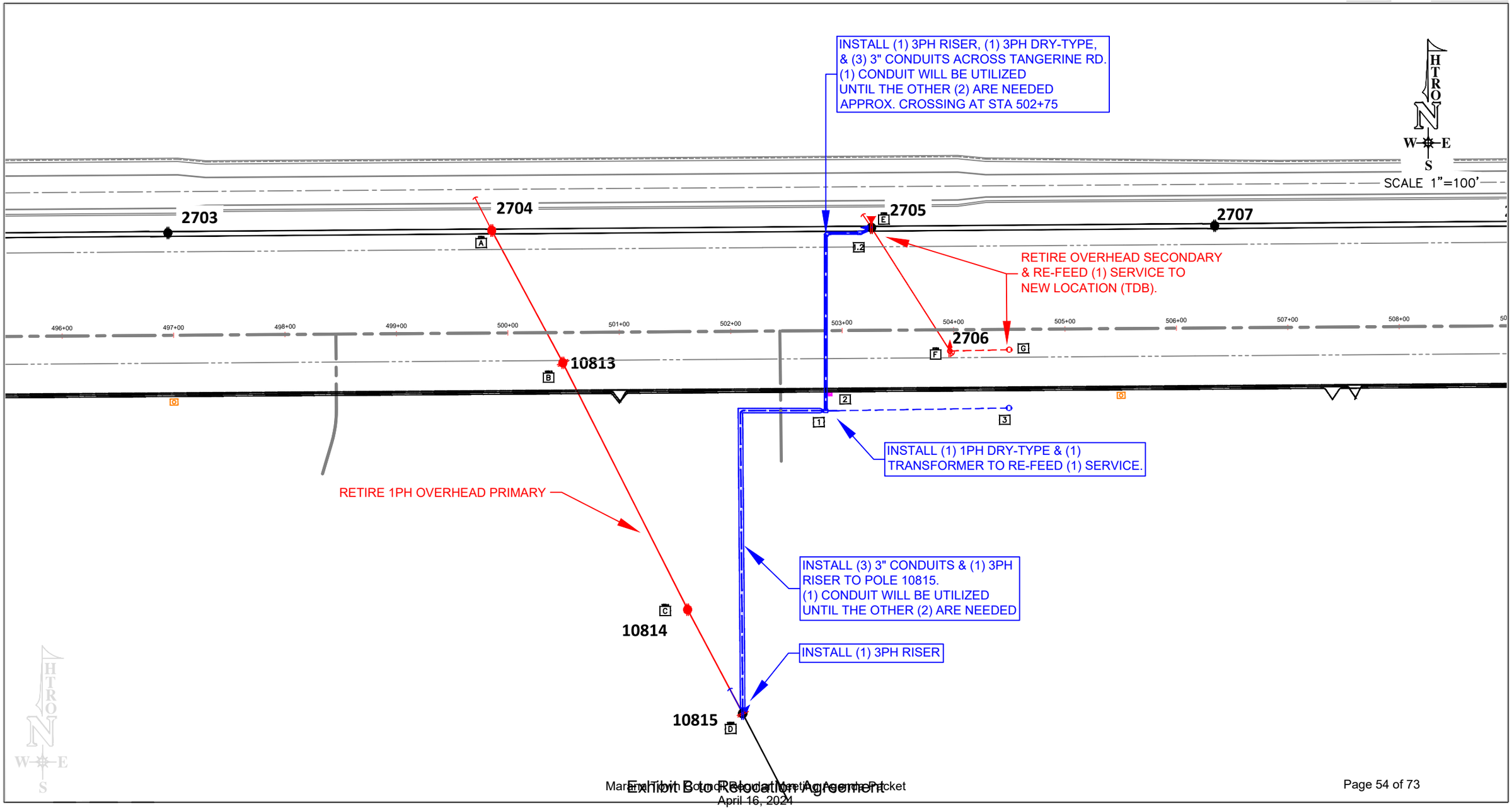


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STAKING SHEET

Map Location: B1205-B1206

Work Order: 60413
Sheet No. 2 of 5
Drawn By: ---- Date: ----
As Built By: ---- Date: ----



TRICO
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STAKING SHEET

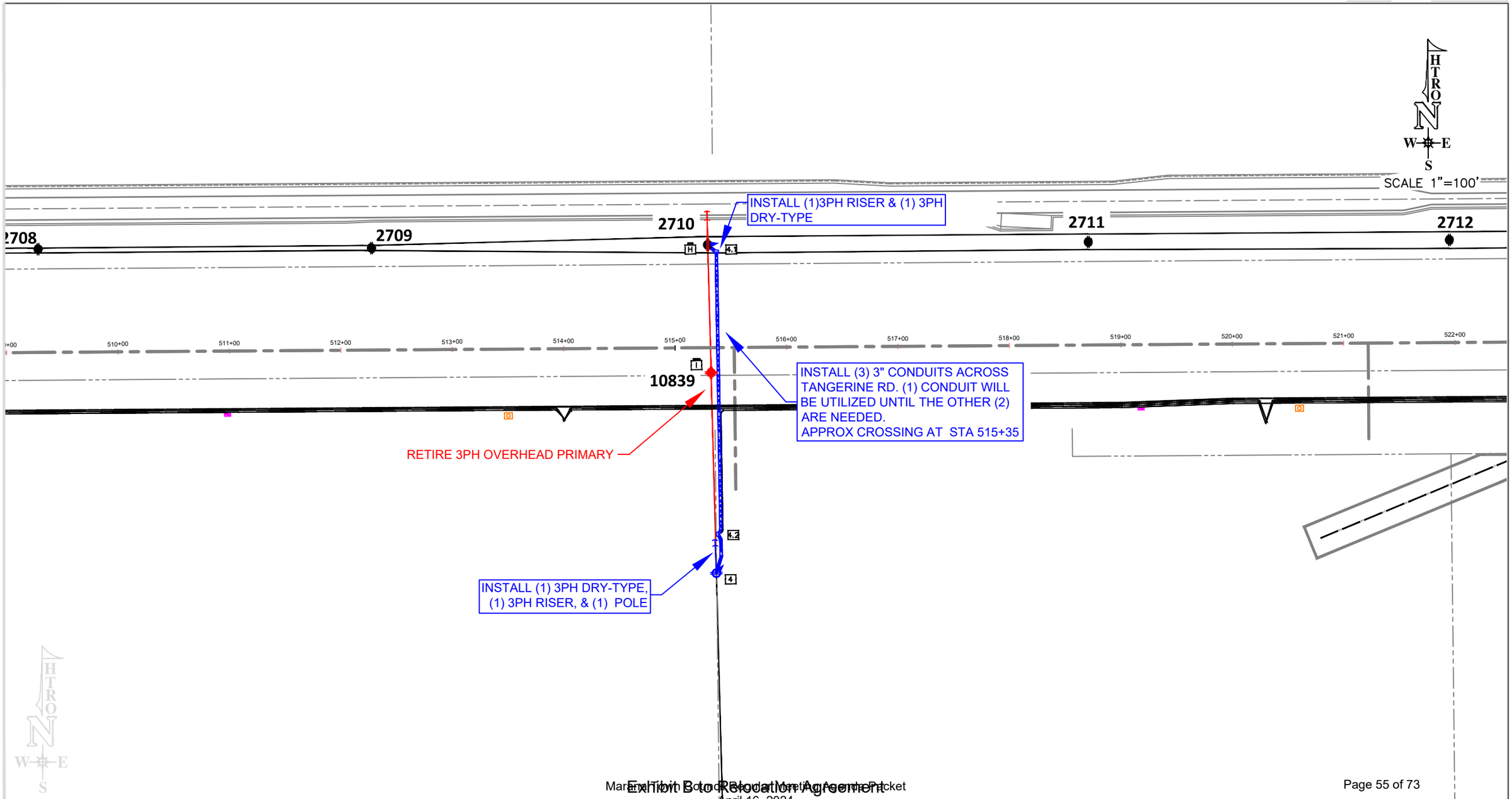
Work Order: 60413

Sheet No. 3 of 5

Map Location: B1205-B1206

Drawn By: ---- Date: ----

As Built By: ---- Date: ----



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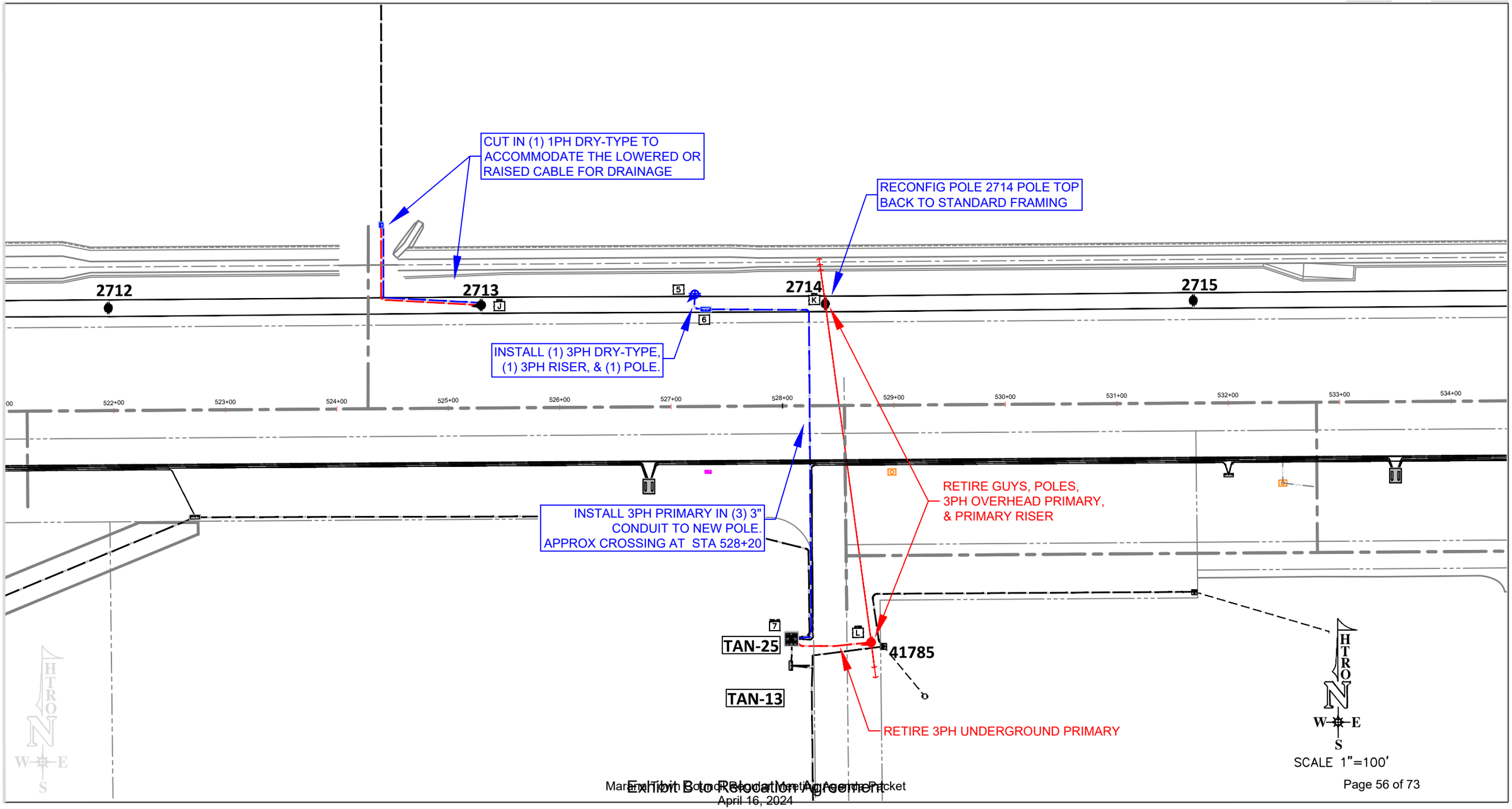
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Sheet No. 4 of 5

Map Location: B1205-B1206

Drawn By: --- Date: ---

As Built By: --- Date: ---



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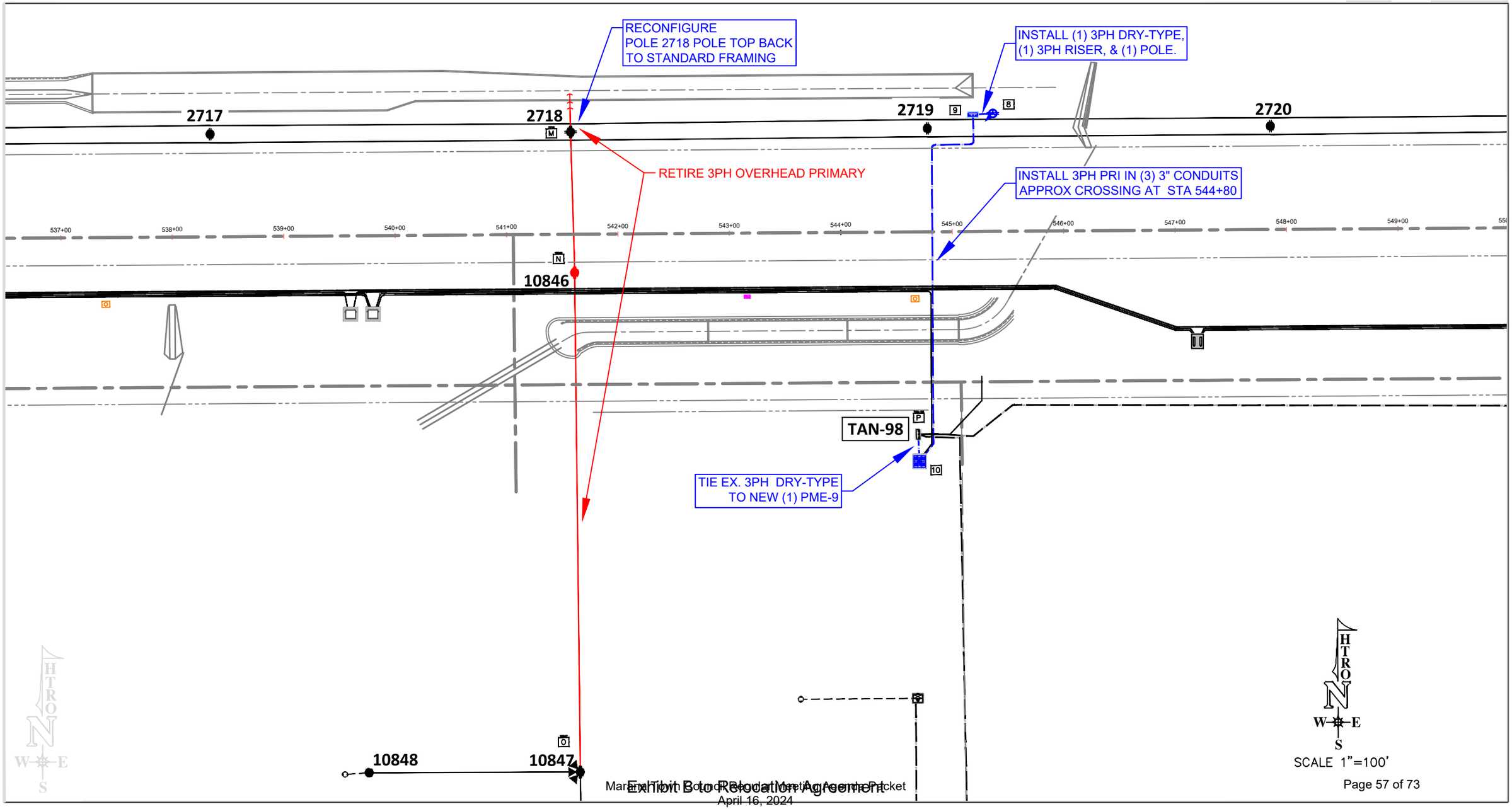
Work Order: 60413

Sheet No. 5 of 5

Map Location: B1205-B1206

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As Built By: --- Date: ---



Marana Town Council Regular Meeting Agenda Packet
April 16, 2024

Council-Regular Meeting **C6**

Meeting Date: 04/16/2024

To: Mayor and Council

From: David L. Udall, Town Clerk/Assistant Town Attorney

Date: April 16, 2024

Subject: Approval of Regular Council Meeting Summary Minutes of April 2, 2024 (David L. Udall)

Attachments

Regular Council Meeting Summary Minutes, 04/02/2024

MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 2, 2024, 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 Town Clerk to call the roll. All Council Members were present, constituting a quorum.

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

APPROVAL OF AGENDA

Mayor Honea asked for a motion to approve the agenda.

Council Member Ziegler moved to approve the agenda as presented. Vice Mayor Post seconded the motion. Motion passed, 7-0.

CALL TO THE PUBLIC

PROCLAMATIONS

PR1 Proclamation Recognizing the Week of the Young Child (David L. Udall)

Town Clerk / Assistant Town Attorney David Udall read the proclamation as **Mayor Honea** presented it to its recipient.

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Comerford complemented the State of the Town event and all who were involved.

Mayor Honea said he did a podcast last week with Chief Brad Bradley with the Northwest Fire District and attended an event with the Veterans of Foreign Wars (VFW). He also praised the State of the Town event and those involved. He said he attended a ribbon cutting event for the construction of hangars at the Pinal Airpark, which is expected to bring around 300 jobs to the area, and attended an event Honoring **Mr. Paul Marsh** at the Marana Veteran's Cemetery. He also attended a meeting regarding the Regional Transportation Authority (RTA).

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema said the Town issued 121 single-family residential permits in March. Last March, there were 60 total permits issued. He said splash pads in Marana parks will be opening soon and will remain open until mid-October. He said the Parks and Recreation Department received grant funds it will be utilizing to deal with invasive species around El Rio Preserve. He said **Tim Brunenkant** and **John Destefano** were both recently promoted to the rank of Captain in the Marana Police Department. He informed the Town Council that Marana's Designation of Assured Water Supply modification has been approved. **Mr. Rozema** also introduced the Town's new **Deputy Town Clerk, Debbie Thompson**.

Council Member Ziegler asked to receive an update regarding the work of the Town's Restaurant Task Force and whether any progress has been made on attracting sit-down restaurants to the Town. **Mr. Rozema** said an update would be provided.

PRESENTATIONS

P1 Relating to Community; presentation, discussion, and possible direction regarding recent activities of the Pinal Partnership (Tony Smith)

Mayor Honea introduced **Mr. Tony Smith**, **Chief Executive Officer and President of the Pinal Partnership,** former Mayor of the City of Maricopa, and former Pinal County Supervisor, who presented on this item. A copy of the presentation slides is on file with the Town Clerk's Office.

Mr. Smith provided background information regarding the Partnership and its mission. He provided an update on the activities of the Pinal Partnership, including breakfast events held on timely topics, Partnership committee work, and Partnership projects.

Please see the presentation slides for additional details and images.

Mayor Honea commented that many working or that will work in Pinal County live or will live in North Marana. He thanked **Mr. Smith** for the presentation.

CONSENT AGENDA

C1 Approval of Study Session Summary Minutes of March 12, 2024 and of Regular Meeting Summary Minutes of March 20, 2024 (David L. Udall)

Council Member Kai moved to approve the consent agenda. Council Member Ziegler seconded the motion. Motion passed, 7-0.

LIQUOR LICENSES

L1 Relating to Liquor Licenses; recommendation to the Arizona Department of Liquor Licenses and Control regarding an application for a new series #012 Restaurant liquor license submitted by Bertha Judith Leatherman Contreras on behalf of Tio Ben's Mexican Grill, located at 3682 West Orange Grove Road Suite 146, Tucson, Arizona, 85741 (David L. Udall)

Mr. Udall informed the Council that Town staff reviewed the application and that it was posted for the required 20-day notice period. He said Town staff recommended an order recommending approval be submitted to the Arizona Department of Liquor Licenses and Control.

Council Member Comerford moved to approve and submit to the Arizona Department of Liquor Licenses and Control an order recommending approval of an application for a new series #012 Restaurant liquor license submitted by Bertha Judith Leatherman Contreras on behalf Tio Ben's Mexican Grill, located at 3682 West Orange Grove Road

Suite 146, Tucson, Arizona 85741. Vice Mayor Post seconded the motion. Motion passed, 7-0

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 PUBLIC HEARING Ordinance No. 2024.010: Relating to Land Development; revising Marana Town Code Title 17 (Land Development), Chapter 17-4 (Zoning), Section 17-4-11 (Blended-use (BU)) and Section 17-4-12 (Downtown Marana overlay (DO)) to correct erroneous cross references; and declaring an emergency (Jane Fairall)

Mayor Honea opened the public hearing at 6:32 PM.

Town Attorney Jane Fairall presented on this item. A copy of the presentation slides is on file with the Town Clerk's Office.

Ms. Fairall said the purpose of this item was to correct an error that occurred when comprehensive revisions to Title 17 of the Marana Town Code were adopted back in June 2021. The error consisted of misaligned cross references resulting from technical difficulties that arose when the large document containing the revisions was being formatted. For the specific fixes and language involved, including comparisons, please see the presentation slides. **Ms. Fairall** highlighted that the purpose of this item was to correct the cross references and revert them back to what was originally intended and not to substantively change the Zoning Code.

Mayor Honea closed the public hearing at 6:34 PM.

Council Member Ziegler moved to adopt Ordinance No. 2024.010. Vice Mayor Post seconded the motion. Motion passed, 7-0.

A2 PUBLIC HEARING Resolution No. 2024-029: Relating to Development; amending the infrastructure improvements plan supporting development impact fees for streets facilities and the streets facilities development fee report by renaming the project identified as "Adonis Road" as "Adonis Road/Mandarina Blvd" without changing the amount of the streets impact fees or the level of service (Fausto Burruel)

Mayor Honea opened the public hearing at 6:35 PM.

Public Works Director Fausto Burruel presented on this item. He explained that because the Adonis Road extension was not able to cross the Central Arizona Project (CAP) syphon area, the road extension was instead tied into Mandarina Boulevard on the south. The intent was to clearly identify this in the infrastructure improvements plan, but the mention of Mandarina Boulevard was erroneously left out. This item will add it into the plan, as originally intended.

A map and memorandum from the Town's consultant used during the presentation are on file with the Town Clerk's Office. **Mr. Burruel** answered a clarifying question during his presentation.

Mayor Honea closed the public hearing at 6:39 PM.

Council Member Kai moved to adopt Resolution No. 2024-029. Vice Mayor Post seconded the motion. Motion passed, 7-0.

A3 Resolution No. 2024-030: Relating to Water and Wastewater; approving and authorizing the Mayor to sign reconciliation agreements for construction of water and sewer facilities under private contract with Mandarina Holdings, LLC for the Mandarina development (David L. Udall)

*[**Council Member Kai** recused himself from the dais at 6:40 PM.]*

Mr. Udall presented on this item. He said that in 2021, Mandarina entered into two protected facilities agreements, one for oversized water infrastructure and one for oversized sewer. Under the agreements, it was agreed that the developer would be compensated for installing offsite water and sewer infrastructure of sufficient size and capacity to not only serve the Mandarina development, but to serve future development in the area as well. To that end, each agreement established oversizing recovery charges – $499.50 per equivalent dwelling unit (EDU) for the water infrastructure and $416.89 per EDU for sewer. He explained the oversizing recovery charges are pass-through payments made to the Town by future water and wastewater customers that benefit from the protected infrastructure.

Mr. Udall said that the oversizing recovery charges here were established based on the cost of the infrastructure work as it was anticipated in 2021 and that the developer has now installed the water and sewer infrastructure. He said the developer has also submitted to the Town a revised EDU count for the Mandarina Development.

Mr. Udall said the actual cost of the water infrastructure came in higher than anticipated. As a result, the Town negotiated a water reconciliation agreement increasing the oversizing recovery charge to $521.46 per EDU. The actual cost of the sewer infrastructure was lower than anticipated, and the Town negotiated a sewer reconciliation agreement decreasing the oversizing recovery charge to $330.97 per EDU. He explained that the revised charges were calculated based on the actual cost of construction and the revised EDU count submission.

Mr. Udall said that notice of the proposed revisions was provided to potentially affected property owners pursuant to the Town Code and confirmed that there was not anyone in attendance at the meeting regarding this item.

Vice Mayor Post moved to adopt Resolution No. 2024-030. Council Member Ziegler seconded the motion. Motion passed, 6-0.

*[**Council Member Kai** returned to the dais at 6:44 PM.]*

ITEMS FOR DISCUSSION / POSSIBLE ACTION

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

Planning Manager Steve Cheslak provided an update on public and private projects and development applications in the Town, as currently listed on the following website: https://experience.arcgis.com/experience/9bcda179c412496a8be2a5af29727745/.

During the presentation, **Mr. Cheslak** answered questions about the various projects.

D2 Relating to Legislation and Government Actions; discussion and possible action or direction regarding all pending state, federal, and local legislation/government actions and on recent and upcoming meetings of other governmental bodies (Terry Rozema)

Mr. Rozema said it is anticipated that the Legislative session will go long this year and that state budget discussions have not yet begun. He provided an update on legislative activities in the State, including on the following bills:

- SB 1361: Related to sober living homes. It appears this bill has stalled.

- HB 1243 and SB 1172: Related to water. The Town is supporting these bills. Both appear to still be moving forward through the legislative process.

- HB 2273: Authorizes the Department of Corrections to perform a study about utilizing the Marana prison as a short-term transition facility for inmates about to be released. It appears the bill is continuing to move forward through the legislative process.

- Governor Hobbs vetoed the bill related to regulating municipal use of Government Property Lease Excise Tax (GPLET) monies.

D3 Relating to Budget; discussion, direction, and possible action regarding development of the fiscal year 2024/2025 budget, including proposed budget initiatives and expenditures (Terry Rozema)

Mr. Rozema invited the Council to provide feedback regarding the development of next fiscal year's budget.

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).

Mayor Honea asked for any future agenda items. There were no requests to add future agenda items.

ADJOURNMENT

Mayor Honea asked for a motion to adjourn the meeting.

Vice Mayor Post moved to adjourn the meeting. Council Member Officer seconded the motion. Motion passed, 7-0. Meeting adjourned at 6:52 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the regular Town Council meeting held on April 2, 2024. I further certify that a quorum was present.

_____

David L. Udall, Town Clerk

DRAFT

Council-Regular Meeting **D1**

Meeting Date: 04/16/2024

To: Mayor and Council

From: Brian Varney, Senior Planner

Date: April 16, 2024

Strategic Plan Focus Area:
Not Applicable

Subject: Relating to Development; discussion and direction from Council regarding the potential annexation of approximately 39 acres north of Linda Vista Boulevard and west of Blue Bonnet Road (Brian Varney)

Discussion:

The Planning Center has submitted a pre-application narrative and map exhibits to the Development Services Department for consideration of a proposed annexation of approximately 39 acres on the north side of Linda Vista Boulevard approximately one-half mile west of Blue Bonnet Road. A pre-application meeting including the applicants and Town staff was held on December 21, 2023, during which staff provided feedback and preliminary evaluation of the feasibility of the proposal. During this preliminary evaluation, the request was believed to be reasonable and suitable for discussion by the Town Council. On March 26, 2024, the Development Services Department received a letter from The Planning Center requesting an opportunity to present the annexation proposal to the Town Council to determine the level of support and learn of any concerns prior to moving forward with a formal application.

Attached to this report is a project narrative providing the details of the request, as well as graphic exhibits illustrating the current conditions on the site and the proposed zoning and land use. The applicant has requested the opportunity to provide the Council with a very detailed description of the proposal, including the rationale behind incorporating the acreage into the Town as well as the ultimate zoning to be requested and land uses to be proposed. Town staff will be in attendance at the meeting to address any questions from the Council.

Should the Council decide that it is open to further consideration and evaluation of the annexation proposal as a formal application, staff will work with the applicants in moving forward with the regular annexation process.

Staff Recommendation:

Council's pleasure.

Suggested Motion:

Staff requests direction from the Council regarding proceeding with this request and processing a formal application.

Attachments

Location Map
Project Narrative
Letter of Request
Conceptual land Use Plan
Site Resource Inventory

Town of Marana Planning

Linda Vista 39 (Proposed Annexation)





Legend

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

Notes

0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

LINDA VISTA 39 ANNEXATION, GENERAL PLAN AMENDMENT & REZONING

Marana's continued population growth and growing economy have created a strong demand for housing and services throughout the Town. This is particularly true in areas close to commercial centers and employment. The Linda Vista and Twin Peaks intersection is one of these areas. Convenient access to Interstate 10, combined with accelerating commercial development surrounding the Tucson Premium Outlets, makes this an attractive area for future residents, as evidenced by several residential developments that are currently being built to the east, including Encantada Twin Peaks and American Homes 4 Rent's Linda Vista Pointe. In turn, these residential developments generate demand for smaller-scale commercial services to meet every day needs.

WGML Investments Ltd seeks to continue this trend by developing approximately 39 acres north of Linda Vista Boulevard for a mix of residential uses. Our proposed conceptual layout separates the property into two development areas, with 13 acres in the southwestern portion designated for multifamily residential and 18 acres in the northern and eastern portions for single-family residential. Each development area is accessed from Linda Vista Boulevard. The two primary washes crossing the property will be maintained as open space. The wash locations and subsequent open space are based on publicly available information and are subject to change based on pending hydrologic analysis. See Conceptual Land Use Plan. This configuration effectively uses the property and serves as a transition between the activity and density surrounding the Tucson Premium Outlets and the lower-density residential development in unincorporated Pima County to the north and east.

To realize this plan, the property owner wishes to annex into the Town of Marana. A concurrent General Plan Amendment and rezoning is proposed to entitle the property for future development. An amendment to *Make Marana 2040* is requested to change the property's existing *Low Density Residential* land use designation to *Traditional Neighborhood*. A rezoning to MR-2 is proposed for the multifamily portion of the property, and the single-family portion is proposed for R-6. These entitlements support a growing activity center with additional housing options to serve Marana's growing population. This responsible approach to development transitions density in a manner sensitive to neighbors and manages existing wash corridors. This project is an opportunity to continue Marana's growth by providing a mix of appropriately scaled, quality housing options in a desirable and rapidly developing area.

THE PLANNING CENTER
PLANNING | LANDSCAPE ARCHITECTURE

March 26, 2024

Steve Cheslak
Planning Department
Town of Marana
Address
Tucson, Arizona 85701

SUBJECT: LINDA VISTA 39 – APN 21-34-0670 & 216-34-0680

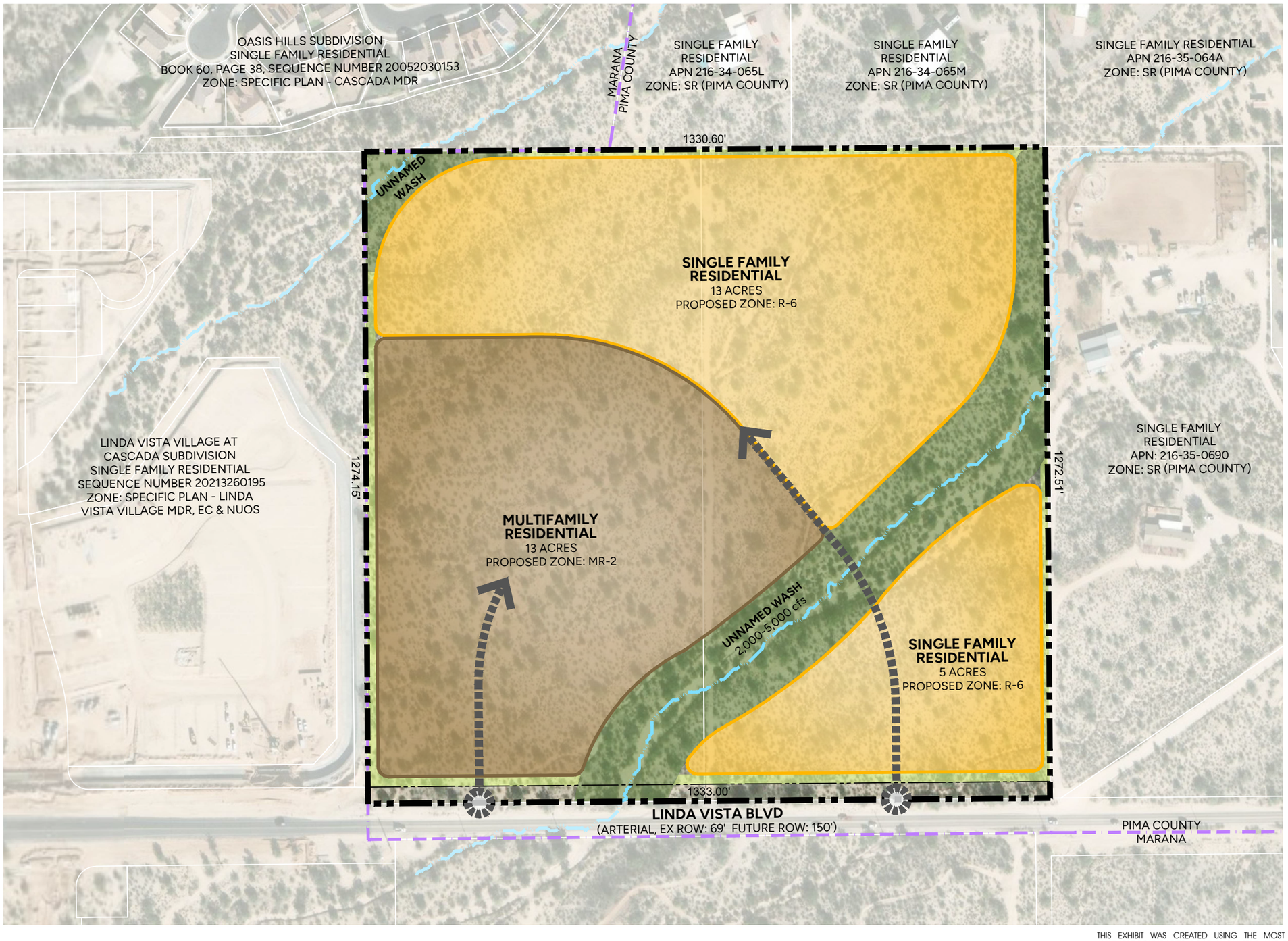
Dear Steve:

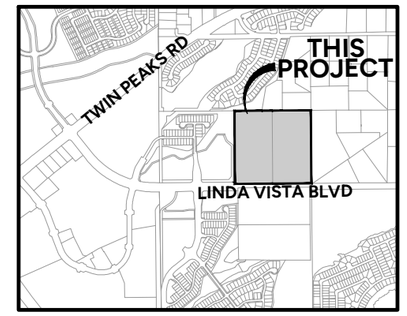
The Planning Center represents the owners of the above referenced property. As you'll recall, we had a preapplication meeting for the project this past December. We are now requesting that the annexation be put on an upcoming Council agenda for initiation. Please let me know if you need any further information.

Sincerely,
THE PLANNING CENTER

Linda S. Morales, AICP
CEO

CONCEPTUAL LAND USE PLAN





LEGEND

- Property Boundary
- Marana Town Limits
- Single Family Residential
- Multifamily Residential
- Preserved Wash
- Setback/Buffer
- Wash*
- Conceptual Circulation
- New Right-of-Way

*Note: Wash locations and preservation widths are based on publicly available information and are subject to change based on pending hydrologic analysis

NOTES

Project Acreage: 39.08 ac
Parcels: 216-34-0670 & 216-34-0680
Jurisdiction: Pima County
Existing General Plan Designation:
Low Density Residential
Existing Zoning: SR-Suburban Ranch (Pima County)
Existing Use: Vacant

Proposed General Plan Designation:
Traditional Neighborhood
Proposed Zoning: R-6 & MR-2
Proposed Uses:
Single Family Residential
Multifamily Residential

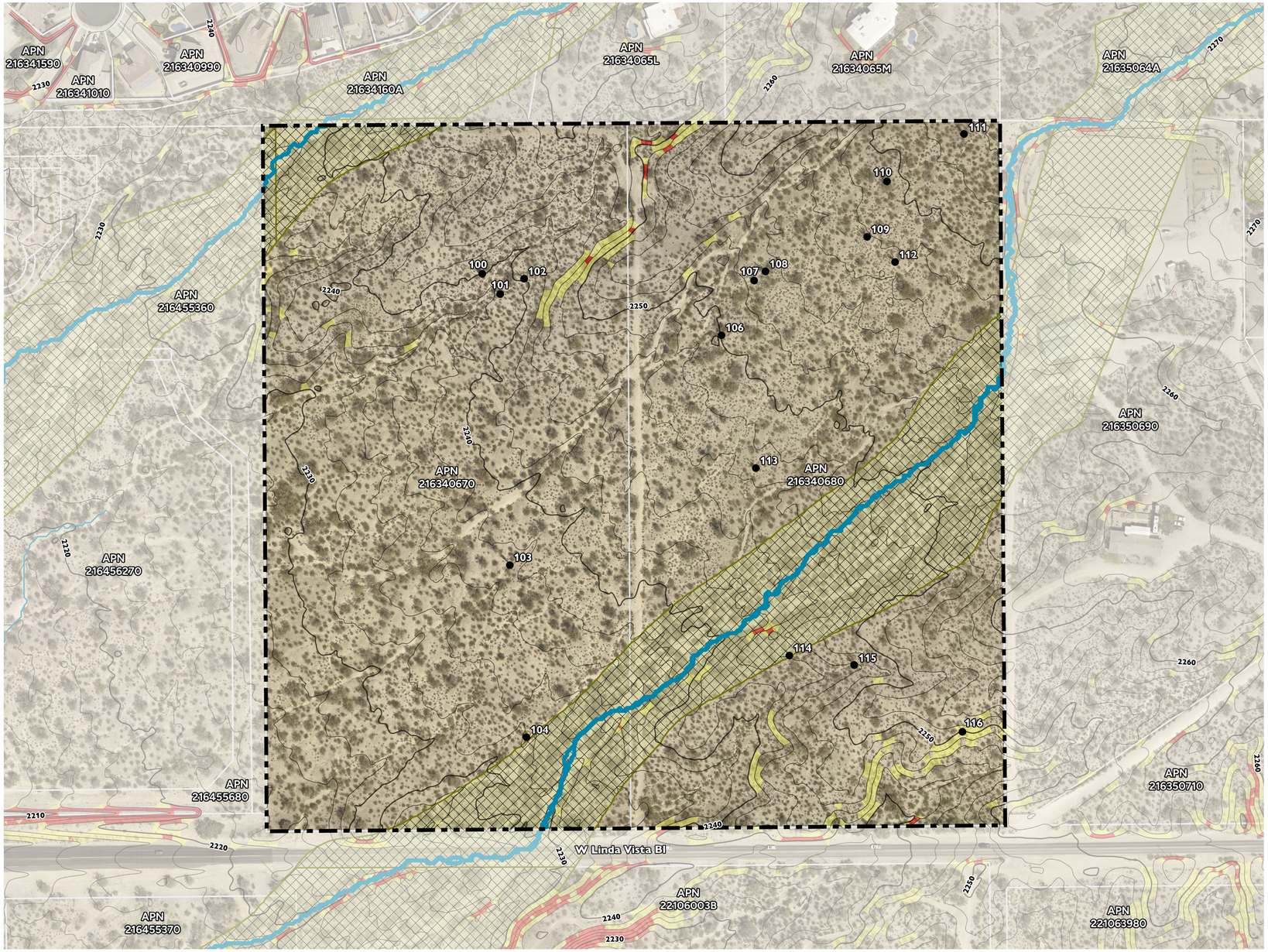
LINDA VISTA 39

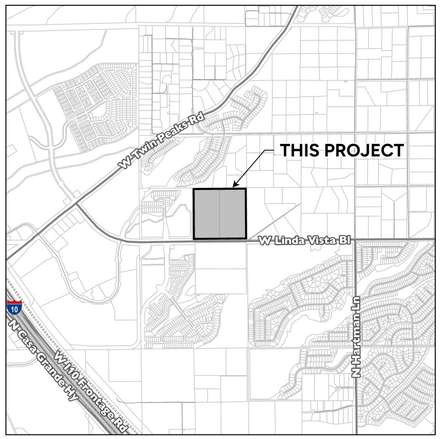
THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS AND IS FOR PLANNING PURPOSES ONLY. FINAL AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS EXHIBIT.

0' 50' 100' NORTH
SCALE: 1"-100'-0"
PROJECT:WGM-01 DATE:10/30/2023
FILE NAME:WGM-01 BUBBLE PLAN.DWG

THE PLANNING CENTER
a division of TPC Group, Inc.
3 E. Congress st. ste 600 Tucson az 85701

SITE RESOURCE INVENTORY





W2 SE4 SW4 EXC S30' 19.54 AC
SEC 14-12-12

Location Map
SCALE: 3" = 1 Mile

LEGEND

- Property Boundary
- Parcels
- IRA - Xeroriparian C

Slope Percentage

- 15% - 25%
- >25%

- 10-foot Contour
- 2-foot Contour

Washes

- 2,000-5,000cfs
- Under 500cfs
- Significant Vegetation

0 50 100 200
SCALE: 1" = 100'
Aerial: Pictometry 2022

NOTES

1. The majority of the site is undisturbed except for an existing dirt road
2. The site features Saguaros (Carnegia gigantea), Ironwood (Olneya tesota), Foothills Palo Verde Trees (Parkinsonia microphylla), Creosote (Larrea tridentata), and barrel cactus (Ferocactus wislizeni)
3. Significant vegetation was identified as being Saguaro spears greater than 20' and multi-armed specimen greater than 16'. No trees were identified as significant
4. See table below for an inventory of significant species observed on site.
5. Two unnamed washes cross the site

SIGNFICANT SPECIES INVENTORY

TAG	Species	Height	Arms	Viability	Transplant	Notes
100	Saguaro	27	7	High	Low	
101	Saguaro	25	5	High	Low	
102	Saguaro	19	6	High	Medium	
103	Saguaro	28	7	High	Low	
104	Saguaro	25	5	Medium	Low	bad base
106	Saguaro	26	9	Medium	Low	
107	Saguaro	23	12	Medium	Low	
108	Saguaro	28	12	High	Low	
109	Saguaro	30	9	High	Low	raptor nest
110	Saguaro	24	8	Medium	Low	double
111	Saguaro	25	12	Low	Low	double ugly broken trunks
112	Saguaro	29	6	High	Low	
113	Saguaro	24	6	High	Low	double
114	Saguaro	25	6	High	Low	
115	Saguaro	26	6	High	Low	
116	Saguaro	29	4	Medium	Low	

LINDA VISTA 39

THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS AND IS FOR PLANNING PURPOSES ONLY. FINAL AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS EXHIBIT.

PROJECT: WGM-01 DATE: 10/30/2023
FILE NAME: WGM-01 SRI

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