MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, September 2, 2025, at or after 6:00 PM

Jon Post, Mayor
Roxanne Ziegler, Vice Mayor
Patrick Cavanaugh, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Teri Murphy, Council Member
John Officer, 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 September 2, 2025, at or after 6:00 PM located in the Council Chambers of the Ed Honea 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. Revisions to the agenda 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 Ed Honea 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 Ed Honea Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov under Agendas and Minutes.

REGULAR COUNCIL MEETING

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

CALL TO THE PUBLIC
At this time any member of the public is allowed to address the Town Council on any issue within the jurisdiction of the Town Council, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three minutes to speak. Any persons wishing to address the Council must complete a speaker card located outside the Council Chambers and deliver it to the Town Clerk prior to the commencement of the meeting. Individuals addressing a meeting at the Call to the Public will not be provided with electronic technology capabilities beyond the existing voice amplification and recording capabilities in the facilities. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Council may respond to

criticism made by those who have addressed the Council, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda.

PROCLAMATIONS

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

PRESENTATIONS

P1 Relating to Budget; presentation of preliminary year-end results (July-June) for the Town's General Fund and other selected major funds for the 2024-2025 fiscal year (Yiannis Kalaitzidis)

CONSENT AGENDA

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

C1 Ordinance No. 2025.018: Relating to Traffic and Highways; amending Town Code Title 12 (Traffic and Highways), Chapter 12-7 (Construction in Town Rights- of-Way); revising section 12-7-5 (Permit process; grounds for denial) to revise permit application requirements; and designating an effective date (Jennifer Flood)

C2 Resolution No. 2025-088: Relating to Development; approving the Amended Plat for The Enclave at Twin Peaks, Lots 1-74, Common Area "A" (Natural Open Space, Landscape, Drainage & Public Utilities), Common Area "B" (Recreation Area, Open Space, Landscape & Public Utilities) and Common Area "C" (Open Space, Drainage & Landscape) located directly northeast of the Camino De Mañana and Twin Peaks Road intersection, in a portion of Section 12, Township 12 South, Range 12 East (Scott S. Radden)

C3 Resolution No. 2025-089: Relating to Public Works; approving and authorizing the Mayor to execute Amendment No. 1 to the Letter Agreement with the United States of America, Department of Energy Western Area Power Administration (WAPA), for the relocation of certain WAPA facilities and the completion of public improvements within the WAPA easement as part of the Twin Peaks Rattlesnake Pass Road Widening Project (George Cardieri)

C4 Approval of Special Town Council Meeting Summary Minutes of August 18, 2025 (Jill McCleary)

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL ACTION

A1 PUBLIC HEARING: Relating to Development; approving a rezoning of approximately 39 acres of land generally located north of Linda Vista Boulevard and southeast of Twin Peaks Road within a portion of Section 14, Township 12S, Range 12E from R-144 (Single-Family Residential) to R-4 (Single-Family Residential); approving a minor amendment to the Marana 2040 General Plan amending the land use category applicable to the rezoning area from Low-Density Residential (LDR) to Traditional Neighborhood (TN); and extending the Town of Marana water service area to include the Rezoning Area (Brian D. Varney)

A2 PUBLIC HEARING: Relating to Development; Approving a rezoning of approximately 13 acres of land generally located north of Linda Vista Boulevard and southeast of Twin Peaks Road within a portion of Section 14, Township 12S, Range 12E from R-144 (Single-Family Residential) to R-4 (Single-Family Residential); approving a minor amendment to the Marana 2040 General Plan amending the land use category applicable to the rezoning area from Low-Density Residential (LDR) to Traditional Neighborhood (TN); and extending the Town of Marana water service area to include the Rezoning Area (Brian D. Varney)

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)

EXECUTIVE SESSIONS

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

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

FUTURE AGENDA ITEMS

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

ADJOURNMENT

Council-Regular Meeting **P1**

Meeting Date: 09/02/2025

To: Mayor and Council

From: Yiannis Kalaitzidis, Finance Director

Date: September 2, 2025

Strategic Plan Focus Area:
Not Applicable

Subject: Relating to Budget; presentation of preliminary year-end results (July-June) for the Town's General Fund and other selected major funds for the 2024-2025 fiscal year (Yiannis Kalaitzidis)

Discussion:

The purpose of this item is to present a summary of the Town's preliminary year-end financial results for the Town's General Fund and other selected major funds for fiscal year 2024-25. It is important to note that these results are preliminary, unaudited, and subject to change based upon adjusting entries, as necessary. The attached provides a high-level revenue summary, expenditure summary, and anticipated ending balances at year-end.

Revenue

Overall, revenues and other financing sources are within or above expectations for the Town's General Fund and other selected funds, largely fueled by a strong work force, low unemployment rates, and better than anticipated sales tax revenues and investment revenues.

General Fund revenue is significantly above budgeted expectations and projected to come in about 17% above budgeted amounts, primarily due to higher than anticipated sales taxes, Single Family Residential (SFR) permits revenues, membership revenues from the newly opened Marana Aquatics and Recreation Center, and investment returns due to higher than anticipated interest rates. It should be noted that sales tax and state shared revenues are above expectations, indicating the continued resiliency of the local and state economy.

Highway User Revenue Fund (HURF) revenues resulting from the collection of fees and taxes from users of the state's roads and highways met expectations, while higher than anticipated investment revenues were the result of higher than anticipated interest rates.

Revenues for the Transportation Fund, which comprises 75% of all contracting taxes collected and is used for new road construction and reconstruction projects, are significantly higher than anticipated at 97% above budgeted expectations and above prior year record revenues. Revenues have consistently exceeded expectations throughout the year due to higher than anticipated commercial activity and residential development.

Revenues for the Bed Tax Fund, which accounts for the portion of bed tax revenues restricted for tourism-related costs, exceeded expectations as the travel and hospitality industry continues to attract visitors in our region.

Half-Cent Sales Tax Fund revenues, which account for the construction and financing of the new Marana Aquatics and Recreation Center, were slightly above expectations, helping to ensure the timely future payoff of the debt issued for the completion of the facility.

Revenues for the Water and Water Reclamation Funds were above expectations for the fiscal year due to higher than anticipated account growth for new housing and commercial projects in Marana.

Revenues for the Airport exceeded expectations due to a renegotiation of certain leases as well as the one-time payment of prior year lease underpayments. Additional detail on these variances and other listed funds is included within the visualization slides attached to this item. The shortfall reflected in the summary page of the presentation will be covered by budgeted transfers of funds from the General Fund.

Expenditures

Expenditures on all funds are at or below expectations through the fourth quarter. This is primarily attributable to vacancy savings, operational efficiencies, and the timing of capital projects, many of which are multi-year projects. Additional detail on these variances and other funds are included within the visualization slides attached to this item.

General Fund Balance and Reserves

Based upon preliminary year-end results for fiscal year 2024-2025, and a number of assumptions, we expect General Fund reserves of approximately $87.6 million available to use for one-time projects and other one-time needs by the end of fiscal year 2025-2026. This balance excludes items such as the General Fund reserve of 25% of budgeted revenues ($21.8 million), the $5 million of contingency budget capacity in next year's budget, and money set aside as part of the Town's equipment and vehicle replacement program, which are available to support continued, efficient and

uninterrupted service delivery. Please find a General Fund available reserves slide attached to this Council report. The amount of available fund balance will change as the Town reconciles and closes the books for fiscal year 2024-2025.

The preliminary year-end update will be available on the Town's website following tonight's meeting. The public may interact with the Power BI tool by drilling down into the data. The tool can be found on the following page after the Council meeting: http://www.maranaaz.gov/financial-documents

Staff Recommendation:

Presentation only.

Suggested Motion:

Presentation only.

Attachments

Fourth Quarter Financial Brief

General Fund Reserves

Financial Brief: Fourth Quarter

Fiscal Year

2024 – 2025

Prepared by: Finance Department

Contents

Summary 1

General Fund Revenues 2

General Fund Expenses 3

HURF Revenues 4

HURF Expenses 5

Transportation Fund Revenues 6

Transportation Fund Expenses 7

Bed Tax Fund Revenues 8

Bed Tax Fund Expenses 9

Half Cent Sales Tax Fund Revenues 10

Half Cent Sales Tax Fund Expenses 11

Water Revenues 12

Water Expenses 13

Water Reclamation Revenues 14

Water Reclamation Expenses 15

Airport Revenues 16

Airport Expenses 17

FISCAL YEAR 2024 - 2025 FOURTH QUARTER FINANCIAL BRIEF

This financial brief is intended to provide a broad overview and status of revenues and expenditures for the Town's selected major funds through the fourth quarter of fiscal year 2025 (July 2024 - June 2025). Major funds included in this financial brief are the General Fund, Highway User Revenue Fund (HURF), Bed Tax Fund, Half Cent Sales Tax Fund and Transportation Fund. Also included are the Airport, Water, and Water Reclamation enterprise funds. Please note that all amounts are preliminary, unaudited and subject to change based upon adjusting entries, as necessary.

The table below shows an overview for each fund.

	REVENUES			EXPENDITURES			OVER/UNDER
Fund	FY 2025 Budget	Actual	% Budget	FY 2025 Budget	Actual	% Budget	YTD Over/Under
GENERAL FUND	80,688,255	94,629,693	117%	110,044,468	86,843,625	79%	7,786,068
HURF	4,991,037	5,771,881	116%	8,116,176	6,331,392	78%	-559,511
TRANSPORTATION FUND	12,090,997	20,803,644	172%	33,982,791	14,709,740	43%	6,093,904
BED TAX FUND	1,600,000	1,895,407	118%	2,152,840	1,701,795	79%	193,612
1/2 CENT SALES TAX	8,790,654	9,088,480	103%	39,880,292	35,063,258	88%	-25,974,778
WATER FUND	12,866,308	12,967,494	101%	15,855,299	9,886,946	62%	3,080,548
WATER RECLAMATION FUND	6,739,941	6,917,572	103%	7,462,725	4,816,149	65%	2,101,423
AIRPORT FUND	857,505	591,405	69%	857,505	674,721	79%	-83,316

Click HERE for a User Guide and FAQ about this report

MARANA AZ

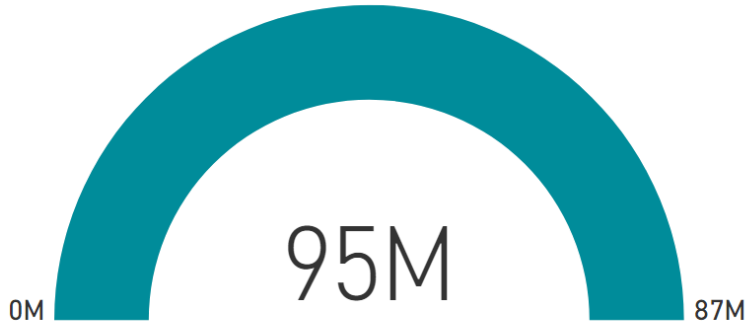
FY 2024-2025 FOURTH QUARTER: GENERAL FUND

REVENUES

Select Revenue or Expense

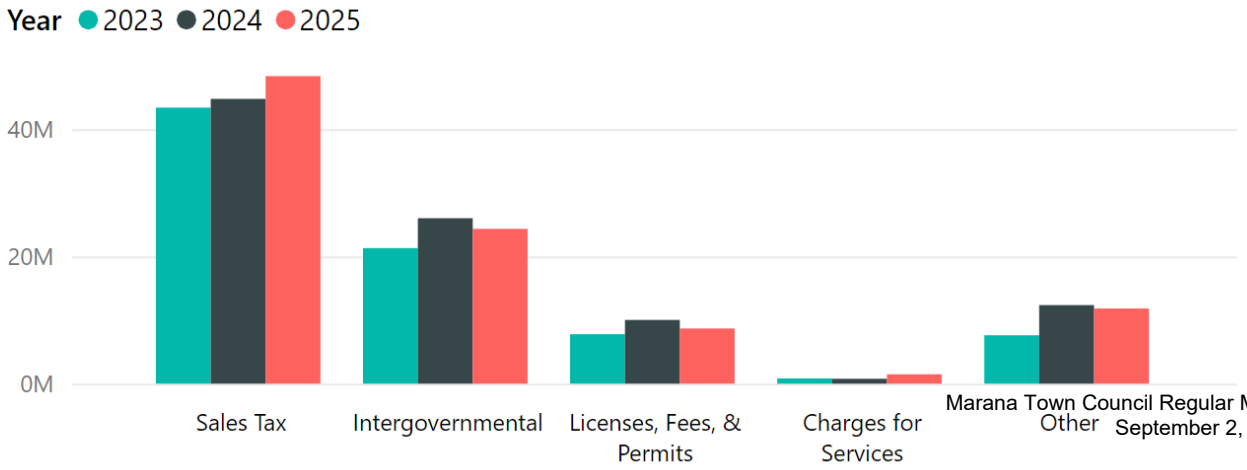
- ☐ EXPENSES
- ■ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Sales Tax	43,684,077	48,335,561	111%
Intergovernmental	23,316,474	24,333,359	104%
Licenses, Fees, & Permits	7,039,000	8,671,895	123%
Charges for Services	723,500	1,468,807	203%
Other	5,925,204	11,820,071	199%
Total	**80,688,255**	**94,629,693**	**117%**



General Fund Relevant Information

The General Fund is the Town's primary operating fund. Sales Tax, Intergovernmental Revenues and Licenses, Fees, & Permits make up over 90% of budgeted revenues for the fund. Overall, collections are above expected levels through the fourth quarter of FY2025. Contracting tax revenues are well above budgeted expectations, while other sales tax revenues are in line with budget due to continued economic stability. Intergovernmental revenues include amounts received from the State's shared revenue program and are distributed based upon population estimates and economic conditions. Licenses, Fees, & Permits also exceed expectations with greater fourth quarter revenues this year in a number of development areas including commercial permits. Charges for Services is greater due to increased membership revenue at the MARC. Other revenues comprised of various sources include investment income earnings and insurance dividends. Significantly higher than anticipated investment income is the result of investment decisions from the prior year and higher than anticipated rates of



Category	2023	2024	2025
Sales Tax	43,388,305	44,763,592	48,335,561
Intergovernmental	21,304,677	26,007,441	24,333,359
Licenses, Fees, & Permits	7,776,632	10,017,931	8,671,895
Charges for Services	824,666	767,995	1,468,807
Other	7,607,784	12,350,729	11,820,071
Total	**80,902,065**	**93,907,689**	**94,629,693**

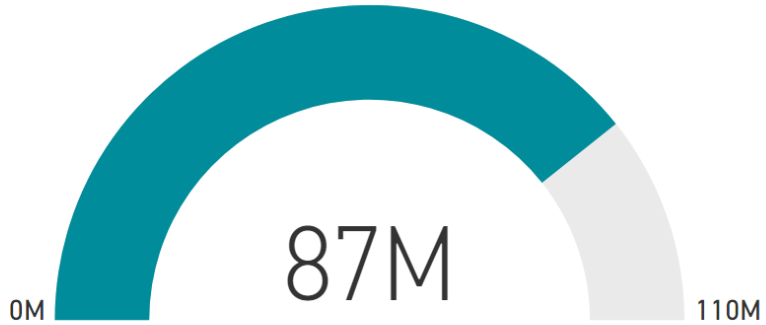
FY 2024-2025 FOURTH QUARTER: GENERAL FUND

EXPENSES

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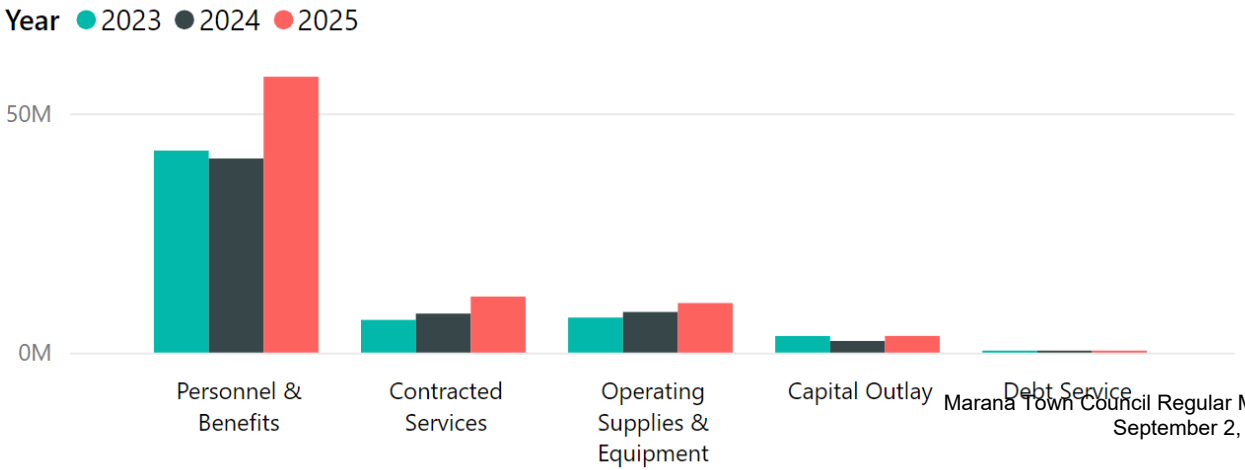
- ■ EXPENSES
- □ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Personnel & Benefits	60,210,353	57,668,195	96%
Contracted Services	13,023,898	11,707,140	90%
Operating Supplies & Equipment	14,385,234	10,353,165	72%
Capital Outlay	10,237,085	3,475,382	34%
Debt Service	60,000	80,469	134%
Other Financing Uses	12,127,898	3,559,273	29%
Total	**110,044,468**	**86,843,625**	**79%**



General Fund Relevant Information

General Fund expenses through the fourth quarter of FY2025 overall are as anticipated. Personnel & Benefits expenses are in line with expectations and include a one-time down payment of the Public Safety Pension Retirement System's outstanding liability balance. Capital Outlay is associated with several projects and capital equipment purchases, many of which are being carried over for completion in the next fiscal year. Other Financing Uses is related to budgeted transfers, as well as $7.76 million in restricted budget, the majority of which is for the Facilities Project Design Startup plan.



Category	2023	2024	2025
Personnel & Benefits	42,228,520	40,577,647	57,668,195
Contracted Services	6,825,864	8,148,066	11,707,140
Operating Supplies & Equipment	7,317,698	8,481,492	10,353,165
Capital Outlay	3,460,054	2,426,934	3,475,382
Debt Service	195,489	200,658	80,469
Other Financing Uses	19,853,706	8,674,517	3,559,273
Total	**79,881,331**	**68,509,314**	**86,843,625**

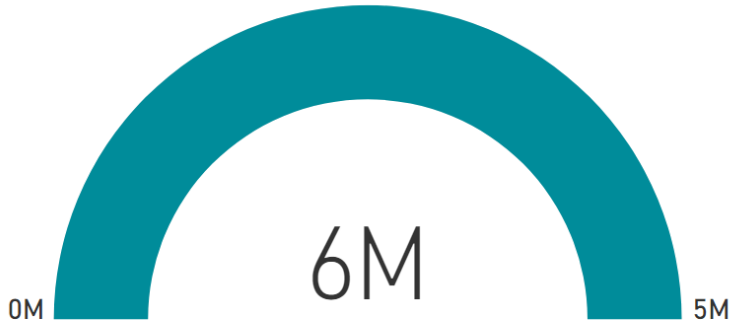
FY 2024-2025 FOURTH QUARTER: HURF

REVENUES

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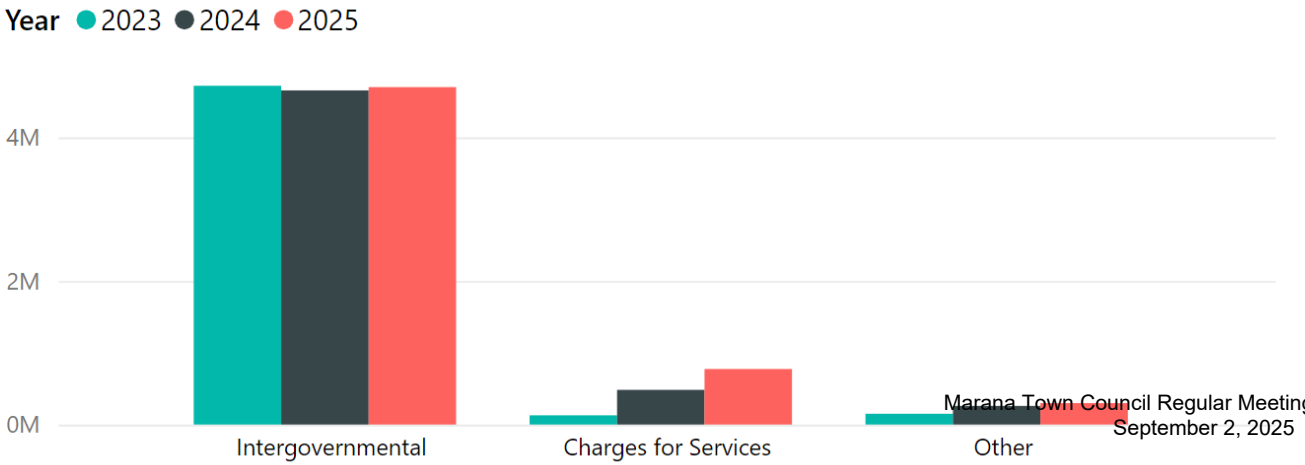
- ☐ EXPENSES
- ■ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Intergovernmental	4,651,037	4,699,879	101%
Charges for Services	230,000	773,353	336%
Other	110,000	298,649	271%
Total	**4,991,037**	**5,771,881**	**116%**



HURF Relevant Information

The Highway User Revenue Fund or HURF is set by the collection of fees and taxes from users of the State's roads and highways which the State collects. Cities and towns receive a percentage of revenues based on population estimates and gasoline sales within each county. Fourth quarter HURF revenue collections meet budgeted expectations when excluding revenues from charges for services and investment income. Charges for Services are payments in lieu of fees collected from third parties to be expended for the preservation of roads. Significantly higher than anticipated investment income is the result of investment decisions from the prior year and higher than anticipated rates.



Category	2023	2024	2025
Intergovernmental	4,718,392	4,654,046	4,699,879
Charges for Services	128,100	482,883	773,353
Other	149,737	259,168	298,649
Total	**4,996,228**	**5,396,098**	**5,771,881**

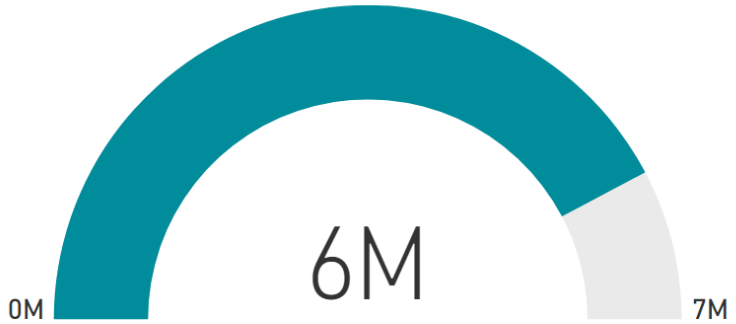
FY 2024-2025 FOURTH QUARTER: HURF

EXPENSES

Select Revenue or Expense

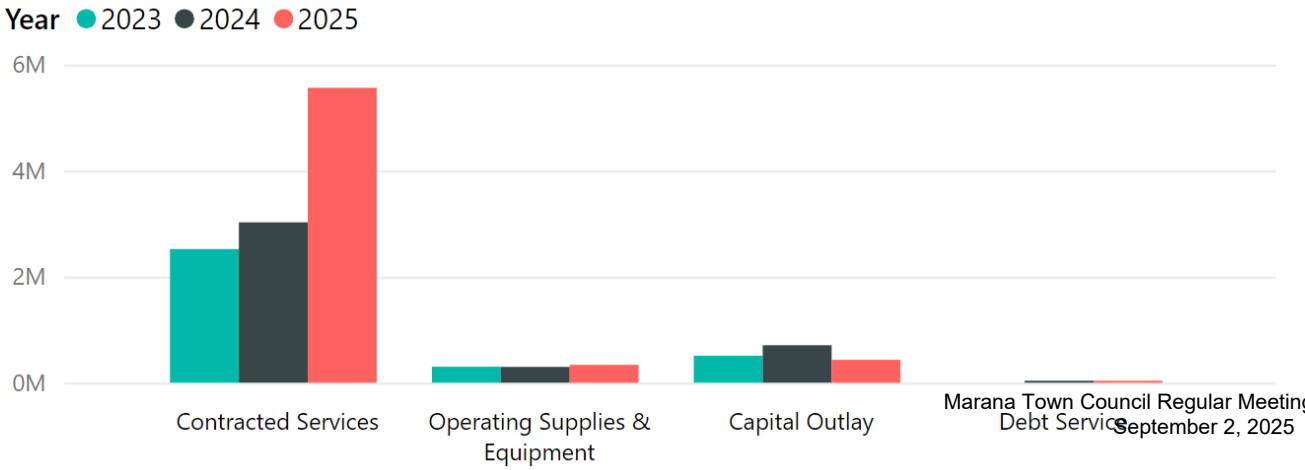
- ■ EXPENSES
- □ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Contracted Services	6,554,154	5,561,693	85%
Operating Supplies & Equipment	383,500	336,711	88%
Capital Outlay	978,522	431,109	44%
Debt Service	0	1,879	0%
Other Financing Uses	200,000		
Total	**8,116,176**	**6,331,392**	**78%**



HURF Relevant Information

HURF expenses are overall below budgeted amounts through the fourth quarter of FY2025. Contracted Services reflects expenses for the Town's Pavement Preservation program. The Town completed work carried forward from the prior year as well as the current year planned activity. Operating Supplies & Equipment expenses to date are below budgeted expectations but comparable to prior year activity. Capital Outlay is associated with construction and vehicle and equipment purchases, some of which will be carried forward to the next year. Other Financing Uses reflect restricted budget for possible monsoon storm damage or other unanticipated needs.



Category	2023	2024	2025
Contracted Services	2,520,597	3,024,415	5,561,693
Operating Supplies & Equipment	300,921	297,594	336,711
Capital Outlay	507,156	706,712	431,109
Debt Service		489	1,879
Total	**3,328,674**	**4,029,210**	**6,331,392**

FY 2024-2025 FOURTH QUARTER: TRANSPORTATION FUND

REVENUES

Select Revenue or Expense

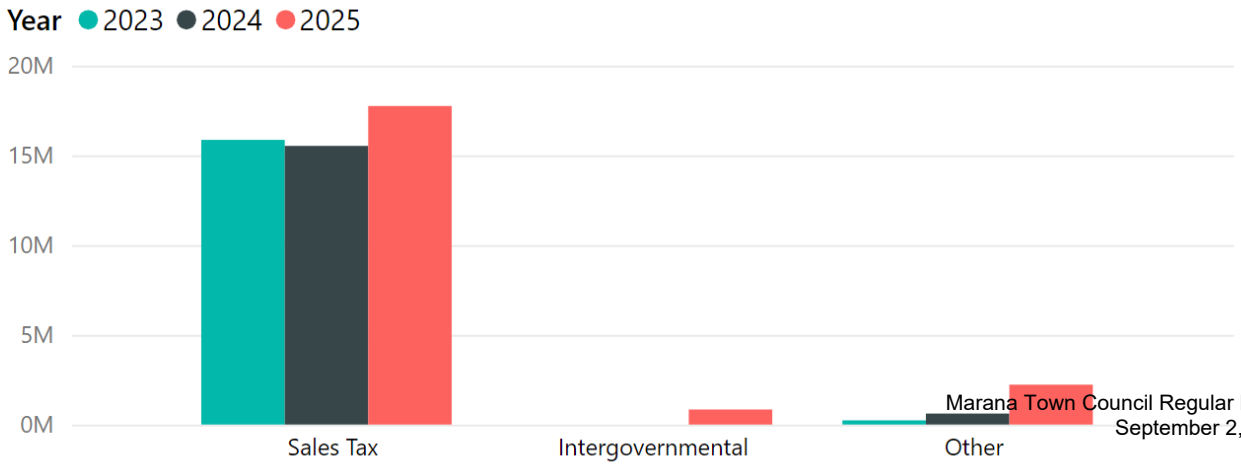
- ☐ EXPENSES
- ■ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Sales Tax	9,000,000	17,747,170	197%
Intergovernmental	0	836,398	0%
Charges for Services	1,232,526		
Other	1,858,471	2,220,077	119%
Total	**12,090,997**	**20,803,644**	**172%**



Transportation Fund Relevant Information

The Transportation Fund comprises 75% of all contracting taxes collected by the Town and is used for new road construction and reconstruction projects. Fourth quarter revenue collections are surpassing expectations to date due to stronger than anticipated construction activity throughout the Town. Intergovernmental revenues are due to an agreement with the county related to a capital project. Charges for Services is comprised of drainage in lieu of fees. Other revenue includes donations, investment income, and planned transfers.



Category	2023	2024	2025
Sales Tax	15,860,584	15,524,326	17,747,170
Intergovernmental			836,398
Other	232,679	609,937	2,220,077
Total	**16,093,263**	**16,134,263**	**20,803,644**

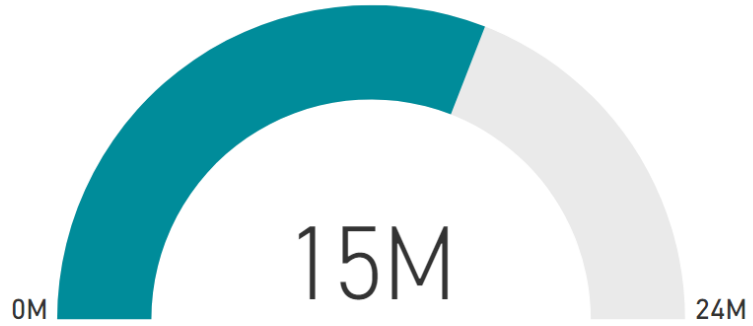
FY 2024-2025 FOURTH QUARTER: TRANSPORTATION FUND

EXPENSES

Select Revenue or Expense

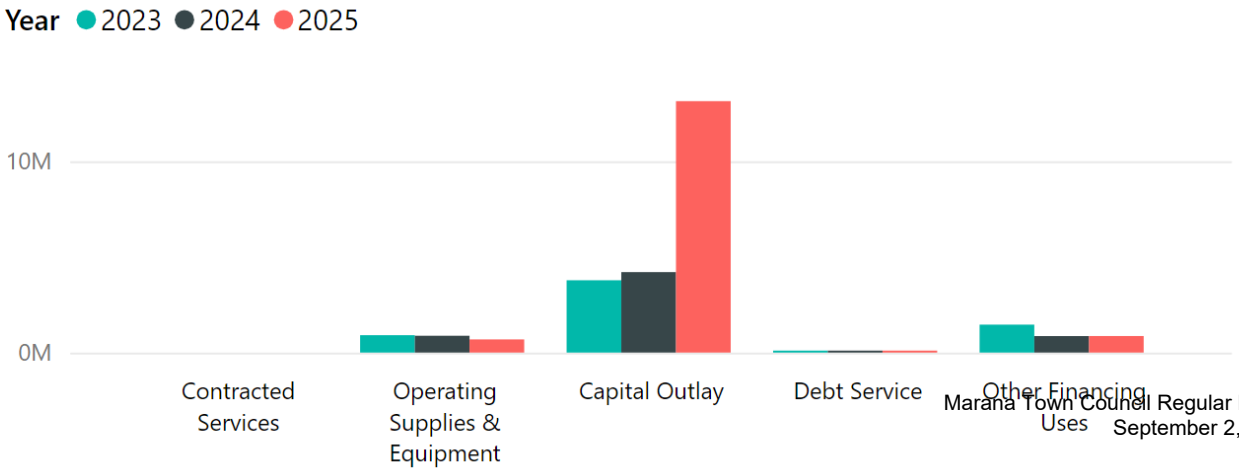
- ■ EXPENSES
- □ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Operating Supplies & Equipment	650,000	686,984	106%
Capital Outlay	31,948,301	13,139,800	41%
Debt Service	20,000	19,186	96%
Other Financing Uses	1,364,490	863,771	63%
Total	**33,982,791**	**14,709,740**	**43%**



Transportation Fund Relevant Information

Overall, Transportation Fund expenses are below budgeted levels through the fourth quarter of FY2025. Operating Supplies & Equipment is associated with ongoing developer reimbursements paid on a semi-annual basis. Capital Outlay is associated with multi-year CIP projects, including Tangerine Road widening east of I-10 and Twin Peaks Road & Rattlesnake Pass widening. Other Financing Uses is primarily associated with planned transfers related to debt service and restricted funding which was not utilized.



Category	2023	2024	2025
Operating Supplies & Equipment	**907,990**	**878,166**	**686,984**
Capital Outlay	**3,778,161**	**4,204,427**	**13,139,800**
Debt Service	**17,323**	**16,999**	**19,186**
Other Financing Uses	**1,459,224**	**861,116**	**863,771**
Total	**6,162,698**	**5,960,707**	**14,709,740**

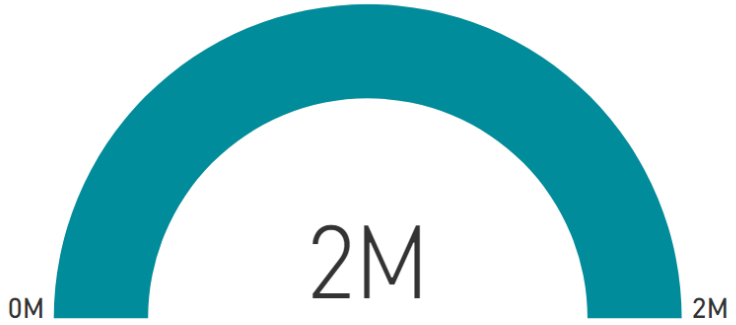
FY 2024-2025 FOURTH QUARTER: BED TAX FUND

REVENUES

Select Revenue or Expense

- ☐ EXPENSES
- ■ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Sales Tax	1,600,000	1,895,407	118%
Total	**1,600,000**	**1,895,407**	**118%**



Bed Tax Fund Relevant Information

The Bed Tax Fund accounts for the collection of the discriminatory portion of revenues restricted for tourism initiatives. Fourth quarter revenue collections for FY2025 exceeded third quarter revenue collections and surpassed budgeted expectations. Overall, hotel revenues continue to be resilient.



Category	2023	2024	2025
Sales Tax	1,913,104	1,732,071	1,895,407
Total	**1,913,104**	**1,732,071**	**1,895,407**

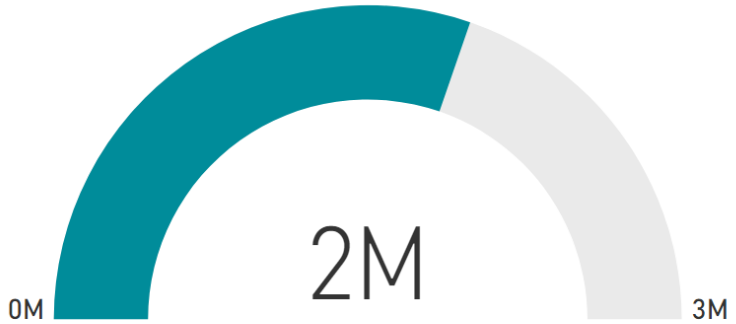
FY 2024-2025 FOURTH QUARTER: BED TAX FUND

EXPENSES

Select Revenue or Expense

- ■ EXPENSES
- □ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Personnel & Benefits	249,374	241,451	97%
Contracted Services	1,196,121	1,163,695	97%
Operating Supplies & Equipment	207,345	296,648	143%
Other Financing Uses	500,000		
Total	**2,152,840**	**1,701,795**	**79%**



Bed Tax Fund Relevant Information

The Bed Tax Fund spending is as expected through the fourth quarter of FY2025. Personnel & Benefits expenses are within expectations and include a new Tourism & Marketing Specialist. Contracted Services is primarily related to the annual State Land lease payment, which was paid in the second quarter, and also includes planned advertising costs in support of tourism activities. Operating Supplies & Equipment includes developer rebates which are higher due to higher than anticipated revenues. Other Financing Uses is restricted budget for unanticipated needs and includes $500,000 for future tourism related opportunities not yet identified by the department.



Category	2023	2024	2025
Personnel & Benefits	78,797	157,214	241,451
Contracted Services	830,907	996,597	1,163,695
Operating Supplies & Equipment	361,725	177,962	296,648
Total	**1,271,429**	**1,331,773**	**1,701,795**

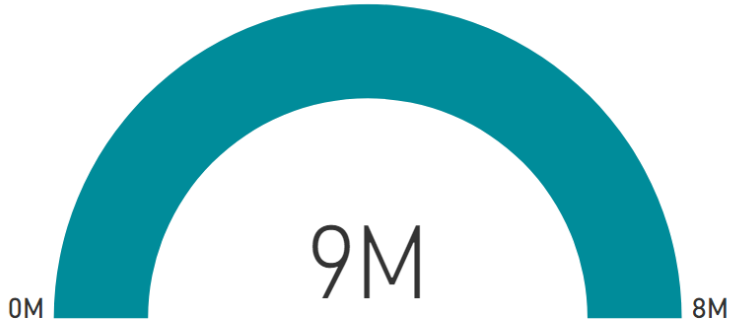
FY 2024-2025 FOURTH QUARTER: HALF CENT SALES TAX FUND

REVENUES

Select Revenue or Expense

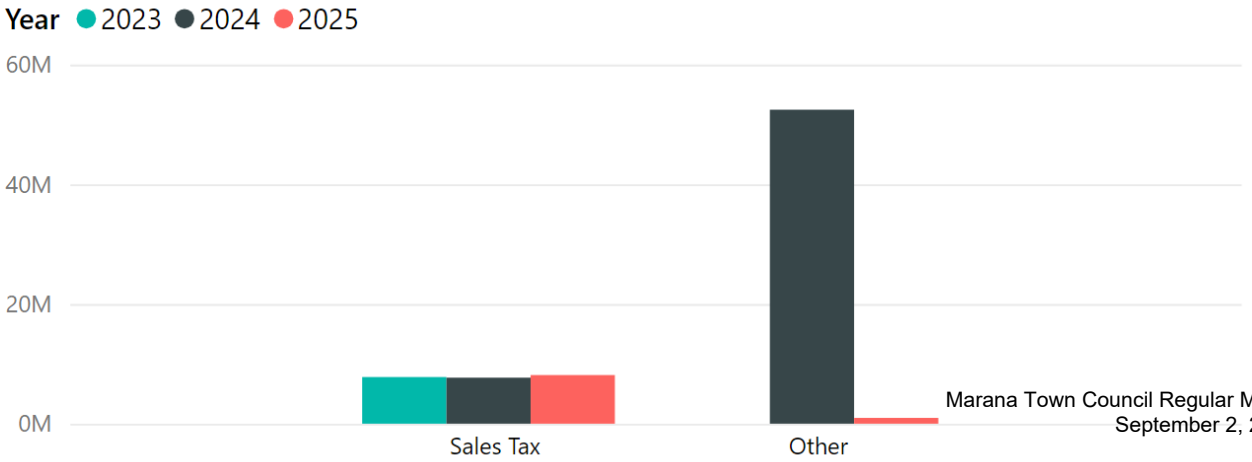
- ☐ EXPENSES
- ■ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Sales Tax	7,790,654	8,122,817	104%
Other	1,000,000	965,662	97%
Total	**8,790,654**	**9,088,480**	**103%**



1/2 Cent Sales Tax Fund Relevant Information

Town Council adopted Ordinance 2021.022 to amend the Town Tax Code by increasing the tax rate on certain activities by one-half cent for a new multi-generational recreation facility. Collections through the fourth quarter of the fiscal year continue to meet expectations as the economy remains stable. Collections from the tax continue to average more than $600,000 per month. Other revenues are related to investment income from debt proceeds to help pay for the construction of the facility.



Category	2023	2024	2025
Sales Tax	7,790,177	7,686,260	8,122,817
Other		52,467,918	965,662
Total	**7,790,177**	**60,154,178**	**9,088,480**

FY 2024-2025 FOURTH QUARTER: HALF CENT SALES TAX FUND

EXPENSES

Select Revenue or Expense

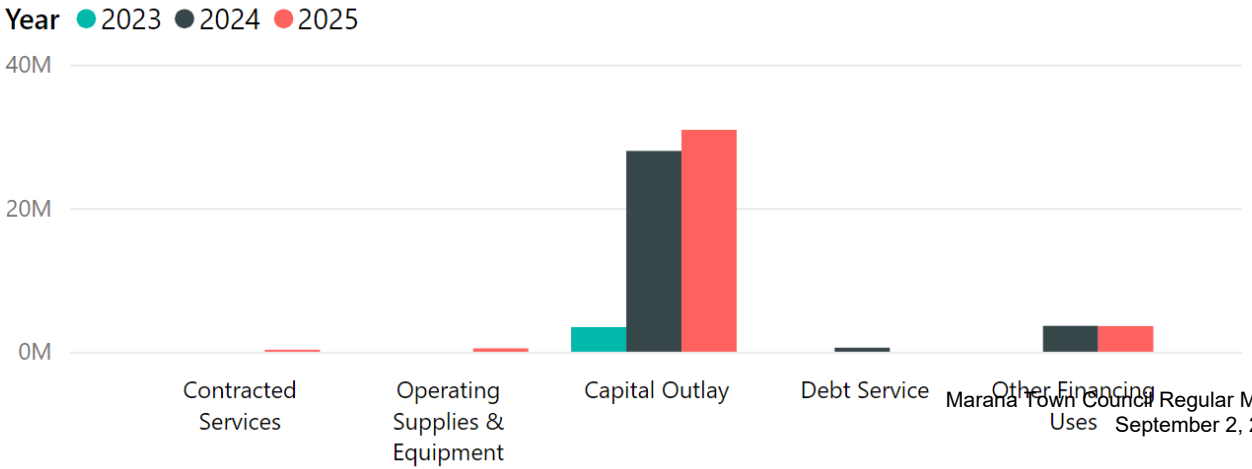
- ■ EXPENSES
- □ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Contracted Services	116,082	122,456	105%
Operating Supplies & Equipment	863,857	465,334	54%
Capital Outlay	35,309,103	30,908,876	88%
Other Financing Uses	3,591,250	3,566,592	99%
Total	**39,880,292**	**35,063,258**	**88%**



1/2 Cent Sales Tax Fund Relevant Information

The FY2025 budget is associated with the design, construction and equipping of the new multi-generational recreation facility. Construction of the facility began in the second quarter of FY2024. Capital Outlay costs reflect construction costs for the facility which was completed and opened to the public in the last quarter. Other Financing Uses is related to interfund transfers for principal and interest payments associated with debt issued to pay for the facility's construction.



Category	2023	2024	2025
Contracted Services			122,456
Operating Supplies & Equipment			465,334
Capital Outlay	3,427,974	27,965,555	30,908,876
Debt Service		559,984	
Other Financing Uses		3,600,905	3,566,592
Total	**3,427,974**	**32,126,444**	**35,063,258**

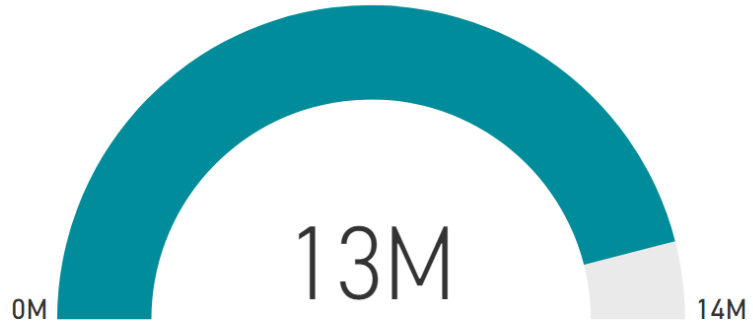
FY 2024-2025 FOURTH QUARTER: WATER OPERATING FUND

REVENUES

Select Revenue or Expense

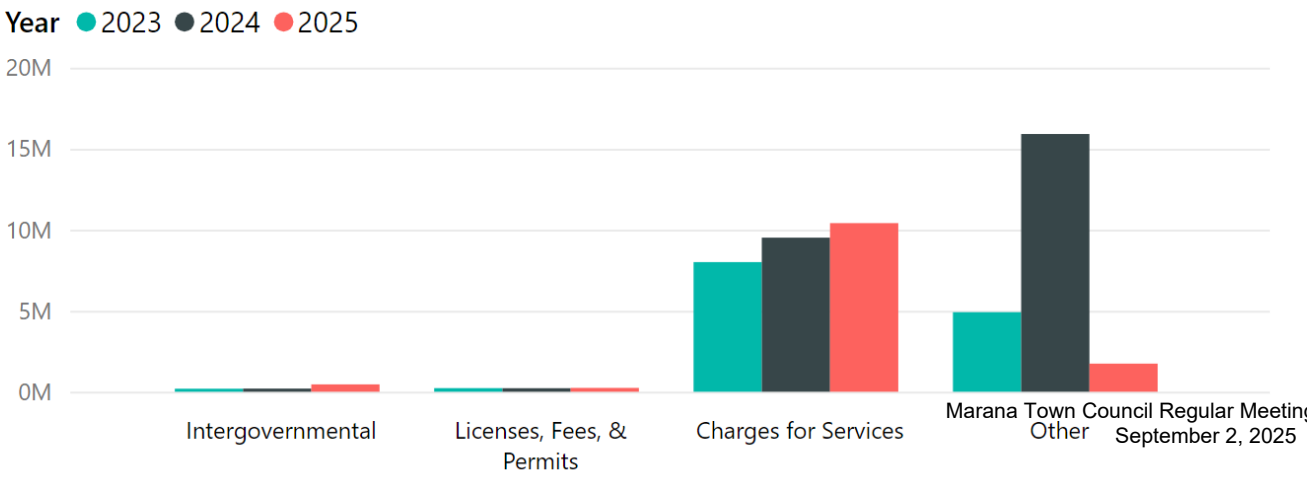
- ☐ EXPENSES
- ■ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Intergovernmental	1,386,000	454,812	33%
Licenses, Fees, & Permits	200,000	236,336	118%
Charges for Services	9,685,592	10,503,119	108%
Other	1,594,716	1,773,228	111%
Total	**12,866,308**	**12,967,494**	**101%**



Water Fund Relevant Information

The current rates and fees for Marana Water customers can be found at - http://www.maranaaz.gov/water-rates-and-fees. Charges for Services (water sales) comprise the majority of the revenue for the fund. Revenue collections through the fourth quarter of FY2025 are slightly greater than budget expectations due to strong account growth. Intergovernmental includes anticipated revenues from WIFA and other grants, which are recorded on a reimbursement basis, as well as water credits. Other revenue is primarily comprised of interfund transfers used for debt service payments.



Category	2023	2024	2025
Intergovernmental	186,409	195,283	454,812
Licenses, Fees, & Permits	222,542	217,993	236,336
Charges for Services	8,072,385	9,603,840	10,503,119
Other	4,945,960	15,941,463	1,773,228
Total	**13,427,295**	**25,958,580**	**12,967,494**

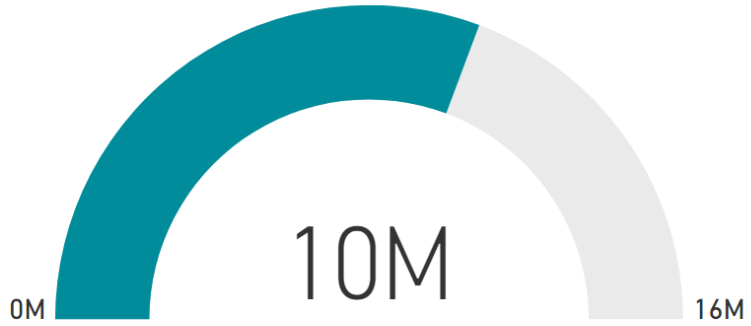
FY 2024-2025 FOURTH QUARTER: WATER OPERATING FUND

EXPENSES

Select Revenue or Expense

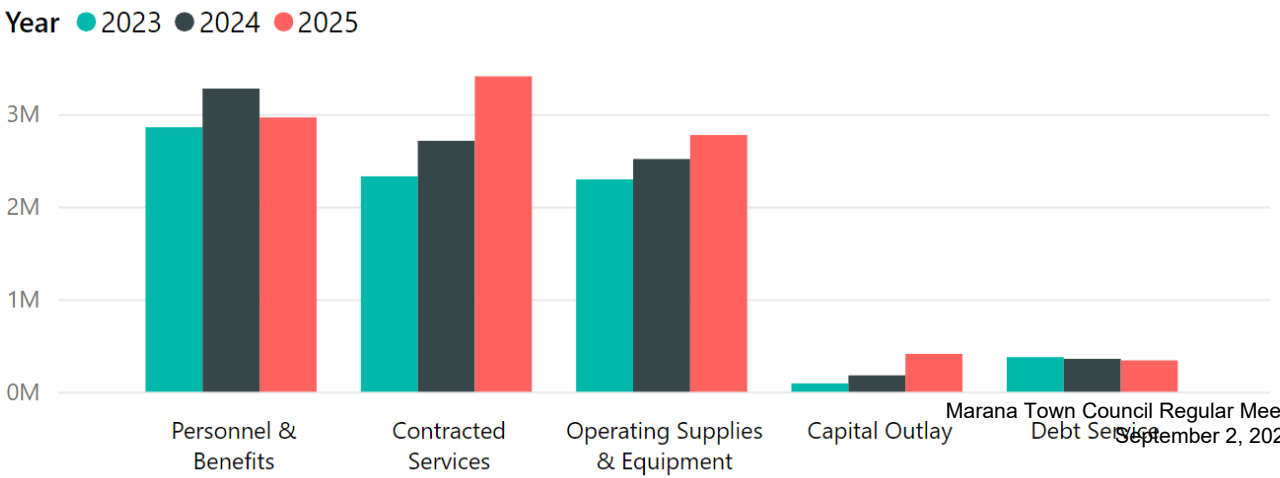
- ■ EXPENSES
- □ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Personnel & Benefits	3,792,917	2,962,082	78%
Contracted Services	3,936,262	3,405,155	87%
Operating Supplies & Equipment	2,895,622	2,772,511	96%
Capital Outlay	392,850	408,698	104%
Debt Service	1,384,586	338,500	24%
Other Financing Uses	3,453,062		
Total	**15,855,299**	**9,886,946**	**62%**



Water Fund Relevant Information

Overall, FY2025 fourth quarter expenses for the Water Operating Fund are below budget levels but within expectations. Personnel & Benefits are below expectations due to higher than anticipated turnover in several positions, many of which have now been filled. Capital Outlay budget is for vehicle purchases which were slightly higher than anticipated. Debt Service is related to WIFA loan and bond payments during FY2025. Capital costs associated with infrastructure and CIP projects are captured in separate funds. Other Financing Uses is associated with transfers to the Water Capital Fund for the construction of capital projects.



Category	2023	2024	2025
Personnel & Benefits	2,856,443	3,274,172	2,962,082
Contracted Services	2,325,932	2,709,909	3,405,155
Operating Supplies & Equipment	2,293,390	2,512,839	2,772,511
Capital Outlay	90,339	177,141	408,698
Debt Service	373,785	355,437	338,500
Total	**7,939,889**	**9,029,499**	**9,886,946**

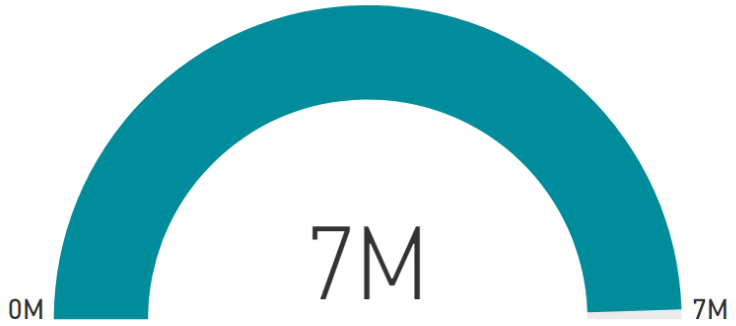
FY 2024-2025 FOURTH QUARTER: WATER RECLAMATION OPERATING FUND

REVENUES

Select Revenue or Expense

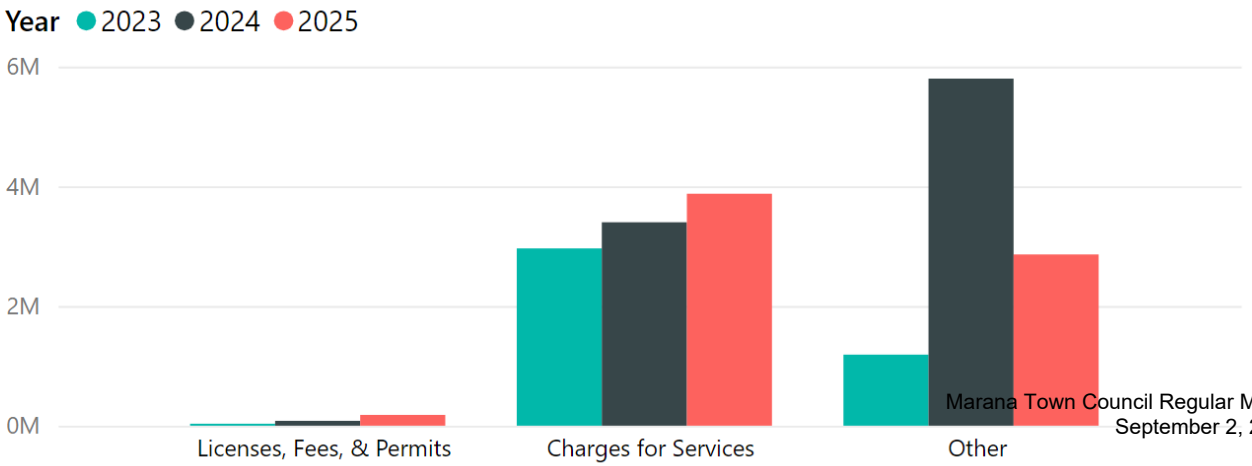
- ☐ EXPENSES
- ■ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Licenses, Fees, & Permits	100,000	179,958	180%
Charges for Services	3,645,407	3,875,148	106%
Other	2,994,534	2,862,466	96%
Total	**6,739,941**	**6,917,572**	**103%**



Water Reclamation Fund Relevant Information

The current rates and fees for Marana Sewer customers can be found at - http://www.maranaaz.gov/water-rates-and-fees. Charges for Services (sewer rates) comprise the majority of the revenue for the fund. Overall, FY2025 fourth quarter revenue collections meet expectations. Other planned revenue is primarily related to budgeted transfers between funds for debt service payments.



Category	2023	2024	2025
Licenses, Fees, & Permits	30,995	80,876	179,958
Charges for Services	2,961,592	3,398,303	3,875,148
Other	1,186,881	5,798,266	2,862,466
Total	**4,179,468**	**9,277,445**	**6,917,572**

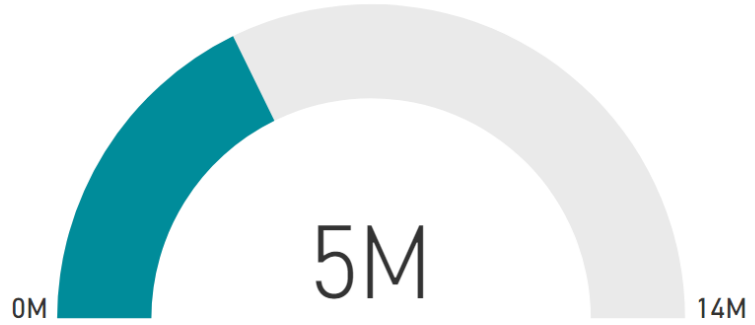
FY 2024-2025 FOURTH QUARTER: WATER RECLAMATION OPERATING FUND

EXPENSES

Select Revenue or Expense

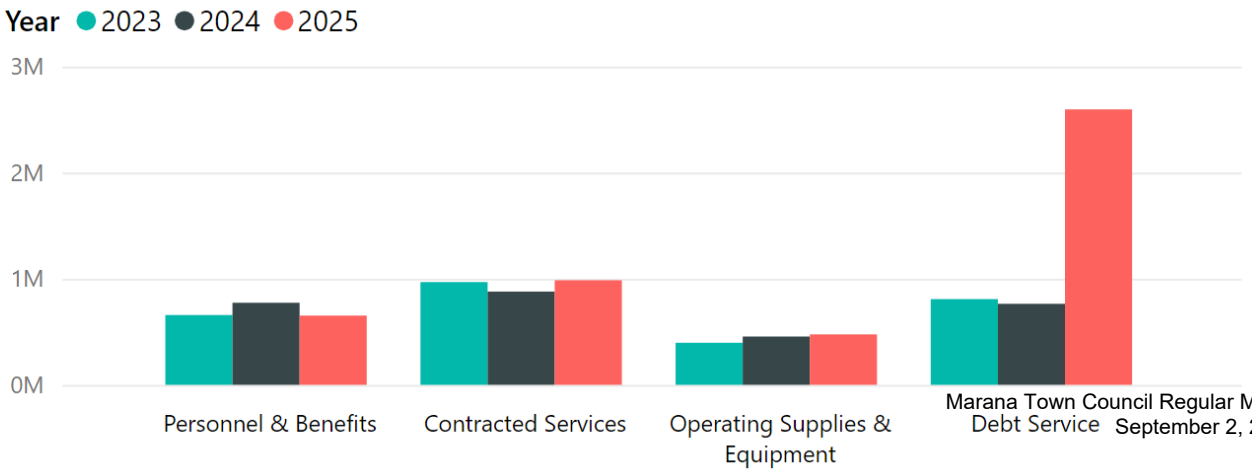
- ■ EXPENSES
- □ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Personnel & Benefits	847,840	652,603	77%
Contracted Services	1,656,800	985,587	59%
Operating Supplies & Equipment	580,623	475,354	82%
Capital Outlay	164,000	106,502	65%
Debt Service	2,465,530	2,596,103	105%
Other Financing Uses	1,747,932		
Total	**7,462,725**	**4,816,149**	**65%**



Water Reclamation Fund Relevant Information

Overall, fourth quarter expenses for the Water Reclamation Operating Fund are below budget expectations but comparable to prior year activity. Debt Service is related to annual WIFA loan and bond payments. Capital costs associated with infrastructure and CIP projects are captured in separate funds. Other Financing Uses is associated with transfers for capital improvement projects.



Category	2023	2024	2025
Personnel & Benefits	657,973	773,490	652,603
Contracted Services	968,393	876,921	985,587
Operating Supplies & Equipment	395,925	455,207	475,354
Capital Outlay	229,991	335,893	106,502
Debt Service	807,910	763,710	2,596,103
Other Financing Uses	50,000	14,185,150	
Total	**3,110,193**	**17,390,370**	**4,816,149**

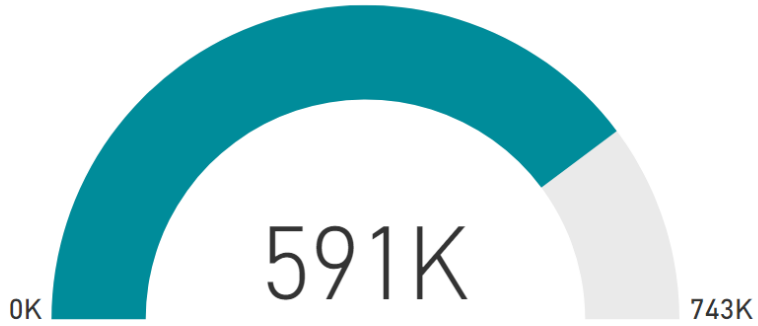
FY 2024-2025 FOURTH QUARTER: AIRPORT OPERATING FUND

REVENUES

Select Revenue or Expense

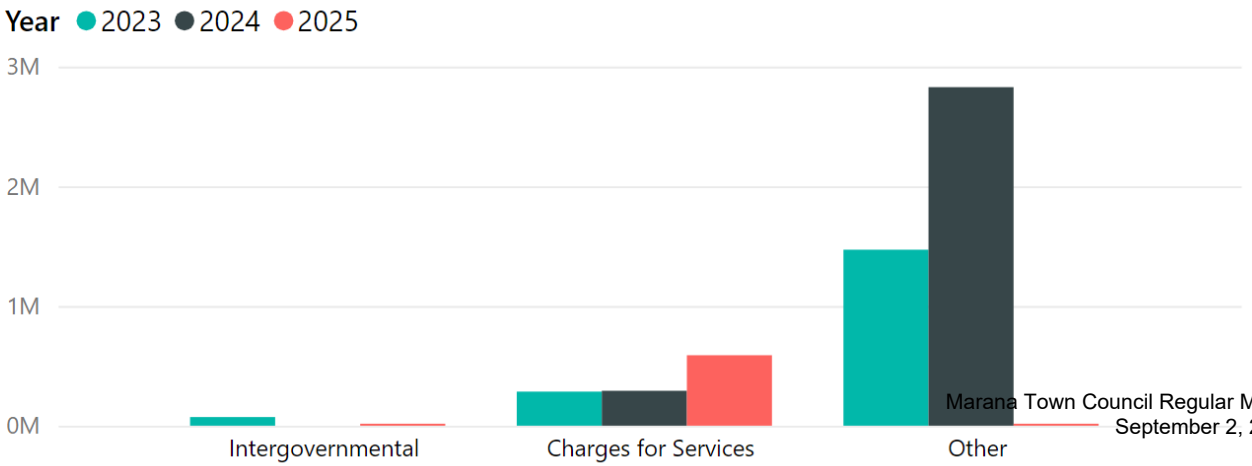
- ☐ EXPENSES
- ■ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Intergovernmental	0	1,512	0%
Licenses, Fees, & Permits	0	100	0%
Charges for Services	368,551	588,423	160%
Other	488,954	1,370	0%
Total	857,505	591,405	69%



Airport Fund Relevant Information

Overall, fourth quarter revenue collections for the Airport Fund exceed expectations. Increased revenues from Charges for Services is due to renegotiated leases as well as prior year underpaid lease payments. Other revenue is primarily comprised of miscellaneous revenues and transfers between funds scheduled to be completed as the Town reconciles and closes the books at the end of the fiscal year.



Category	2023	2024	2025
Intergovernmental	72,000		1,512
Licenses, Fees, & Permits	150	250	100
Charges for Services	284,470	291,460	588,423
Other	1,469,985	2,827,762	1,370
Total	1,826,605	3,119,471	591,405

FY 2024-2025 FOURTH QUARTER: AIRPORT OPERATING FUND

EXPENSES

Select Revenue or Expense

- ■ EXPENSES
- □ REVENUES

Category	FY 2025 Budget	Actual	% Budget
Personnel & Benefits	437,730	391,973	90%
Contracted Services	259,850	132,486	51%
Operating Supplies & Equipment	76,925	60,080	78%
Capital Outlay	83,000	90,183	109%
Total	857,505	674,721	79%



Airport Fund Relevant Information

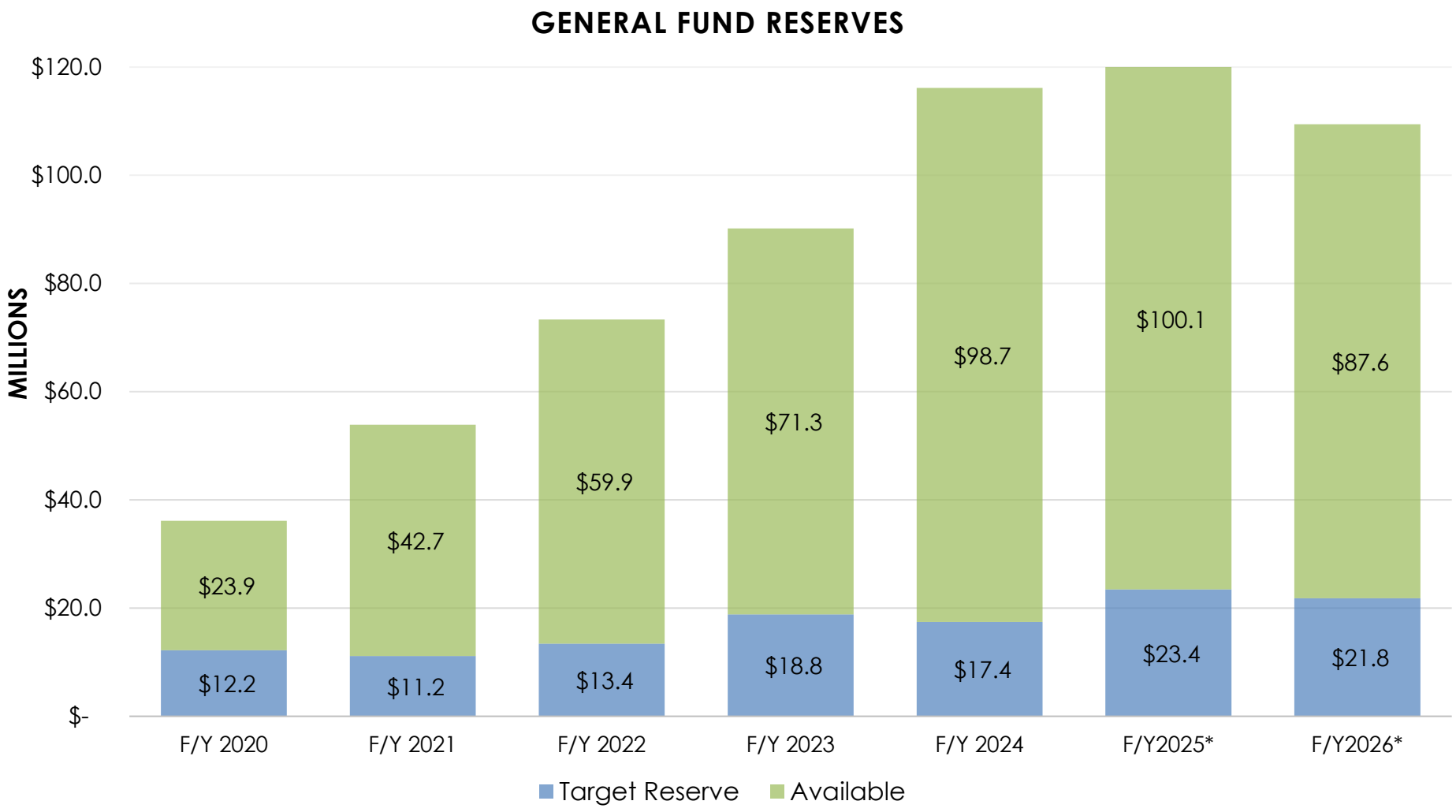
Overall, expenses for the Airport Fund exceed expectations through the fourth quarter of FY2025. Contracted Services general maintenance expenses were less than anticipated to date. Costs related to CIP projects are captured in other funds. Capital Outlay is slightly above expectations due to a capital equipment purchase.



Category	2023	2024	2025
Personnel & Benefits	309,492	316,851	391,973
Contracted Services	162,240	195,068	132,486
Operating Supplies & Equipment	55,301	60,723	60,080
Capital Outlay	17,790		90,183
Total	544,822	572,641	674,721

GENERAL FUND AVAILABLE BALANCES

PRELIMINARY YEAR END RESULTS FY25



Note: Balances presented exclude other assigned balances.
**Estimated ending balances based on projections*

Council-Regular Meeting **C1**

Meeting Date: 09/02/2025

To: Mayor and Council

Submitted For: Jennifer Flood, Public Works Deputy Director

From: Alexandra Chavez, Project Coordinator CIP

Date: September 2, 2025

Strategic Plan Focus Area:
Proactive Public Services

Strategic Plan Focus Area Additional Info:
Foster an open atmosphere that embraces change, creativity, innovation and calculated risk, and maintains the Town's high-quality customer service.

Subject: Ordinance No. 2025.018: Relating to Traffic and Highways; amending Town Code Title 12 (Traffic and Highways), Chapter 12-7 (Construction in Town Rights- of-Way); revising section 12-7-5 (Permit process; grounds for denial) to revise permit application requirements; and designating an effective date (Jennifer Flood)

Discussion:

Town Code Chapter 12-7 governs construction in Town right-of-way. It requires any person, contractor, firm, utility company or corporation desiring to dig any hole, drain, trench or ditch in any public right-of-way or desiring to construct, remove or change any public improvement in any public right-of-way, or desiring to cut, trench, pothole or excavate any public right-of-way, or desiring to use any public right-of-way for traffic control, construction haul routes, landscape maintenance, maintenance of underground facilities or temporary parking, to first apply for and obtain a permit from the town engineer.

Section 12-7-5 sets forth the application requirements for a right-of-way permit. On August 1, 2023, the Town Council adopted Ordinance No. 2023.023, which removed bonding requirements for right-of-way permits. This item aims to restore the

aforementioned bonding requirements. The proposed ordinance will require applicants to post a bond in an amount equal to the cost of construction for all required improvements plus 15% to ensure completion of the proposed work. The proposed ordinance also includes new language that will allow the Town Engineer to waive the bonding requirements by making a written finding specifying the reason the bond or assurance is not needed to ensure completion of the proposed work for the permit in question.

Additionally, this proposed ordinance adds clarifying language in relation to insurance requirements and business licenses for right-of-way permits.

The purpose of this ordinance is to ensure the Town continues to provide high-quality customer service while upholding the best interests of the community. Staff conducted research to assess process and standards for right-of-way permits from peer jurisdictions with regard to requirements for performance bond requirements. Research findings were used to develop the recommended amendments adopted by Ordinance 2023.023. These recommendations were based on the factors that requiring bonds for right-of-way permits increases the administrative burden for the Town and increases expenses for applicants. However, recent software investments by the Town have allowed staff to optimize the management of performance bonds and ultimately streamline workflows.

These new software investments have also led staff to reevaluate the previous assessment regarding management of performance bonds. The use of such new software will reduce the administrative burden of managing performance bonds by integrating a new methodology to track policy information associated with each right-of-way bond. Ultimately, allowing for time-savings from automating repetitive tasks and enhancing employee efficiency.

Performance bonds are a common practice which allows the Town to be in a position to better manage risks associated with right-of-way permits. Such bonds also serve the interest of the contractor. As such, bond premiums are often necessary business expenses for contractors. Requiring performance bonds as part of the Town's right-of-way permitting process would not create an inordinate financial burden on the contractor. This proposed ordinance will restore the original bond requirements, which can now be efficiently managed due to recent software investments. Additionally, performance bond requirements will not place an unreasonable financial strain on contractors and will be in alignment with common industry practices.

Staff Recommendation:

Staff recommends approval of the ordinance.

Suggested Motion:

I move to adopt Ordinance No. 2025.018, amending Town Code Title 12 (Traffic and Highways), Chapter 12-7 (Construction in Town Rights-of-Way); revising section 12-7-5 (Permit process; grounds for denial) to revise permit application requirements.

Attachments

Ordinance No. 2025.018

MARANA ORDINANCE NO. 2025.018

RELATING TO TRAFFIC AND HIGHWAYS; AMENDING TOWN CODE TITLE 12 (TRAFFIC AND HIGHWAYS), CHAPTER 12-7 (CONSTRUCTION IN TOWN RIGHTS-OF-WAY); REVISING SECTION 12-7-5 (PERMIT PROCESS; GROUNDS FOR DENIAL) TO REVISE PERMIT APPLICATION REQUIREMENTS; AND DESIGNATING AN EFFECTIVE DATE

WHEREAS the Town Council is authorized by A.R.S. § 9-240 to exercise exclusive control over the streets, alleys, avenues and sidewalks of the town; and

WHEREAS on January 22, 2008, the Town Council adopted Ordinance No. 2008.04, adding Chapter 12-7 "Construction in Town Rights-of-Way" to the Marana Town Code, which chapter has been amended from time to time; and

WHEREAS the Town Council finds that revision of the regulations for construction in Town rights-of-way as set forth in this ordinance is in the best interests of the Town and its residents.

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

SECTION 1. Marana Town Code Title 12 (Traffic and Highways) is hereby amended to revise section 12-7-5 (Permit process; grounds for denial) as follows (with additions shown with double-underlining and deletions shown with ~~strikeouts~~):

12-7-5 Permit process; grounds for denial

A. Application forms for permits required by this chapter shall be obtained from the town. Completed applications, accompanied by payment of all applicable permit fees, shall be submitted electronically ~~either by mail or in person~~ to the town engineer.

B. Before issuance of any permit, each applicant will be required to do all of the following:

1. Provide evidence of the applicant's right to use the public right-of-way, typically by obtaining a town right-of-way license or franchise agreement.

2. Furnish insurance for both the applicant and the contractor in a form satisfactory to the town, indemnifying, defending and holding harmless the town, its officers, departments, employees and agents from and against any and all suits, actions, legal or administrative proceedings, claims, demands or

damages of any kind or nature, arising out of the work under the permit, which are attributed to any act or omission of the applicant, its agents, employees or anyone acting under its direction, control or on its behalf.

[No amendments to subparagraphs 3 through 5]

6. Obtain a business license for both the applicant and the contractor from the town as required by chapter 9-2 of this code.

7. Unless waived by the town engineer, post bonds or other cash forms of assurance with the town in an amount equal to the cost of construction for all required improvements plus 15% to ensure completion of the proposed work. Third party trust forms of assurance are not acceptable for work in the public right-of-way. The town engineer may waive the requirement to post bonds or other cash forms of assurance by making a written finding specifying the reason the bond or assurance is not needed to ensure completion of the proposed work for the permit in question.

[No amendments to paragraphs C through E]

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 2nd day of September, 2025.

_____
Mayor Jon Post

ATTEST:

_____
Jill McCleary, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

Council-Regular Meeting **C2**

Meeting Date: 09/02/2025

To: Mayor and Council

Submitted For: Scott Radden, Senior Planner

From: Scott Radden, Senior Planner

Date: September 2, 2025

Strategic Plan Focus Area:
Not Applicable

Subject: Resolution No. 2025-088: Relating to Development; approving the Amended Plat for The Enclave at Twin Peaks, Lots 1-74, Common Area "A" (Natural Open Space, Landscape, Drainage & Public Utilities), Common Area "B" (Recreation Area, Open Space, Landscape & Public Utilities) and Common Area "C" (Open Space, Drainage & Landscape) located directly northeast of the Camino De Mañana and Twin Peaks Road intersection, in a portion of Section 12, Township 12 South, Range 12 East (Scott S. Radden)

Discussion:

Request

The WLB Group, Inc., representing the Property Owners, KC Twin Peaks LLC, is requesting approval of an amended plat for The Enclave at Twin Peaks, Lots 1 Through 74, Common Area "A" (Natural Open Space, Landscape, Drainage & Public Utilities), Common Area "B" (Recreation Area, Open Space, Landscape & Public Utilities) and Common Area "C" (Open Space, Drainage & Landscape). The 38.7-acre subdivision consists of 74 single-family residential lots, approximately 21 acres of land area for natural open space, drainage, landscaped common area, pedestrian paths, utilities and recreational area. The amended plat is a resubdivision of The Enclave at Twin Peaks, Lots 1-70, and Common Areas "A" – "C" as recorded in Seq.# 20241510186. The proposed subdivision is located directly northeast of the Camino de Mañana and Twin Peaks Road Intersection.

Zoning and Land Use

The zoning of the proposed subdivision is R-7 single-family residential. The development standards require a minimum lot size of 7,000 square feet. The minimum lot size proposed by this plat is 7,609 square feet, the maximum is 14,754 square feet, and the average lot size is 8,387 square feet. The gross density proposed is 1.91 residences per acre (RAC).

A 0.37-acre recreation area is proposed in Common Area “B," that will provide active recreation opportunities for residents of the subdivision. The recreation area will be developed as an internal park with amenities including: a ramada structure with two picnic tables, two turf areas, a children's play structure with sun cover, bench seating, bicycle parking, trash receptacles and a pet waste station. The recreation areas will be connected to a pedestrian trail system within the subdivision by a four-foot natural earthen trail. Similar natural earth paths will be constructed through many of the common areas within the subdivision, creating a network of pedestrian amenities. There is a proposed shared-use path on Camino De Mañana that extends from the existing Twin Peaks Road sidewalk up the eastern boundary of the subdivision and the existing Regional Trail #176. Marana SUP-4 is directly across Twin Peaks Road on the west side.

Location
The subdivision is located directly northeast of the Camino de Mañana / Twin Peaks Road intersection, in a portion of Section 12, Township 12 South, Range 12 East.

Access and Traffic Circulation
Access to the subdivision will be provided by three separate points. Two access points (Pearl Hawk Lane and Ginger Cat Lane) are directly off Twin Peaks Road, and Linda Wolf Lane will be accessed from Camino de Mañana. Approximately 0.68 miles of new public streets will be constructed within this subdivision.

Infrastructure and Utilities
This subdivision will be served by Pima County Regional Wastewater Reclamation Department for wastewater service, Marana Water for water service, Southwest Gas and TRICO.

Preliminary Plat
The preliminary plat for The Preserve at Twin Peaks was approved by staff on February 22, 2023.

Staff Recommendation:

Staff has reviewed the proposed plat against the requirements of the Marana Land Development Code, the Twin Peaks Corridor Study, the Marana General Plan and Rezoning Ordinance No. 2021.011. The proposed amended plat is in substantial conformance with all required development regulations, and staff recommends approval.

Suggested Motion:

I move to adopt Resolution No. 2025-088, approving the Amended Plat for The Enclave at Twin Peaks, Lots 1 through 74, and Common Areas "A" through "C."

Attachments

Resolution No. 2025-088
Final Plat
Location Map
Application

MARANA RESOLUTION NO. 2025-088

RELATING TO DEVELOPMENT; APPROVING THE AMENDED PLAT FOR THE ENCLAVE AT TWIN PEAKS, LOTS 1-74, COMMON AREA "A" (NATURAL OPEN SPACE, LANDSCAPE, DRAINAGE & PUBLIC UTILITIES), COMMON AREA "B" (RECREATION AREA, OPEN SPACE, LANDSCAPE & PUBLIC UTILITIES), COMMON AREA "C" (OPEN SPACE, DRAINAGE & LANDSCAPE) LOCATED DIRECTLY NORTHEAST OF THE CAMINO DE MAÑANA AND TWIN PEAKS ROAD INTERSECTION, IN A PORTION OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 12 EAST

WHEREAS, on August 3, 2021, the Mayor and Town Council adopted Ordinance No. 2021.11, approving a rezoning of approximately 38 acres of land located east of Twin Peaks Road, South of Tangerine Road, and West of Camino De Mañana (the "Rezoning Area" from R-36 (Residential) to R-7 (Residential); and

WHEREAS, on May 21, 2024, the Mayor and Town Council adopted Resolution 2024-045, approving the final plat for the Rezoning Area as The Enclave at Twin Peaks, Lots 1 through 70, Common Area "A" (Open Space, Drainage, Landscape, Public Utilities, Common Area "B" (Recreation Area, Open Space & Public Utilities), Common Area "C" (Open Space, Drainage & Landscape), as recorded in Sequence #20241510186; and

WHEREAS The WLB Group, Inc., representing the Property Owners, KC Twin Peaks, LLC, has applied for approval of the Amended Final Plat for The Enclave at Twin Peaks, Lots 1-74, Common Area "A" (Natural Open Space, Landscape, Drainage & Public Utilities, Common Area "B" (Recreation Area, Open Space, Landscape & Public Utilities), Common Area "C" (Open Space, Drainage & Landscape) located directly northeast of the Camino de Mañana and Twin Peaks Road intersection (the "Amended Final Plat for The Enclave at Twin Peaks, Lots 1-74"); and

WHEREAS the Mayor and Town Council, at its September 2, 2025, meeting, determined that the Amended Final Plat for The Enclave at Twin Peaks, Lots 1-74 should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, that the Amended Final Plat for The Enclave at Twin Peaks, Lots 1-74 is hereby approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 2nd day of September, 2025.

_____
Mayor Jon Post

ATTEST:

_____
Jill McCleary, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall Town Attorney

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION =1,685,302 SQ.FT., OR 38.69 ACRES, MORE OR LESS.
2. THE ZONING FOR THIS PROJECT IS R-7 (RESIDENTIAL). THIS PROJECT SHALL COMPLY WITH THE TERMS AND CONDITIONS OF MARANA ORDINANCE NO. 2021.011 AND THE TWIN PEAKS CORRIDOR STUDY.
3. THE NUMBER OF LOTS IS 74 AND GROSS DENSITY IS 1.91 RAC.
4. THE MINIMUM ALLOWABLE LOT SIZE IS SEVEN THOUSAND (7,000) SQUARE FEET.
5. LOT SIZE:
   MAXIMUM LOT AREA=14,754 SQ FT.
   MINIMUM LOT AREA=7,609 SQ. FT.
   AVERAGE LOT SIZE IS 8,387 SQ. FT.
6. BUILDING HEIGHTS: BUILDINGS AND STRUCTURES SHALL HAVE HEIGHT NOT GREATER THAN TWO-STORIES OR THIRTY (30) FEET. MARANA ORDINANCE NO. 2021.011 RESTRICTED LOTS 1-3, 47, 48 AND 71-73, AS IDENTIFIED ON THE PRELIMINARY DEVELOPMENT PLAN APPROVED AT THE TIME OF REZONING, TO ONE STORY. DUE TO RECONFIGURATION AND RENUMBERING OF THE LOTS, THE EQUIVALENT LOTS ON THIS PLAT THAT ARE LIMITED TO ONE STORY ARE LOTS 1-2, 33, AND 57-60.
7. MINIMUM FRONT, SIDE AND REAR YARDS SETBACKS
   A. THE REQUIRED FRONT YARD SETBACK SHALL BE A MINIMUM OF SIXTEEN (16) FEET, EXCEPT WHERE GARAGES OPEN OR FACE DIRECTLY ONTO AN ABUTTING STREET, IN WHICH CASE THE GARAGE SETBACK SHALL BE A MINIMUM OF TWENTY (20) FEET.
   B. THE REQUIRED SIDE YARD SETBACK SHALL BE A MINIMUM OF FIVE (5) FEET, WITH A STREET SIDE SIDE YARD SETBACK HAVING A MINIMUM OF TEN (10) FEET.
   C. THE REQUIRED REAR YARD SETBACK SHALL BE A MINIMUM OF FIFTEEN (15) FEET.
   D. CORNER LOTS SHALL BE AT LEAST FIVE FEET WIDER THAN THE MINIMUM LOT WIDTH OF THE ZONE TO PERMIT CONFORMANCE WITH THE REQUIRED STREET SIDE YARD REQUIREMENTS AND SIGHT VISIBILITY TRIANGLES.
8. PARKING SPACES: 2 PER LOT IN GARAGE; 2 PER LOT IN DRIVEWAY = 296 SPACES.
9. NO FURTHER SUBDIVIDING OR LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
10. 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.
11. 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.
12. 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.
13. 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.
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. A TOTAL OF 0.65 MILES OF NEW STREETS WILL BE CONSTRUCTED (ALL STREETS ARE PUBLIC).
16. 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.
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. ALL DEVELOPMENT WITHIN THE PLAT AREA WILL BE SUBJECT TO THE TOWN OF MARANA RESIDENTIAL DESIGN STANDARDS.
19. ZONES 'AO-1' ALLUVIAL FAN AND 'X' FEMA INFORMATION SHOWN FROM FEMA FIRM No. 04019C1065L, REVISION DATE OF JUNE 16, 2011.
20. THERE WILL BE NO CONSTRUCTION WITHIN THE ENVIRONMENTAL BUFFER.
21. PURSUANT TO MARANA ORDINANCE NO. 2021.11, THE TWIN PEAKS CORRIDOR STUDY, AND THE GRADING PLANS FOR THE PROJECT, PLAN NO. ENG2301-006, A PAVED, MEANDERING SHARED-USE- PATH SHALL BE CONSTRUCTED ALONG CAMINO DE MANANA WITHIN PORTIONS OF COMMON AREA "A" AND THE CAMINO DE MANANA RIGHT-OF-WAY. INSTALLATION OF PORTIONS OF THE SHARED-USE PATH IN THE PUBLIC RIGHT-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. PORTIONS OF THE PUBLIC RIGHT-OF-WAY DEDICATED BY THE ENCLAVE AT TWIN PEAKS PLAT, RECORDED IN THE PIMA COUNTY RECORDER'S OFFICE AT SEQUENCE NUMBER 20241510186, ARE BEING ABANDONED IN EXCHANGE FOR NEW PUBLIC ROADWAYS AS SHOWN ON THIS PLAT PURSUANT TO A.R.S. §28-7203 AND AS INDICATED IN THE MARANA TOWN COUNCIL RESOLUTION APPROVING THIS PLAT. ADDITIONALLY, PURSUANT TO A.R.S. §9-402(E), THE TOWN OF MARANA BY ITS APPROVAL OF THIS PLAT ABANDONS IN FAVOR OF THE SUBDIVIDER VARIOUS PUBLIC EASEMENTS APPURTENANT TO THE ABANDONED RIGHT-OF-WAY, INCLUDING THE 1' NO ACCESS EASEMENTS, PUBLIC UTILITY EASEMENTS, PUBLIC WATER EASEMENTS, PUBLIC SEWER EASEMENTS, PUBLIC WATER/SEWER EASEMENTS, AND EMERGENCY ACCESS AND PUBLIC WATER EASEMENT IN EXCHANGE FOR NEW EASEMENTS OF THE SAME SIZE AND TYPE AS ESTABLISHED ON THIS PLAT TO CORRESPOND TO THE NEW PUBLIC ROADWAYS AS DEPICTED ON THIS PLAT.

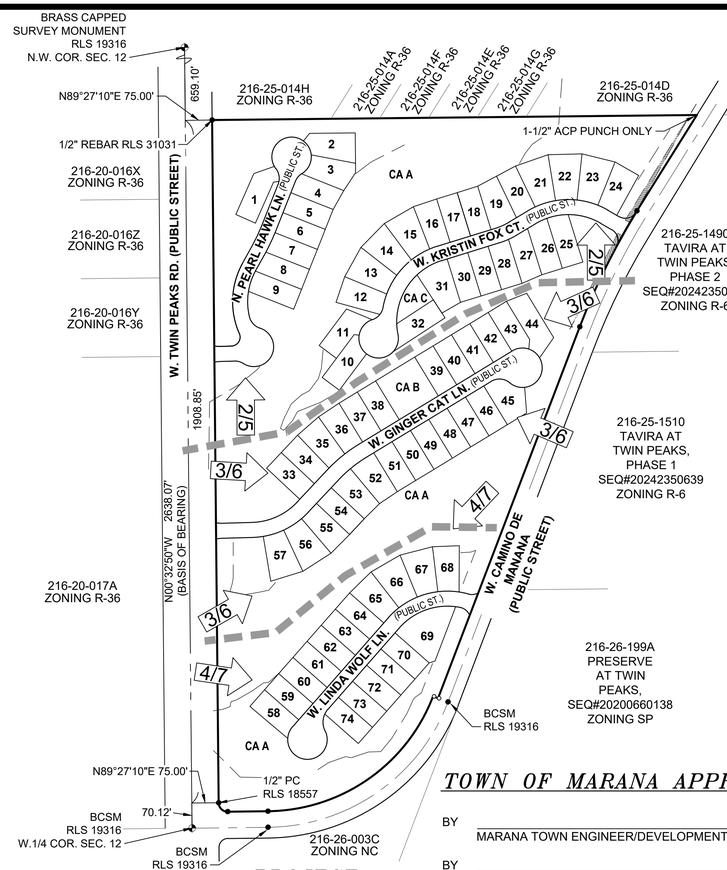
(SEE SHEET 9 FOR ADDITIONAL NOTES)

ASSURANCES

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

BY _____ _____
TOWN OF MARANA DATE

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



PROJECT LAYOUT

SCALE: 1"=200'

LAND USES

LAND AREA:		USE:
COMMON AREA "A":	19.97 Acres	OPEN SPACE / DRAINAGE / LANDSCAPE / PUBLIC UTILITIES
COMMON AREA "B":	0.37 Acres	RECREATION AREA / OPEN SPACE / LANDSCAPE /PUBLIC UTILITIES
COMMON AREA "C":	0.15 Acres	OPEN SPACE / DRAINAGE / LANDSCAPE
RESIDENTIAL LOTS:	14.28 Acres	
NEW PUBLIC RIGHT-OF-WAY:	3.92 Acres	
TOTAL AREA:	38.69 Acres	

LEGEND

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

ASSURED WATER SUPPLY

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

BY _____ _____
MARANA WATER DIRECTOR DATE

TOWN OF MARANA FLOODPLAIN MANAGEMENT

A. CONDITIONAL LETTER OF MAP REVISION (CLOMR) APPROVED BY FEMA WITH AN EFFECTIVE DATE OF JULY 11, 2024, PER CASE# 24-09-0200R.

BASIS OF BEARINGS

THE WEST LINE OF THE N.W. 1/4 OF SECTION 12, T-12-S, R-12-E, G.S.R.&M. CALCULATED FROM REFERENCE POINTS PER BK. 58 OF RECORDS OF SURVEYS, PAGE 26. SAID BEARING BEING: N00°32'50"W.

SHEET INDEX

SHEET 1	COVER SHEET
SHEETS 2-4	PLAN SHEETS
SHEETS 5-7	100-YR FLOODPLAIN & EROSION HAZARD SETBACK LINES
SHEET 8	LINE AND CURVE TABLES, R.O.W. ABANDONMENT
SHEET 9	FLOOD PLAIN/EHS LINE TABLES

SURVEYOR

THE WLB GROUP, INC.
1600 W. BROADWAY BLVD., SUITE 150
TEMPE, AZ 85282
PHONE: (480) 736-1600
ATTENTION: TIM GAUDETTE RLS, CFED
TGAUDETTE@WLBGROUP.COM

RIGHT-OF-WAY ABANDONMENT

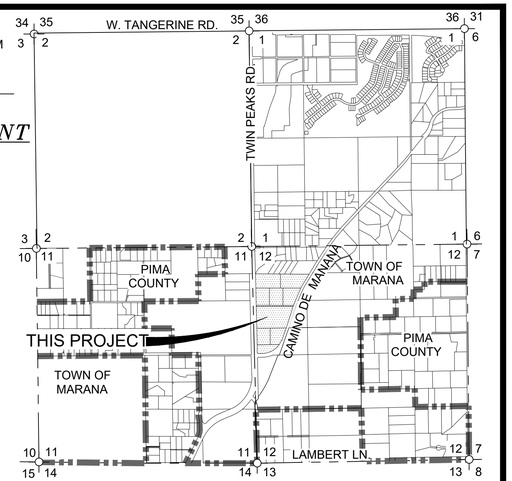
FOR RIGHT-OF WAY AND EASEMENT ABANDONMENT - SEE SHEET 8.

OWNER

TITLE SECURITY AGENCY, LLC
TR 202316
6390 E. TANQUE VERDE
TUCSON, AZ 85715
PHONE: (520) 485-0247
ATTN: RONDA TATRO

ENGINEER

THE WLB GROUP, INC.
1600 W. BROADWAY BLVD., SUITE 150
TEMPE, AZ 85282
PHONE: (480) 736-1600
ATTENTION: ERIC D. SHAWD, P.E.
ESHAWD@WLBGROUP.COM



LOCATION PLAN

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

TOWN OF MARANA APPROVALS

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

BY _____ _____
MARANA PLANNING MANAGER DATE

PIMA COUNTY APPROVAL

BY _____ P.E. _____
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT DATE

CERTIFICATION

I, _____, CLERK OF THE TOWN OF MARANA HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA ON THE ___ DAY OF _____, 2025.

BY _____ _____
CLERK OF THE TOWN OF MARANA DATE

RECORDING

STATE OF ARIZONA }
COUNTY OF PIMA } SS

FEE _____
NO _____

THIS PLAT WAS FILED FOR RECORD AT THE REQUEST OF THE WLB GROUP, INC., ON THIS ____ DAY OF _____, 2025 AT _____ _.M. IN SEQUENCE NUMBER _____

GABRIELLA CAZARES-KELLY
PIMA COUNTY RECORDER
BY: _____
DEPUTY

CERTIFICATION

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

_____
ERIC D. SHAWD PE NO. 49121

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.

_____
TIMOTHY J. GAUDETTE RLS NO. 45721

Registered Professional Engineer (Civil) CERTIFICATE NO. 49121 ERIC D. SHAWD Date Signed 8-14-25 ARIZONA U.S.A.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 45721 TIMOTHY J. GAUDETTE Date Signed 8-14-25 ARIZONA U.S.A.

PRV 2504-001
PRV 2309-001
P24WS00013
REF: PRELIMINARY PLAT PRV2205-007

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, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF ACCESS FOR INSTALLATION, CONSTRUCTION, MAINTENANCE, AND REPLACEMENT OF PUBLIC SEWERS 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 AREA 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, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF ACCESS FOR INSTALLATION, CONSTRUCTION, MAINTENANCE, AND REPLACEMENT OF PUBLIC SEWERS AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS. PRIVATE DRAINAGEWAYS ARE ALSO RESERVED FOR THE FLOW OF WATER, WHETHER SURFACE, FLOOD, OR RAINFALL, FROM THIS SUBDIVISION AND OTHER LANDS AS APPROVED BY THE TOWN ENGINEER. TITLE TO ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS SHALL BE VESTED IN THE ENCLAVE AT TWIN PEAKS COMMUNITY ASSOCIATION AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NUMBER 20241510193 AND BY AMENDED AND RESTATED COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NUMBER _____ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS AND COMMON AREA WITHIN THIS SUBDIVISION."

GRANTOR HEREBY IRREVOCABLY GRANTS AND DEDICATES EASEMENTS TO PIMA COUNTY FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF PUBLIC SEWER SYSTEMS IN ALL COMMON AREAS "A & B" DESIGNATED BY THIS PLAT.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 202316 AND NOT IN ITS CORPORATE CAPACITY

_____
TRUST OFFICER

STATE OF ARIZONA)
)ss.
COUNTY OF PIMA)

ON THIS ____ DAY OF _____, 2025, BEFORE ME PERSONALLY APPEARED _____WHO ACKNOWLEDGED _____ SELF TO BE THE TRUST OFFICER OF TITLE SECURITY AGENCY, LLC A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 202316 AND NOT IN ITS CORPORATE CAPACITY, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN.

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

BENEFICIARY OF TRUST 202316: KC TWIN PEAKS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
6405 N CAMPBELL AVE 1ST FLOOR,
TUCSON, ARIZONA 85718

ADMINISTRATIVE ADDRESS: 5347 W. TWIN PEAKS RD, TUCSON, AZ 85742

AMENDED PLAT
THE ENCLAVE AT TWIN PEAKS

LOTS 1-74 AND COMMON AREA "A" (NATURAL OPEN SPACE, LANDSCAPE, DRAINAGE & PUBLIC UTILITIES), COMMON AREA "B" (RECREATION AREA, OPEN SPACE, LANDSCAPE & PUBLIC UTILITIES) AND COMMON AREA "C" (OPEN SPACE, DRAINAGE & LANDSCAPE)

A RESUBDIVISION OF "THE ENCLAVE AT TWIN PEAKS" LOTS 1-70, AND COMMON AREA "A" (NATURAL OPEN SPACE, LANDSCAPE, DRAINAGE & PUBLIC UTILITIES), COMMON AREA "B" (RECREATION AREA, OPEN SPACE, LANDSCAPE & PUBLIC UTILITIES). COMMON AREA "C" (OPEN SPACE, DRAINAGE & LANDSCAPE)

AS RECORDED IN SEQ.#20241510186, LOCATED WITIHIN SECTION 12, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

MAY, 2025 WLB JOB NO. 121021-A-002 SHEET 1 OF 9

SEQUENCE NUMBER

BRASS CAPPED SURVEY MONUMENT
RLS 19316. N.W. COR. SEC. 12

1/2" IRON REBAR
W/TAG, RLS 31031

216-25-014H | 216-25-014A | 216-25-014F | 216-25-014E | 216-25-014G | 216-25-014D

S89°27'10"W 75.00'

659.10'

655.38'

631.97'

494.36'

502.48'

N00°32'50"W 1908.85'

1.09'

17.33'

356.76'

25' PUBLIC WATER EASEMENT
GRANTED PER THIS PLAT

N89°24'26"E 1354.88'

44.12' | 25.67' | 96.95' | 9.32' | 90.63' | 70.09' | 37.25' | 22.11' | 103.71' | 252.68' | 64.87'

40' L/S
BUFFER PER
THIS PLAT

1' NAE

N89°25'13"E 127.61'

N38°23'23"E 27.82'

1' NAE

100-YEAR
FLOODPLAIN
LINE
SEE SHEET 5
(TYP.)

108.69'

SLOPE & DRAINAGE EASEMENT
PER DKT. 13555, PG. 587

PUBLIC SEWER EASEMENT
GRANTED PER THIS PLAT
SEE DETAIL 1 SHEET 3

CA 'A'
870,241 SQ.FT.±

2(S)
FF=44.00
9,522
SQ.FT.±

S79°10'02"E 126.35'

85.00'

N00°34'47"W 111.31'

26.31'

55.00'

L305

55.00'

N52°48'05"E

10' PUE

C66

N70°52'38"E

60.71'

C67

C68

C21

1' NAE

N81°26'25"E 15.31'

C69

EROSION
HAZARD
SETBACK

100-YEAR FLOODPLAIN LINE
SEE SHEET 5 (TYP.)

100-YEAR FLOODPLAIN LINE
SEE SHEET 5 (TYP.)

EROSION
HAZARD
SETBACK

1' NAE

N88°31'14"E 95.04'

N70°47'40"E 96.20'

N76°11'23"W 95.07'

N60°11'19"W 76.12'

1' NAE

N61°57'36"E 120.00'

60.00'

N25°34'39"W 130.23'

N06°15'40"E 130.11'

N21°46'55"E 130.44'

N28°54'36"E 127.02'

3
FF=42.20
8,981
SQ.FT.±

N68°26'13"W 127.03'

59.89'

N33°32'08"E

C59

C58

C19

C20

C61

C60

C62

C63

C64

C65

N. PEARL HAWK LN.
(NEW PUBLIC STREET
DEDICATED BY THIS PLAT)

34.08'

1(S)
FF=37.80
9,209
SQ.FT.±

N23°45'06"E 125.00'

4
FF=38.90
7,798
SQ.FT.±

N68°26'13"W 127.00'

60.56'

N29°21'41"E

20
FF=50.85
7,634
SQ.FT.±

21
FF=52.80
9,843
SQ.FT.±

22
FF=54.00
9,905
SQ.FT.±

23
FF=54.50
9,915
SQ.FT.±

24
FF=54.65
8,679
SQ.FT.±

CA 'A'
870,241 SQ.FT.±

N72°46'17"E 120.00'

60.00'

N71°34'36"E

68.51'

N59°55'14"E 93.70'

19
FF=48.85
8,950
SQ.FT.±

18
FF=47.20
7,620
SQ.FT.±

17
FF=45.10
7,620
SQ.FT.±

16
FF=43.60
8,122
SQ.FT.±

15
FF=42.00
9,554
SQ.FT.±

14
FF=40.00
9,549
SQ.FT.±

N17°13'43"W 127.00'

10' PUE

N21°07'41"W 127.00'

N36°37'44"W 127.00'

N44°26'59"E 93.62'

N28°59'13"E 93.62'

C82

C83

C84

C85

C32

C9

C81

C39

C86

C87

C88

C89

C90

C12

C7

C33

C79

C80

C78

C34

C77

C6

C37

C92

C91

L343

L344

L345

L346

L347

L348

L317

L318

L319

L=110.03'

L=4.73'

7.73'

28.95'

36.55'

24.14'

11.59'

35.09'

25.60'

33.32'

37.48'

15.75'

C31

C40

C41

W. KRISTIN FOX CT.
(NEW PUBLIC STREET
DEDICATED BY THIS PLAT)

W. CAMINO DE MANANA
BK. 2 OF ROAD MAPS, PAGE 2
(EXIST. PUBLIC ST.)

20' PUBLIC
TRICO
ELECTRIC
EASEMENT TO
BE RELEASED
BY SEPARATE
INSTRUMENT

20' L/S BUFFER
GRANTED PER
THIS PLAT

1' NAE

30.00'
RW

L=246.89'
R=1940.10'
Δ=10°40'50"

Δ=10°40'38"
L=355.95'
R=1910.10'

216-25-1490
TAVIRA AT
TWIN PEAKS,
PHASE 2
SEQ#20242350639
ZONING R-6

SIGHT VISIBILITY TRIANGLE

MATCHLINE - SEE BELOW

SEQUENCE NUMBER

12'x269' SLOPE &
DRAINAGE
EASEMENT
PER DKT. 13555,
PG. 587

40.00'

20.00'

40' WATER AND SEWER
EASEMENT
SEQ. 20190700200

17'x40' DRAINAGE EASEMENT
PER DKT. 13619, PG. 1354

20' LANDSCAPE BUFFER PER THIS PLAT

CA 'A'
870,241 SQ.FT.±

N23°45'06"E 125.00'

1' NAE

N66°14'54"W

60.00'

42.00'
RW

21.00'
½RW

21.00'
½RW

L328

L304

L327

60.00'

55.64'

N68°26'13"W 127.00'

60.00'

1' NAE

C57

6
FF=36.50
7,620
SQ.FT.±

N68°26'13"W 127.02'

60.00'

C22

C3

C18

C56

L329

L303

L326

10' PUE

C55

7
FF=35.00
7,705
SQ.FT.±

N68°26'13"W 130.99'

N21°33'47"E 300.00'

C54

8
FF=33.70
8,091
SQ.FT.±

N68°26'13"W 138.71'

60.00'

1' NAE

C53

C23

C2

C17

C52

9
FF=32.00
8,343
SQ.FT.±

N68°26'13"W 136.01'

60.00'

1' NAE

C16

C24

L302

55.00'

C1

C15

C51

L331

L330

L301

L324

L325

C14

C48

C49

C50

35.20'

449.92'

W. TWIN PEAKS RD.
ROAD PROCEEDING No. 1667
(EXISTING PUBLIC STREET)

20'x45' DRAINAGE EASEMENT
PER DKT. 13619, PG. 1354

100-YEAR
FLOODPLAIN
LINE
SEE SHEET 5
(TYP.)

EROSION
HAZARD
SETBACK

PUBLIC SEWER EASEMENT
GRANTED PER THIS PLAT
SEE DETAIL 2 SHEET 3

100-YEAR FLOODPLAIN LINE
SEE SHEET 5 (TYP.)

20' LANDSCAPE BUFFER
PER THIS PLAT

CA 'A'
870,241 SQ.FT.±

N84°42'37"W 14.15'

1' NAE

N36°47'23"E 127.50'

N53°12'37"W 60.00'

N36°47'23"E 82.82'

N36°47'23"E 149.38'

N36°47'23"E 126.98'

N53°12'37"W 60.00'

11
FF=33.40
8,599
SQ.FT.±

10
FF=33.40
8,350
SQ.FT.±

C96

C97

C98

C99

C100

C35

C36

C95

C94

C93

L320

S18°44'38"E

55.00'

L=5.51'

35.00'

N06°25'11"E 69.48'

35' PUBLIC WATER/SEWER
EASEMENT GRANTED PER
THIS PLAT

N06°25'11"E 64.38'

CA 'B'

13
FF=38.65
9,549
SQ.FT.±

12
FF=37.25
8,672
SQ.FT.±

N67°33'16"W 127.00'

N18°44'15"E 75.74'

1' NAE

N74°36'07"W 127.00'

N67°20'39"W 77.96'

CA C
6,678 SQ.FT.±

31
FF=41.20
10,119
SQ.FT.±

N33°09'52"W 127.03'

63.16'

1' NAE

N56°50'08"E 122.33'

60.00'

N60°21'01"E
60.00'

32
FF=36.65
8,405
SQ.FT.±

16.13'

1' NAE

N56°50'08"E 174.56'

10' PUE

30
FF=42.70
7,620
SQ.FT.±

29
FF=44.20
7,620
SQ.FT.±

28
FF=45.60
7,622
SQ.FT.±

27
FF=47.10
7,882
SQ.FT.±

26
FF=49.60
8,514
SQ.FT.±

25
FF=52.00
8,652
SQ.FT.±

N17°13'43"W 127.00'

N17°13'43"W 135.26'

N17°13'43"W 146.54'

N17°13'43"W 138.61'

1' NAE

60.00'

N72°46'17"E 120.00'

60.00'

N66°38'32"E
60.34'

N72°46'17"E 180.00'

60.00'

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE ABOVE

41

40

39

38

37

36

1 1/2" ACP
PUNCH ONLY

9.19'

131.53'

1.77'

40' L/S BUFFER
PER THIS PLAT

EROSION
HAZARD
SETBACK

20' L/S BUFFER PER THIS PLAT

W. CAMINO DE MANANA
BK. 2 OF ROAD MAPS, PAGE 2
(EXIST. PUBLIC STREET)

216-25-0160

S32°00'13"W 316.01'

SIGHT VISIBILITY TRIANGLE

1/2" REBAR
RLS 12537

PRV 2504-001
PRV 2309-001
P24WS00013

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
45721
TIMOTHY J.
GAUDETTE
Date Signed 8-1-25
ARIZONA U.S.A.

Registered Professional Engineer
CERTIFICATE NO.
49121
ERIC D.
SHAWD
Date Signed 8-1-25
ARIZONA U.S.A.

0' 40' 80' 120'

AMENDED PLAT
THE ENCLAVE AT TWIN PEAKS

LOTS 1-74 AND COMMON AREA "A" (NATURAL OPEN SPACE, LANDSCAPE, DRAINAGE & PUBLIC UTILITIES), COMMON AREA "B" (RECREATION AREA, OPEN SPACE, LANDSCAPE & PUBLIC UTILITIES) AND COMMON AREA "C" (OPEN SPACE, DRAINAGE & LANDSCAPE)

A RESUBDIVISION OF "THE ENCLAVE AT TWIN PEAKS" LOTS 1-70, AND COMMON AREA "A" (NATURAL OPEN SPACE, LANDSCAPE, DRAINAGE & PUBLIC UTILITIES), COMMON AREA "B" (RECREATION AREA, OPEN SPACE, LANDSCAPE & PUBLIC UTILITIES). COMMON AREA "C" (OPEN SPACE, DRAINAGE & LANDSCAPE)

AS RECORDED IN SEQ.#20241510186, LOCATED WITHIN SECTION 12, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

MAY, 2025 WLB JOB NO. 121021-A-002 SHEET 2 OF 9

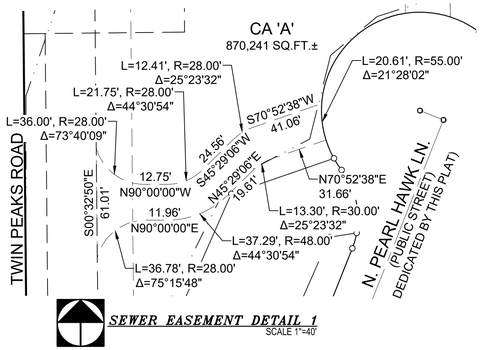
REF: PRELIMINARY PLAT PRV2205-007

The WLB Group INC. WLB

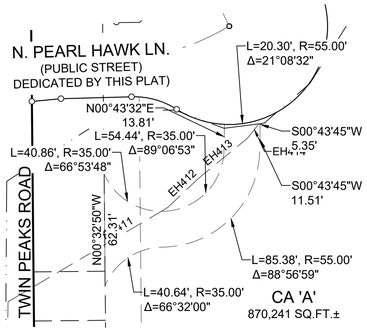
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Landscape Architecture • Urban Design

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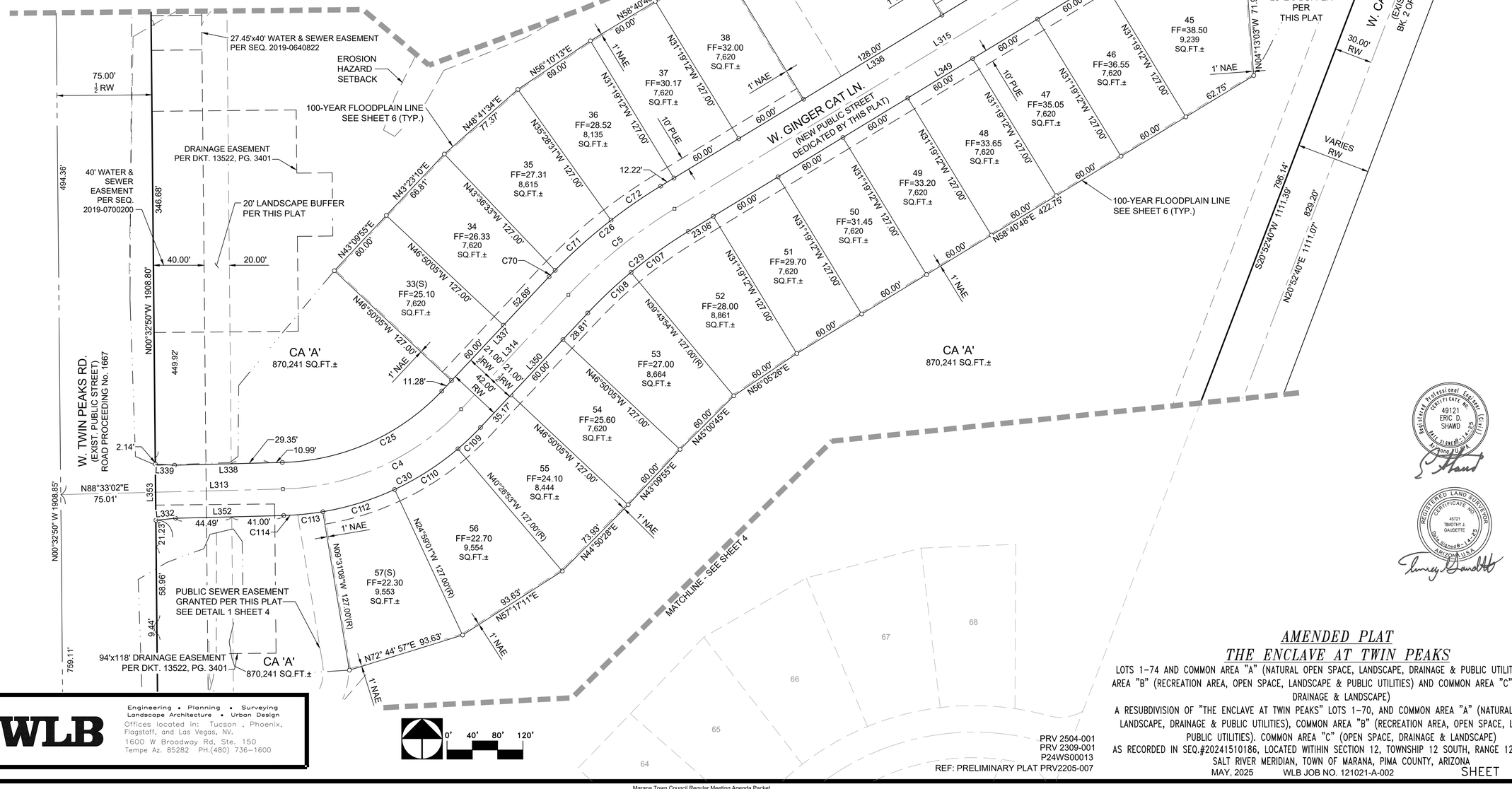
D:\121021A\SD\Enclave @ Tavira\Plat\03 Survey\Final Plat\PT-ENCLAVE.dwg



SEWER EASEMENT DETAIL 1
SCALE 1"=40'



SEWER EASEMENT DETAIL 2
SCALE 1"=40'



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0' 40' 80' 120'

Registered Professional Engineer
CERTIFICATE NO.
49121
ERIC D. SHAWD
Date Signed 8-14-25
ARIZONA, U.S.A.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
45721
TIMOTHY J. GAUDETTE
Date Signed 8-14-25
ARIZONA, U.S.A.

AMENDED PLAT
THE ENCLAVE AT TWIN PEAKS

LOTS 1-74 AND COMMON AREA "A" (NATURAL OPEN SPACE, LANDSCAPE, DRAINAGE & PUBLIC UTILITIES), COMMON AREA "B" (RECREATION AREA, OPEN SPACE, LANDSCAPE & PUBLIC UTILITIES) AND COMMON AREA "C" (OPEN SPACE, DRAINAGE & LANDSCAPE)

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AS RECORDED IN SEQ.#20241510186, LOCATED WITHIN SECTION 12, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

MAY, 2025 WLB JOB NO. 121021-A-002 SHEET 3 OF 9

PRV 2504-001
PRV 2309-001
P24WS00013
REF: PRELIMINARY PLAT PRV2205-007

O:\121021\ADD Enclave @ Twin Peaks\03 Survey\Final Plat\FP_ENCLAVE.dwg

W. GINGER CAT LN.
(PUBLIC STREET DEDICATED BY THIS PLAT)

TWIN PEAKS RD.

57(S)
FF=22.30

S09°31'08"E 119.57'
N09°31'08"W 118.69'

S89°27'16"W 1.09'
N00°32'40"W 24.00'
L=54.98', R=35.00'
Δ=90°00'04"
S00°32'50"E 121.11'
20.08'
L=60.45', R=35.00'
Δ=98°57'47"
S89°27'16"W
N89°27'16"E 20.08'
L=95.00', R=55.00'
Δ=98°58'01"
L=54.94', R=35.00'
Δ=89°56'38"
L=7.16', R=2724.07'
Δ=0°09'02"
N90°00'00"E 1.08'

CA 'A'
870,241 SQ.FT.±

SEWER EASEMENT DETAIL 1
SCALE 1"=40'

MATCHLINE - SEE SHEET 3

100-YEAR FLOODPLAIN LINE
SEE SHEET 7 (TYP.)

PUBLIC SEWER EASEMENT
GRANTED PER THIS PLAT
SEE DETAIL1 THIS SHEET

EROSION HAZARD SETBACK

DRAINAGE EASEMENT
PER DKT. 13493, PG. 1991

EXIST. FEMA ZONE 'AO'
EXIST. FEMA ZONE 'X'

CA 'A'
870,241 SQ.FT.±

N87°43'02"E 75.00'
N75°23'56"E 93.63'
N59°56'10"E 93.63'
N45°36'04"E 84.00'
S37°48'09"E 127.08'
S22°20'35"E 127.07'
S06°52'59"E 127.05'
S00°16'51"W 129.94'
796.14'

1' NAE

65
FF=23.60
9,034
SQ.FT.±

66
FF=25.30
9,558
SQ.FT.±

67
FF=27.60
9,557
SQ.FT.±

68
FF=31.10
8,509
SQ.FT.±

C115 C116 C117 C118 C119 C42 C41 C10 C45 C46 C129 C128

17.91'

68.01'

L321

W. CAMINO DE MANANA
(EXIST. PUBLIC STREET)
BK. 2 OF ROAD MAPS, PAGE 2

216-25-1510
TAVIRA AT TWIN PEAKS, PHASE 1
SEQ#20243350639
ZONING R-6

216-26-199A
PRESERVE AT TWIN PEAKS
SEQ#20200660138
ZONING SP

S48°42'27"E 127.11'

60.00'

63
FF=20.30
7,626
SQ.FT.±

64
FF=22.10
7,626
SQ.FT.±

62
FF=18.65
7,626
SQ.FT.±

61
FF=17.90
7,626
SQ.FT.±

60(S)
FF=17.30
7,626
SQ.FT.±

59(S)
FF=16.60
7,626
SQ.FT.±

58(S)
FF=14.50
7,857
SQ.FT.±

10' PUE

N41°17'33"E 422.00'

S48°42'27"E 127.00'

69
FF=27.00
14,754
SQ.FT.±

70
FF=23.60
7,620
SQ.FT.±

71
FF=22.30
7,620
SQ.FT.±

72
FF=20.30
7,620
SQ.FT.±

73
FF=19.40
7,620
SQ.FT.±

74
FF=18.60
7,609
SQ.FT.±

N72°40'15"E 16.92'
N20°52'46"E 162.26'
241.24'
281.87'
30.00' RW

N69°06'25"W 15.00'

BCSM FLUSH
RLS 19316
T.O.M.

N. LINDA WOLF LN.
(NEW PUBLIC STREET DEDICATED BY THIS PLAT)

21.00' 3RW
42.00' RW

L341 L342 L322

75.00' RW
40.00'
40' WATER & SEWER EASEMENT PER SEQ. 2019-0700200

EROSION HAZARD SETBACK

368.91'
738.05'
15.45'

W. TWIN PEAKS RD.
(EXIST. PUBLIC STREET)
ROAD PROCEEDING No. 1667

62.00'
44.52'
26.19'

1' NAE
N49°43'56"W 138.39'

20' LANDSCAPE BUFFER PER THIS PLAT

C121 C44 C130 C126

L323 N63°44'20"E 55.00'
55.00'

S48°42'27"E 124.78'

20' L/S BUFFER PER THIS PLAT

C122 C43 C124 C123

S89°27'16"W 1.46'
N00°32'50"W 22.00'
S00°21'57"W 8.56'
L=54.42', R=35.00'
Δ=89°05'19"
L=54.98', R=35.00'
Δ=89°59'54"
S89°27'16"W 116.89'
N89°27'16"E 177.78'
35.00'
N00°21'57"E 74.08'

100-YEAR FLOODPLAIN LINE
SEE SHEET 7 (TYP.)

EROSION HAZARD SETBACK

CA 'A'
870,241 SQ.FT.±

CA 'A'
870,241 SQ.FT.±

35' PUBLIC WATER/SEWER EASEMENT
GRANTED PER THIS PLAT

L=31.40', R=20.00'
Δ=89°58'04"
46'x121' DRAINAGE EASEMENT
PER DKT. 13493, PG. 2006
N00°30'48"W 5.28'

N00°32'50"W 1908.85'
759.11'
264.09'
117.11'
S00°32'50"E

1/2" PCP
RLS 18557

S89° 24' 46"W 75.00'
N90°00'00"E 16.45'
70.12'

C13

S89°21'47"W 112.56'
1/2" REBAR
NO TAG

1/2" PCP
RLS 18557

BCSM RLS 19316
W. ¼ COR. SEC. 12

N89°21'34"E 212.67'

BCSM FLUSH
RLS 19316
T.O.M.

L=597.16', R=500.00'
Δ=68°25'44"
45.00' RW
Δ=68°27'52"
L=651.24', R=545.00'

216-26-003C

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
45721
TIMOTHY J. GAUDETTE
Date Signed 8-14-25
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
49121
ERIC D. SHAWD
Date Signed 8-14-25
Arizona U.S.A.

AMENDED PLAT
THE ENCLAVE AT TWIN PEAKS

LOTS 1-74 AND COMMON AREA "A" (NATURAL OPEN SPACE, LANDSCAPE, DRAINAGE & PUBLIC UTILITIES), COMMON AREA "B" (RECREATION AREA, OPEN SPACE, LANDSCAPE & PUBLIC UTILITIES) AND COMMON AREA "C" (OPEN SPACE, DRAINAGE & LANDSCAPE)

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AS RECORDED IN SEQ.#20241510186, LOCATED WITHIN SECTION 12, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

MAY, 2025 WLB JOB NO. 121021-A-002 SHEET 4 OF 9

PRV 2504-001
PRV 2309-001
P24WS00013
REF: PRELIMINARY PLAT PRV2205-007

0' 40' 80' 120'

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D:\2105\DWG\ENCEnclave @ Twin Peaks\03 Survey\Final Plat\FP_ENCLAVE.dwg

RAD. = N87°37'31"W

160' WILDLIFE BUFFER ZONE
PER SEQ #20241510186

RAD. = N06°16'25"W

W. TWIN PEAKS RD. (EXIST. PUBLIC STREET)
ROAD PROCEEDING No. 1667

N. PEARL HAWK LN.
(NEW PUBLIC STREET
DEDICATED BY THIS PLAT)

W. KRISTIN FOX CT.
(NEW PUBLIC STREET
DEDICATED BY THIS PLAT)

W. CAMINO DE MANANA
(EXIST. PUBLIC STREET)
BK. 2 OF ROAD MAPS, PAGE 2

CA 'A'

CA 'B'

CA 'C'

1(S) FF=37.80
2(S) FF=44.00
3 FF=42.20
4 FF=38.90
5 FF=37.80
6 FF=36.50
7 FF=35.00
8 FF=33.70
9 FF=32.00
10 FF=33.40
11 FF=33.40
12 FF=37.25
13 FF=38.65
14 FF=40.00
15 FF=42.00
16 FF=43.60
17 FF=45.10
18 FF=47.20
19 FF=48.85
20 FF=50.85
21 FF=52.80
22 FF=54.00
23 FF=54.50
24 FF=54.65
25 FF=52.00
26 FF=49.60
27 FF=47.10
28 FF=45.60
29 FF=44.20
30 FF=42.70
31 FF=41.20
32 FF=36.65

MATCHLINE - SEE BELOW

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE ABOVE

64.87'
49.19'
131.53'
1.77'
S2°00'13"W 316.01'

SEQUENCE NUMBER

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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
45721
TIMOTHY J. GAUDETTE
RENEWAL: 12-31-25
ARIZONA U.S.A.

REGISTERED professional Land surveyor
CERTIFICATE NO.
49121
ERIC D. SHAWD
RENEWAL: 12-31-25
ARIZONA U.S.A.

0' 40' 80' 120'

PRV 2504-001
PRV 2309-001
P24WS00013
REF: PRELIMINARY PLAT PRV2205-007

FLOOD PLAIN LIMITS AND EROSION
HAZARD SETBACK DIMENSIONS

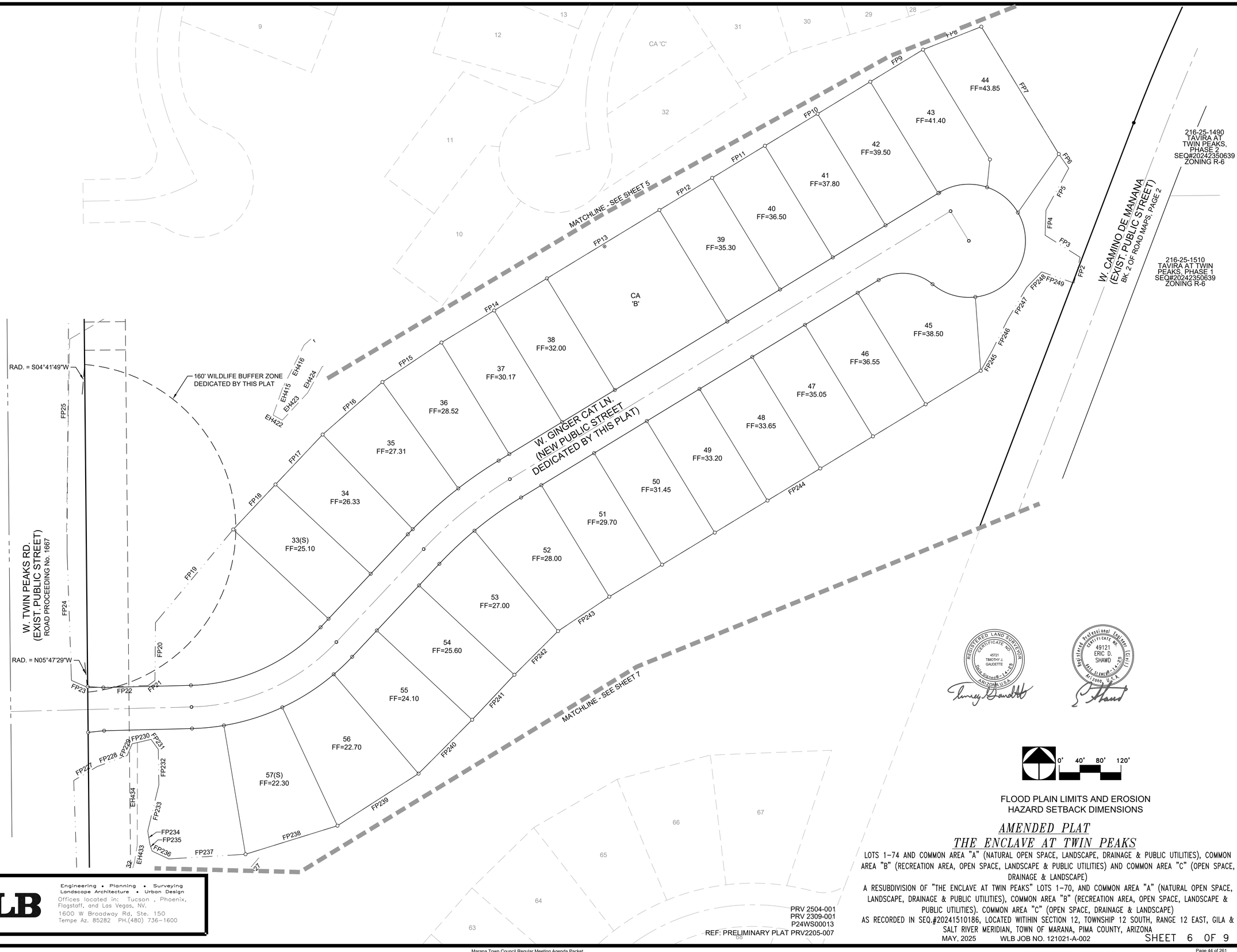
AMENDED PLAT
THE ENCLAVE AT TWIN PEAKS

LOTS 1-74 AND COMMON AREA "A" (NATURAL OPEN SPACE, LANDSCAPE, DRAINAGE & PUBLIC UTILITIES), COMMON AREA "B" (RECREATION AREA, OPEN SPACE, LANDSCAPE & PUBLIC UTILITIES) AND COMMON AREA "C" (OPEN SPACE, DRAINAGE & LANDSCAPE)

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MAY, 2025 WLB JOB NO. 121021-A-002 SHEET 5 OF 9



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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
45721
TIMOTHY J. GAUDETTE
Date Signed 8-14-25
ARIZONA U.S.A.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
49121
ERIC D. SHAWD
Date Signed 8-13-25
ARIZONA, U.S.A.

0' 40' 80' 120'

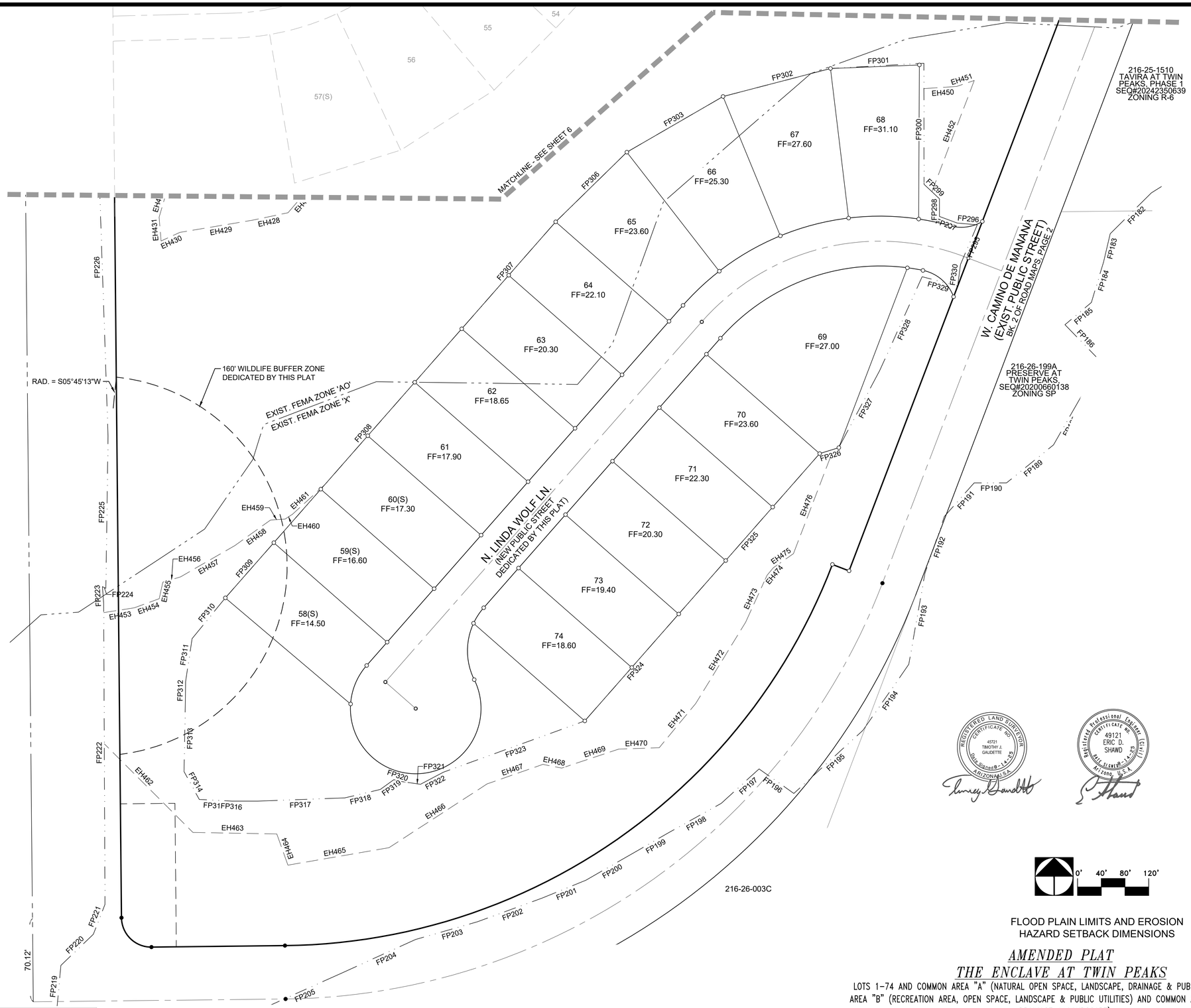
FLOOD PLAIN LIMITS AND EROSION HAZARD SETBACK DIMENSIONS

AMENDED PLAT
THE ENCLAVE AT TWIN PEAKS

LOTS 1-74 AND COMMON AREA "A" (NATURAL OPEN SPACE, LANDSCAPE, DRAINAGE & PUBLIC UTILITIES), COMMON AREA "B" (RECREATION AREA, OPEN SPACE, LANDSCAPE & PUBLIC UTILITIES) AND COMMON AREA "C" (OPEN SPACE, DRAINAGE & LANDSCAPE)
A RESUBDIVISION OF "THE ENCLAVE AT TWIN PEAKS" LOTS 1-70, AND COMMON AREA "A" (NATURAL OPEN SPACE, LANDSCAPE, DRAINAGE & PUBLIC UTILITIES), COMMON AREA "B" (RECREATION AREA, OPEN SPACE, LANDSCAPE & PUBLIC UTILITIES). COMMON AREA "C" (OPEN SPACE, DRAINAGE & LANDSCAPE)
AS RECORDED IN SEQ.#20241510186, LOCATED WITIHIN SECTION 12, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA

PRV 2504-001
PRV 2309-001
P24WS00013
REF: PRELIMINARY PLAT PRV2205-007

MAY, 2025 WLB JOB NO. 121021-A-002 SHEET 6 OF 9



0' 40' 80' 120'

FLOOD PLAIN LIMITS AND EROSION
HAZARD SETBACK DIMENSIONS

AMENDED PLAT
THE ENCLAVE AT TWIN PEAKS

LOTS 1-74 AND COMMON AREA "A" (NATURAL OPEN SPACE, LANDSCAPE, DRAINAGE & PUBLIC UTILITIES), COMMON AREA "B" (RECREATION AREA, OPEN SPACE, LANDSCAPE & PUBLIC UTILITIES) AND COMMON AREA "C" (OPEN SPACE, DRAINAGE & LANDSCAPE)
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AS RECORDED IN SEQ.#20241510186, LOCATED WITIHIN SECTION 12, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA
MAY, 2025 WLB JOB NO. 121021-A-002 SHEET 7 OF 9

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
45721
TIMOTHY J. GAUDETTE
Date Signed 8-14-25
ARIZONA U.S.A.

Registered Professional Engineer
CERTIFICATE NO.
49121
ERIC D. SHAWD
Date Signed 8-15-25
Arizona, U.S.A.

PRV 2504-001
PRV 2309-001
P24WS00013
REF: PRELIMINARY PLAT PRV2205-007

The WLB Group INC. **WLB**

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1600 W Broadway Rd, Ste. 150
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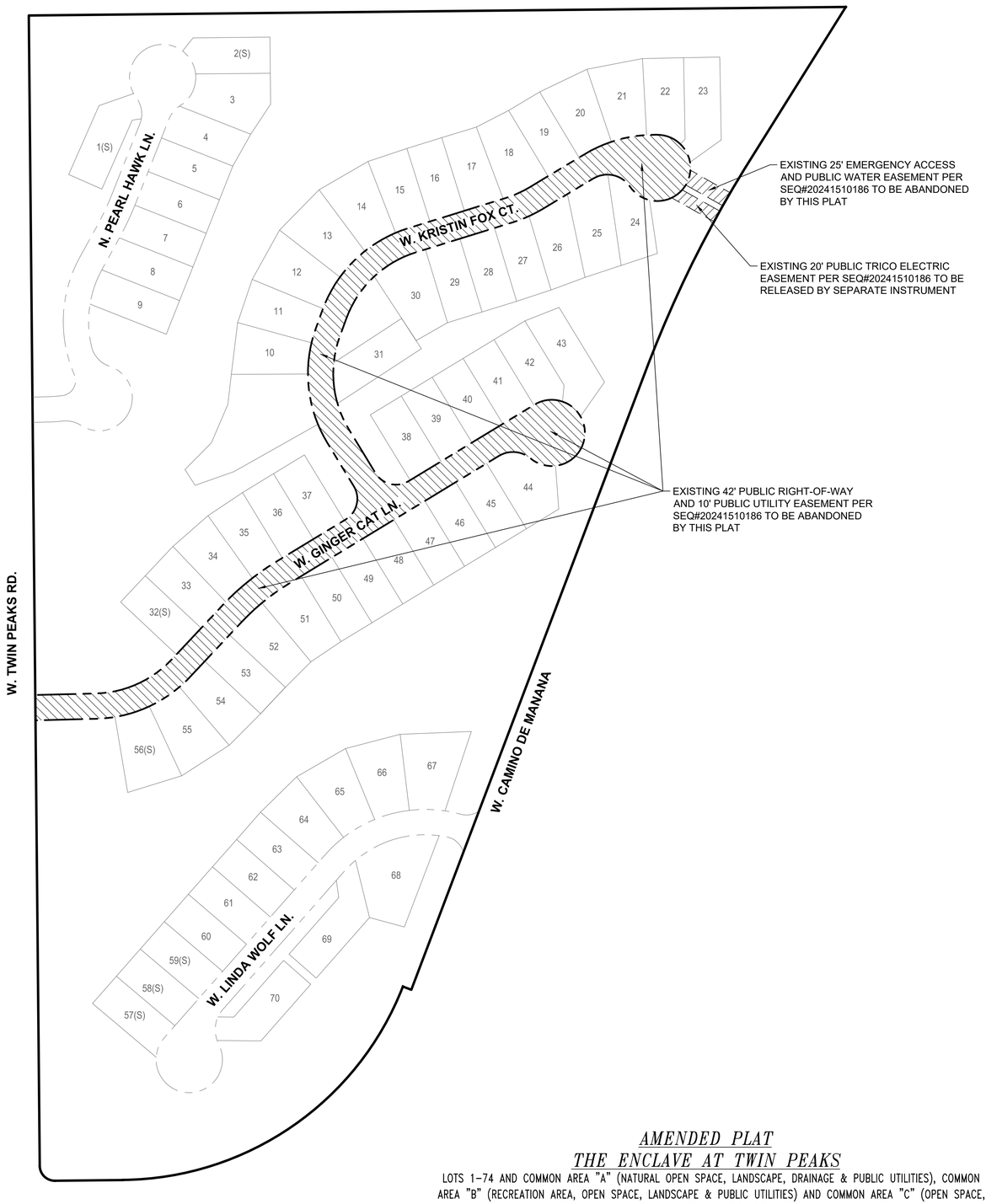
SEQUENCE NUMBER

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	24°42'13"	135.75'	58.53'
C2	54°14'43"	200.00'	189.35'
C3	7°20'32"	500.00'	64.07'
C4	45°23'07"	200.00'	158.42'
C5	15°30'53"	400.00'	108.31'
C6	84°06'42"	200.00'	293.61'
C7	13°46'02"	200.00'	48.06'
C9	60°49'37"	200.00'	212.33'
C10	70°33'42"	200.00'	246.31'
C12	13°46'02"	221.00'	53.10'
C13	90°03'17"	25.01'	39.31'
C14	33°45'38"	45.00'	26.52'
C15	29°23'26"	55.00'	28.21'
C16	58°19'00"	45.00'	45.80'
C17	22°50'23"	179.00'	71.35'
C18	7°20'32"	521.00'	66.76'
C19	35°09'53"	45.00'	27.62'
C20	275°29'52"	55.00'	264.46'
C21	58°49'14"	45.00'	46.20'
C22	7°20'32"	479.00'	61.38'
C23	52°39'20"	221.00'	203.10'
C24	112°18'03"	25.00'	49.00'
C25	45°23'07"	179.00'	141.79'
C26	15°30'53"	421.00'	114.00'
C27	251°38'23"	55.00'	241.56'
C28	71°20'15"	45.00'	56.03'
C29	15°30'53"	379.00'	102.63'
C30	45°23'09"	221.00'	175.06'
C31	88°22'33"	35.00'	53.99'
C32	60°49'37"	221.00'	234.62'
C33	13°46'02"	179.00'	43.01'
C34	62°15'32"	221.00'	240.14'
C35	60°44'35"	45.00'	47.71'
C36	262°51'23"	55.00'	252.32'
C37	84°04'52"	179.00'	262.68'
C39	60°49'37"	179.00'	190.03'
C40	88°22'16"	35.00'	53.99'
C41	46°09'09"	35.00'	28.19'
C42	64°12'24"	221.00'	247.66'
C43	247°33'13"	55.00'	237.63'
C44	67°33'12"	55.00'	64.85'
C45	60°23'09"	179.00'	188.65'
C46	58°13'56"	35.00'	35.57'
C48	9°42'49"	55.00'	9.32'
C49	19°49'50"	55.00'	19.04'
C50	21°08'32"	55.00'	20.30'
C51	143°27'38"	55.00'	137.71'
C52	22°50'23"	179.00'	71.35'
C53	19°18'58"	179.00'	60.35'
C54	0°16'02"	179.00'	0.84'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C55	0°14'47"	521.00'	2.24'
C56	6°36'59"	521.00'	60.16'
C57	0°28'46"	521.00'	4.36'
C58	35°06'57"	45.00'	27.58'
C59	1°37'14"	45.00'	1.27'
C60	64°21'58"	55.00'	61.79'
C61	47°00'07"	55.00'	45.12'
C62	18°56'43"	55.00'	18.19'
C63	26°23'39"	55.00'	25.34'
C64	110°39'34"	55.00'	106.22'
C65	110°39'34"	55.00'	106.22'
C66	110°39'34"	55.00'	106.22'
C67	8°07'56"	55.00'	7.81'
C68	47°29'17"	45.00'	37.30'
C69	11°19'54"	45.00'	8.90'
C70	0°56'55"	421.00'	6.97'
C71	8°05'12"	421.00'	59.42'
C72	6°28'46"	421.00'	47.61'
C77	15°27'46"	221.00'	59.64'
C78	15°27'46"	221.00'	59.64'
C79	15°27'45"	221.00'	59.64'
C80	5°48'42"	221.00'	22.42'
C81	6°06'53"	221.00'	23.59'
C82	15°33'16"	221.00'	60.00'
C83	15°33'16"	221.00'	60.00'
C84	15°33'16"	221.00'	60.00'
C85	8°02'57"	221.00'	31.05'
C86	29°59'29"	179.00'	93.70'
C87	19°27'26"	179.00'	60.79'
C88	11°22'42"	179.00'	35.55'
C89	6°50'03"	221.00'	26.36'
C90	6°55'59"	221.00'	26.74'
C91	25°44'13"	179.00'	80.41'
C92	48°48'37"	179.00'	152.49'
C93	9°32'03"	179.00'	29.79'
C94	54°58'46"	55.54'	53.29'
C95	83°49'03"	55.00'	80.46'
C96	61°44'26"	55.00'	59.27'
C97	61°44'26"	55.00'	59.27'
C98	33°02'43"	45.00'	25.95'
C99	27°41'52"	45.00'	21.75'
C100	10°03'33"	221.00'	38.80'
C101	50°25'16"	55.00'	48.40'
C102	41°16'25"	55.00'	39.62'
C103	24°09'44"	55.00'	23.19'
C104	26°58'35"	55.00'	25.90'
C105	62°12'22"	55.00'	59.71'
C106	23°18'00"	55.00'	22.37'
C107	8°24'41"	379.00'	55.64'
C108	7°06'11"	379.00'	46.99'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C109	6°23'30"	221.00'	24.65'
C110	15°27'49"	221.00'	59.65'
C112	15°27'43"	221.00'	59.64'
C113	5°11'32"	221.00'	20.03'
C114	2°52'35"	221.00'	11.09'
C115	7°01'10"	221.00'	27.08'
C116	15°21'45"	221.00'	59.26'
C117	15°27'37"	221.00'	59.63'
C118	15°27'34"	221.00'	59.63'
C119	10°54'18"	221.00'	42.06'
C121	37°18'46"	55.00'	35.82'
C122	71°53'03"	55.00'	69.01'
C123	28°39'38"	55.00'	27.51'
C124	109°41'23"	55.00'	105.29'
C126	16°20'45"	55.00'	15.69'
C128	56°07'14"	179.00'	175.33'
C129	4°15'55"	179.00'	13.32'
C130	51°12'28"	55.00'	49.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L301	N88°33'02"E	55.47'
L302	N25°20'24"W	45.08'
L303	N28°54'18"E	57.42'
L304	N21°33'47"E	209.57'
L305	N68°26'13"W	14.14'
L313	N88°33'02"E	100.68'
L314	N43°09'55"E	123.97'
L315	N58°40'48"E	501.44'
L316	S31°36'54"E	34.00'
L317	S60°10'08"E	70.89'
L318	S59°00'16"W	60.69'
L319	S72°46'17"W	169.07'
L320	S78°23'58"W	34.00'
L321	N69°12'51"W	30.00'
L322	S41°17'33"W	404.10'
L323	S48°42'27"E	34.00'
L324	S84°26'23"W	16.31'
L325	S88°32'15"W	39.47'
L326	S28°54'18"W	57.42'
L327	S21°33'47"W	149.72'
L328	N21°33'47"E	124.02'
L329	N28°54'18"E	57.42'
L330	N88°33'02"E	33.01'
L331	S86°38'46"E	14.66'
L332	S84°12'10"W	15.59'
L336	N58°40'48"E	501.33'
L337	N43°09'55"E	123.97'
L338	N88°33'02"E	85.17'
L339	S86°45'39"E	15.21'
L340	S20°52'47"W	25.00'
L341	S41°17'33"W	404.10'
L342	N41°17'33"E	302.43'
L343	S60°10'08"E	36.68'
L344	N59°00'16"E	60.69'
L345	N72°46'17"E	169.07'
L346	S72°46'17"W	169.07'
L347	S59°00'16"W	60.69'
L348	N60°10'08"W	36.68'
L349	N58°40'48"E	406.88'
L350	N43°09'55"E	123.97'
L352	S88°33'02"W	85.49'
L353	S00°32'50"E	44.43'



RIGHT-OF-WAY AND EASEMENT ABANDONMENT

SCALE: 1"=100'

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Tempe Az. 85282 PH.(480) 736-1600

Registered Professional Engineer — Certificate No. 49121 — ERIC D. SHAWD — Date Signed 9-11-25 — Arizona, U.S.A.

Registered Land Surveyor — Certificate No. 45721 — TIMOTHY J. GAUDETTE — Date Signed 9-11-25 — Arizona, U.S.A.

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REF: PRELIMINARY PLAT PRV2205-007

AMENDED PLAT
THE ENCLAVE AT TWIN PEAKS

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MAY, 2025 WLB JOB NO. 121021-A-002 SHEET 8 OF 9

SEQUENCE NUMBER

Flood Line Table		
Line #	Length	Direction
FP2	25.73	N13° 26' 18.81"E
FP3	40.31	N57° 47' 40.21"W
FP4	24.38	N2° 04' 57.13"E
FP5	46.38	N28° 31' 22.42"E
FP6	16.86	N34° 56' 27.69"W
FP7	145.00	N31° 19' 12.43"W
FP8	60.89	S68° 27' 57.88"W
FP9	60.00	S58° 40' 47.57"W
FP10	120.00	S58° 40' 47.57"W
FP11	60.00	S58° 40' 47.57"W
FP12	60.00	S58° 40' 47.57"W
FP13	128.00	S58° 40' 47.57"W
FP14	120.01	S58° 40' 37.27"W
FP15	68.99	S56° 10' 29.77"W
FP16	77.37	S48° 41' 33.60"W
FP17	66.81	S43° 23' 09.51"W
FP18	60.00	S43° 09' 55.01"W
FP19	117.95	S39° 49' 30.54"W
FP20	56.23	S0° 33' 03.28"W
FP21	8.11	S53° 07' 43.36"W
FP22	58.43	S87° 52' 43.97"W
FP23	17.68	N66° 34' 16.71"W
FP24	124.97	N1° 59' 00.07"W
FP25	274.32	N0° 21' 24.51"E
FP26	55.92	N57° 29' 38.50"E
FP27	21.10	N61° 49' 18.59"E
FP28	28.35	S89° 33' 08.61"E
FP29	29.29	S69° 38' 49.98"E
FP30	22.55	N82° 39' 56.62"E
FP31	33.75	N48° 59' 28.41"E
FP32	44.60	N32° 25' 38.85"E
FP33	47.19	N29° 12' 41.06"E
FP34	44.02	N31° 12' 39.08"E
FP35	15.07	N1° 41' 04.73"E
FP36	7.11	N33° 51' 11.53"W
FP37	120.00	N21° 33' 46.51"E
FP38	180.00	N21° 33' 46.51"E
FP39	60.56	N29° 21' 41.26"E
FP40	59.87	N33° 35' 46.16"E
FP41	111.36	N0° 36' 03.04"W
FP42	89.02	S89° 49' 03.98"W
FP43	44.29	N87° 45' 03.56"W
FP44	30.19	S83° 05' 09.04"W
FP45	40.41	S72° 16' 57.74"W
FP46	33.95	S50° 13' 24.10"W
FP47	48.20	S13° 59' 41.20"W
FP48	51.27	S62° 21' 15.05"W
FP49	147.74	S26° 17' 01.63"W
FP50	63.21	S10° 20' 54.59"W
FP51	104.37	S8° 20' 23.65"E
FP52	101.17	S3° 26' 16.56"E
FP53	51.41	S15° 25' 10.36"E

Flood Line Table		
Line #	Length	Direction
FP54	28.44	S15° 59' 58.04"E
FP55	19.74	S46° 08' 22.04"W
FP56	65.54	S89° 29' 19.83"W
FP57	30.64	N36° 16' 58.51"W
FP58	157.03	N2° 52' 30.30"E
FP59	184.52	N3° 23' 07.35"E
FP60	172.31	N0° 01' 43.29"E
FP61	81.93	N18° 43' 03.39"E
FP62	38.26	S85° 06' 56.39"W
FP63	61.56	N3° 02' 06.12"W
FP64	23.03	N12° 32' 25.78"E
FP65	22.22	N37° 07' 11.72"E
FP66	36.47	N29° 59' 19.37"E
FP67	240.52	N89° 29' 12.88"E
FP68	16.75	S86° 16' 48.94"E
FP69	29.79	S51° 48' 55.36"W
FP70	13.92	S2° 43' 25.24"E
FP71	17.42	S22° 49' 59.08"E
FP72	24.19	S65° 13' 29.49"E
FP73	30.37	S86° 36' 57.94"E
FP74	66.63	N37° 46' 49.30"E
FP75	28.52	N40° 12' 14.14"E
FP76	34.31	S80° 04' 25.18"E
FP77	31.80	S26° 12' 51.42"W
FP78	55.35	S19° 20' 53.78"W
FP79	40.73	S15° 13' 19.82"W
FP80	22.86	S86° 00' 41.23"E
FP81	27.98	N61° 06' 47.14"E
FP82	115.04	N10° 36' 04.85"E
FP83	7.02	S76° 26' 08.72"E
FP84	45.61	S15° 59' 06.70"E
FP85	30.05	S11° 16' 18.84"W
FP86	47.29	S13° 26' 44.76"W
FP87	25.01	S50° 53' 30.65"E
FP88	28.08	S74° 17' 28.90"E
FP89	42.74	N71° 33' 54.68"E
FP90	29.74	N31° 24' 13.33"E
FP91	7.17	S56° 09' 47.11"E
FP92	41.49	S1° 19' 17.77"W
FP93	48.06	S8° 50' 18.16"E
FP94	60.78	N51° 34' 31.00"E
FP95	32.27	N48° 34' 24.35"E
FP96	93.52	N22° 51' 10.41"E
FP97	57.13	N30° 33' 54.74"E
FP98	46.89	N83° 21' 09.27"E
FP99	36.55	S64° 03' 16.80"E
FP100	43.30	S40° 19' 01.05"W
FP101	74.04	S29° 05' 12.52"W
FP102	110.62	S39° 01' 21.13"W
FP103	41.78	S68° 26' 38.68"W
FP104	42.50	S60° 55' 33.84"W
FP105	25.35	S8° 07' 18.55"W

Flood Line Table		
Line #	Length	Direction
FP106	13.12	S75° 04' 06.90"E
FP107	48.06	N79° 52' 30.69"E
FP108	55.64	N48° 04' 38.12"E
FP109	76.61	N41° 25' 26.29"E
FP110	52.42	N37° 51' 32.31"E
FP111	45.94	N22° 40' 21.70"E
FP112	87.03	N47° 19' 41.45"E
FP113	59.64	N77° 49' 52.30"E
FP114	6.73	S31° 47' 13.03"E
FP115	136.95	S52° 20' 46.04"W
FP116	46.66	S31° 15' 42.13"W
FP117	63.54	S19° 13' 22.92"W
FP118	33.17	S52° 54' 54.68"W
FP119	11.08	S21° 58' 04.08"W
FP120	26.03	S76° 51' 56.93"E
FP121	77.82	N57° 51' 45.71"E
FP122	69.88	N44° 45' 42.66"E
FP123	40.61	N45° 00' 00.00"E
FP124	37.65	N25° 55' 09.71"E
FP125	36.44	N42° 06' 50.26"E
FP126	38.99	N40° 57' 54.97"E
FP127	70.10	N71° 16' 13.06"E
FP128	48.67	N79° 48' 38.51"E
FP129	69.05	N90° 00' 00.00"E
FP130	19.94	S64° 02' 57.22"E
FP131	30.60	S30° 49' 58.45"E
FP132	76.00	S19° 25' 49.21"W
FP133	20.51	S23° 46' 15.96"W
FP134	33.12	S37° 44' 48.13"W
FP135	14.16	S17° 21' 14.49"E
FP136	18.66	S84° 48' 19.73"E
FP137	50.76	N67° 16' 54.76"E
FP138	137.25	N31° 45' 36.50"E
FP139	53.54	N55° 12' 35.05"E
FP140	38.77	S82° 35' 21.67"E
FP141	103.39	S38° 05' 25.30"W
FP142	108.84	S37° 32' 02.89"W
FP143	30.87	S1° 08' 37.78"W
FP144	30.61	N72° 31' 31.59"E
FP145	140.16	N60° 39' 58.67"E
FP146	38.16	N68° 09' 45.82"E
FP147	33.62	N32° 51' 34.86"E
FP148	38.65	N29° 04' 22.56"E
FP149	37.34	N39° 34' 00.32"E
FP150	28.96	N18° 31' 43.46"E
FP151	17.92	S84° 17' 36.52"E
FP152	147.56	S84° 09' 56.21"E
FP153	27.40	S27° 00' 18.11"E
FP154	130.96	S28° 02' 10.91"W
FP155	114.67	S22° 55' 01.80"W
FP156	118.64	S24° 02' 46.39"W
FP157	90.90	S24° 30' 37.24"W

Flood Line Table		
Line #	Length	Direction
FP158	28.40	S27° 59' 48.59"W
FP159	77.53	S32° 45' 13.44"W
FP160	46.20	S12° 36' 41.74"W
FP161	41.00	S24° 49' 28.48"W
FP162	32.78	S77° 38' 15.77"W
FP163	39.03	S7° 00' 48.50"W
FP164	17.65	S19° 58' 48.70"E
FP165	81.98	S38° 21' 26.57"W
FP166	61.13	S9° 39' 40.56"W
FP167	42.31	S25° 28' 21.94"W
FP168	34.09	S27° 22' 25.59"W
FP169	56.59	S26° 29' 33.74"W
FP170	43.09	S32° 34' 05.58"W
FP171	67.29	S25° 25' 37.60"W
FP172	49.65	S28° 27' 01.01"W
FP173	68.59	S26° 59' 03.23"W
FP174	30.79	S21° 54' 37.68"W
FP175	49.30	S45° 52' 05.75"W
FP176	32.16	S79° 53' 45.60"W
FP177	59.21	S33° 31' 40.66"W
FP178	75.58	S5° 15' 01.06"W
FP179	54.06	S12° 32' 48.61"W
FP180	22.26	S28° 25' 39.63"W
FP181	62.39	S58° 06' 03.48"W
FP182	48.85	S45° 11' 02.23"W
FP183	24.51	S13° 11' 29.14"W
FP184	35.58	S16° 46' 56.25"W
FP185	29.08	S49° 50' 18.28"W
FP186	43.58	S44° 09' 04.33"E
FP187	40.42	S29° 47' 12.34"W
FP188	40.32	S29° 44' 47.82"W
FP189	50.85	S51° 03' 27.92"W
FP190	27.31	N90° 00' 00.00"W
FP191	37.88	S41° 29' 33.86"W
FP192	50.76	S18° 51' 48.39"W
FP193	77.83	S10° 03' 17.56"W
FP194	67.69	S34° 47' 52.96"W
FP195	78.89	S47° 34' 07.30"W
FP196	35.88	N54° 48' 46.16"W
FP197	43.10	S47° 41' 27.46"W
FP198	50.90	S60° 50' 12.01"W
FP199	34.05	S60° 02' 17.27"W
FP200	46.21	S60° 09' 34.95"W
FP201	39.70	S67° 47' 59.07"W
FP202	58.16	S69° 53' 08.40"W
FP203	54.45	S74° 00' 34.74"W
FP204	69.00	S65° 31' 03.36"W
FP205	73.96	S65° 45' 05.82"W
FP206	24.49	S69° 41' 17.12"W
FP207	7.19	S1° 07' 08.94"E
FP208	26.43	S44° 04' 24.44"E
FP209	12.83	S75° 53' 52.78"E

Flood Line Table		
Line #	Length	Direction
FP210	7.49	S88° 20' 20.10"E
FP211	7.91	S33° 16' 41.00"E
FP212	10.81	S8° 33' 14.64"E
FP213	37.96	S85° 14' 58.12"W
FP214	11.20	S64° 10' 46.18"W
FP215	125.71	S68° 34' 07.54"W
FP216	45.95	S88° 38' 10.46"W
FP217	75.49	N1° 39' 37.21"W
FP218	41.11	N28° 36' 37.52"E
FP219	36.24	N5° 11' 39.44"E
FP220	37.90	N46° 10' 09.67"E
FP221	27.01	N21° 22' 15.36"E
FP222	253.73	N0° 14' 48.96"W
FP223	14.26	N4° 23' 57.89"W
FP224	3.26	S63° 56' 45.76"E
FP225	128.56	N0° 49' 28.30"E
FP226	285.10	N1° 57' 22.44"W
FP227	26.43	N59° 14' 12.90"E
FP228	31.13	N69° 40' 37.99"E
FP229	12.35	N23° 11' 54.93"E
FP230	18.89	N76° 45' 34.13"E
FP231	12.00	S35° 50' 10.98"E
FP232	34.61	S0° 53' 42.66"E
FP233	46.16	S13° 32' 51.84"W
FP234	13.16	S9° 27' 44.36"E
FP235	6.84	S18° 26' 05.82"E
FP236	17.90	S64° 59' 01.01"E
FP237	74.61	N86° 32' 07.47"E
FP238	93.63	N72° 44' 57.15"E
FP239	93.63	N57° 17' 11.12"E
FP240	73.93	N44° 50' 27.62"E
FP241	60.00	N43° 09' 55.01"E
FP242	60.00	N45° 00' 45.02"E
FP243	60.00	N56° 05' 25.62"E

Flood Line Table		
Line #	Length	Direction
FP269	95.11	N27° 58' 46.32"E
FP270	26.52	N7° 12' 12.32"E
FP271	76.12	N60° 11' 19.32"W
FP272	95.07	N76° 11' 23.49"W
FP273	96.20	S70° 47' 40.22"W
FP274	60.00	S61° 57' 36.15"W
FP275	60.00	S61° 57' 36.15"W
FP276	60.00	S72° 46' 17.38"W
FP277	60.00	S72° 46' 17.38"W
FP278	68.51	S71° 34' 35.61"W
FP279	51.90	S59° 55' 13.87"W
FP280	41.80	S59° 55' 13.87"W
FP281	93.62	S44° 26' 59.32"W
FP282	93.62	S28° 59' 13.28"W
FP283	75.74	S18° 44' 15.22"W
FP284	4.88	S5° 04' 23.43"E
FP285	29.75	S66° 08' 22.36"E
FP286	8.86	S36° 36' 45.53"W
FP287	116.66	S36° 44' 45.91"W
FP288	4.89	S34° 30' 30.68"W
FP289	56.90	S53° 16' 55.97"E
FP290	66.49	S35° 26' 12.07"W
FP291	67.03	S53° 33' 39.38"E
FP292	117.98	N36° 34' 34.46"E
FP293	25.60	S69° 14' 47.22"E
FP294	11.89	N85° 08' 08.23"E
FP295	36.34	N22° 57' 14.97"E
FP296	17.00	N84° 41' 04.04"W
FP297	15.94	N69° 46' 31.97"W
FP298	14.96	N0° 00' 00.00"E
FP299	17.83	N46° 47' 26.28"W
FP300	102.03	N0° 04' 14.68"W
FP301	78.84	S86° 45' 30.52"W
FP302	93.63	S75° 23' 55.79"W
FP303	93.63	S59° 56' 09.76"W
FP306	84.00	S45° 36' 04.09"W
FP307	120.00	S41° 17' 32.70"W
FP308	240.00	S41° 17' 32.70"W
FP309	62.00	S41° 17' 32.70"W
FP310	44.26	S39° 11' 19.40"W
FP311	36.60	S8° 38' 53.45"W
FP312	15.72	S0° 42' 20.71"W
FP313	60.19	S1° 02' 53.26"W
FP314	26.78	S28° 39' 42.00"E
FP315	27.56	S87° 00' 54.76"E
FP316	0.03	S86° 25' 25.19"E
FP317	73.68	N87° 51' 22.60"E
FP318	30.75	N76° 40' 30.56"E
FP319	14.10	N54° 05' 27.81"E
FP320	3.73	S71° 33' 54.18"E
FP321	19.10	S81° 42' 10.79"E
FP322	21.84	N62° 02' 57.96"E

Flood Line Table		
Line #	Length	Direction
FP323	126.72	N70° 05' 00.05"E
FP324	120.00	N41° 17' 32.70"E
FP325	180.00	N41° 17' 32.70"E
FP326	16.92	N72° 40' 15.01"E
FP327	73.58	N27° 57' 53.39"E
FP328	86.84	N24° 20' 04.24"E
FP329	30.94	S75° 15' 22.17"E
FP330	18.26	N7° 25' 52.59"E
FP477	95.04	S88° 31' 13.91"W

EHS LINE TABLE		
LINE	BEARING	DISTANCE
EH401	N52°26'21"E	52.63'
EH402	N62°52'43"E	103.79'
EH406	S29°39'33"W	33.33'
EH407	S38°28'50"W	30.86'
EH408	S55°02'03"W	89.97'
EH409	S04°02'21"W	132.65'
EH410	N32°11'07"E	167.21'
EH411	N59°26'30"E	103.57'
EH412	N46°33'48"E	24.07'
EH413	N50°49'30"E	34.37'
EH414	N38°16'16"E	10.28'
EH415	S19°01'06"W	26.84'
EH416	S26°26'25"W	47.82'
EH417	S48°31'33"W	37.55'
EH418	S61°11'11"W	25.92'
EH419	S36°32'27"W	41.86'
EH420	S16°35'16"W	29.45'
EH421	S05°27'05"W	53.06'
EH422	S60°29'33"E	10.16'
EH423	N42°44'58"E	36.32'
EH424	N29°05'39"E	29.23'
EH425	N68°13'51"E	69.95'
EH426	N59°01'44"E	60.18'
EH427	S40°40'43"W	28.57'
EH428	S78°08'31"W	30.84'
EH429	S80°28'08"W	61.77'
EH430	S65°29'50"W	17.44'
EH431	N04°47'50"W	20.09'
EH432	N16°24'02"E	21.96'
EH433	N09°28'22"E	16.87'
EH434	N00°06'58"E	99.78'
EH450	S86°12'33"W	27.64'
EH451	S71°18'57"W	15.72'
EH452	N20°51'35"E	100.32'
EH453	S81°00'33"W	26.15'
EH454	S70°00'59"W	22.29'
EH455	S12°29'29"W	14.29'
EH456	S73°12'13"W	15.59'
EH457	S60°01'01"W	52.81'
EH458	S54°23'12"W	37.00'

EHS LINE TABLE		
LINE	BEARING	DISTANCE
EH459	S86°41'01"W	12.18'
EH460	S56°44'13"W	7.70'
EH461	S47°30'53"W	36.42'
EH462	S45°00'00"E	105.72'
EH463	S88°57'31"E	70.66'
EH464	S19°39'15"E	27.93'
EH465	N80°12'09"E	86.43'
EH466	N56°57'53"E	98.66'
EH467	N70°42'34"E	49.83'
EH468	S78°54'33"E	16.17'
EH469	N71°33'55"E	50.70'
EH470	N88°07'47"E	34.06'
EH471	N39°35'02"E	48.24'
EH472	N31°33'45"E	80.54'
EH473	N24°30'14"E	43.50'
EH474	N39°48'31"E	8.21'
EH475	N54°47'57"E	20.79'
EH476	N20°58'42"E	88.65'

SEQUENCE NUMBER

GENERAL NOTES (CONT)

23. THE PROPERTY SUBJECT TO THIS FINAL PLAT INCLUDES A SPECIAL FLOOD HAZARD AREA (SFHA) ASSOCIATED WITH THE PLATTED BOUNDARY, A CLOMR, CASE NUMBER 24-09-0200R, 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 PRIOR TO ANY DEVELOPMENT WITHIN THE PLATTED BOUNDARY.

AMENDED PLAT
THE ENCLAVE AT TWIN PEAKS

LOTS 1-74 AND COMMON AREA "A" (NATURAL OPEN SPACE, LANDSCAPE, DRAINAGE & PUBLIC UTILITIES), COMMON AREA "B" (RECREATION AREA, OPEN SPACE, LANDSCAPE & PUBLIC UTILITIES) AND COMMON AREA "C" (OPEN SPACE, DRAINAGE & LANDSCAPE)
A RESUBDIVISION OF "THE ENCLAVE AT TWIN PEAKS" LOTS 1-70, AND COMMON AREA "A" (NATURAL OPEN SPACE, LANDSCAPE, DRAINAGE & PUBLIC UTILITIES), COMMON AREA "B" (RECREATION AREA, OPEN SPACE, LANDSCAPE & PUBLIC UTILITIES). COMMON AREA "C" (OPEN SPACE, DRAINAGE & LANDSCAPE)
AS RECORDED IN SEQ.#20241510186, LOCATED WITIHIN SECTION 12, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF MARANA, PIMA COUNTY, ARIZONA
MAY, 2025 WLB JOB NO. 121021-A-002

PRV 2504-001
PRV 2309-001
P24WS00013
REF: PRELIMINARY PLAT PRV2205-007

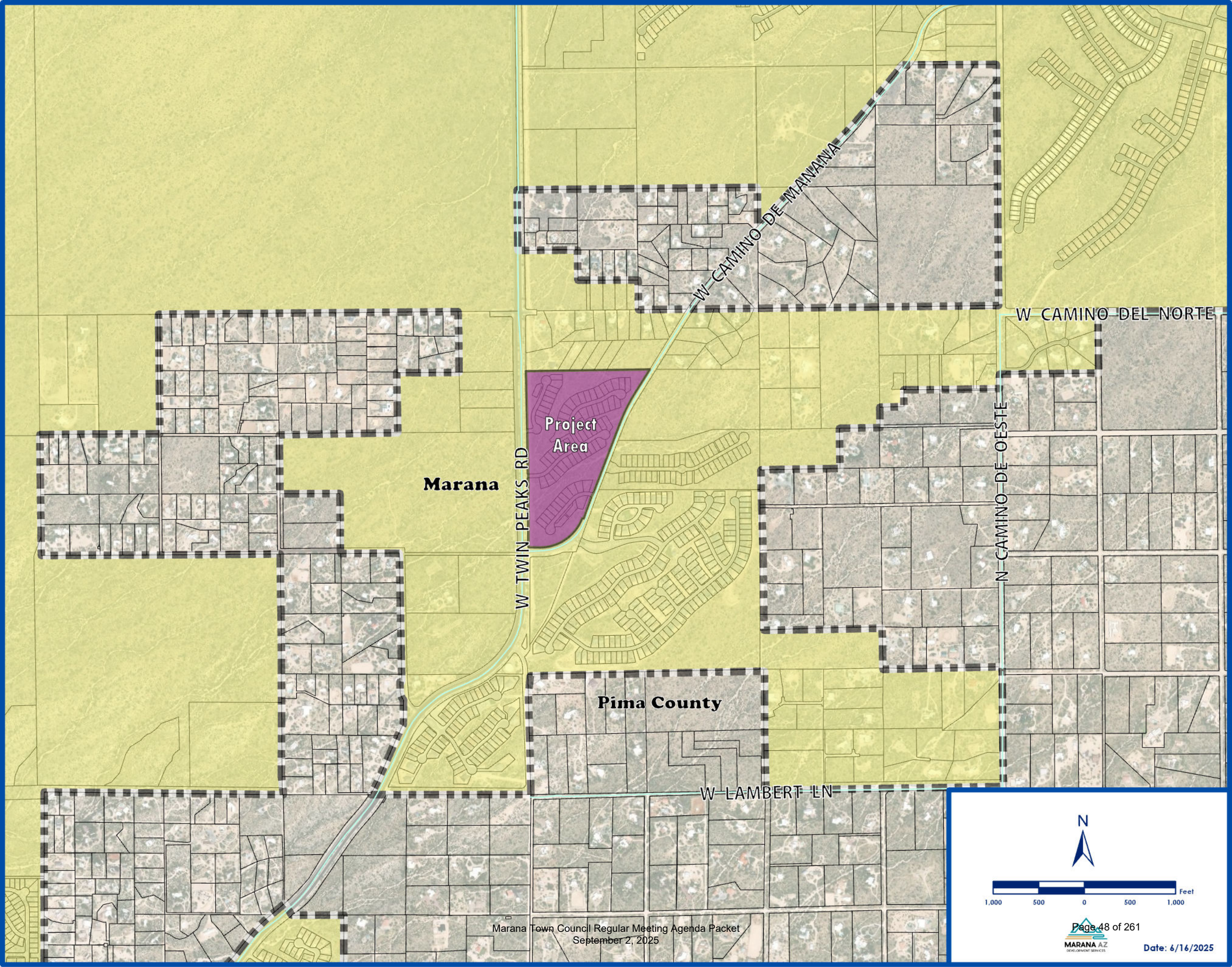
The WLB Group INC. WLB
Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix, Flagstaff, and Las Vegas, NV.
1600 W Broadway Rd, Ste. 150
Tempe Az. 85282 PH.(480) 736-1600

Registered Professional Engineer — CERTIFICATE NO. 49121 — ERIC D. SHAWD — Arizona, U.S.A.

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 45721 — TIMOTHY J. GAUDETTE — ARIZONA, U.S.A. — Date Signed 8-14-25

SHEET 9 OF 9

D:\21012\24000 Enclave @ Twin Peaks\03 Survey\Final Plat\FP_ENCLAVE.dwg


Project Area
Marana
Pima County
W CAMINO DE MANANA
W CAMINO DEL NORTE
W TWIN PEAKS RD
N CAMINO DE OESTE
W LAMBERT LN
N
Feet
1,000
500
0
500
1,000
MARANA AZ
DEVELOPMENT SERVICES
Date: 6/16/2025

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): _____	❑ Other: _____

PROJECT INFORMATION

Project Name: Enclave at Twin Peaks		
Description of Project: Single Family Residential	Number of Lots: 74	
Parcel No.(s): 216-25-020C;020E;020F;019B;019E;015H;015J;015F;015M;015L	Gross Area (Acres): 38.69	
Project Address: 5565 W Twin Peaks Rd		
Ref. Project No.: PCZ2011-002; PRV2205-007; ENG2301-011		

CONTACT INFORMATION

Owner: KC Twin Peaks LLC	Contact Name: David Williamson		
Address: 6045 N Campbell Av 1st Floor	City: Tucson	State: AZ	Zip: 85718
Email: davidw@fairfield.net	Phone No.: (520) 730-6576		
Applicant: The WLB Group, Inc.	Contact Name: Linda Thompson		
Address: 4444 E Broadway Bl	City: Tucson	State: AZ	Zip: 85711
Email: lthompson@wlbgroup.com	Phone No.: (520) 390-1086		
Consultant/Engineer: The WLB Group, Inc.	Contact Name: Jerry Zillman		
Address: 1600 W. Broadway Ste 150	City: Tempe	State: AZ	Zip: 85282
Email: jzillman@wlbgroup.com	Phone No.: (480) 736-1600		

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)

Linda Thompson	Linda Thompson Digitally signed by Linda Thompson DN: C=US, E=lthompson@wlbgroup.com, O="The WLB Group, Inc.", OU=Subdivision Coordinator, CN=Linda Thompson Date: 2025.03.20 14:41:41-07'00'	3/20/2025
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 05/16/2023

Council-Regular Meeting **C3**

Meeting Date: 09/02/2025

To: Mayor and Council

Submitted For: George Cardieri, Real Property Manager

From: George Cardieri, Real Property Manager

Date: September 2, 2025

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. 2025-089: Relating to Public Works; approving and authorizing the Mayor to execute Amendment No. 1 to the Letter Agreement with the United States of America, Department of Energy Western Area Power Administration (WAPA), for the relocation of certain WAPA facilities and the completion of public improvements within the WAPA easement as part of the Twin Peaks Rattlesnake Pass Road Widening Project (George Cardieri)

Discussion:

On June 4, 2024, the Town Council approved Resolution No. 2024-056, approving a Letter Agreement with the United States of America, Department of Energy, Western Area Power Administration (WAPA), for the relocation of certain WAPA facilities and the completion of public roadway and drainage improvements within the WAPA easement as part of the Twin Peaks Rattlesnake Pass Road Widening Project. A copy of that agreement is included within the Council packet for reference. While the impacted WAPA facilities have already been relocated and payment for the relocation has been processed, the Town's contractor will likely need to continue working within WAPA's easement beyond the current expiration date of September 30, 2025. To accommodate this, WAPA has requested an amendment to the Letter Agreement, extending its terms

until the earlier of the completion of the work or September 30, 2026. Approval of the attached resolution will approve the amendment to the WAPA Letter Agreement and authorize the Mayor to execute it.

Staff Recommendation:

Staff recommends approval of the amendment to the Letter Agreement with WAPA, extending its terms until the earlier of the completion of the work or September 30, 2026.

Suggested Motion:

I move to adopt Resolution No. 2025-089, approving and authorizing the Mayor to execute an amendment to the Letter Agreement with the United States Department of Energy, Western Area Power Administration (WAPA), extending its terms until the earlier of the completion of the work or September 30, 2026.

Attachments

Resolution No. 2025-089

Exhibit A - Letter Agreement Amendment

Existing Letter Agreement

MARANA RESOLUTION NO. 2025-089

RELATING TO PUBLIC WORKS; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT NO. 1 TO THE LETTER AGREEMENT WITH THE UNITED STATES OF AMERICA, DEPARTMENT OF ENERGY, WESTERN AREA POWER ADMINISTRATION (WAPA), FOR THE RELOCATION OF CERTAIN WAPA FACILITIES AND THE COMPLETION OF PUBLIC IMPROVEMENTS WITHIN THE WAPA EASEMENT AS PART OF THE TWIN PEAKS RATTLESNAKE PASS ROAD WIDENING PROJECT

WHEREAS the Town of Marana is constructing the Twin Peaks Rattlesnake Pass Widening Project (the "Road Project"); and

WHEREAS, on June 4, 2024, the Town Council approved Resolution No. 2024-056, approving a Letter Agreement with the United States of America, Department of Energy, Western Area Power Administration ("WAPA"), for the relocation of certain WAPA facilities and the completion of public roadway and drainage improvements within the WAPA easement as part of the Road Project; and

WHEREAS the impacted WAPA facilities have already been relocated and payment for the relocation has been processed; and

WHEREAS the Town's contractor will likely need to continue working within WAPA's easement beyond the current expiration date of September 30, 2025; and

WHEREAS WAPA has requested an amendment to the Letter Agreement, extending its terms until the earlier of the completion of the work or September 30, 2026; and

WHEREAS the Mayor and Council of the Town of Marana find that the public interests are served by approving this resolution.

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

SECTION 1. Amendment No. 1 to the Letter Agreement with the United States of America, Department of Energy, Western Area Power Administration ("WAPA") in substantially the form attached to and incorporated in this resolution as Exhibit A is hereby approved and the Mayor is hereby authorized and directed to execute it on behalf of the Town of Marana.

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

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 2nd day of September 2025.

_____
Mayor Jon Post

ATTEST:

_____
Jill McCleary, Town Clerk

APPROVED AS TO FORM:

_____
Jane Fairall, Town Attorney

Department of Energy
Western Area Power Administration
Desert Southwest Customer Service Region
P.O. Box 6457
Phoenix, AZ 85005-6457

Amendment No. 1 to
Letter Agreement No. 24-DSR-13324
Town of Marana
Advance of Funds

ELECTRONIC DELIVERY

Mr. Jon Post
Mayor
Town of Marana
Marana Municipal Complex
11555 West Civic Center Drive
Marana, AZ 85653

Dear Mr. Post:

The Town of Marana (Marana) has been working to improve traffic flow and safety on Twin Peaks Road, north of Silverbell Road and west of Interstate 10, within the Town of Marana, Arizona (Twin Peaks Project). The Twin Peaks Project is in proximity to Western Area Power Administration's (WAPA) existing structures for the Rattlesnake to Tucson 115-kV Transmission Line (WAPA Structures). WAPA has a project within the vicinity of the Twin Peaks Project, currently in the development stage, known as the Vail to Tortolita Project. WAPA has been coordinating with Marana regarding schedules and impacts that the Twin Peaks Project would have on WAPA's structures and the Vail to Tortolita Project.

On June 5, 2024, Marana and WAPA entered into Letter Agreement No. 24-DSR-13324 (Original Agreement) for an advancement of funds for WAPA to determine the work and coordination, as listed in Section 3 of the Original Agreement, necessary for Marana to move forward with construction of the Twin Peaks Project. WAPA and Marana are sometimes referred to individually as "Party" and collectively as "Parties."

The Parties now desire to extend the Original Agreement for one (1) year.

Agreement: In accordance with, and subject to the terms of this Amendment, the Parties agree to amend the terms and conditions of the Original Agreement as set forth herein.

1. **Modification of Section 1 of the Original Agreement**: Subsection 1.1 of the Original Agreement shall be deleted and replaced in its entirety by the following:

   "1.1 This Agreement shall become effective upon execution and shall remain in effect until the earlier of: (1) completion of work specified in this Agreement; (2) September 30, 2026, or (3) as provided for in subsection 1.2. herein."

2. **Modification of Section 11 of the Original Agreement**: Section 11 of the Original Agreement shall be deleted and replaced in its entirety by the following:

   "11. **General Power Contract Provisions**: The General Power Contract Provisions (GPCP), effective July 17, 2025, are attached hereto, and are hereby made a part of this Agreement the same as if they had been expressly set forth herein; provided, that if the provisions in the GPCP are in conflict with this Agreement, the terms of this Agreement shall control."

3. **Term of Amendment**: This Amendment shall become effective upon execution and shall terminate concurrently with the Original Agreement, as amended herein.

4. **Original Agreement to Remain in Effect**: Except as expressly modified by this Amendment, the Original Agreement shall remain in effect, and this Amendment shall be subject to all terms of the Original Agreement.

5. **Execution by Counterparts**: This Amendment may be executed in any number of counterparts and, upon execution and delivery by each Party, the executed and delivered counterparts together shall have the same force and effect as an original instrument as if all Parties had signed the same instrument. Any signature page of this Amendment may be detached from any counterpart of this Amendment without impairing the legal effect of any signatures, thereon, and may be attached to another counterpart of this Amendment identical in form hereto, by having attached to it one (1) or more signature pages.

6. **Electronic Signatures**: The Parties agree that this Amendment may be executed by either handwritten signature or digitally signed using Adobe Sign, Adobe E-Sign, or DocuSign, pursuant to Section 6, herein. A digital signature is the same as a handwritten signature and shall be considered valid and acceptable.

7. **Authority to Execute**: Each individual signing this Amendment certifies that the Party represented has duly authorized such individual to execute this Amendment that binds and obligates the Party.

Please provide acceptance of this Amendment by having an authorized representative date and sign the Amendment by handwritten signature or affix a digital signature by using only Adobe Sign, Adobe E-Sign, or DocuSign, that provides a certificate-based identification to authenticate the signer's identity and which binds each signature to the document with encryption. Return the dated and signed Amendment, as soon as possible, using (1) of the following options:

1. Digital Signature: email Amendment to Colletti@wapa.gov
2. Handwritten Signature: email scanned Amendment to Colletti@wapa.gov and mail one (1) original to one (1) of the following addresses:

If by U.S. Postal Service:
Western Area Power Administration
Desert Southwest Regional Office
ATTN: G6216 (Colletti)
P.O. Box 6457
Phoenix, AZ 85005-6457

If by Overnight Delivery:
Western Area Power Administration
Desert Southwest Regional Office
ATTN: G6216 (Colletti)
615 South 43rd Avenue
Phoenix, AZ 85009

If the Amendment is signed by handwritten signature, please provide attestation on the signature page and affix your corporate seal. If a seal is not available, then please provide a signed letter of authorization from the Corporate Secretary, or any applicable certificates, resolutions, or minutes to indicate the signatory is duly authorized to commit Contractor to the terms of the Amendment. If digitally signed, please provide the applicable certificates, resolutions, or minutes.

(Remainder of page intentionally left blank.)

Amendment No. 1 to
Letter Agreement No. 24-DSR-13324
Town of Marana
Advance of Funds

Questions related to the work performed under the Original Agreement should be directed to Ms. Angela Murphy, Project Coordinator, at (602) 726-5521. Contractual questions related to this Amendment should be directed to Ms. Audrey Colletti, Public Utilities Specialist, at (602) 812-2707.

Sincerely,

Scott R. Lund
Acting Senior Vice President and
Desert Southwest Regional Manager

Accepted and agreed to this _____ day of _____, 2025.

TOWN OF MARANA

By: ** DRAFT – DO NOT SIGN **
Jon Post
Title: Mayor

Address: 11555 West Civic Center Drive

Marana, AZ 85653

Recommended by

** DRAFT – DO NOT SIGN **

Title: Real Property Manager

Address: 11555 West Civic Center Drive

Marana, AZ 85653

Approved as to Form:

** DRAFT – DO NOT SIGN **

Department of Energy
Western Area Power Administration
Desert Southwest Customer Service Region
P.O. Box 6457
Phoenix, AZ 85005-6457

May 20, 2024

Letter Agreement No. 24-DSR-13324
Town of Marana
Advance of Funds

ELECTRONIC DELIVERY

Mr. Ed Honea
Mayor
Town of Marana
11555 West Civic Center Drive
Marana, AZ 85653

Dear Mr. Honea:

The Town of Marana (Marana) has been working to improve traffic flow and safety on Twin Peaks Road, north of Silverbell Road and west of Interstate 10, within the Town of Marana, Arizona. The project includes construction to widen the road from a current two (2) lane road to a four (4) lane road (Twin Peaks Project). The Twin Peaks Project is in proximity to Western Area Power Administration's (WAPA) existing structures for the Rattlesnake to Tucson 115-kilovolt (kV) Transmission Line (WAPA's Structures). WAPA also has a project within the vicinity of the Twin Peaks Project, currently in the development stage, known as the Vail to Tortolita Project. The Vail to Tortolita Project would rebuild and upgrade the Rattlesnake to Tucson 115-kV transmission line to a 230-kV double circuit transmission line. WAPA has been coordinating with Marana regarding schedules and impacts that the Twin Peaks Project would have on WAPA's Structures and the Vail to Tortolita Project. WAPA adjusted the design of the Vail to Tortolita Project to mitigate conflicts between the Twin Peaks Project and the Vail to Tortolita Project.

In a meeting held on April 8, 2024, WAPA was made aware of a schedule change for the Twin Peaks Project due to the upcoming monsoon season. The Twin Peaks Project work would begin in June of 2024 which is well ahead of WAPA's Vail to Tortolita Project. Due to this change, it has been determined that two (2) of WAPA's structures on the existing Rattlesnake to Tucson 115-kV transmission line would be impacted and require mitigation prior to the start of construction of the Twin Peaks Project in the vicinity of WAPA's Structures. Marana requested that WAPA determine what mitigation would be necessary to move forward with the construction of the Twin Peaks Project. WAPA has agreed to provide assistance and Marana and WAPA now desire to enter into this Letter Agreement No. 24-DSR-13324 (Agreement) for funds to be provided to WAPA to perform the work that is listed in Section 3 of this Agreement (Work).

The following sets forth the basis upon which WAPA will proceed with the request for the Work. WAPA and Marana are sometimes referred to individually as "Party" and collectively as "Parties."

Agreement: In accordance with and subject to the terms of this Agreement, the Parties agree to the terms and conditions set forth as follows.

1. **Term of the Agreement**:

   1.1 This Agreement shall become effective upon execution by the Parties and shall remain in effect until: (1) completion of work specified in this Agreement; or (2) September 30, 2025, whichever occurs earlier.

   1.2 A Party may, at any time, terminate this Agreement by providing thirty (30) days' advance written notice to the other Party; provided, that no such termination notice shall be effective until the completion of any committed work activities.

2. **Marana, at its sole expense, shall**:

   2.1 Be financially responsible for the Work to be performed by WAPA and advance funds in accordance with Section 4.

   2.2 Submit Marana's project engineering plans and technical data for WAPA's evaluation and concurrence which will be issued by WAPA in the form of a completed license agreement, signed by both parties.

   2.3 Coordinate with WAPA the planning, design, and schedule for the Twin Peaks Project in the vicinity of WAPA's Structures which require Hot Line Orders and monitoring by WAPA as depicted in Attachment No. 1.

   2.4 Make personnel available to attend meetings, and review and provide comments regarding the Work, as requested.

   2.5 Comply with all applicable Federal, State, and local laws as well as building and safety codes including the latest edition of the National Electrical Safety Code and Occupational Safety and Health Administration standards applicable to the design and construction of the Twin Peaks Project within the vicinity of WAPA's Structures.

   2.6 Ensure the Twin Peaks Project will not limit or inhibit WAPA's continued physical access to WAPA's Structures for maintenance purposes before, during, and after construction.

2.7 Ensure that all equipment used for the Twin Peaks Project within WAPA's right-of-way is properly grounded and the Occupational Safety and Health Administration minimum clearances are maintained at all times.

2.8 Coordinate any changes to the construction schedule of the Twin Peaks Project with WAPA at least fourteen (14) calendar days prior to the commencement of work in the vicinity of WAPA's Structures.

2.9 Be financially responsible for any damage caused by Marana, its contractors, or subcontractors, to WAPA's facilities, structures, or right-of-way.

2.10 Provide and coordinate with appropriate entities to control vehicular traffic on roads identified in the Twin Peaks Project. These efforts may include, but are not limited to, traffic control devices and traffic diversions during performance of the Work.

2.11 Ensure that any third-party entity used by Marana to provide services or work around transmission lines is duly licensed, bonded, insured, and qualified to do business within the State of Arizona.

2.12 Upon request by WAPA, provide a temporary environmentally cleared area for the storage of WAPA's construction equipment and materials within proximity to the construction site that will not impede the Work. Equipment and materials may include, but are not limited to, semi-tractors, bucket trucks, line trucks, diggers, transmission line structures, crossarms, insulators, and conductor reels.

2.13 Implement required corrective actions as identified in engineering and design analysis conducted by WAPA in accordance with Section 3.5 herein.

2.14 Coordinate with WAPA on environmental issues applicable to the Work to be performed that may include, but are not limited to, pre-constructions surveys, vegetation management, erosion and dust control, worker environmental awareness training, and active construction monitoring.

2.15 Participate in any other contract development activities related to the Work.

3. **WAPA, at the sole expense of Marana, shall**:

3.1 Coordinate with Marana to schedule Hot Line Orders confirming that automatic reclosing is disabled and equipment under the hot line order remains de-energized until all conditions of the order are met (Hot Line Orders). Schedule any outages, if required, at mutually agreeable times.

3.2 Conduct Hot Line Orders and outages in accordance with Section 6 of this Agreement during the outage schedule that Marana coordinates with WAPA.

3.3 Provide a representative to monitor work at the Twin Peaks Project location on days deemed necessary by WAPA. The monitoring work will occur generally during the excavation and installation of concrete barrier at WAPA's structure 22/6, depicted in Attachment No. 1.

3.4 Provide labor, materials, and equipment necessary to remove and replace WAPA's structure 22/7, as depicted in Attachment No. 1.

3.5 Conduct engineering and design analysis to assess WAPA's facilities in the vicinity of the Twin Peaks Project including, but not limited to, safety, reliability, maintenance, access, and protection. Such analysis will also include corrective actions required to avoid unacceptable impacts to WAPA's facilities as necessary.

3.6 Make personnel available to attend meetings, and review and provide comments regarding the Work, as requested.

3.7 Provide technical and administrative assistance, as well as project management services, lands, and environmental support to satisfy the requirements of the Work.

3.8 Prepare this Agreement and any other documentation and correspondence related to the Work, including any other contract development activities related to the Work contemplated by this Agreement, as required.

3.9 Provide Marana with documentation of the activities performed and time expended in connection with the Work, as needed.

3.10 Conduct site visits and/or inspections as required.

3.11 Perform close-out activities upon completion of the Work under this Agreement.

3.12 Comply with the National Environmental Policy Act, National Historic Preservation Act, Endangered Species Act, and other environmental laws and regulations.

3.13 Complete an environmental review prior to any work associated with the Work proceeding and prepare the appropriate environmental clearances.

4. **Compensation**: The estimated cost for the Work described in Section 3 of this Agreement is Sixty-Five Thousand Dollars ($65,000), including allocable expenses. Upon execution of this Agreement, WAPA will send Marana an invoice for Sixty-Five Thousand Dollars ($65,000). Marana shall advance funds to WAPA along with the invoice, which shall be applied to the cost of performing the Work specified in this Agreement.

Payment shall be made by Electronic Funds Transfer (EFT) or Automated Clearing House (ACH) and must be made pursuant to the instructions below to ensure proper payment processing.

If sending payment via **EFT** (New York Federal Reserve Bank), provide your bank with the following information:

ABA (Routing Identifier): 021030004
ALC (Agency Locator Code): 89001602

If sending payment via **ACH** (Richmond Federal Reserve Bank), provide your bank with the following information:

ABA (Routing Identifier): 051036706
Account Number: 312003

WAPA shall be under no obligation to perform any Work identified in this Agreement until adequate funds have been received. WAPA shall be under no obligation to provide any funding whatsoever for the work described in this Agreement. If WAPA requires additional funds after the Sixty-Five Thousand Dollars ($65,000) has been collected, Marana shall, upon receipt of an invoice, advance additional funds as requested by WAPA if approved by Marana's governing body. WAPA shall be under no obligation to continue any Work until it receives such additional funds. Any funds advanced by Marana in excess of the costs incurred by WAPA shall be returned to Marana without any interest whatsoever, as soon as practicable.

WAPA shall be under no obligation to return to Marana any funds which are expended for activities specified in this Agreement. All costs for Work performed by WAPA will be determined by WAPA, in accordance with 23 CFR 645, subject to review by Marana upon written request. At completion of the work, WAPA will provide Marana with documentation of labor costs incurred in connection with the Work, in sufficient detail to adequately describe the activities performed and time expended. Within 60 calendar days of completion of the Work, WAPA shall provide Marana a final invoice based on actual costs for reconciliation, showing the Marana advanced payments, and then begin close-out of the Agreement.

5. **Right of Entry**:

5.1 Marana, under the terms and conditions specified in this Agreement, hereby grants WAPA and its authorized employees, agents, and subcontractors, a Right

of Entry (Right) to enter Marana's property to accomplish the work described herein, provided advance notice and arrangements are made with Marana.

5.2 WAPA, under the terms and conditions specified in this Agreement, hereby grants Marana and its authorized employees, agents, and subcontractors, a Right to enter WAPA's right-of-way to accomplish the work described herein, provided advance notice and arrangements are made with WAPA.

5.3 Rights under subsections 5.1 and 5.2 are subject to change due to access changes for security and/or Bulk Electric System (BES) Reliability Standard reasons.

6. **Outages and Hot Line Orders**: The work being performed under this Agreement requires planned Hot Line Orders (i.e., one-shots) to WAPA's transmission system. Liability will be governed by Provision 35 of the General Power Contract Provisions. WAPA's policy for Hot Line Orders requires a designated WAPA employee to be present at the Twin Peaks Project when work is occurring at/near WAPA's Structures while Hot Line Order is in effect during all working hours in which excavation and installation of concrete barriers is taking place at WAPA's structure 22/6.

6.1 Provisions shall be made to de-energize only what is necessary to safely accomplish the work in accordance with all applicable laws, rules, and regulations, and WAPA's standard operation procedures. As of the time of execution of this Agreement, an outage is planned for the Work on June 11 and June 12, 2024.

6.2 WAPA will implement outages or Hot Line Orders based on the regional BES operating conditions at the time outages are required.

6.3 Time and length of outages or Hot Line Orders will be at WAPA's discretion. Outages shall typically not take place during the months of May through September, except as provided in subsection 6.1 above. All outage requests are subject to adjustment or denial due to system operating conditions, emergent work, and arising contingencies found in study results.

6.4 Operating facilities will be released only at prescheduled times to maintain reliability and continuity of the electric service.

6.5 In the event that an outage or Hot Line Order that has been properly scheduled and coordinated needs to be rescheduled due to unforeseen WAPA manpower, system, and/or BES reliability circumstances, WAPA will employ reasonable efforts so that the outage or Hot Line Order can proceed as soon as possible. In the event outages need to be rescheduled in order to address safety and/or reliability concerns within the dynamic regional BES, WAPA will not be liable for any financial impacts regarding the changes in outage requests.

Notwithstanding the foregoing, the timing and length of WAPA outages and Hot Line Orders shall ultimately be at WAPA's reasonable discretion.

7. **Marana Notifications and Contacts**: Official notifications and invoicing to Marana shall be addressed to:

Town of Marana
Development Services
Attn: George Cardieri
11555 West Civic Center Drive
Marana, AZ 85653
Phone: (520) 382-2611

8. **Amendments and Modifications**: This Agreement may be amended or modified by mutual written agreement duly executed by the Parties.

9. **Governing Law**: This Agreement shall be interpreted under and governed by applicable Federal law. In the absence of applicable Federal law, the laws of the State of Arizona shall govern.

10. **Attachments**: The initial attachment is attached hereto and is incorporated into this Agreement in accordance with its respective terms until superseded by a subsequent attachment. Changes, additions, or modifications to the attachment shall be reflected in new or revised attachments and will be distributed in accordance with Provision 40 of the GPCP.

11. **General Power Contract Provisions**: The General Power Contract Provisions (GPCP), effective September 1, 2007, are attached hereto, and are hereby made a part of this Agreement the same as if they had been expressly set forth herein; provided, that if the provisions in the GPCP are in conflict with this Agreement, the terms of this Agreement shall control

12. **Execution By Counterparts**: This Agreement may be executed in any number of counterparts and, upon execution and delivery by each Party, the executed and delivered counterparts together shall have the same force and effect as an original instrument as if all Parties had signed the same instrument. Any signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signatures thereon and may be attached to another counterpart of this Agreement identical in form hereto, by having attached to it one (1) or more signature pages.

13. **Electronic Signatures**: The Parties agree that this Agreement may be executed by either handwritten signature or digitally signed using Adobe Sign, Adobe E-Sign, or DocuSign pursuant to Section 14 herein. A digital signature is the same as a handwritten signature and shall be considered valid and acceptable.

14. **Authority to Execute**: Each individual signing this Agreement certifies that the Party represented has duly authorized such individual to execute this Agreement that binds and obligates the Party.

Provide acceptance of this Agreement by having an authorized representative date and sign the Agreement by handwritten signature or digital signature using only Adobe Sign, Adobe E-Sign, or DocuSign that provides a certificate-based identification to authenticate the signer's identity and binds each signature to the document with encryption. Return the signed and dated Agreement, as soon as possible, using one (1) of the following options:

1. Digital Signature – email Agreement to Murphy@wapa.gov
2. Handwritten Signature – email scanned Agreement to Murphy@wapa.gov and mail one (1) original to one (1) of the following addresses:

If by First Class Mail:
Western Area Power Administration
Desert Southwest Regional Office
ATTN: G5100 (Murphy)
P.O. Box 6457
Phoenix, AZ 85005-6457

If by Overnight Delivery:
Western Area Power Administration
Desert Southwest Regional Office
ATTN: G5100 (Murphy)
615 South 43rd Avenue
Phoenix, AZ 85009

If the Agreement is signed by handwritten signature, provide an attestation on the signature page and affix the appropriate seal. If a seal is not available, then please provide a signed letter of authorization from the authorized official, or any applicable certificates, resolutions, or minutes to indicate the signatory is duly authorized to commit Marana to the terms of this Agreement. If digitally signed, please provide the applicable certificates, resolutions, or minutes.

Questions related to the Work performed under this Agreement and contractual questions should be directed to Angela Murphy, Project Coordinator, at 702-308-1665

Sincerely,

JACK MURRAY

Digitally signed by JACK MURRAY
Date: 2024.05.20 07:15:56 -07'00'

Jack D. Murray
Senior Vice President and
Desert Southwest Regional Manager

Accepted and agreed to this 5th day of June, 2024.

TOWN OF MARANA

By: _____
Ed Honea
Title: Mayor

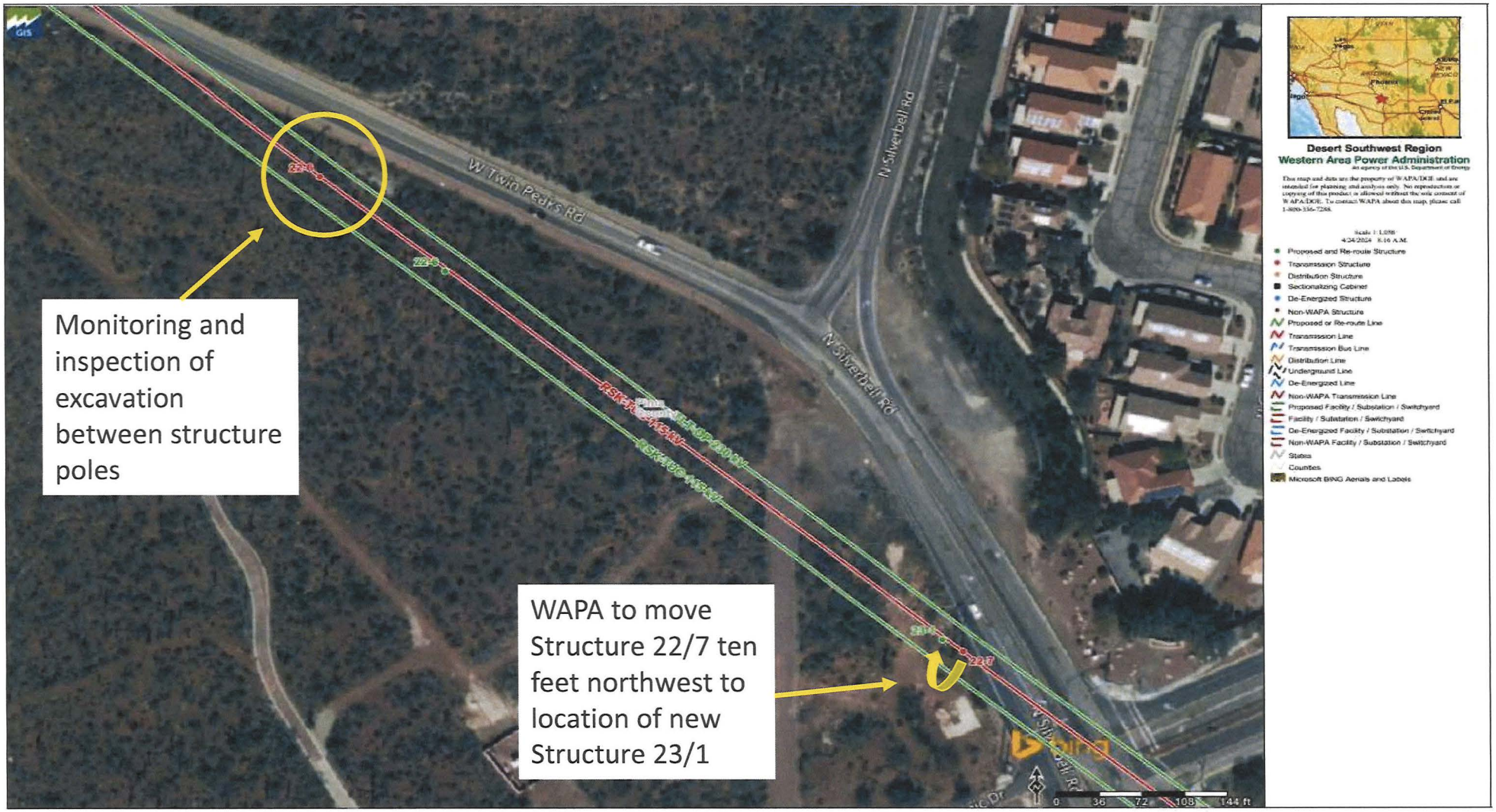
Recommended By: _____

Title: Real Property Manager

Approved as to Form: _____

Address: 11555 West Civic Center Drive
Marana, AZ 85653

WAPA Structures 22/6 and 22/7 impacted by Twin Peaks Road Project No. ST073



Council-Regular Meeting **C4**

Meeting Date: 09/02/2025

To: Mayor and Council

From: Jill McCleary, Town Clerk

Date: September 2, 2025

Subject: Approval of Special Town Council Meeting Summary Minutes of August 18, 2025 (Jill McCleary)

Attachments

Special Town Council Meeting Summary Minutes, 08/18/2025

MARANA TOWN COUNCIL
SPECIAL COUNCIL MEETING

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, August 18, 2025, at or after 6:00 PM

Jon Post, Mayor
Roxanne Ziegler, Vice Mayor
Patrick Cavanaugh, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Teri Murphy, Council Member
John Officer, Council Member

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Mayor Post 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 Post.**

APPROVAL OF AGENDA

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

CALL TO THE PUBLIC

Janette Carollo and **Kristin Rickus** addressed the Council and praised the Parks and Recreation Department. **Ms. Carollo** commented on the Department's work maintaining the loop trail and other community facilities. She also highlighted her frequent use of the trail and the quick response by Town staff to reports from the community. **Ms. Rickus**

emphasized the value of clean, safe amenities for cyclists, praised the extension of the loop, and noted her participation in community rides.

In response to the Call to the Public speakers' comments**, Vice Mayor Ziegler** asked **Parks and Recreation Director Jim Conroy** and **Parks and Recreation Deputy Director Wayne Barnett** to stand and be recognized for their efforts.

PROCLAMATIONS

PRESENTATIONS

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

President and CEO of the Pinal Partnership Craig McFarland presented on this item. A copy of the presentation slides is on file with the Town Clerk's Office. **Mr. McFarland** outlined the organization's mission and its work with municipalities, counties, and businesses on various issues. He encouraged Marana's continued participation in the Partnership's committees and activities.

MAYOR AND COUNCIL REPORTS: SUMMARY OF CURRENT EVENTS

Council Member Cavanaugh praised the Town's Parks and Recreation programming highlighted in the "Marana Move" pamphlet. He noted the availability of free and low-cost events.

Council Member Comerford commended staff and thanked them for their hard work.

Council Member Officer described the quick response by the Police Department and the Public Works Department to clean up a roadway incident. He expressed appreciation for Town staff.

Council Member Murphy also praised the Parks and Recreation department and spoke about the success of a recent event at the Marana Heritage Arena. She noted high participation and community support.

Vice Mayor Ziegler reported on a Military Order of the World Wars event, the Arizona Veteran's Memorial Cemetery Foundation's golf tournament, and the Marana Veterans Club clothing drive for homeless veterans. She also discussed speaking at Casa Marana for Citizens for Free Enterprise and efforts with the Continental Ranch HOA to establish a dog park.

Mayor Post reported on progress with the Regional Transportation Authority (RTA) plan. He noted benefits to Marana, including the completion of Tangerine Road, interchange improvements, and widening of Ina Road. He announced that a special meeting would be scheduled for a presentation on the plan before an upcoming vote.

MANAGER'S REPORT: SUMMARY OF CURRENT EVENTS

Town Manager Terry Rozema reported that 17 single-family residential permits had been issued in August to date, compared to 53 in August 2024. He announced preparations for Fall Festival and shared that former Mayor Ed Honea had been recognized as the Arizona Parks and Recreation Association's 2024 Outstanding Public Official. Mr. Rozema added that the Tangerine TI improvement project had received permit approval and that Mayor Post recently participated in Marana's *Real Talk with the Town* podcast.

CONSENT AGENDA

C1 Ordinance No. 2025.015: Relating to Mayor and Council; amending Marana Town Code Title 2 (Mayor and Council), Chapter 2-4 (Council Procedure); revising Section 2-4-1 (Regular and Special Council Meetings) to remove language requiring the movement of regular council meetings that fall upon a day designated by law as an election day; and designating an effective date (David L. Udall)

C2 Resolution No. 2025-076: Relating to Budget; approving the transfer of up to $2,150,941 in budgeted expenditure authority from the Moore Rd - I10, Traffic Interchange (ST115) to the Saguaro Bloom Community Park, Phase II project (PK040) in the fiscal year 2025-2026 budget, and cash transfers in the same amount from the General Fund to Fund 3800 in the fiscal year 2025-2026 budget (Yiannis Kalaitzidis)

C3 Resolution No. 2025-077: Relating to Development; approving the Amended Final Plat for Tangerine/I-10, Lot 3C, located approximately 300 feet south of Tangerine Road on the west side of Tangelo Park Place (Scott S. Radden)

C4 Resolution No. 2025-078: Relating to Development; approving the Final Plat for Monarch Block 2, Phase 1, Lots 1 through 104, and Block 2A and Common Areas "A1, B-E, F1, H-L, P, Q1, CC," Drainage/Retention Basin, Recreation, Landscape, and Public Utilities, located southeast of the intersection of Clark Farms Boulevard and Lon Adams Road (Scott S. Radden)

C5 Resolution No. 2025-079: Relating to Development; approving the Final Plat for Monarch Block 2, Phase 2, Lots 105 through 219, and 230 through 249, and Common Areas "F2, G1, M-O, Q2, R, T1, DD", Drainage/Retention Basin, Recreation, Landscape, and Public Utilities, located southeast of the intersection of Clark Farms Boulevard and Lon Adams Road (Scott S. Radden)

C6 Resolution No. 2025-080: Relating to Development; approving the Final Plat for Monarch Block 2, Phase 3, Lots 220 through 229, and 250 through 350, and Common Areas "A2-A4, G2, S, T2, U-Z, AA-BB", Drainage/Retention Basin, Recreation, Landscape, and Public Utilities, located southeast of the intersection of Clark Farms Boulevard and Lon Adams Road (Scott Radden)

C7 Resolution No. 2025-081: Relating to the Marana Regional Airport; approving and authorizing the Town Manager to execute an Airport Development Reimburseable Grant Agreement in the amount of $7,814.00 between the State of Arizona, by and through the Department of Transportation (ADOT), and the Town of Marana for the purpose of aiding in financing the Taxiway C Reconstruction - Design project (Grant No. E6M3A 01D) (Fausto Burruel)

C8 Resolution No. 2025-082: Relating to Water; authorizing Town staff to apply for a Drinking Water Revolving Fund loan from the Water Infrastructure Finance Authority of Arizona (WIFA) to fund design and construction costs for a water treatment facility at the Pioneer Well water campus (Heidi Lasham)

C9 Resolution No. 2025-083: Relating to Water; authorizing Town staff to apply for a Drinking Water Revolving Fund loan from the Water Infrastructure Finance Authority of Arizona (WIFA) to fund construction costs for the Northwest Recharge Recovery Delivery System (Heidi Lasham)

C10 Approval of Regular Council Meeting Summary Minutes of August 6, 2025 (Jill McCleary)

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

LIQUOR LICENSES

BOARDS, COMMISSIONS AND COMMITTEES

B1 Resolution No. 2025-084: Relating to Boards, Commissions, and Committees; approving the appointment of Scott Lieburn to the Marana Public Safety Personnel

Retirement System (PSPRS) local board and to the Marana Correctional Officer Retirement Plan (CORP) local board (David L. Udall)

Deputy Town Attorney David Udall presented this item. He provided a history of the PSPRS and CORP boards and the Town's process for soliciting applications. He reported that Scott Lieburn met all qualifications to serve on both boards.

Council Member Kai moved to approve Resolution No. 2025-084. Council Member Cavanaugh seconded the motion. Motion passed, 7-0.

B2 Resolution No. 2025-085: Relating to Boards, Commissions, and Committees; making an appointment or appointments to the Town of Marana Utilities Board (David L. Udall)

Mayor Post asked for a motion to go into executive session.

Council Member Cavanaugh moved to go into executive session. Council Member Officer seconded the motion. Motion passed, 7-0.

[An executive session was held beginning at 6:44 PM and concluding at 6:54 PM.]

Once back in open session, Vice Mayor Ziegler moved to adopt Resolution No. 2025-085, appointing David Proctor to the Town of Marana Utilities Board. Council Member Kai seconded the motion. Motion passed, 7-0.

COUNCIL ACTION

A1 Ordinance No. 2025.016: Relating to public nuisance and property preservation; adopting revisions to Title 18 (Public Nuisance and Property Preservation) of the Marana Town Code; revising Section 18-1-2 (Definitions) to replace the definition of "junked or abandoned vehicle" with "inoperable motor vehicle" and to add definitions for "owner" and "responsible party"; revising Section 18-3-2 (Vehicles and watercraft) by replacing "junked or abandoned vehicle" with "inoperable motor vehicle," allowing covered vehicles and watercraft, and by adding a provision prohibiting an inoperable motor vehicle on public streets or property; revising Section 18-3-4 (Land) to clarify wording; and designating an effective date

Resolution No. 2025-086: Relating to public nuisance and property preservation; declaring as a public record filed with the Town Clerk the amendments adopted by Ordinance No. 2025.016; adopting revisions to Title 18 (Public Nuisance and Property Preservation) of the Marana Town Code; revising Section 18-1-2 (Definitions) to replace

the definition of "junked or abandoned vehicle" with "inoperable motor vehicle" and to add definitions for "owner" and "responsible party"; revising Section 18-3-2 (Vehicles and watercraft) by replacing "junked or abandoned vehicle" with "inoperable motor vehicle," allowing covered vehicles and watercraft, and by adding a provision prohibiting an inoperable motor vehicle on public streets or property; revising Section 18-3-4 (Land) to clarify wording; and designating an effective date (Luke Fischer)

Community and Neighborhood Services Director Lisa Shafer presented on this item. A copy of the presentation slides is on file with the Town Clerk's Office. Council Members asked clarifying questions throughout the presentation regarding the application of the new "inoperable motor vehicle" definition to driveways, hobbyist restorations, and HOA enforcement, as well as compliance timelines and towing authority. Additional discussion addressed the use of car covers and clarified weed and grass height standards.

Council Member Comerford moved to approve Ordinance No. 2025.016 and Resolution No. 2025-086. Council Member Cavanaugh seconded the motion. Motion passed, 7-0.

A2 Ordinance No. 2025.017: Relating to Utilities; amending Marana Town Code Title 14 (Utilities), Chapter 14-5 (Provision of Utility Service); Revising Section 14-5-1 (Customer Responsibility) to clarify requirements related to the use and transportation of water by customers; and designating an effective date (Heidi Lasham & David Udall)

Water Director Heidi Lasham and **Deputy Town Attorney David Udall** presented on this item. A copy of the presentation slides is on file with the Town Clerk's Office. Council Members asked clarifying questions about construction meter requirements, monitoring of hauled water, and enforcement of resale prohibitions. Discussion also covered how emergency exceptions would address drought, livestock and wildlife needs, and wildfire suppression.

Vice Mayor Ziegler moved to approve Ordinance No. 2025.017. Council Member Officer seconded the motion. Motion passed, 7-0.

ITEMS FOR DISCUSSION/POSSIBLE ACTION

D1 Resolution No. 2025-087: Relating to Town Facilities; approving and authorizing the Town Manager or designee to administer and modify the Marana Aquatic and Recreation Center Facilities Usage Policy (David L. Udall)

Deputy Town Attorney David Udall presented on this item. A copy of the policy is on file with the Town Clerk's office. During the discussion, Council Members asked questions regarding when the policy would take effect, how citizens would be notified of room and facility availability, and how the policy addresses rentals.

Council Member Kai moved to approve Resolution No. 2025-087. Vice Mayor Ziegler seconded the motion. Motion passed, 7-0.

EXECUTIVE SESSIONS

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

Mayor Post asked for a motion to go into executive session.

Vice Mayor Ziegler moved to go into executive session on Item E3. Council Member Kai seconded the motion. Motion passed, 7-0.

[An executive session was held on Item E3 below, beginning at 7:48 PM and concluding at 8:01 PM.]

E1 Executive Session pursuant to A.R.S. § 38-431.03(A)(1) for discussion, consideration, and possible interviews of candidates for appointment to the Marana Public Safety Personnel Retirement System (PSPRS) local board and to the Marana Correctional Officer Retirement Plan (CORP) local board.

E2 Executive Session pursuant to A.R.S. § 38-431.03(A)(1) for discussion, consideration, and possible interviews of candidates for appointment to the Town of Marana Utilities Board.

E3 Executive Session pursuant to A.R.S. § 38-431.03(A)(3) & (4) for discussion or consultation with the Town's attorneys and to instruct the Town's representatives concerning the Town's participation in proposed national opioid settlement agreements, including settlement agreements related to: (1) litigation brought by several states and political subdivisions against Purdue Pharma and the Sackler family, which settlement is proceeding in connection with bankruptcy proceedings – *In re: Purdue Pharama L.P., et al.,* Case No. 19-23649 (Bankr. S.D.N.Y. June 17, 2025); (2) litigation brought by several states and political subdivisions against eight opioids manufacturers - Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus; and (3) potential future opioid settlements of similar character.

Once back in open session, Council Member Cavanaugh moved to authorize the Town Manager to sign the subdivision, participation, and release forms for the Purdue Pharma

and Sackler opioid-related settlements, the subdivision, participation, and release forms for the eight settlements brought against opioids manufactures and potential future opioid settlements of a similar character and perform all other actions necessary to opt in to these opioid settlements. Council Member Comerford seconded the motion. Motion passed, 7-0.

E4 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 Post requested future agenda items. There were no requests for future agenda items from Council Members.

ADJOURNMENT

Mayor Post asked for a motion to adjourn.

Council Member Comerford moved to adjourn the meeting. Motion passed, 7-0. The meeting was adjourned at 8:03 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Town Council Special Meeting held on August 18, 2025. I further certify that a quorum was present.

_____

Jill McCleary, Town Clerk

Council-Regular Meeting **A1**

Meeting Date: 09/02/2025

To: Mayor and Council

From: Brian Varney, Senior Planner

Date: September 2, 2025

Strategic Plan Focus Area:
Not Applicable

Subject: PUBLIC HEARING: Relating to Development; approving a rezoning of approximately 39 acres of land generally located north of Linda Vista Boulevard and southeast of Twin Peaks Road within a portion of Section 14, Township 12S, Range 12E from R-144 (Single-Family Residential) to R-4 (Single-Family Residential); approving a minor amendment to the Marana 2040 General Plan amending the land use category applicable to the rezoning area from Low-Density Residential (LDR) to Traditional Neighborhood (TN); and extending the Town of Marana water service area to include the Rezoning Area (Brian D. Varney)

Discussion:

Revised Request

On August 26, 2025, the Town received the attached letter from The Planning Center requesting, on behalf of the Property Owners, WGML Investments Ltd., to continue this rezoning case to a date to be determined to allow more time to evaluate the plan. On August 27, 2025, the Planning Commission held a public hearing on this matter and then voted 6-0 to continue this rezoning case to a date to be determined.

As the Town had already published notice of tonight's public hearing as required by statute, the public hearing on tonight's agenda must take place as noticed and the Council should allow any member of the public who wishes to speak at the public hearing to do so. If the Council votes to continue this matter to an indefinite date, the rezoning process will re-start when the applicant brings the matter forward again. Town staff will again provide public notice as required by law, including sending notice to all property owners within 300 feet of the boundary of the

rezoning area by United States mail of the date, time, and topic of any public hearings, and public hearings will be held before the Planning Commission and the Council at the noticed time.

Financial Impact:

This development is anticipated to have a net positive financial impact for the Town of Marana.

Staff Recommendation:

Staff recommends that the Council continue this rezoning case to a date to be determined.

Suggested Motion:

I move to continue the Linda Vista 39 Rezoning case to a date to be determined.

Attachments

Planning Center letter
Site Analysis Document
Location Map
Project Application

THE PLANNING CENTER
PLANNING | LANDSCAPE ARCHITECTURE

August 26, 2025

Jason Angell
Development Services Director
Town of Marana
11555 W. Civic Center Drive
Marana, Arizona 85653

Subject: **PCZ2411-001 Linda Vista 39 Rezoning**

Dear Mr. Angell:

On behalf of our clients, WGML Investments Ltd., we respectfully request a continuance of the above-referenced case to allow more time to evaluate the plan.

Sincerely,

THE PLANNING CENTER

Brian Underwood

Brian Underwood, Principal

LINDA VISTA 39

SITE ANALYSIS REZONING APPLICATION

AUGUST 2025

PCZ2411-001

THE PLANNING CENTER

PLANNING | LANDSCAPE ARCHITECTURE

ANX2411-001
GPA2411-001

LINDA VISTA 39

SITE ANALYSIS REZONING APPLICATION

Linda Vista Boulevard & Twin Peaks
Marana, Arizona

Submitted to:

TOWN OF MARANA
Development Services Department
11555 West Civic Center Drive
Marana, Arizona 85653

Prepared for:

WGML INVESTMENTS LTD
932 Centre Circle, Suite 1000
Altamonte Springs, Florida 32714

Prepared By:

THE PLANNING CENTER
2 East Congress Street, Suite 600
Tucson, Arizona 85701
Telephone: (520) 623-6146

With Assistance From:

THE WLB GROUP
4444 East Broadway Boulevard
Tucson, Arizona 85711
Telephone: (520) 881-7480

And:

M ESPARZA ENGINEERING
2934 W Salvia Drive
Tucson, AZ 85745
Telephone: (520) 207-3358

TABLE OF CONTENTS

I. Introduction 1

A. Anticipated benefits to the Community 3

B. Adherence to Town plans 3

C. Proposed Density and Number of Units 3

D. Commercial and Industrial Impacts 3

E. Anticipated Employment & Hours of Operation 3

II. Development Capability Inventory Analysis 4

A. General on-Site Information 5

1. Project Location 5

2. Existing Land Uses + Structures 5

3. Existing Zoning 5

B. General Off-Site Information (Properties within ¼ mile) 7

1. Existing Zoning 7

2. Existing General Plan Land Use Designations 7

3. Existing Land Uses 8

4. Existing Structure Heights 8

5. Pending Rezoning Cases 8

6. Approved Conditional Use Permits 8

7. Approved Subdivisions and Development Plans 8

8. Architectural Styles 8

C. Existing Septic Systems and Wells 12

D. Pre-Development Topography and Slope 14

1. Hillside and Conservation Areas 14

2. Rock Outcrops 14

3. Any Other Significant Topographic Features 14

4. Pre-Development Cross-Slope 14

E. Pre-Development Hydrology 16

1. Off-Site Watersheds and Features 16

2. On-Site Hydrology 16

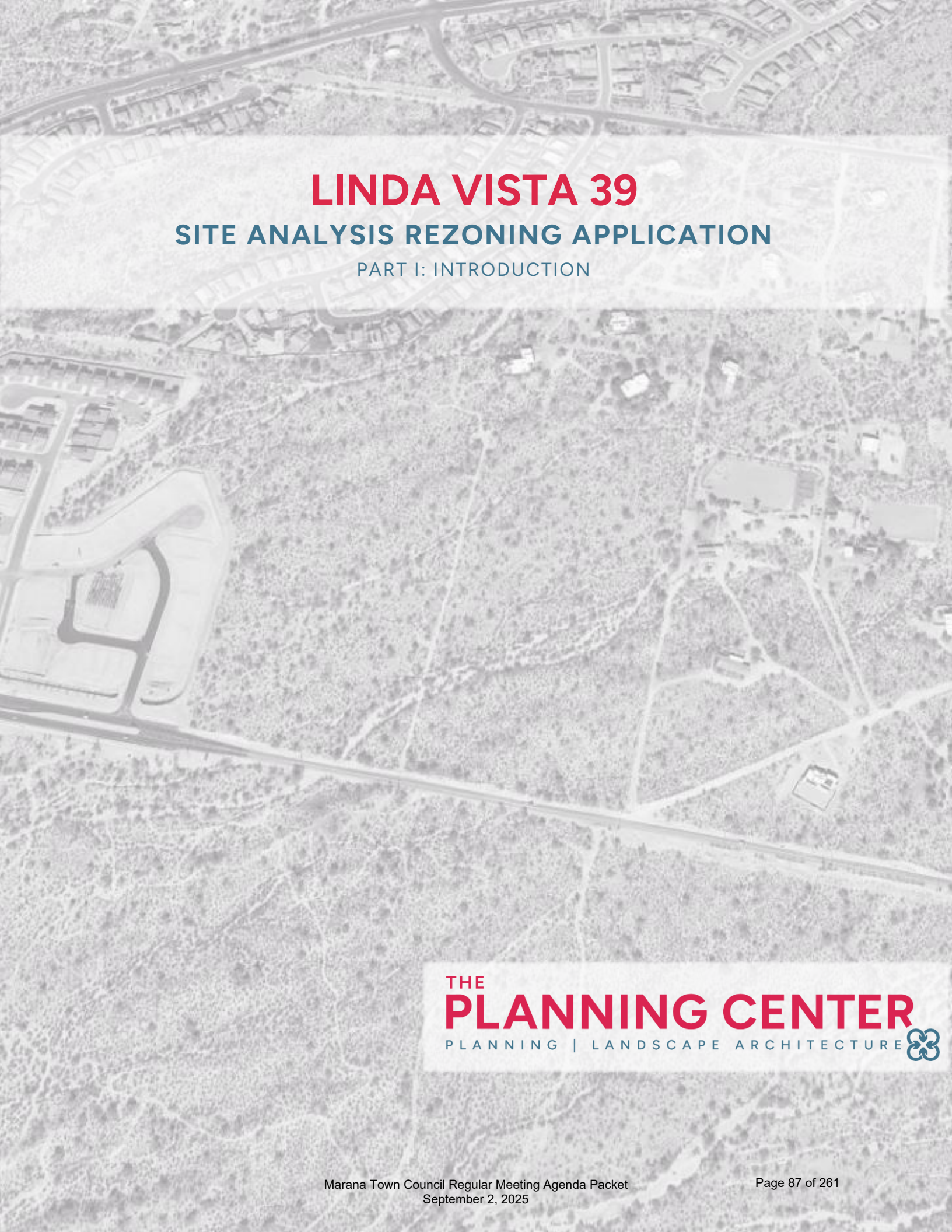
F. Vegetation 18

1. Vegetative Communities 18
2. Significant Species 18
3. Vegetative Densities (% of Plant Cover) 18
G. Wildlife 20
1. Wildlife Concerns Expressed by AZGFD 20
H. Soils and Geology 20
I. Viewsheds 23
J. Traffic 30
1. Off-Site Streets (Between Site & Nearest Arterials) 30
2. Proposed internal Circulation & Access 30
3. Future Roadway Improvements (On-Site & Off-Site) 30
4. Projected Average Daily Trips 31
5. Proposed Bicycle and Pedestrian Infrastructure 31
6. Characteristics of Arterials within One Mile 31
K. Recreation & Trails 34
L. Cultural, Archaeological & Historic resources 36
M. Existing Infrastructre & Public Utilities 39
1. Sewer 39
2. Water 39
3. Electric 39
4. Schools 39
N. Composite Constraints Map 41
III. Proposed Land Use Plan 42
A. Land Use Proposal Overview 43
B. Relationship With Town Plans 43
5. Make Marana 2040 43
6. Strategic Plan 5 45
7. Parks and Recreation Master Plan 2020-2030 47
C. Compatibility With Adjoining Properties 48
D. Conceptual Land Use Plan 48
E. Post-Development Topography 50

F. Post-Development Hydrology 52
1. Floodplain and Erosion Hazard Management 52
G. Vegetation 54
H. Wildlife 57
I. Viewsheds 57
J. Post-Development Traffic 58
K. Utilities 58
1. Water 58
2. Sewer 58
3. Natural Gas 58
4. Electricity 59
L. Public Service Impacts 63
1. Police 63
2. Fire 63
3. Solid Waste 63
4. Schools 63
5. Parks 63
M. Recreation & Trails 66
1. Proposed Recreation Areas 66
2. Ownership of Recreation/Common Areas 66
3. Connectivity to Off-Site Trails 66
N. Cultural, Archaeological, and Historic Resources 67
IV. Appendices 68
A. Appendix A – Arizona Game and Fish Environmental Review Tool 69

LIST OF EXHIBITS

Exhibit I.A: Site Context 2
Exhibit II.A.1: Project Location 6
Exhibit II.B.1: Existing Zoning 9
Exhibit II.B.2: General Plan Future Land Use 10
Exhibit II.B.3: Existing Land Uses 11
Exhibit II.D: Topography 15
Exhibit II.D.1: Existing Hydrology + Drainage Conditions 17
Exhibit II.F: Vegetation 19
Exhibit II.I.1: Site Photo Locations 24
Exhibit II.I.2: Site Photos 25
Exhibit II.I.2: Site Photos (Continued) 26
Exhibit II.I.2: Site Photos (Continued) 27
Exhibit II.I.2: Site Photos (Continued) 28
Exhibit II.I.2: Site Photos (Continued) 29
Exhibit II.J: Traffic 33
Exhibit II.K: Recreation & Trails 35
Exhibit II.L.1: Arizona State Museum Equivalent Letter 37
Exhibit III.D: Conceptual Land Use Plan 49
Exhibit III.E: Area of Development 51
Exhibit III.G: Bufferyard Cross-Section Locations (TYP.) 55
Exhibit III.G: Bufferyard Cross-Sections (TYP.) 56
Exhibit III.K.1: Marana Water Will Serve Letter 60
Exhibit III.K.2: Sewer Capacity Letter 62
Exhibit III.L.4: MUSD School Capacity Letter 65



LINDA VISTA 39

SITE ANALYSIS REZONING APPLICATION

PART I: INTRODUCTION

THE PLANNING CENTER

PLANNING | LANDSCAPE ARCHITECTURE

I. REPORT INTRODUCTION

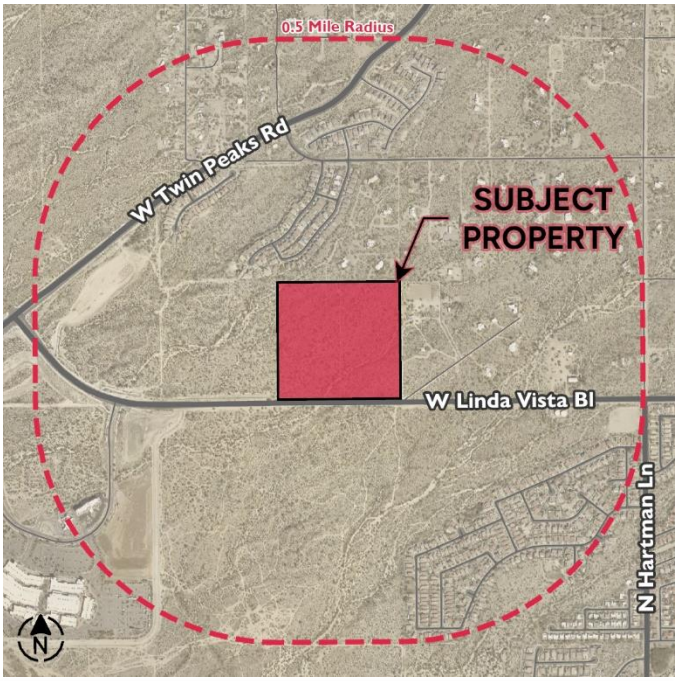


EXHIBIT I.A: SITE CONTEXT

The Town of Marana has captured the lion's share of new housing construction in the Tucson, Arizona Housing Market Area (HMA), according to the Comprehensive Housing Market Analysis released by the U.S. Department of Housing and Urban Development (HUD) in August of 2022. At that time, it was determined that 80 percent of home construction activity was located in the Town of Marana, the City of Tucson, and unincorporated Pima County. In addition, Marana has been highlighted as the fastest-growing city in Southern Arizona, with a population increase of 17,000 people, which is over a quarter of the total Pima County population growth from the 2020 Census. The forecast for the period between 2022 and 2025 suggested that there was a demand for 10,550 housing units in the Tucson HMA, with only 2,700 units under construction. An additional 7,850 housing units would need to be constructed by August 1, 2025, to meet the forecasted demands of the Tucson HMA, and current development records for the Town of Marana, the City of Tucson, and Pima County suggest that this number will not be met, especially after the post-2022 slowdown in the housing market brought about by high-interest rates and low-housing supply coupled with high-housing demand and inflation. To meet the demands of the region, there is a need for continued construction of single-family home neighborhoods.

This project requests the rezoning of approximately 39 acres for the development of a new single-family home subdivision with 168 lots.

A. ANTICIPATED BENEFITS TO THE COMMUNITY

The proposed rezoning will benefit the community by increasing the density of development in this area near Marana Center. Increasing the density of this area helps put people in closer proximity to a large and developing commercial center within the Town of Marana, making those sites much more viable. While some development has occurred, it has been slow to come to fruition, with the outlet mall first opening a decade ago and newer commercial development only occurring within the last couple of years as housing development in north Marana picked up. It is unlikely that many of the remaining commercial sites will develop soon without large shifts in the market because they have failed to capture users with the current housing densities, and new housing has not yet spurred the development of more typical neighborhood services like a grocery store.

B. ADHERENCE TO TOWN PLANS

The project supports the goals and policies of Make Marana 2040, Strategic Plan 5, and the Parks and Recreation Master Plan 2020-2030 by increasing housing options through the development of a single-family subdivision, helping create new housing options, strengthening the nearby commercial center by developing additional rooftops, and preserving important riparian areas on the site. Conformance with these Town plans is further discussed in **SECTION III.B:** RELATIONSHIP WITH TOWN PLANS.

C. PROPOSED DENSITY AND NUMBER OF UNITS

The proposed single-family subdivision contemplates approximately 168 lots at a density of approximately 4.3 dwelling units per acre.

D. COMMERCIAL AND INDUSTRIAL IMPACTS

The proposed rezoning is for the creation of a residential subdivision. There are no commercial or industrial uses proposed as part of this rezoning.

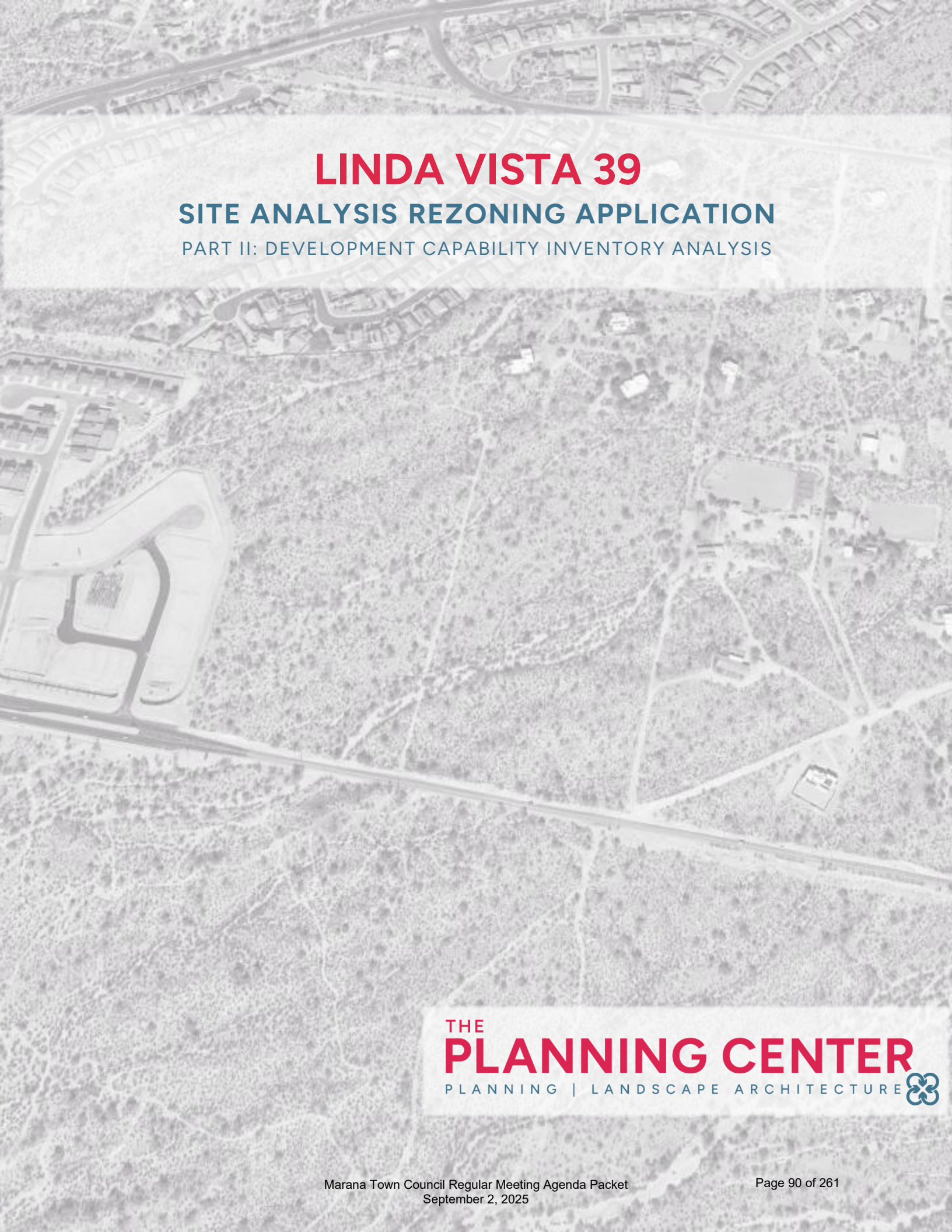
E. ANTICIPATED EMPLOYMENT & HOURS OF OPERATION

Because this proposed project only includes residential uses, there is no anticipated employment other than a potential sales office within a model home. This office would be temporary until the lots within the subdivision are sold and the model home is converted to be sold to a buyer. Staffing could be typical office hours between 8 AM and 5 PM or by appointment but would ultimately depend on the homebuilder.

LINDA VISTA 39

SITE ANALYSIS REZONING APPLICATION

PART II: DEVELOPMENT CAPABILITY INVENTORY ANALYSIS



THE PLANNING CENTER

PLANNING | LANDSCAPE ARCHITECTURE

II. DEVELOPMENT CAPABILITY INVENTORY ANALYSIS

The purpose of *Part II: Development Capability Inventory Analysis* is to highlight the site's physical characteristics, identify opportunities and constraints, and provide analysis that will guide development to be sensitive to the site and its surroundings. Information for this section was prepared per the Town of Marana Site Analysis Rezoning and Specific Plan Checklist and compiled from various sources, including site visits, topographic, hydrological, and traffic studies, and correspondence with the property owner and Town staff.

A. GENERAL ON-SITE INFORMATION

1. Project Location

Linda Vista 39 consists of two parcels located on Linda Vista Boulevard, approximately 0.25 miles east of the intersection of Linda Vista Boulevard and Twin Peaks Road. The property was annexed into the town as part of this request and is situated within Township 12 South, Range 12 East, Section 14.

EXHIBIT II.A.1: PROJECT LOCATION outlines the project boundary and provides the property's dimensions, while the following table provides details for the parcels subject to this request.

PARCEL ID	ASSESSOR'S PARCEL NUMBER	ADDRESS	ACREAGE
No. 1	216-34-0670	No situs address	19.54
No. 2	216-34-0680	No situs address	19.54

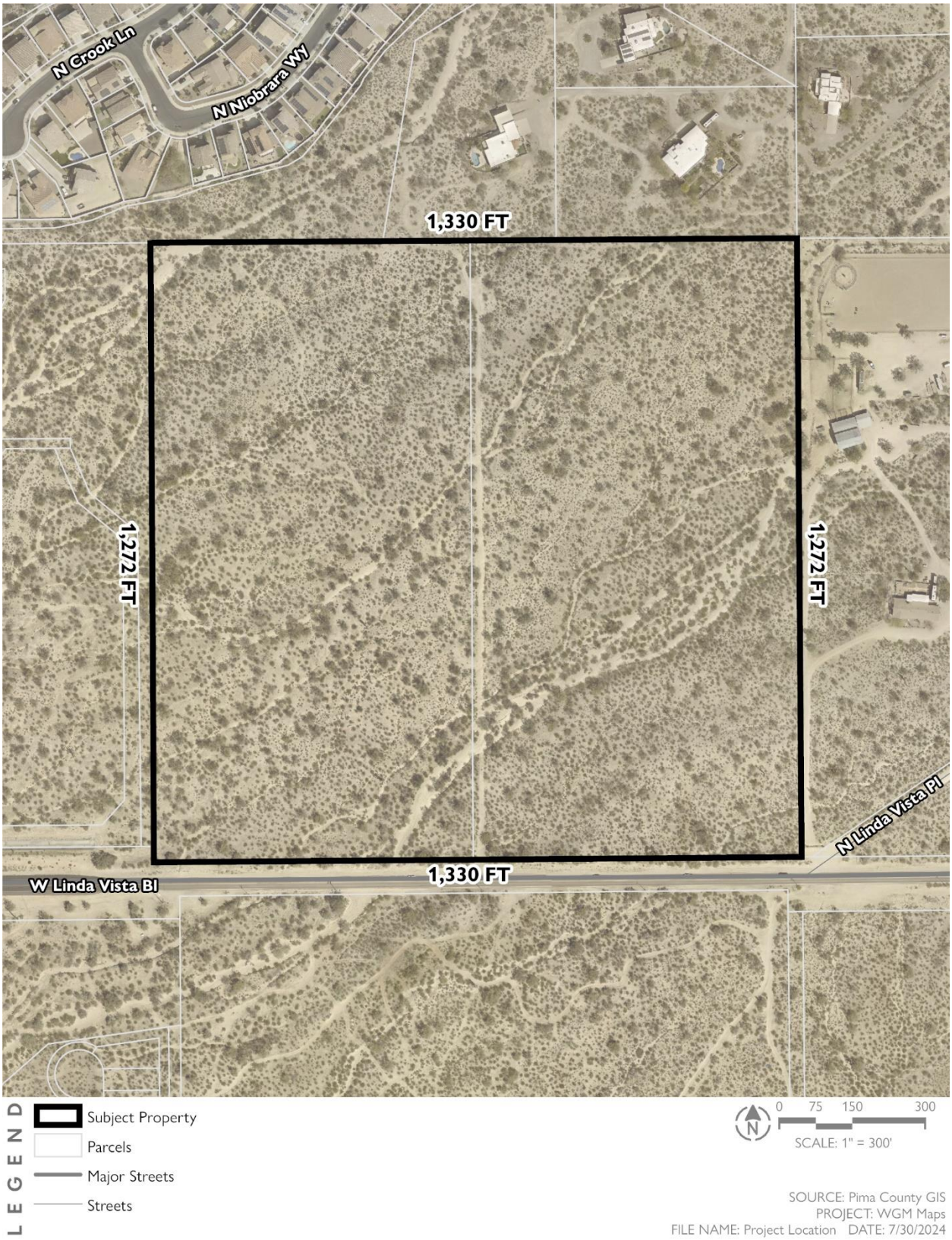
2. Existing Land Uses + Structures

As shown in **EXHIBIT II.A.1**, the parcels subject to this request are currently vacant with some disturbance associated with offroad vehicle tracks and an informal roadway between the two parcels that runs in the north-south direction on the western edge of Parcel No. 2. A large unnamed wash traverses the Linda Vista 39 site and nearly bisects Parcel No. 2 at its midpoint in the east-west direction as well as a small portion of the southeast corner of Parcel No. 1. Another unnamed wash flows across the northwest corner of Parcel No. 1.

3. Existing Zoning

The property was recently annexed into the Town of Marana, and the zoning was translated from Pima County SR (Suburban Ranch) to Town of Marana R-144 (Residential). Please see **EXHIBIT II.B.1:** EXISTING ZONING.

EXHIBIT II.A.1: PROJECT LOCATION



B. GENERAL OFF-SITE INFORMATION (PROPERTIES WITHIN ¼ MILE)

1. EXISTING ZONING

As shown in **EXHIBIT II.B.1**: EXISTING ZONING and outlined in the table below, properties within ¼-mile of the Linda Vista 39 site are predominantly residentially zoned with some commercial development of greater intensity located near Interstate 10 and the Tucson Premium Outlets.

DIRECTION	ZONING
North	SP (Specific Plan) – Town of Marana SR (Suburban Ranch) – Pima County
East	SR (Suburban Ranch) – Pima County
South	C (Large Lot Zone) – Town of Marana
West	SP (Specific Plan) – Town of Marana

2. EXISTING GENERAL PLAN LAND USE DESIGNATIONS

Pima County designates the property as *Low-Intensity Urban-0.3 (LIU-0.3)* on the Pima Prospers' Land Use Intensity map, while the Town's Future Land Use map designates it as *Low Density Residential (LDR)* as it is included within the Town's planning area as specified in the General Plan. Please see **EXHIBIT II.B.2:** GENERAL PLAN FUTURE LAND USE. However, a minor general plan amendment to change the property's designation from *LDR* to *TN (Traditional Neighborhood)* is being requested concurrent with this rezoning.

Properties to the east are also designated as *Low Density Residential* by the Town of Marana, but are within Pima County. Pima Prospers' Land Use Intensity map designates properties east and north/northeast of the site as *Low-Intensity Urban 0.3*. Within the Town of Marana, properties to the south/southwest are designated *Low Density Residential*, *Traditional Neighborhood*, and *Master Planned Area*. Properties to the north and west are designated as *Master Planned Area*.

DIRECTION	GENERAL PLAN LAND USE DESIGNATION
North	Master Planned Area – Town of Marana Low Density Residential – Town of Marana LIU-0.3 (Low Intensity Urban 0.3) – Pima County
East	Low Density Residential – Town of Marana LIU-0.3 (Low Intensity Urban 0.3) – Pima County
South	Low Density Residential – Town of Marana Master Planned Area – Town of Marana
West	Master Planned Area – Town of Marana

3. Existing Land Uses

As shown in **EXHIBIT II.B.3:** EXISTING LAND USES, the site is mostly surrounded by single-family homes. Single-family homes to the east of the site within a ¼-mile are within Pima County and are low-density. Single-family homes within a ¼-mile to the north, west, and southwest of the site are typical suburban neighborhoods. The single-family homes immediately west and southwest of the site are rental properties managed by American Homes for Rent.

Immediately south and southeast of the site are vacant properties, but the vacant property to the southeast is owned by the Hartman Vistas HOA and used to facilitate drainage. Lastly, Marana Center is just outside the ¼-mile radius from the site but contains a mix of retail, convenience, hospitality, and multifamily uses.

4. Existing Structure Heights

Properties within a ¼-mile of the site tend to be one- and two-story single-family homes. West of the site within Marana Center are multi-story commercial and multi-family buildings.

5. Pending Rezoning Cases

There are no pending rezoning cases within a ¼-mile of the subject property.

6. Approved Conditional Use Permits

There are no approved conditional use permits within a ¼-mile of the subject property.

7. Approved Subdivisions and Development Plans

North of the site is the Oasis Hills subdivision. Adjacent to the western boundary of the site is the Linda Vista Village subdivision. Additional phases of the Linda Vista Village subdivision are southwest of the site. To the southeast, on the south side of Linda Vista Boulevard, is the Hartman Vistas subdivision.

8. Architectural Styles

The architectural style of the adjacent Linda Vista Village project and the Oasis Hills subdivision to the north is the typical Spanish mission style found in most new-build master planned communities throughout the southwest. Lower density single-family homes to the north and east of the site were constructed in a Pueblo Revival architectural style. Other properties outside of master-planned residential communities tend to use contemporary commercial building styles that are finished in stucco and other finishes and typically painted in earth tones like tan, beige, or brown.

EXHIBIT II.B.1: EXISTING ZONING

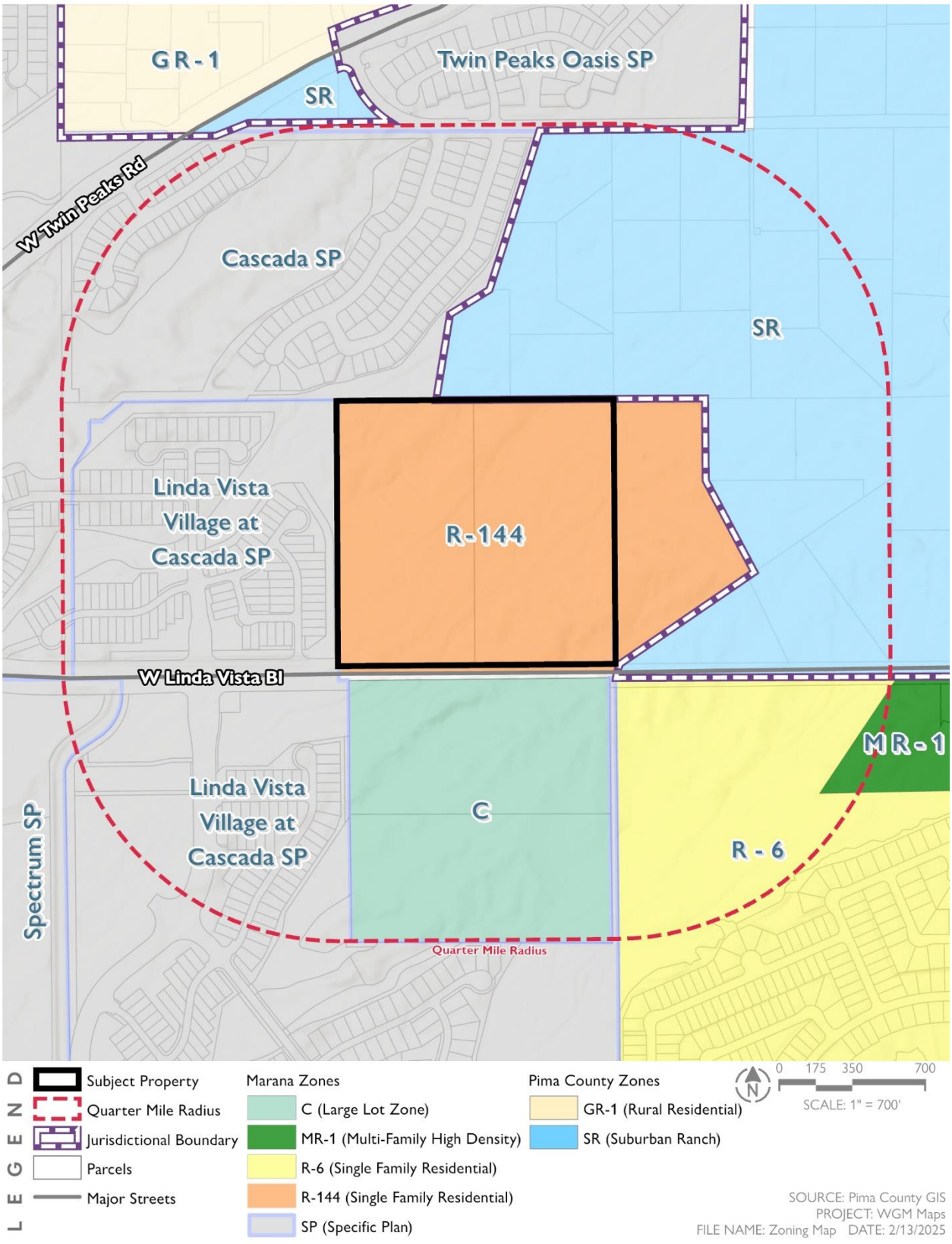


EXHIBIT II.B.2: GENERAL PLAN FUTURE LAND USE

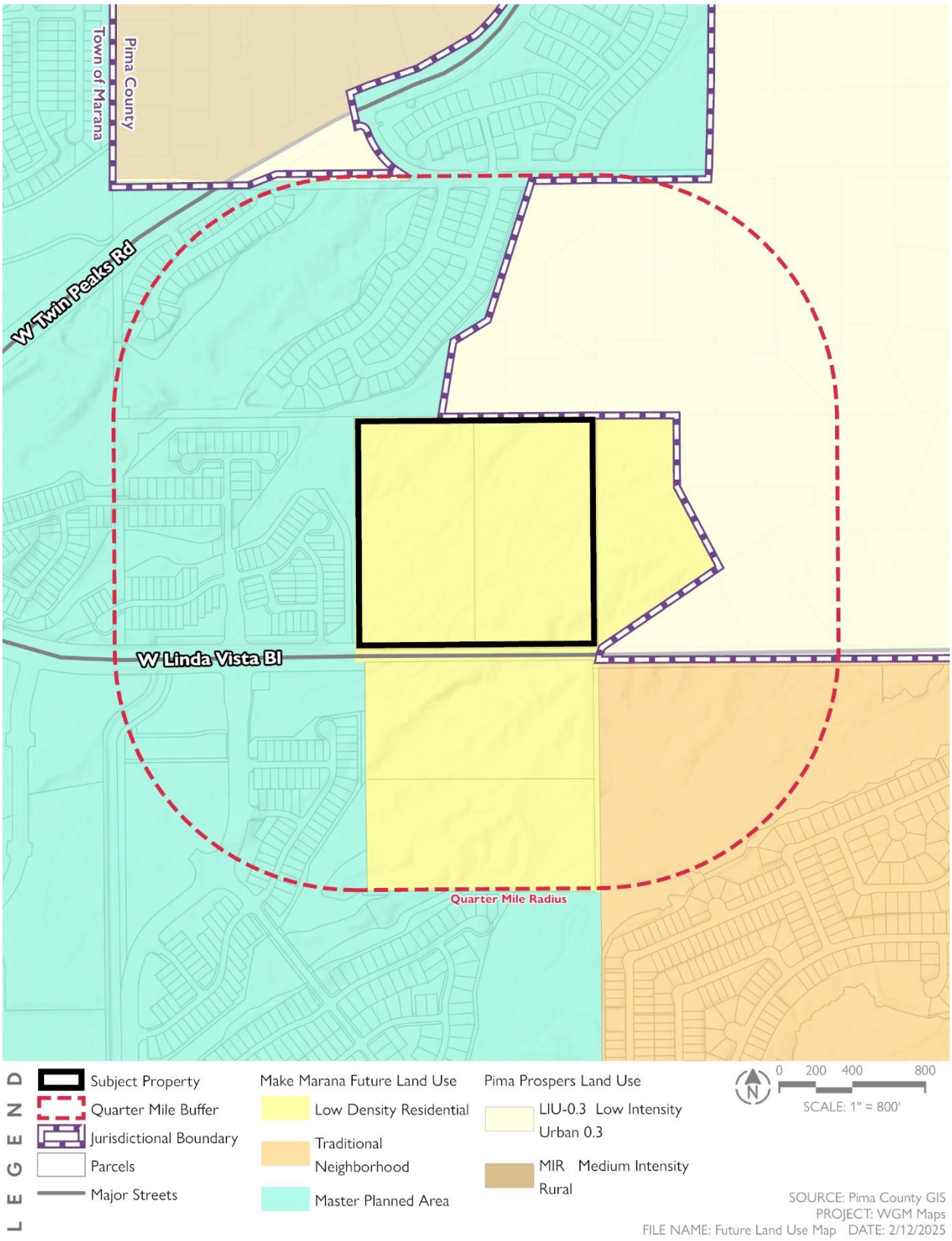
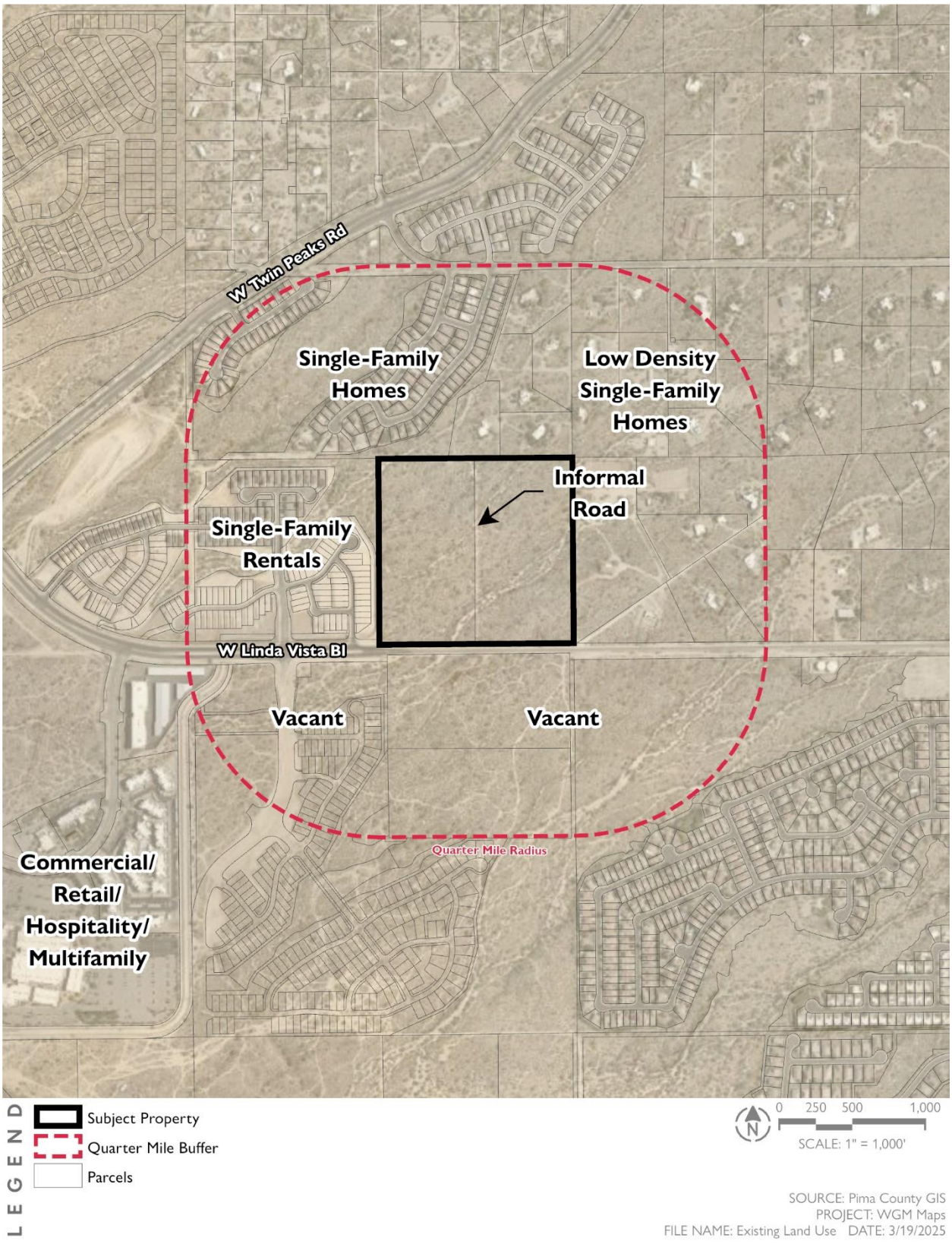


EXHIBIT II.B.3: EXISTING LAND USES

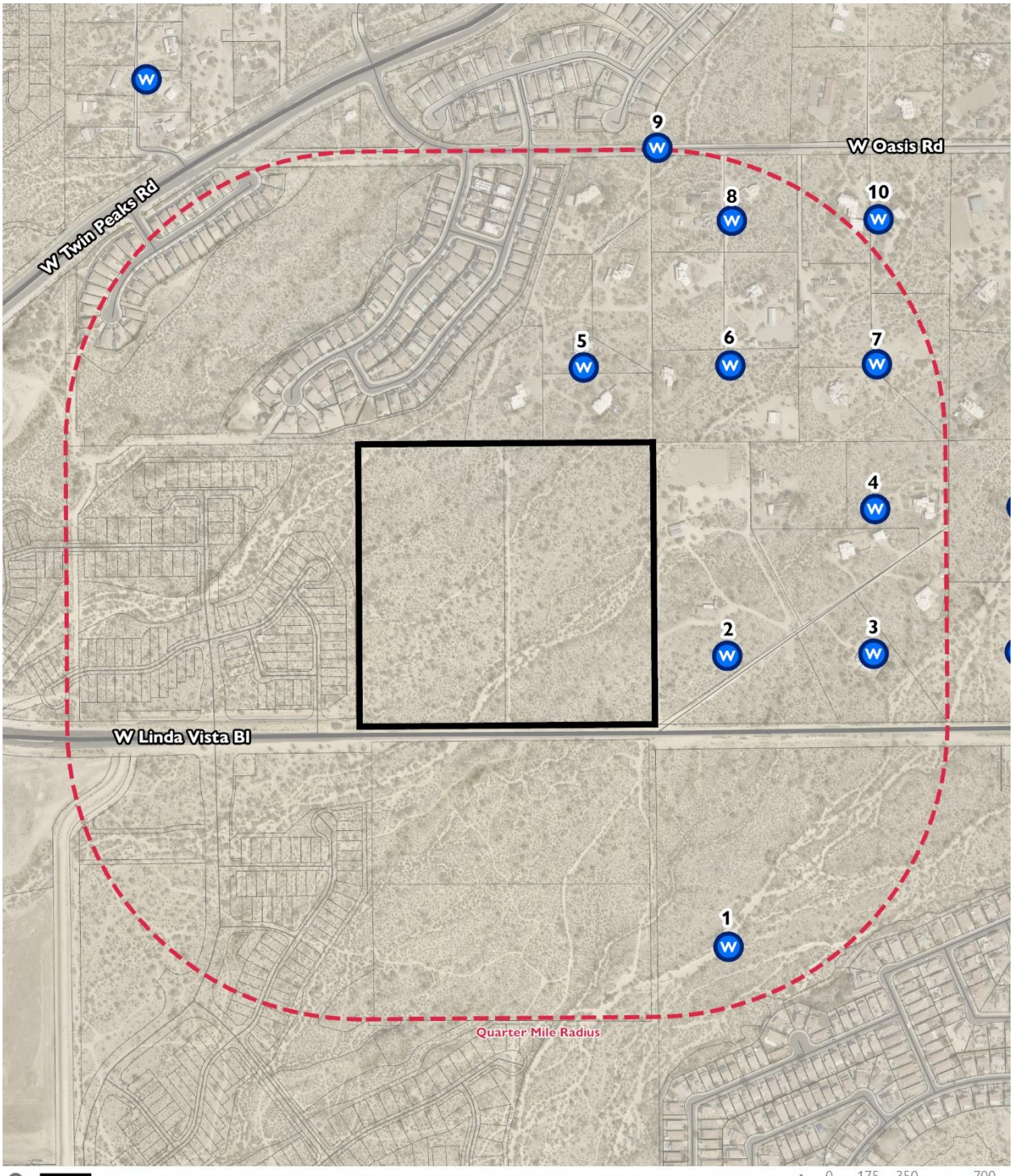


C. EXISTING SEPTIC SYSTEMS AND WELLS

The lack of wastewater and water infrastructure in this area suggests that most low-density residential properties within Pima County, east and northeast of the site, are likely to be using septic systems. The lack of infrastructure also means that water is provided to these properties by wells. This is evidenced by several of the wells on the Wells 55 registry being registered to property owners of the large lots within Pima County.

TABLE II.C: WELLS

Map Well Number	Well Registry Number	Ownership
1	800703	Greer, M L
2	635065	DANIEL AND ADELE LIVING TRUST
	235292	MARK BRAZIER
3	577815	JOHN HARKEY
4	598313	KIRK AND CHERYL HALL
	539501	ANTHONY & SABRINA JONES
5	589798	DESERT LIVING HOMES INC
6	577295	SWEETWATER GROUP, LLC
7	583710	CHAD AND WENDI ANDERSON
8	210479	DONALD & JAMIE HALL
9	807934	LAWRENCE OBERIN
10	636734	OMKKA, ANITA, L
	530627	ONKKA, ANITA
	506219	DONALD & CYNTHIA CANTRELL


W Twin Peaks Rd
W Oasis Rd
W Linda Vista Bl
Quarter Mile Radius
1
2
3
4
5
6
7
8
9
10
LEGEND
Subject Property
Quarter Mile Buffer
Parcels
Major Streets
Streets
Wells
Note:
Well locations are approximate and based on information from the Wells 55 Registry.
Please see Table II.C: Wells for Ownership and Registration Number
N
0 175 350 700
SCALE: 1" = 700'
SOURCE: Pima County GIS
PROJECT: WGM Maps
FILE NAME: Wells Map DATE: 2/6/2025

D. PRE-DEVELOPMENT TOPOGRAPHY AND SLOPE

1. Hillside and Conservation Areas

There are no hillside or conservation areas on the subject property.

2. Rock Outcrops

There are no rock outcrops occurring on the property.

3. Any Other Significant Topographic Features

There are no other significant topographic features occurring on the property.

4. Pre-Development Cross-Slope

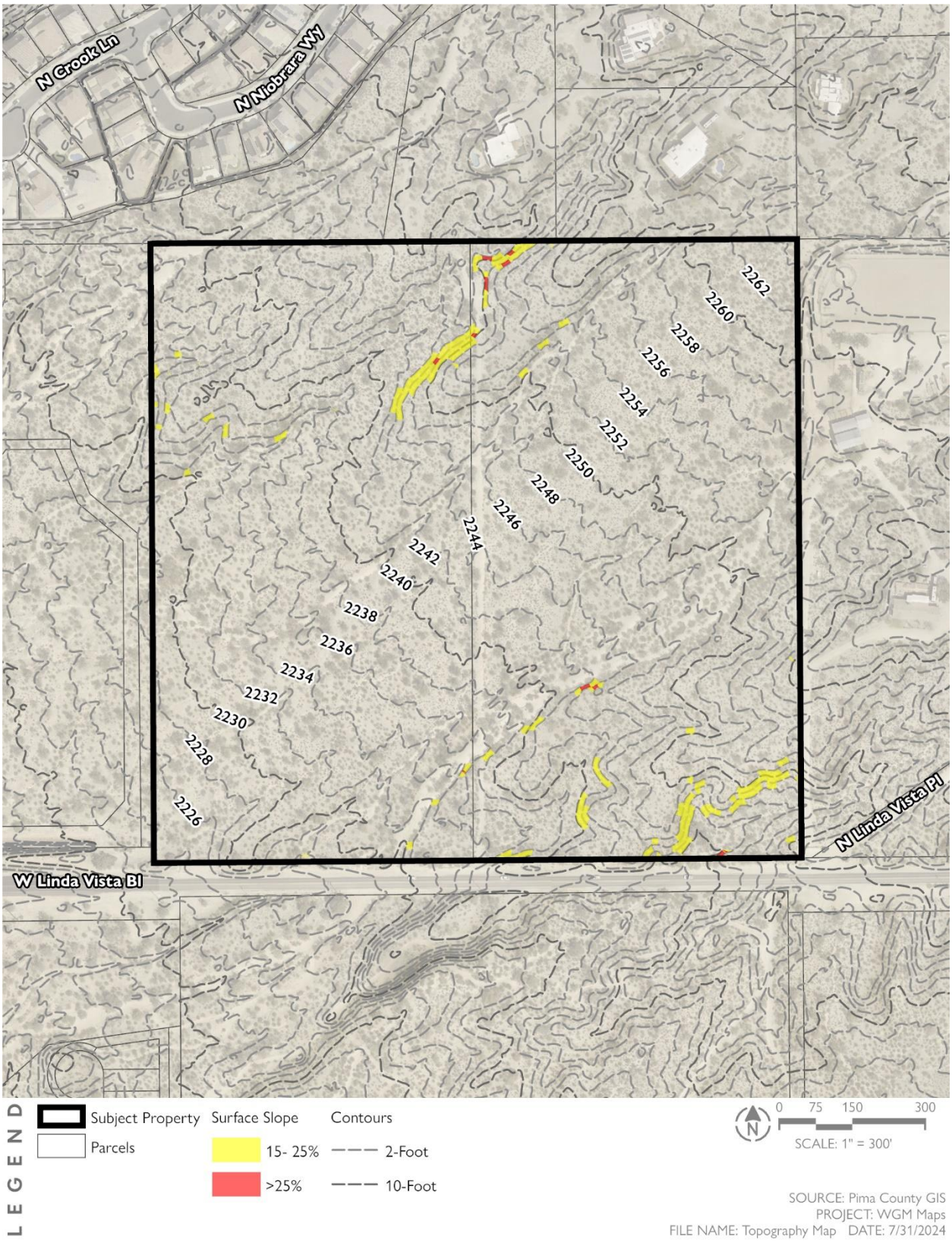
The average cross-slope of the property was calculated per the Marana Town Code and is as follows:

$$ACS = \frac{I \times L \times 0.0023}{A}$$

Interval (I) = 2'
Total length of contours in feet (L) = 48,794'
Area in acres (A) = 9.92 AC

$$ACS = \frac{2' \times 48{,}794 \times 0.0023}{39\ AC}$$

Average Cross Slope (ACS) = 5.76%


N Crook Ln
N Niobrara Wy
W Linda Vista Bl
N Linda Vista Pl
2262
2260
2258
2256
2254
2252
2250
2248
2246
2244
2242
2240
2238
2236
2234
2232
2230
2228
2226
LEGEND
Subject Property
Parcels
Surface Slope
15- 25%
>25%
Contours
2-Foot
10-Foot
N
0 75 150 300
SCALE: 1" = 300'
SOURCE: Pima County GIS
PROJECT: WGM Maps
FILE NAME: Topography Map DATE: 7/31/2024

E. PRE-DEVELOPMENT HYDROLOGY

The Master Drainage Report prepared by CMG Drainage Engineering, Inc. for Linda Vista Village at Cascada (October 30, 2017) and subsequent addenda were utilized extensively in the offsite watershed delineations impacting the project site. The Linda Vista 39-acre site lies immediately east of the Linda Vista Village at Cascada. See **EXHIBIT II.D.1:** EXISTING HYDROLOGY + DRAINAGE CONDITIONS.

1. OFF-SITE WATERSHEDS AND FEATURES

The predominant drainage pattern for the offsite contributing watersheds is overland distributary flow. As the offsite surface runoff reaches the site, the flows are conveyed through the property in braided channels.

2. ON-SITE HYDROLOGY

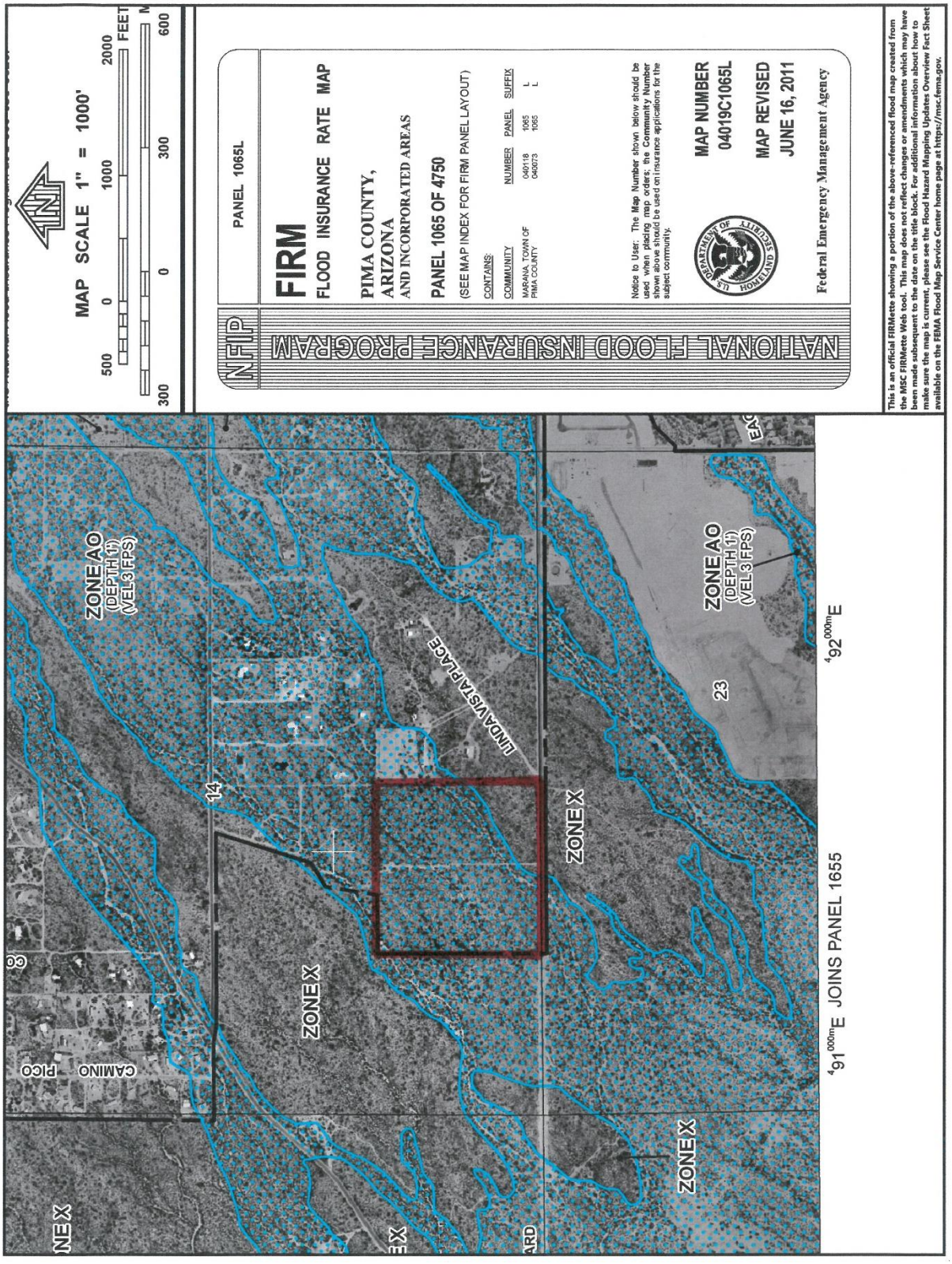
The entire property is undeveloped desert. The drainage area associated with the northernmost wash (CP2) is approximately 978.6 acres in size, generating an estimated 100-year peak discharge of 764.6 cfs. This wash crosses the northwest corner of the site. There are two smaller washes traversing the property midpoint (CP4.1E and CP4.2E). The drainage areas associated with these two washes are 10.4 acres and 11.5 acres, respectively. Both washes generate an estimated 100-year peak discharge greater than 50 cfs; specifically, 50.6 cfs at CP4.1E and 51.7 cfs at CP4.2E.

One major wash impacts the southern portion of the property (CP7). The drainage area associated with CP7 is approximately 695.8 acres and generates an estimated 100-year discharge of 665.8 cfs.

Since the existing washes lack definitive channel structure, erosion hazard setback limits are required to be measured from the existing floodplain limit. Washes associated with CP2 and CP7 require a 50-foot setback, while the two CP4 washes require a 25-foot setback.

The flows associated with this property drain west, discharging to the new manmade collector channel along the downstream boundary from the Linda Vista Village at Cascada residential project.

The property lies within the Tortolita Fan Study Area. Local floodplain limits were determined using a one-dimensional HEC-RAS computer model. In addition, the majority of the site lies in a Special Flood Hazard Area (Zone AO) per the current effective FEMA Firm Panel 040 19C1065L dated June 16, 2011. Zone AO in this area is defined as having a flow depth of 1 foot with a velocity of 3 feet per second. The remaining property (in the southeast corner) is located in FEMA Zone X.


NFIP
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
PIMA COUNTY, ARIZONA
AND INCORPORATED AREAS
PANEL 1065 OF 4750
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
MARANA, TOWN OF 040118 1065 L
PIMA COUNTY 040073 1065 L
PANEL 1065L
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER
04019C1065L
MAP REVISED
JUNE 16, 2011
Federal Emergency Management Agency
MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.
ZONE AO
(DEPTH 1')
(VEL 3 FPS)
ZONE X
LINDA VISTA PLACE
14
23
CAMINO PICO
ZONE AO
(DEPTH 1')
(VEL 3 FPS)
ZONE X
ZONE X
ZONE X
4 92 000m E
4 91 000m E JOINS PANEL 1655

F. VEGETATION

See **EXHIBIT II.F:** VEGETATION for a map of vegetative communities on the property.

1. Vegetative Communities

The entirety of the site and surrounding properties are within the Sonoran Desertscrub biome, with most of the subject property in the Paloverde-Mixed Cacti series. The only portion of the site outside of the Paloverde-Mixed Cacti series is the northwest corner of the property within the wash. This area has no defined series. The majority of the vegetation onsite within the Sonoran Desertscrub biome consists of saguaros (Carnegia gigantea), ironwood (Olyneya tesota), foothills palo verde trees (Parkinsonia microphylla), creosote (larrea tridentata), and barrel cactus (Ferocactus wislizeni).

Pima County has mapped Important Riparian Areas – Xeroriparian C along two large washes that cross portions of the site. Important Riparian Areas (IRAs) have greater water availability, vegetative density, and biological productivity than adjacent uplands. Xeroriparian habitats are those habitats that are associated with ephemeral streams and have similar plant species to upland areas but greater plant densities. Class C xeroriparian areas are less dense than classes A and B. These IRAs are also mapped as Pinal County Riparian on the Important Areas map that is part of the Arizona Game and Fish Environmental Review Tool report. Please see the AZGFD Environmental Review Tool in **APPENDIX A:** ARIZONA GAME AND FISH ENVIRONMENTAL REVIEW TOOL.

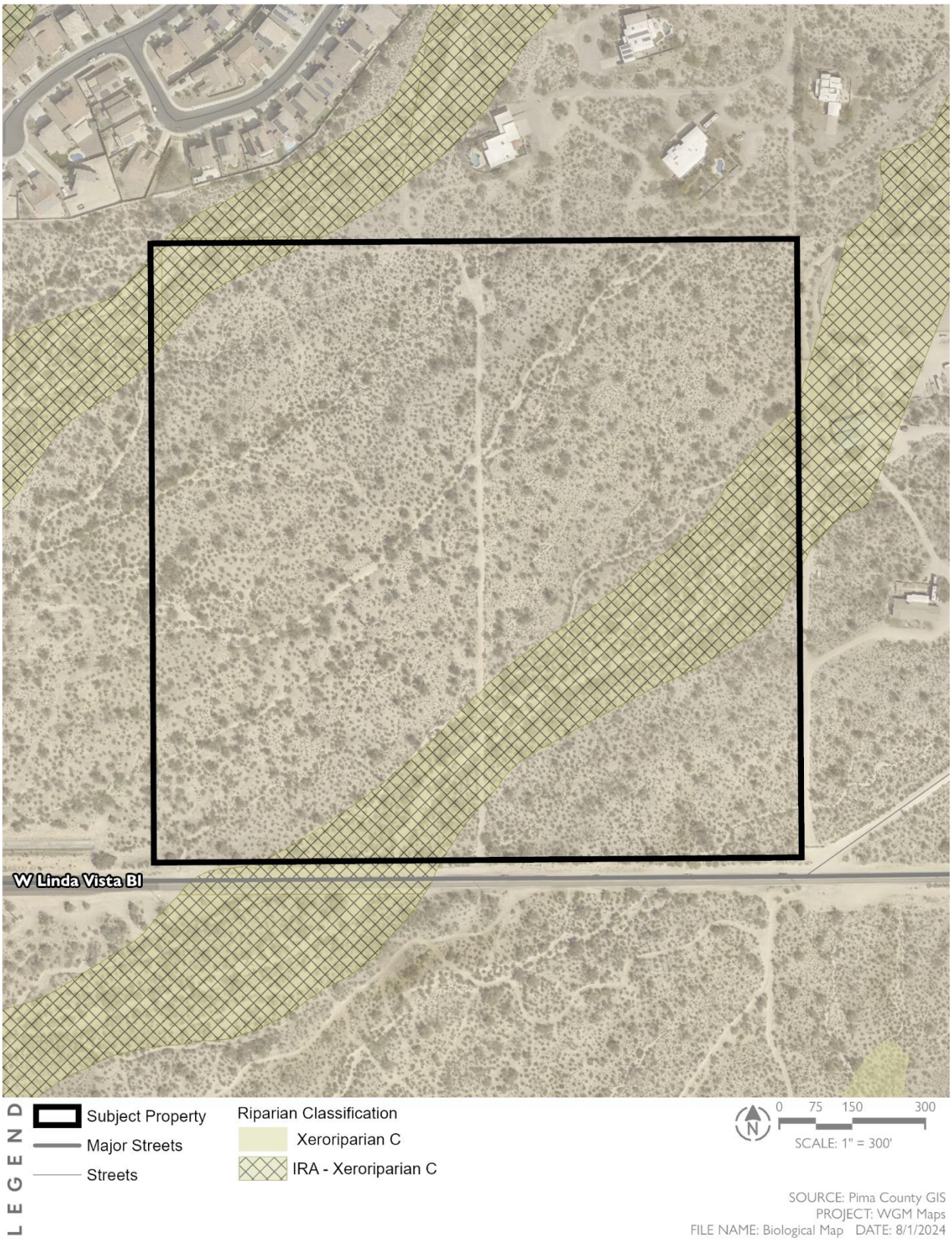
2. Significant Species

A site resource inventory (SRI) was conducted for the property in late 2023. This SRI identified saguaro spears over 20 feet tall and multiarmed saguaros over 16 feet tall as significant vegetation. In total, there are sixteen saguaros onsite that meet the criteria for significant vegetation. No other significant vegetative species are onsite.

3. Vegetative Densities (% of Plant Cover)

The site has a fairly uniform plant coverage except for along washes where there are denser pockets of vegetation. The plant coverage could be best described as low-moderate density that provides 20-40% of site coverage.

EXHIBIT II.F: VEGETATION



G. WILDLIFE

The only wildlife species listed by the Arizona Game and Fish Department's Environmental Review Tool report that is listed as threatened or endangered is the cactus ferruginous pygmy-owl. The cactus ferruginous pygmy-owl is 'Listed Threatened' by the US Fish and Wildlife Service. At the time of development, a survey for the cactus ferruginous pygmy-owl will be conducted prior to ground disturbance, and some vegetation that could potentially be identified as habitat will be maintained through the preservation of the large wash corridor. Additionally, to ensure the safety of wildlife using the wash for movement and motorists traveling along Linda Vista Boulevard, the future developer will coordinate with the Town of Marana to place wildlife crossing signage along Linda Vista Boulevard in the project area where none currently exists.

1. WILDLIFE CONCERNS EXPRESSED BY AZGFD

Based on the Arizona Game and Fish Department's Environmental Review Tool (ERT), the Cactus Ferruginous Pygmy-owl is the only species listed as threatened or endangered that has been documented within three miles of the subject property. The ERT report also makes recommendations for the proposed project type in regard to wildlife. It is recommended that the project provides space for wildlife movement to ensure continued access to habitats while also designing them to limit wildlife-human interactions. It also suggests that the project should minimize impacts from lighting on wildlife. Please see **APPENDIX A:** ARIZONA GAME AND FISH ENVIRONMENTAL REVIEW TOOL.

H. SOILS AND GEOLOGY

The majority of the soil on site is split between the Palos Verdes-Jaynes Complex, 2-8% Slopes, and the Hayhook sandy loam, 1-5% Slopes of the Soil Survey of Pima County, Arizona, Eastern Part. There is a small area of Arizo-Riverwash Complex, 0-3% Slopes in the northwest corner of the property associated with a large wash.

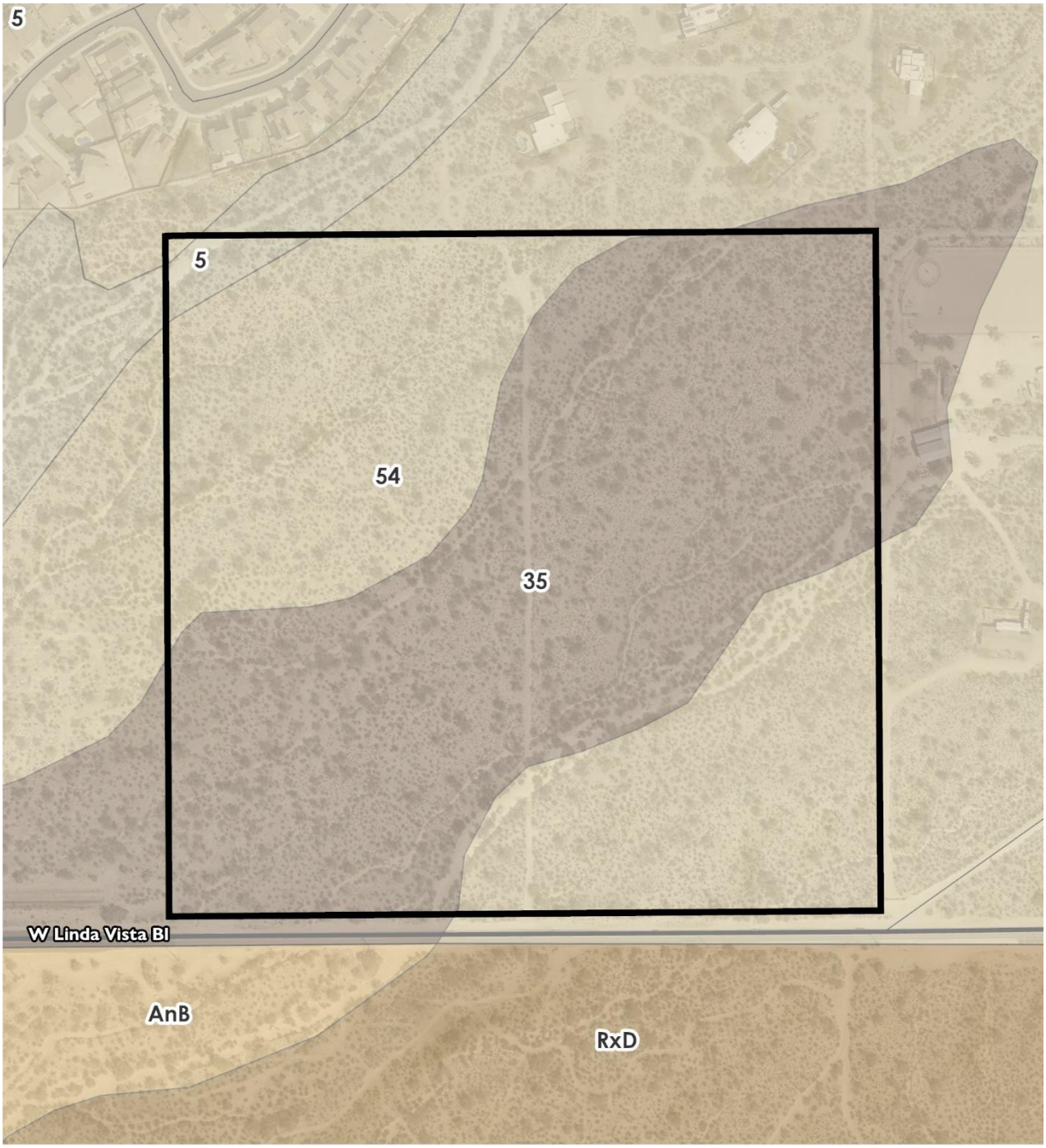
The Palo Verdes-Jaynes complex, 2-8% Slopes soil is described as 40% Palos Verdes gravelly sandy loam, 35% Jaynes gravelly sandy loam, and 10% Delthorny extremely cobbly fine sandy loam. The Palos Verdes is a very deep and well-drained soil with moderately slow permeability in the upper part of the soil and very slow permeability in the lower part. The water capacity of the soil is low. Water and wind erosion hazard for the soil is slight, and runoff is medium.

The Jaynes soil is also very deep and well drained with moderately rapid permeability in the upper part of the soil and very slow in the lower part. The water capacity of the soil is very low, and runoff is medium rapid. The hazard of water erosion is slight and wind erosion is moderately high. These soils can support homesites and urban development with the main limitation being depth to compacted unconsolidated sediments.

The Hayhook sandy loam, 1-5% Slopes soil is described as a very deep and well-drained soil with moderately rapid permeability. The water capacity of the soil is moderate, and runoff is medium. The water erosion hazard is slight to moderate, and the wind erosion hazard is moderately high. The main

limitation of the soil for homesite and urban development is the wind erosion hazard and the potential for seepage from onsite sewage disposal systems.

Please see **EXHIBIT II.H.1:** SOILS for the location of the soils onsite.


5
5
54
35
W Linda Vista Bl
AnB
RxD
LEGEND
SubjectProperty
Major Streets
Streets
Pima County Soil Survey
5 Arizo-Riverwash complex, 0-3% slopes
35 Hayhook sandy loam, 1-5% slopes
54 Palos Verdes-Jaynes complex, 2-8% slopes
Tucson-Avra Valley Soil Survey
AnB Anthony gravelly sandy loam,1-3% slopes
RxD Rough broken land-Palos Verdes complex, 0-60% slopes
N
0 75 150 300
SCALE: 1" = 300'
SOURCE: Pima County GIS
PROJECT: WGM Maps
FILE NAME: Soils Map DATE: 8/1/2024

I. VIEWSHEDS

The subject property is located east of I-10 and Marana Center near the major intersection of Twin Peaks Road and Linda Vista Boulevard. The site gradually rises in elevation from the southwest corner to the northeast corner of the property. This existing topography and vegetation screen many of the views across and onto the site, but there are three notable areas of the property that are slightly higher in elevation and more visible from adjacent off-site locations. These areas of higher visibility are shown in **EXHIBIT II.N.1:** COMPOSITE CONSTRAINTS. Two locations near the north boundary of the property are most visible from adjacent properties to the north, while the high-visibility area in the southeast corner is most visible from Linda Vista Boulevard and properties to the east.

As seen in Photo #1, at the southwest corner of the property, when looking east across the site along the southern boundary adjacent to Linda Vista Boulevard, existing vegetation both onsite and on surrounding properties screens the view of the roadway and the distant silhouettes of the Catalina Mountains. As shown in Photo #2, when looking north from this location, existing vegetation again disrupts views across the site, but much of the adjacent Linda Vista Village build-to-rent community to the west and northwest is visible. Photo #3 shows the view from near the center of the western boundary of the property looking west toward the Linda Vista Village subdivision. As shown, there is a small strip of land connected to a larger parcel that includes the wash crossing through the Linda Vista Village. This strip of land separates the property from the channel within the Linda Vista Village subdivision and has varying vegetative density along its length where adjacent to the site, but screens the adjacent property in several areas. Photo #3 was taken in a less dense area to show the adjacency of the property with the Linda Vista Village subdivision.

As seen in Photo #4, at the northwest corner of the property looking north, existing vegetation within the area proposed as natural undisturbed open space provides a vegetative screen between the property and homes within the Oasis Hills subdivision. Photos #5 and #6 were taken along the northern boundary looking northeast and north. As shown, the existing vegetation on adjacent properties screens much of the neighboring single-family residences and properties further north. Photos #7 and #8 continue to show the existing vegetation on neighboring properties and the screening of views eastward by vegetation on the property. Photo #9 was taken near the southeast corner of the property looking east toward the adjacent property and Linda Vista Place. As shown, this photo was taken at a high point on the property, and vegetation on site and on adjacent properties, as well as the natural rise of the property, obscure Linda Vista Place and properties further east. Photo #10 was taken at the same location as Photo #9 but facing south. Again, existing vegetation and the existing topography of the property south of Linda Vista Boulevard screen views further south of the site but the distant Tucson Mountains are visible. Please see **EXHIBIT II.I.1:** SITE PHOTO LOCATIONS and **EXHIBIT II.I.2:** SITE PHOTOS.

EXHIBIT II.I.1: SITE PHOTO LOCATIONS

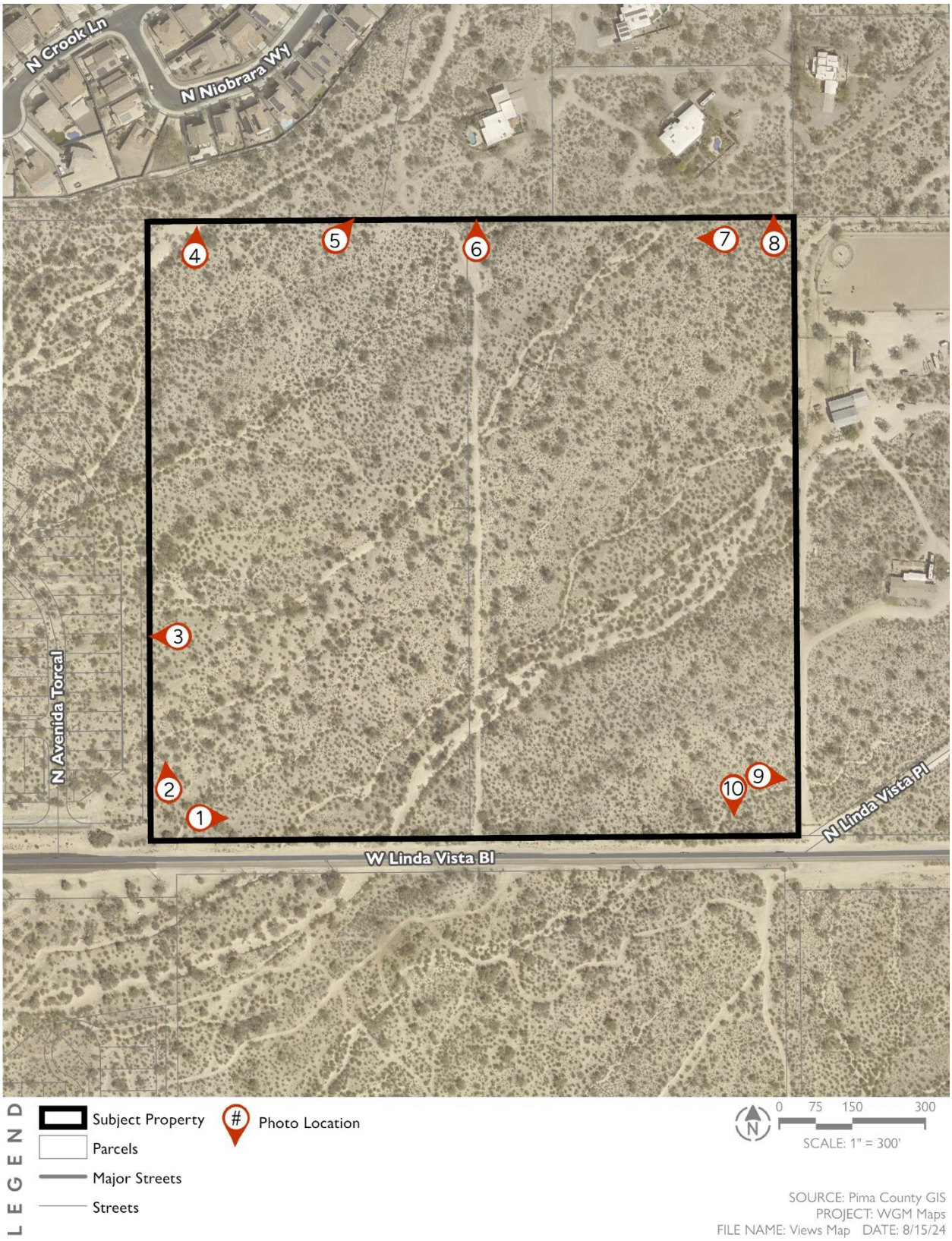




PHOTO #1: View from the southwest corner of the property looking east.



PHOTO #2: View from the southwest corner of the property looking north.



PHOTO #3: View near the center of the western boundary looking west toward the Linda Vista Village subdivision.



PHOTO #4: View from the northwest corner of the property looking north toward the Oasis Hills subdivision.



PHOTO #5: View from the northern boundary looking northeast toward existing homes in Pima County.



PHOTO #6: View from the northeast corner of the property looking west.



PHOTO #7: View from the northeast corner of the property looking west.



PHOTO #8: View from the northeast corner of the property looking north



PHOTO #9: The view from near the southeast corner of the site looking eastward toward Linda Vista Place. This view was taken within the area of high visibility shown on **EXHIBIT II.N.1:** COMPOSITE CONSTRAINTS.



PHOTO #10: The view from the same location as Photo #9 facing south toward Linda Vista Boulevard

J. TRAFFIC

1. Off-Site Streets (Between Site & Nearest Arterials)

There are four streets between the subject property and the nearest arterial to the west, Twin Peaks Road, along Linda Vista Boulevard. These streets are North Avenida Torcal, North Camino Benicardo, West Calle Bilboa, and Marana Center Boulevard. Avenida Torcal, Camino Benicardo, and Calle Bilboa are residential streets, while Marana Center Boulevard serves the Marana Center located at the Twin Peaks Road interchange.

There is a single street, North Linda Vista Place, between the subject property and the nearest arterial to the east along Linda Vista Boulevard, Hartman Lane.

2. Proposed internal Circulation & Access

The project proposes developing two access points on each side of the large, unnamed wash running through the property. The roadway beginning at the southwest access point will travel north parallel to the property's western boundary. Once it reaches the property's northern end, it heads east to a point approximately 160 feet west of the eastern boundary, where the road turns south, then southwest parallel to the wash until intersecting with the beginning north-south roadway. The east-west road at the property's north end continues across the eastern boundary of the property. Two additional north-south roads connect the east-west road at the property's north end to the roadway parallel to the wash.

The second access point is located east of the wash near the midpoint of the southern boundary. The roadway beginning at this access point travels north approximately 130 feet before intersecting with an east-west roadway that crosses the eastern boundary of the property. There is a street ending in a cul-de-sac that comes off this roadway approximately 130 feet west of the eastern boundary. After the intersection with the east-west roadway, the north-south roadway off the second access point continues for approximately 50 feet before curving northwesterly, crossing the wash, and connecting to the previously described road.

The location of the access point helps maintain appropriate spacing for project driveways and Linda Vista Place to the east. Streets within the single-family development are contemplated as private streets to be maintained by a homeowner's association. These streets will have typical cross-sections for a residential neighborhood to include sidewalks, curbing, and landscaping in common areas adjacent to the street. The final cross-sections and rights-of-way will be determined at the time of development.

3. Future Roadway Improvements (On-Site & Off-Site)

Linda Vista Boulevard has a planned right-of-way of 150 feet in the area adjacent to the southern boundary of the subject property. Currently, there has been no additional right-of-way dedication other than what was originally dedicated for Linda Vista Boulevard, and the existing right-of-way

is approximately 60 feet. The developer of the subject property would be required to dedicate 45 feet of the property's southern edge to widen Linda Vista Boulevard to its proposed width.

It is anticipated that the developer(s) of this project will be responsible for constructing the northern half of a four-lane divided roadway segment along the property's Linda Vista Boulevard frontage. Construction of the southern half of the four-lane roadway section will be completed by the developer(s) of the property adjacent to the south side of the right-of-way, ideally in conjunction with the northern half of the roadway. Future roadway improvements will occur at the time of development and will be the responsibility of the developer(s).

4. Projected Average Daily Trips

The Traffic Impact Analysis for this project was originally developed with a multifamily project consisting of 356 units and 70 fewer single-family homes. The original site plan was expected to generate 204 AM peak-hour trips, 269 PM peak-hour trips, and 3,320 weekday trips. Because the total number of units will be approximately 200 fewer, expected traffic generation will be less than what is suggested by the report.

5. Proposed Bicycle and Pedestrian Infrastructure

The project will provide sidewalks and paved access that will facilitate pedestrian connections to, from, and through the proposed single-family residential community. Because of the low speeds of residential neighborhoods, cyclists will be able to safely use the paved streets and access lanes to connect to bicycle infrastructure along Linda Vista Boulevard.

6. Characteristics of Arterials within One Mile

There are two arterial streets within one mile of the project site, Linda Vista Boulevard and Twin Peaks Road.

Linda Vista Boulevard

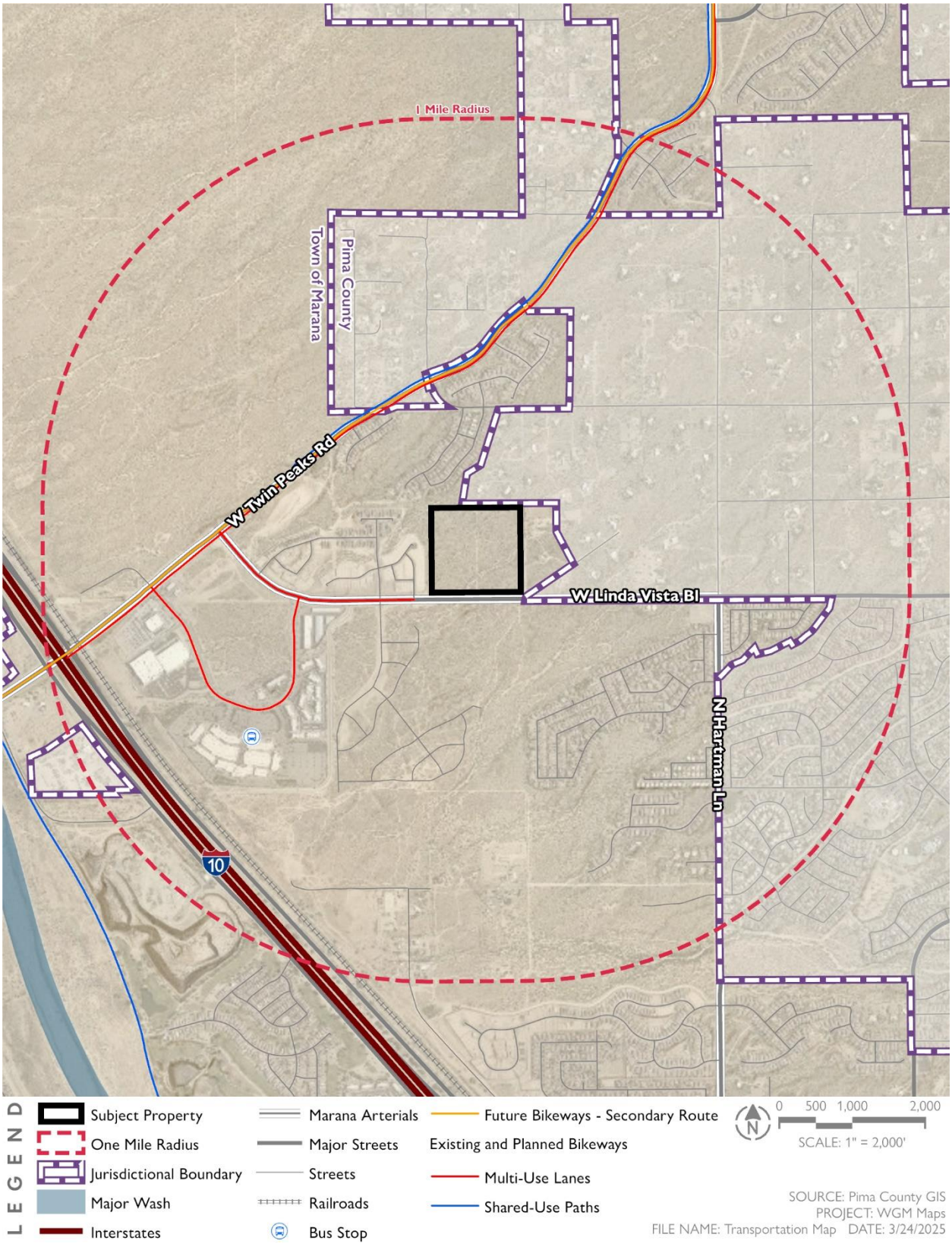
Linda Vista Boulevard is an arterial street with a planned right-of-way of 150 feet between Twin Peaks Road and Hartman Lane. The portion of the roadway built to its planned width is a four-lane roadway with a median, intermittent turn lanes, and multi-use lanes. The Pima Association of Governments (PAG) traffic counts webpage indicates that the annual average daily traffic (AADT) for this portion of Linda Vista Boulevard at Location ID B-118 was 6,317 vehicles in 2024. Location ID PCX-294 is east of the site along the unimproved portion of Linda Vista Boulevard, and its AADT for 2024 is 7,804. At the western boundary of the subject property, the right-of-way narrows to 60 feet, and the road becomes an undivided two-lane road.

The right-of-way jogs along the south side of the street but is continuous along the north side of Linda Vista Boulevard from Twin Peaks Road to the western boundary of the subject property. The speed limit for Linda Vista Boulevard is 40 miles per hour (mph) within the Town of Marana and 45mph within Pima County. The intersection most likely to be used by residents of the proposed residential communities that would develop on the property is the Twin Peaks

Road/Linda Vista Boulevard intersection, as this intersection precedes the Interstate 10 interchange for Twin Peaks Road.

Twin Peaks Road

Twin Peaks Road is an arterial street with a planned right-of-way of 150 feet. The road is currently constructed to its planned width for its entirety, and the right-of-way is continuous. Twin Peaks Road between Linda Vista Boulevard and Interstate 10 is a six-lane roadway with a median, multi-use lanes, and a posted speed limit of 45mph. Twin Peaks Road north of Linda Vista Boulevard is a four-lane roadway with a median, intermittent turn lanes, multi-use lanes, and a posted speed limit of 45 miles per hour. A shared-use path replaces the sidewalk along the north side of the roadway just east of Linda Vista Boulevard. The PAG traffic count webpage indicates that the AADT for the portion of Twin Peaks Road between Interstate 10 and Linda Vista Boulevard at Location ID C-203 is 21,249 (2024).

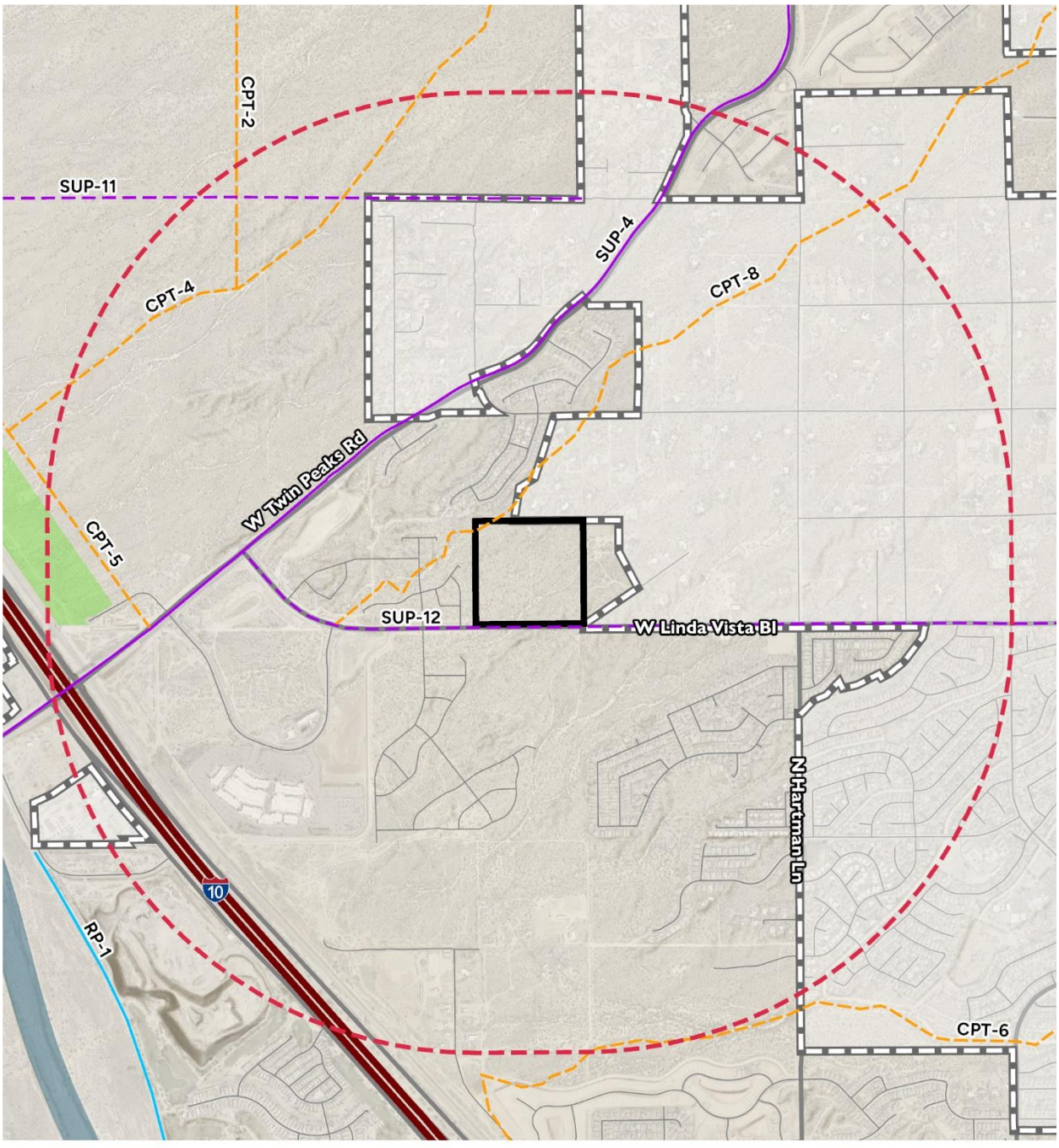

1 Mile Radius
Town of Marana
Pima County
W Twin Peaks Rd
W Linda Vista Bl
N Hartman Ln
10
LEGEND
Subject Property
One Mile Radius
Jurisdictional Boundary
Major Wash
Interstates
Marana Arterials
Major Streets
Streets
Railroads
Bus Stop
Future Bikeways - Secondary Route
Existing and Planned Bikeways
Multi-Use Lanes
Shared-Use Paths
N
0 500 1,000 2,000
SCALE: 1" = 2,000'
SOURCE: Pima County GIS
PROJECT: WGM Maps
FILE NAME: Transportation Map DATE: 3/24/2025

K. RECREATION & TRAILS

The Town of Marana's Parks and Recreation Master Plan shows there are three 'Shared-Use Paths' (SUPs) and five 'Community Pathways & Trails' (CPTs) that are within one mile of the subject property. Some of these paths and trails are the same as single-track trails within the *Pima Regional Trails System Master Plan*. The Pima County single-track trail number is listed in the table below for trails that share a route. Please see **EXHIBIT II.K:** RECREATION & TRAILS for the location of trails in relation to the subject property. The full list of trails within one mile of the subject property is listed in the table below.

There are no existing parks within one mile of the subject property, but a future district park (Cascada II District Park) is planned to be constructed north of the Twin Peaks Road/Interstate 10 interchange on parcel 216-19-5530. Please see **EXHIBIT II.K:** RECREATION & TRAILS for the location of the future district park.

Marana Trail No.	Pima Regional Trail No.	Marana Trail Name	Jurisdiction	Trail Length (Miles)
SUP 4		Twin Peaks SUP	Town of Marana	6.1
SUP 11		Lambert Lane SUP	Town of Marana	4
SUP-12		Linda Vista SUP	Town of Marana	3.27
CPT-2	163	Pico Vista Trail	Town of Marana/Pima County	4.1
CPT-4	158	Camino de Manana Wash Trail	Town of Marana/Pima County	1.1
CPT-5	405	Cascada Buffer Trail	Town of Marana/Pima County	1.5
CPT-6	160	Hardy Wash Trail	Town of Marana/Pima County	9.7
CPT-8	164	Linda Vista to Potvin Road Trail	Town of Marana/Pima County	2.4
	385	MAR Camino de Manana	Pima County	1.1


CPT-2
SUP-11
CPT-4
SUP-4
CPT-8
W Twin Peaks Rd
CPT-5
SUP-12
W Linda Vista Bl
N Hartman Ln
10
RP-1
CPT-6
LEGEND
Subject Property
One Mile Buffer
Cascada II District Park (Future)
Jurisdictional Boundary
Major Wash
Interstates
Major Streets
Streets
Marana Linear Parks and Trails
Community Pathways & Trails - Planned
River Parks - Existing
Shared-Use Pathways - Existing
Shared-Use Pathways - Planned
N
0 500 1,000 2,000
SCALE: 1" = 2,000'
SOURCE: Pima County GIS
PROJECT: WGM Maps
FILE NAME: Recreational Facilities DATE: 1/7/2025

L. CULTURAL, ARCHAEOLOGICAL & HISTORIC RESOURCES

SWCA reviewed archaeological records for the two rezoning parcels that make up the entirety of the site, an adjacent parcel to the east, and records for the surrounding area. The findings of their study indicate that 45 archaeological surveys were conducted within one mile of the property between 1955 and 2023. The south end of the parcels overlapped three previous surveys conducted for roadway improvements along Linda Vista Boulevard and an aqueduct. One survey completely overlapped the project site. SWCA recommends that a qualified archaeological contractor be consulted before any ground disturbance. Please see **EXHIBIT II.L.1:** ARIZONA STATE MUSEUM EQUIVALENT LETTER.

SWCA®
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.®

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Tucson, Arizona 85701
Tel 520.325.9194 Fax 520.325.2033
www.swca.com

September 26, 2024

Drew Szentesy
The Planning Center
2 East Congress Street, Suite 600
Tucson, Arizona 85701

Re: Archaeological Records Review of Parcels 216-34-0670, 216-34-0680, and 216-35-0690 in Marana, Pima County, Arizona

Dear Mr. Szentesy:

SWCA Environmental Consultants (SWCA) has reviewed the archaeological project and site records for Pima County Assessor's Parcels 216-34-0670, 216-34-0680, and 216-34-0690 in support of the environmental review requirements for rezoning privately owned land with the intent of developing residential units. The parcels are located north of West Linda Vista Boulevard and west of Blue Bonnet Road in Section 14, Township 12 South, Range 12 East (Gila and Salt River Baseline and Meridian), on the U.S. Geological Survey Ruelas Canyon, Arizona, 7.5-minute quadrangle. Below are the results of the records search.

SEARCH RESULTS

According to a search of the archaeological site files and records contained with AZSITE, 45 archaeological survey projects have been conducted in or within 1.0 mile of the project parcels. These projects were conducted between 1955 and 2023 for residential and commercial development, road improvements, potable water and wastewater pipelines, electrical transmission/distribution lines, cellular communications towers, fiber optic lines, and aqueduct construction. The three parcels have been previously surveyed as the result of four surveys. Three surveys, conducted between 1980 and 2006, were conducted for proposed road improvements along Linda Vista Boulevard and a proposed aqueduct, these surveys only overlapped the southern end of the three parcels. One survey, the Northern Tucson Basin Survey (NTBS), conducted in the early and middle 1980s by the University of Arizona, completely overlapped the subject parcels. The NTBS consisted of an 1,800-km^2 study area, which received varying degrees of survey coverage.

Forty-eight archaeological sites have been identified with 1.0 mile of the subject parcels, the nearest of which is approximately 0.3 mile west of the parcels. Twenty-two of the documented sites are Native American sites consisting of artifact scatters, some with associated rock features and habitations. Twenty-six sites are historic-era Euro-American sites consisting of artifact scatters, homesteads, dirt roads, canals, and a cemetery. El Camino de Mañana Road and State Route 84, in-use historic-era structures, has also been documented as a cultural resource in AZSITE, although the Arizona State Museum (ASM) currently discourages the assignment of archaeological site numbers to in-use historic-era features.

In addition, the National Park Service's National Register of Historic Places (NRHP) online database was searched to identify properties listed in the NRHP that are located within or near the subject parcels. No NRHP-listed properties were identified in or within 1.0 mile. The NRHP-listed property nearest the subject parcels is the Rillito Racetrack–Chute, which is approximately 10 miles southeast of the project parcels.

RECOMMENDATIONS

1. Although the subject parcels were previously surveyed during the NTBS, the NTBS survey was conducted over 35 years ago would not be considered satisfactory (adequate or accurate) when evaluated under SHPO Guidance Point No. 5: SHPO Position on Relaying on Old Archaeological Survey Data (Available at https://azstateparks.com/shpo-guidance-points), primarily because of changes that have since occurred in survey methodology and site definitions. Two of the other three surveys would also not be considered satisfactory because the surveys are over ten years old and only partially overlap with the subject parcels. The fourth survey would be considered satisfactory but only partially overlapped the current project area Therefore, SWCA recommends, that a qualified archaeological contractor be consulted before any ground-disturbances. A list of archaeological contractors is available on the Arizona State Museum (ASM) website at: https://statemuseum.arizona.edu/crm

2. Pursuant to Arizona Revised Statue §41-865, if any human remains of funerary objects are discovered during project work, all work must stop within the area of the remains and Cristin Lucas, ASM repatriation coordinator, will be contacted at 520-626-0320.

3. City, county, or municipal governments may have requirements; therefore, SWCA recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please feel free to contact me at dbarr@swca.com or 520-325-9194.

Sincerely,



David M. R. Barr, M.A, RPA
Project Director (Arizona Antiquities Act Permit No. 2024-052bl)

M. EXISTING INFRASTRUCTRE & PUBLIC UTILITIES

Please see **EXHIBIT II.M:** UTILITIES for a map of sewer infrastructure and water service areas adjacent to the subject property.

1. SEWER

The subject property is near Pima County Regional Wastewater Reclamation Department sewer lines to the west within the Linda Vista Village subdivision, Oasis Hills subdivision, and Marana Center, and southwest within the Hartman Vistas subdivision.

2. WATER

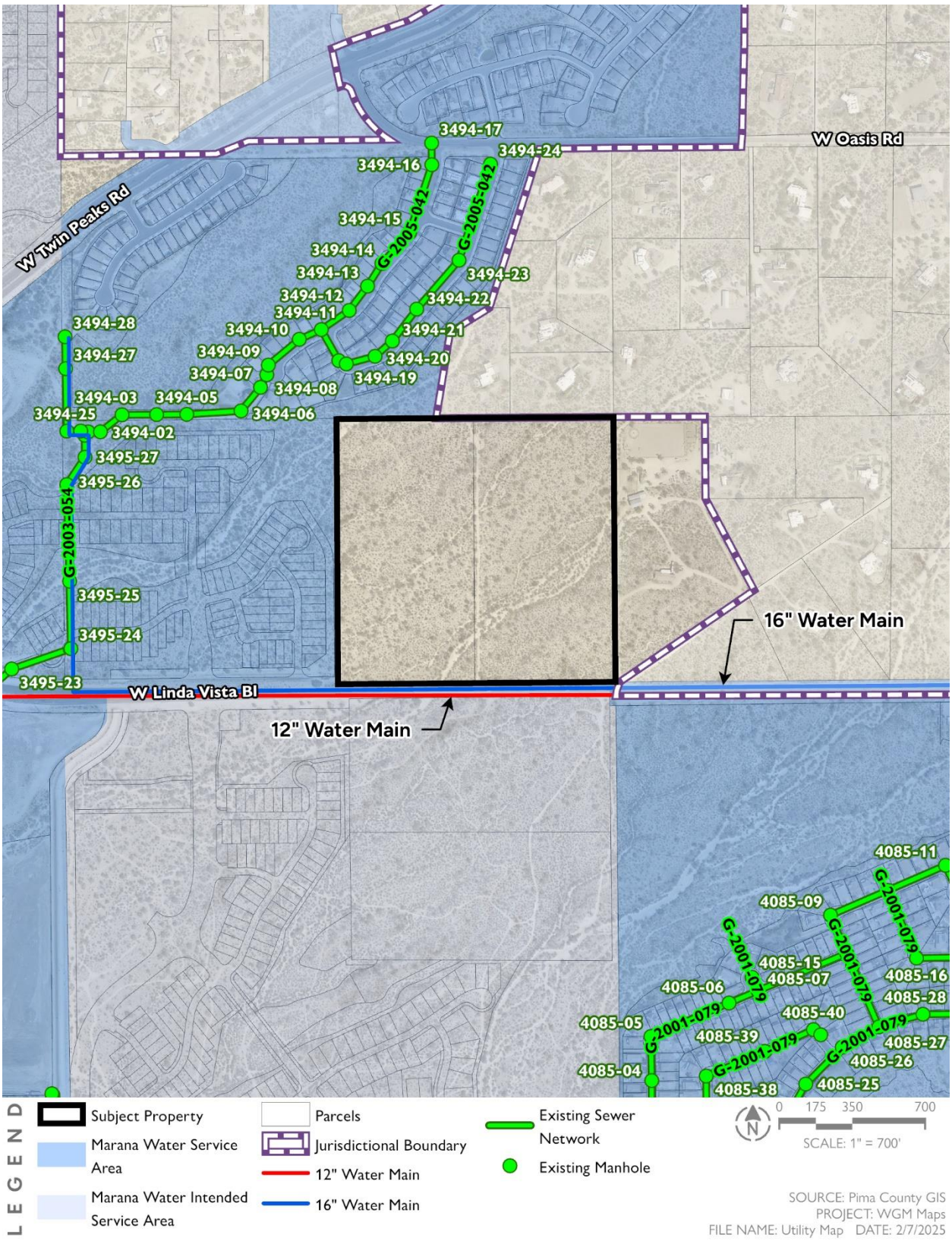
The subject property is not within the service area of any water providers, but is adjacent to 12" and 16" water mains within Linda Vista Boulevard. The nearest water provider is Marana Water, whose service area borders the western boundary and a portion of the site's northern boundary. The Marana Water Service Areas Lookup also indicates the intended service area on the portion of Linda Vista Village and the vacant property south of Linda Vista Boulevard. Upon annexation, the subject property will be designated as part of the Marana Water Intended Service Area.

3. ELECTRIC

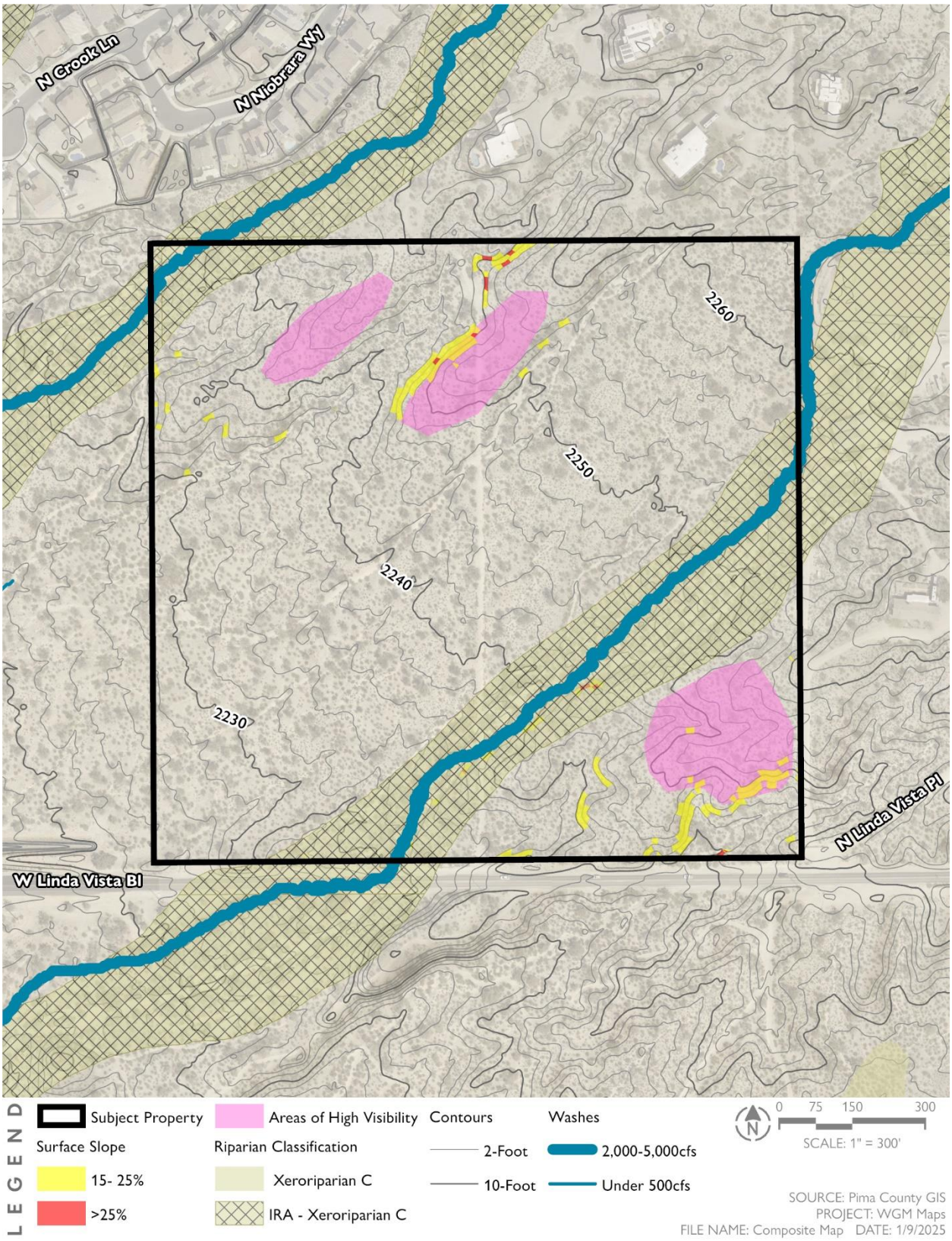
There is an overhead electrical line that runs along the eastbound side of Linda Vista Boulevard.

4. SCHOOLS

The subject property is located within the Marana Unified School District (MUSD). There is a single elementary school within one mile of the site and no middle schools or high schools.


W Oasis Rd
W Twin Peaks Rd
W Linda Vista Bl
16" Water Main
12" Water Main
3494-17
3494-16
3494-15
3494-14
3494-13
3494-12
3494-11
3494-10
3494-09
3494-07
3494-08
3494-24
3494-23
3494-22
3494-21
3494-20
3494-19
3494-06
3494-05
3494-03
3494-28
3494-27
3494-25
3494-02
3495-27
3495-26
3495-25
3495-24
3495-23
G-2005-042
G-2005-042
G-2003-054
4085-11
4085-09
4085-15
4085-07
4085-06
4085-05
4085-39
4085-04
4085-38
4085-40
4085-16
4085-28
4085-27
4085-26
4085-25
G-2001-079
LEGEND
Subject Property
Marana Water Service Area
Marana Water Intended Service Area
Parcels
Jurisdictional Boundary
12" Water Main
16" Water Main
Existing Sewer Network
Existing Manhole
N
0 175 350 700
SCALE: 1" = 700'
SOURCE: Pima County GIS
PROJECT: WGM Maps
FILE NAME: Utility Map DATE: 2/7/2025

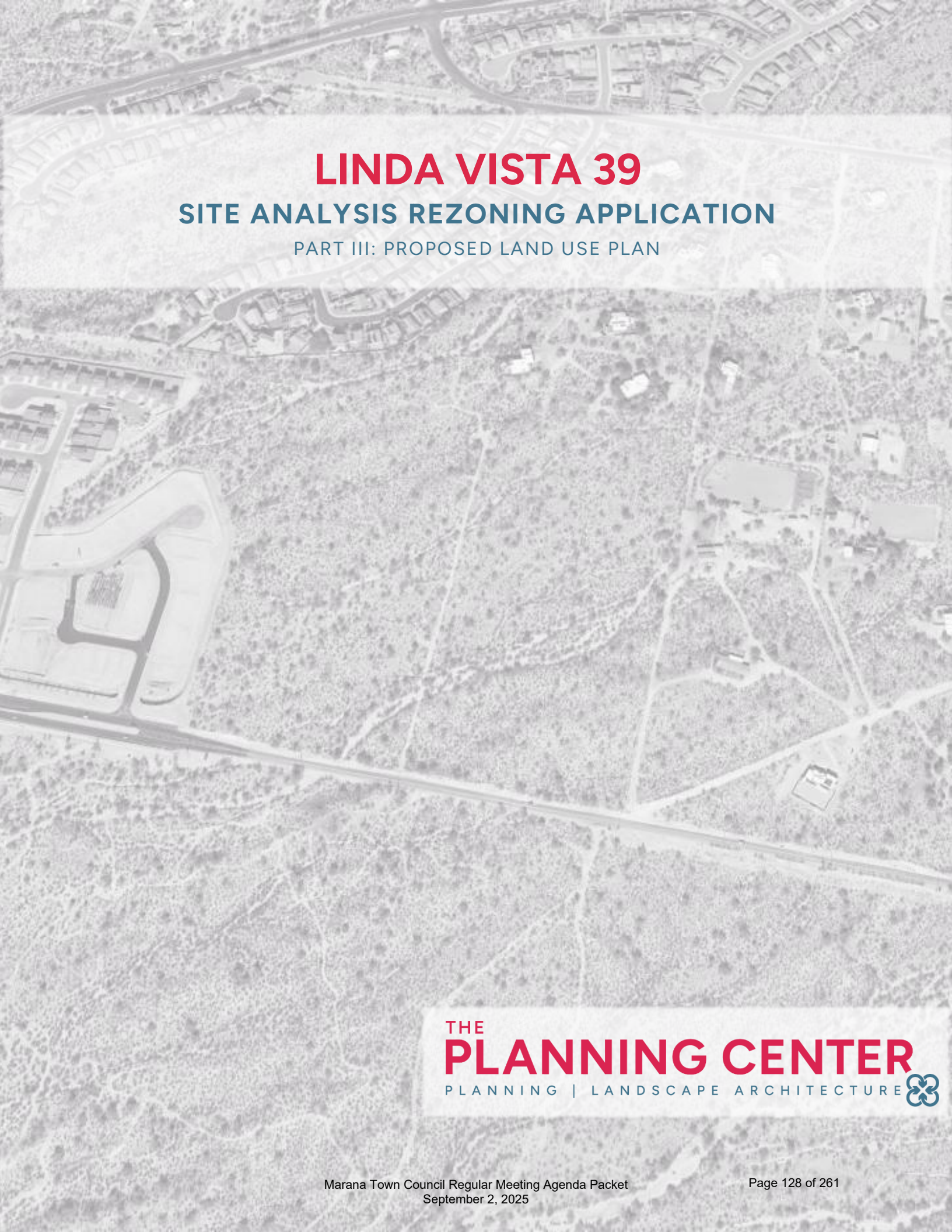
N. COMPOSITE CONSTRAINTS MAP



LINDA VISTA 39

SITE ANALYSIS REZONING APPLICATION

PART III: PROPOSED LAND USE PLAN



THE PLANNING CENTER

PLANNING | LANDSCAPE ARCHITECTURE

III. PROPOSED LAND USE PLAN

A. LAND USE PROPOSAL OVERVIEW

The proposed project endeavors to create a new single-family residential community. This proposed residential subdivision will be a thoughtfully designed community consisting 168 homes, with well-landscaped common areas, a park, and the conservation of wash corridors and riparian habitat .

Refer to **EXHIBIT III.D**: CONCEPTUAL LAND USE PLAN.

B. RELATIONSHIP WITH TOWN PLANS

5. MAKE MARANA 2040

Make Marana 2040 is the Town of Marana's General Plan, and it lays out the long-term goals for the community as determined through the public outreach process and the needs of the town as it relates to housing, infrastructure, recreation, employment, etc. The following goals and policies of Make Marana support this proposed rezoning. (refer to **EXHIBIT II.B.2**: GENERAL PLAN FUTURE LAND USE).

GOALS + POLICIES

Goal: BE-11. Land use, transportation, and urban design in Marana are integrated in support of land and resource conservation, multi-modal transportation, active open spaces, and design innovation.

Policy: BE 11-2. Support development proposals that provide proximate and integrated residential, commercial, employment, transit, public spaces, and recreational and open spaces uses.

Policy: BE 11-4. Locate higher density residential uses, as well as mixed-use development, in suitable focal areas, such as Downtown, Ina Road, and Tangerine Road.

1. The residential uses of this proposed project will be in close proximity to a burgeoning commercial center, Marana Center, that offers several shops for clothing and home goods, as well as a large warehouse furniture store, automotive dealer, gas station, and emergency medical care. There are several available commercial pads within this center that could support additional services.

   Marana Center is also served by the Sun Shuttle route 412, which travels from the Tohono Tadai Transit Center to Marana Center, and 413, which travels from the Foothills Mall at Ina/La Cholla to Marana Center. In addition to stops at commercial centers, route 412 makes a stop at Arthur Pack Regional Park just two and a half miles east of the subject property.

2. The proposed project contains a single-family community with a proposed density of over four dwelling units per acre. The proximity of this proposed project to the Twin Peaks Road focal area, which includes Marana Center, makes the subject property a suitable site for the suggested densities, as the numerous residents of this development will have

access to a growing commercial center. Additionally, there are three grocery stores within three miles of the site, with one just 2 and a half miles west of the subject property along Twin Peaks Road and two more south of the site at the Arizona Pavilions Shopping Center and the Cortaro Road/Silverbell intersection.

Goal: BE-13. Marana grows through strategic annexations.

Policy: BE 13-5. Support annexations and a logical, fiscally responsible and sustainable method of providing infrastructure and services for the area that does not overly burden existing or future residents of the Town.

1. The subject property was annexed into the Town of Marana because the proposed project follows the logical progression of development in this area of the town. Additionally, the proposed off-site improvements will construct a half-width portion of Linda Vista Boulevard, including pedestrian infrastructure like sidewalks. The close proximity of other developments also brings infrastructure, such as sewer and water lines, much closer to the subject property. This proximity means that there will not be a significant extension of this infrastructure through undeveloped areas where no additional customers are captured.

Goal: BE-27. Marana maintains a diverse housing stock that accommodates the various housing needs of all residents.

Policy: BE 27-2. Encourage a range of housing types, housing sizes, and lot sizes that foster a variety of options, such as detached single-family homes, attached single-family homes, and multi-family units that increase choices throughout the community.

Policy: BE 27-3. Promote development proposals for multi-family residential, mixed-use, and small lot residential areas that are compatible with the existing and planned land uses in the area.

1. The proposed project features a small lot single-family detached home subdivision, helping diversify housing choices for Town residents. This subdivision is also appropriate for its location near Marana Center and the Twin Peaks Road/I-10 interchange. The changes in this area of Pima County occurring through infill development of vacant properties and redevelopment of low-density properties also suggest this is an appropriate location for the proposed project.

Goal: PC-24. New residential developments feature accessible park and recreational amenities that are integrated and connected to the Town-wide network.

Policy: PC 24-3. Support the development of recreational facilities in existing and new residential developments.

Goal: PC-26. An interconnected system of trails throughout Marana provides opportunities for healthy lifestyles by connecting communities with open spaces, employment areas, and other destinations.

1. The proposed project will meet or exceed the recreational requirements of the Town of Marana to ensure that all residents have accessible park and recreational amenities. Additionally, the Town of Marana has a planned shared-use path or sidewalk that would travel along Linda Vista Boulevard and connect to the existing shared-use path along Twin Peaks Road. These paths cross several single-track trails of the Pima Regional Trail System Master Plan. This network of trails, paths, and sidewalks available to residents of the proposed projects ensures there is safe access to community and regional parks further from the subject property.

Goal: RS-7. New developments are constructed in a manner that minimizes flooding.

Goal: RS-8. Stormwater is efficiently and sustainably managed in a way that reduces flood risks and respects water quality.

Policy: RS 8-2. Preserve and protect primary natural drainage systems.

1. The proposed project will maintain a large wash corridor to facilitate drainage of the property and minimize flooding risk from encroachment. Additionally, because the site is within a critical basin, flows coming off the property will be reduced by 10%. This means additional drainage infrastructure will be needed on the property to slow water flow and retain it where possible to meet this requirement. This infrastructure would also have the impact of minimizing flooding.

6. Strategic Plan 5

The Town of Marana's Strategic Plan 5 is a document created to provide a short-term roadmap of goals and strategies that should be undertaken in the next 2-3 years to help the Town realize the long-term goals of their long-range planning documents. The proposed project helps further the following goals of Strategic Plan 5.

Goal: Support initiatives that enhance the quality of Marana neighborhoods.

Strategy: Encourage housing options by analyzing current available housing and identify incentives and codes to further diversify housing stock and improve affordability.

Goal: Provide a supportive environment for industry leaders, startups, small businesses, and entrepreneurs through every stage of business development.

Strategy: Develop and implement strategies that strengthen key employment and business centers.

The property is being proposed for a residential project because there is a need for additional housing stock in the Town of Marana, especially near commercial sites. This project increases the number of rooftops in the area near Marana Center, a burgeoning commercial center, helping make Marana Center much more viable and increasing the potential for newer services to locate at the center. It also puts those businesses in closer proximity to all of the neighborhoods planned or under construction in this area, increasing quality of life and convenience. Currently, Marana

Center has an outlet mall, a hotel, an automotive dealer, and a furniture warehouse store. These all provide retail options for residents, as well as several different sectors of employment opportunities such as hospitality, sales, medical, and general services, making Marana Center a growing employment center with potential on the remaining vacant lots for continued employment/retail growth.

Goal: Offer a wide variety of recreational programs and amenities for residents of all ages and abilities.

> *Strategy: Enhance network of shared-use trails and pathways that provide non-vehicular modes of travel, including bicycling and walking.*

As part of future roadway improvements, a shared-use path or sidewalk will be installed south of the property within the right-of-way for Linda Vista Boulevard. This path or sidewalk would provide residents a direct connection to additional trails and other paths like the Twin Peaks Road shared-use path that travels from just east of Linda Vista Boulevard to Tangerine Road along Twin Peaks Road.

7. Parks and Recreation Master Plan 2020-2030

The Town of Marana's Parks and Recreation Master Plan was developed through extensive input from community members and provides the vision for the Town's parks, including their amenities, locations, programming, and more. This plan also provides goals and policies for continuing to maintain and improve recreation spaces throughout the town. The following describes how the proposed project helps further or complies with the goals and policies of the Parks and Recreation Master Plan.

DEVELOPED PARK SYSTEM ELEMENT

Goal: Provide developed parks in all districts within the overall Town.

Goal: Provide facilities that will be needed to address the recreational needs of a growing population.

> *Policy 2: Continue to require developers to construct neighborhood parks that serve individual residential neighborhoods, in accordance with Town codes and standards.*
>
> *Policy 3: Continue to require homeowner/community associations to operate and maintain neighborhood parks in accordance with Town Codes and standards.*
>
> *Policy 12: Use drought tolerant and desert adapted plant species to minimize the consumptive use of water for irrigation.*

The proposed project will provide prominent and distinct park spaces for its residents, maintained by a community or homeowners' association. The parks will use drought-tolerant and desert-adapted plant species and limit the use of decorative turf.

LINEAR PARKS AND TRAILS ELEMENT

Goal: Develop a system of linear parks and trails that connect the northeast, northwest, and southern portions of the Town.

Goal: Maximize the connectivity of linear parks and trails within the Town of Marana.

Goal: Maximize the connectivity of linear parks and trails within Marana and those within neighboring jurisdictions.

Goal: Develop a linear park and trail system that supports alternative modes of transportation.

> *Policy 4: To develop, operate, and maintain a system of shared-use pathways that provide safe and accessible routes for pedestrians and bicyclist traveling between residential neighborhoods and parks, schools, or other community facilities.*

The proposed project will construct a shared-use path or sidewalk along Linda Vista Boulevard, adjacent to the southern boundary of the subject property. This path or sidewalk will connect to other planned paths, trails, and sidewalks within the Town of Marana and Pima County, providing

easy non-motorized access to the Town's northeast and south growth areas. Additional paths and trails will be developed northward as development continues toward Tangerine Road.

C. COMPATIBILITY WITH ADJOINING PROPERTIES

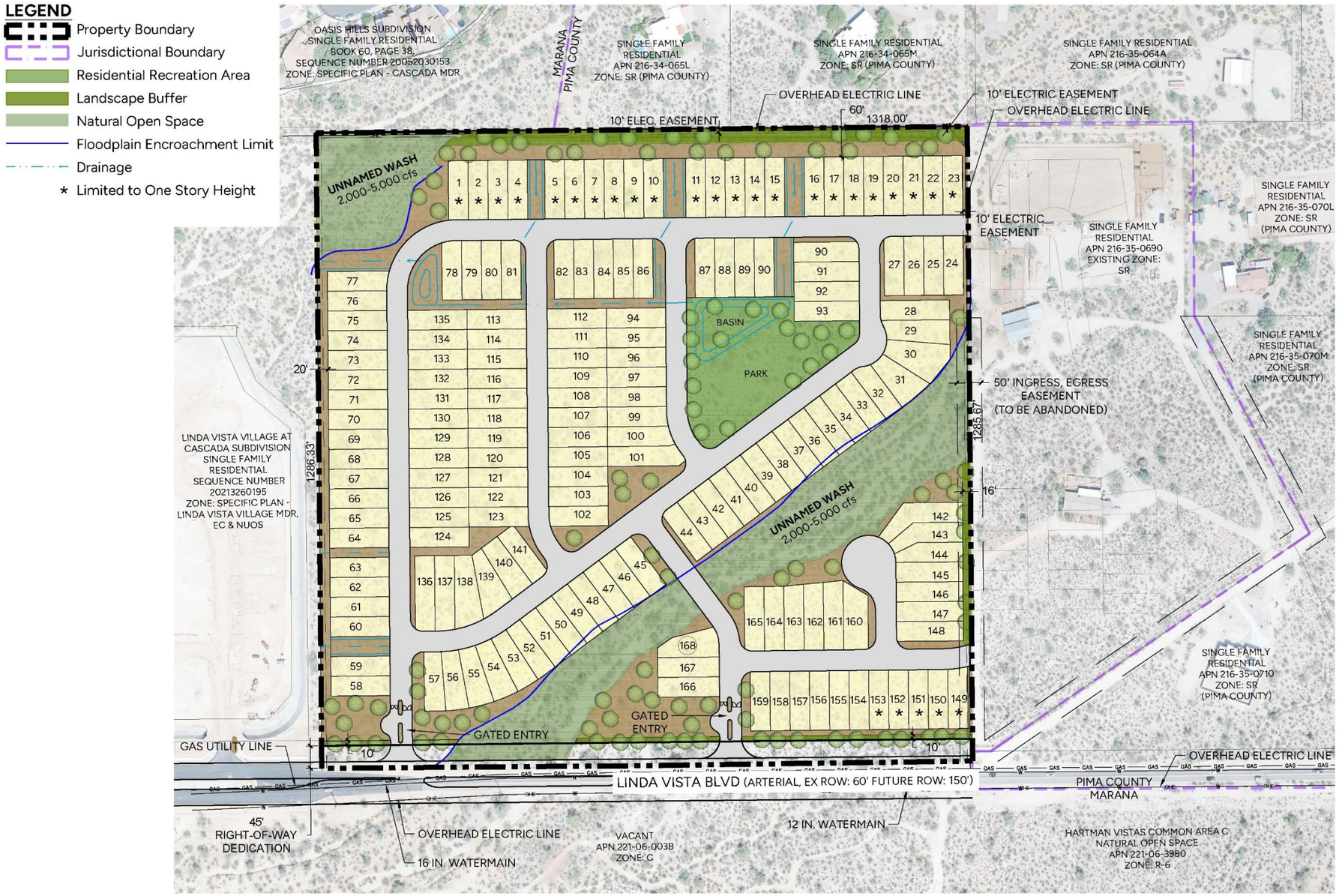
The property is surrounded by residential uses to the north, east, and west and vacant land to the south. The proposed single-family project is appropriate for the site because of the other existing and planned residential land uses that surround the property and the growing number of commercial developments in this area of the Town of Marana between Cortaro Farms Road and Twin Peaks Road such as the Extra Space Storage, American Furniture Warehouse, Superstar Car Wash, and My Place Extended Stay Hotel.

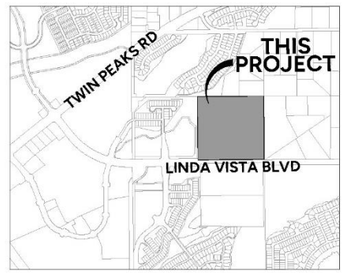
The location of the site, east of Interstate 10, helps it act as a transitional property between the more intensive commercial activity occurring at Marana Center to the west and the lower-density residential activity immediately to the east. The single-family home subdivision incorporates large buffers and limitations on two-story homes at the southeast corner and along the northern boundary of the property to ensure compatibility with existing residences.

D. CONCEPTUAL LAND USE PLAN

As shown in **EXHIBIT III.D:** CONCEPTUAL LAND USE PLAN, the thirty-nine-acre site is intended to be developed as a single-family subdivision with 168 detached homes for sale. To allow for this proposal, the request to rezone to R-4 is being processed concurrently with a general plan amendment to change the current designation on the property from *Low Density Residential (LDR)* to *Traditional Neighborhood (TN)*.

The proposed subdivision will be designed as a typical single-family development, with sidewalks throughout, drainage measures, recreation space, and landscaping in common areas. A 30-foot landscape buffer with an additional 30 feet of common area will be located along the northern boundary. Homes within this development will be limited to a building height of 30 feet, with additional lots along the north and at the southeast corner limited to a single story. A park is located near the center of the community. Please see **EXHIBIT III.D:** CONCEPTUAL LAND USE PLAN for more specific information on site dimensions and layout.





NOTES

Project Acreage: 39.08 AC
Parcels: 216-34-0670 & 216-34-0680
Jurisdiction: Marana

Existing General Plan
Designation: Low Density Residential
Existing Zoning: R-144
Existing Use: Vacant
Proposed General Plan
Designation: Traditional Neighborhood
Proposed Zoning: R-4

Single Family Residential:
Area: 39.08 AC (Includes ROW dedication)
Proposed Lots: 168
Proposed Density: 4.3 RAC
Minimum Lot Size: 40 FT x 120 FT
Building Height: 30 FT
Recreation Area Required: 1.54 AC (400 SF per lot)
Recreation Area Provided: 1.54 AC
Natural Open Space: 4.25 AC

Right-of-Way Dedication: 1.12 AC

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

0' 100' 200'
SCALE: 1"=200'
NORTH
PROJECT: WGM-01 DATE: 08/12/2025
FILE: WGM-01_CLUP_081225.DWG

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E. POST-DEVELOPMENT TOPOGRAPHY

Generally, natural topographic conditions are to be maintained at the upstream and downstream limits of each project; therefore no impacts to the adjacent properties. Topographic modifications (grading) will be accomplished onsite to accommodate the development and associated building pads, roads, and utilities. Some natural rise and fall will be maintained, but the site will be a more uniform elevation post-development. **EXHIBIT III.E:** AREA OF DEVELOPMENT provides the perimeter of the area that will be disturbed for development, and a preliminary post-development average cross-slope calculation is provided below.

$$ACS = \frac{I \times L \times 0.0023}{A}$$

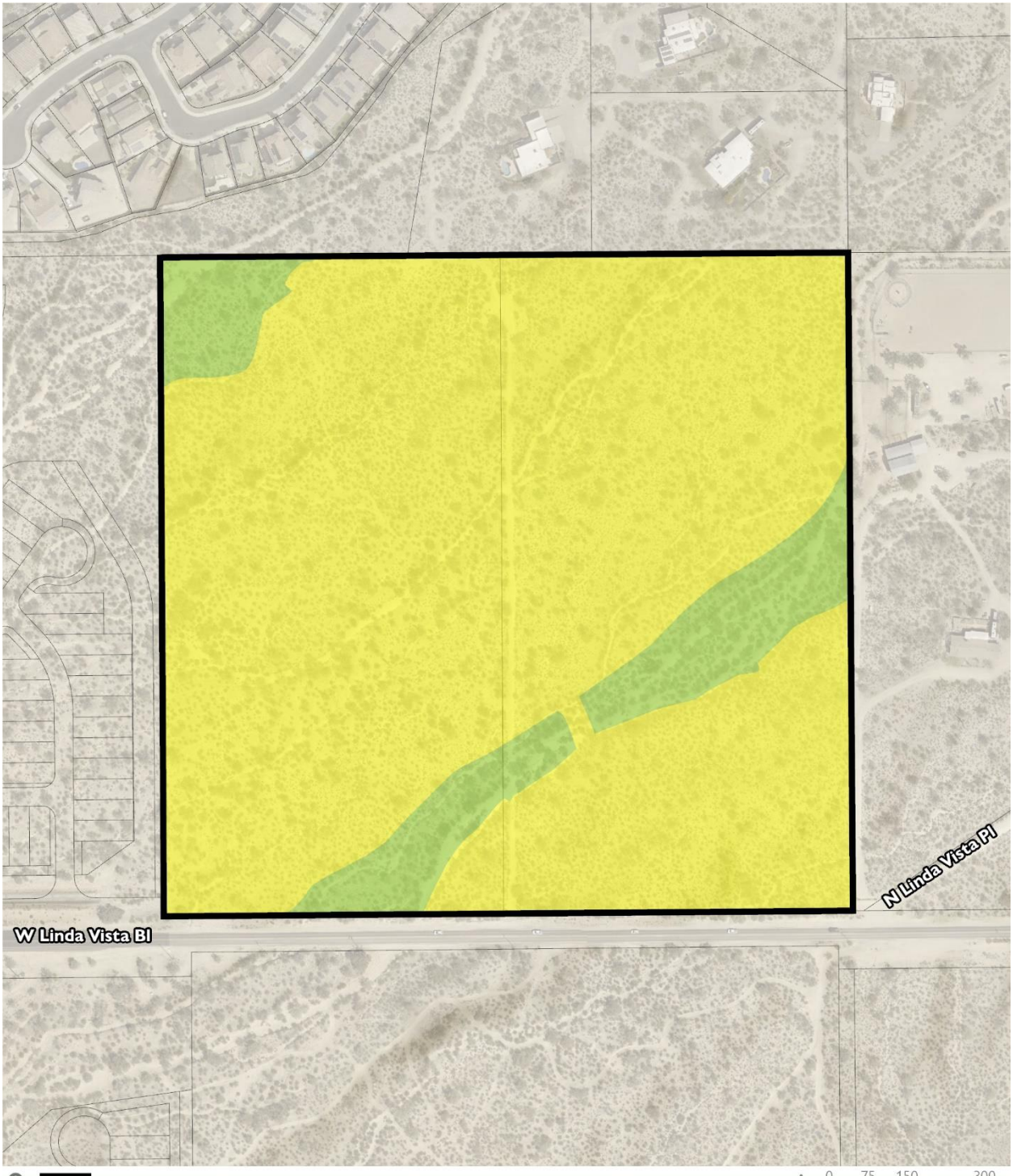
Interval (I) = 1'

Total length of contours in feet (L) = 114,645'

Area in acres (A) = 39.08 AC

$$ACS = \frac{1' \times 114{,}645' \times 0.0023}{39.08\ AC}$$

Average Cross Slope (ACS) = 6.75%


W Linda Vista Bl
N Linda Vista Pl
LEGEND
Subject Property
Area of Development
Natural Open Space
Parcels
N
0 75 150 300
SCALE: 1" = 300'
SOURCE: Pima County GIS
PROJECT: WGM-01
FILE NAME: Areas of Development DATE: 2/7/2025

F. POST-DEVELOPMENT HYDROLOGY

Per the Town of Marana regulations and policies, the property is located in a designated critical basin and will require a peak discharge reduction of 15% for the future 2-, 10-, and 100-year storm events. Stormwater detention and retention (first flush) will be provided within a detention/retention basin(s) within the planned residential development.

The initial HEC-RAS model was modified to analyze potential encroachment opportunities within the existing floodplain limits. The existing onsite drainage pattern will not be significantly altered, with natural washes/flow corridors remaining as per existing conditions. Bank stabilization/slope protection will be incorporated into the drainage design adjacent to developed areas. Natural floodplain(s) are to be maintained at the upstream and downstream limits of each project; therefore, no impacts. The smaller washes are being designed to collect, convey and release downstream flows in a manner consistent with existing conditions (discharge into natural conditions and/or into drainage improvements by others (private and/or public).

A Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) will be required to be submitted and approved by the Town of Marana and FEMA. The CLOMR/LOMR will be based on the encroachment analysis of the primary onsite washes, as well as the proposed overall development.

1. FLOODPLAIN AND EROSION HAZARD MANAGEMENT

As indicated by the Town of Marana's Development Engineering Division's floodplain review, the following Floodplain and Erosion Hazard Management codes apply as the project proceeds.

a. *All preliminary subdivision plats and development plans shall delineate the FEMA SFHA, floodway if applicable, locally regulated floodplain, erosion hazard setback areas, and Base Flood elevations. The pre- and post-development conditions shall be shown.*

b. *All final subdivision plats shall provide the elevation of each proposed structure and pad affected by or adjacent to flood hazards. If the site is filled above the base flood, the final lowest floor and pad elevation shall be certified by an Arizona registered professional civil engineer or surveyor and provided to the Floodplain Administrator. All final subdivision plats shall delineate the FEMA SFHA, floodway if applicable, locally regulated floodplain and erosion hazard setbacks in a surveyable manner and sealed by an Arizona registered land surveyor.*

c. *All improvement plans relating to grading, paving, sewer or drainage shall delineate the FEMA SFHA, locally regulated floodplain, erosion hazard setback areas and base flood elevations. The pre- and post-development conditions are to be shown.*

d. *All subdivision and commercial development proposals shall be consistent with the need to minimize flood damage.*

e. *All subdivision and commercial development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.*

f. All subdivisions and commercial developments shall provide adequate drainage to reduce exposure to flood hazards.

g. All subdivisions with a minimum lot size of 16,000 square feet or less shall be platted such that FEMA SFHA, locally regulated floodplains, and erosion hazard setback areas are not located on individual lots. Such areas shall be contained within common areas.

h. All subdivisions with a minimum lot size greater than 16,000 square feet shall show buildable pad areas for each lot in which a FEMA SFHA, locally regulated floodplain or erosion hazard setback appears on individual lots. Pad elevations, encroachments, and/or erosion hazard setback protective measures shall be designed by an Arizona registered professional civil engineer as part of the project.

i. When a modification or removal of a FEMA SFHA is sought for a development, the following requirements apply:

j. A hydraulic analysis and engineering plans for the modifications must be accepted by the floodplain administrator. New delineations of the floodplain conditions shall be prepared in conformance with the requirements of FEMA for LOMRs, the state director of water resources, and the town.

k. A CLOMR must be submitted to and accepted by FEMA prior to the recording of a final plat for subdivisions.

l. A CLOMR must be submitted to and accepted by FEMA prior to construction of physical improvements.

m. A CLOMR must be submitted to and accepted by FEMA prior to issuance of building permits for subdivision lots. Certificates of occupancy shall not be issued on subdivision lots to be affected by a LOMR until the LOMR has become effective.

n. A CLOMR must be submitted to and accepted by FEMA prior to issuance of building permits for commercial/industrial buildings. Certificates of occupancy shall not be issued for commercial/industrial buildings to be affected by a LOMR until the LOMR has become effective.

o. Any flood control infrastructure necessary to achieve a LOMR must also have a flood control and maintenance easement dedicated to the Town that allows for inspection of said infrastructure and at the Town's sole discretion the right to repair the infrastructure. The development shall be responsible for maintenance of the infrastructure. Failure to maintain flood control infrastructure on the part of the development shall be a violation of this code.

p. All subdivisions and commercial/industrial developments shall provide all weather access in accordance with subsection 17-15-10 M.

q. 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.

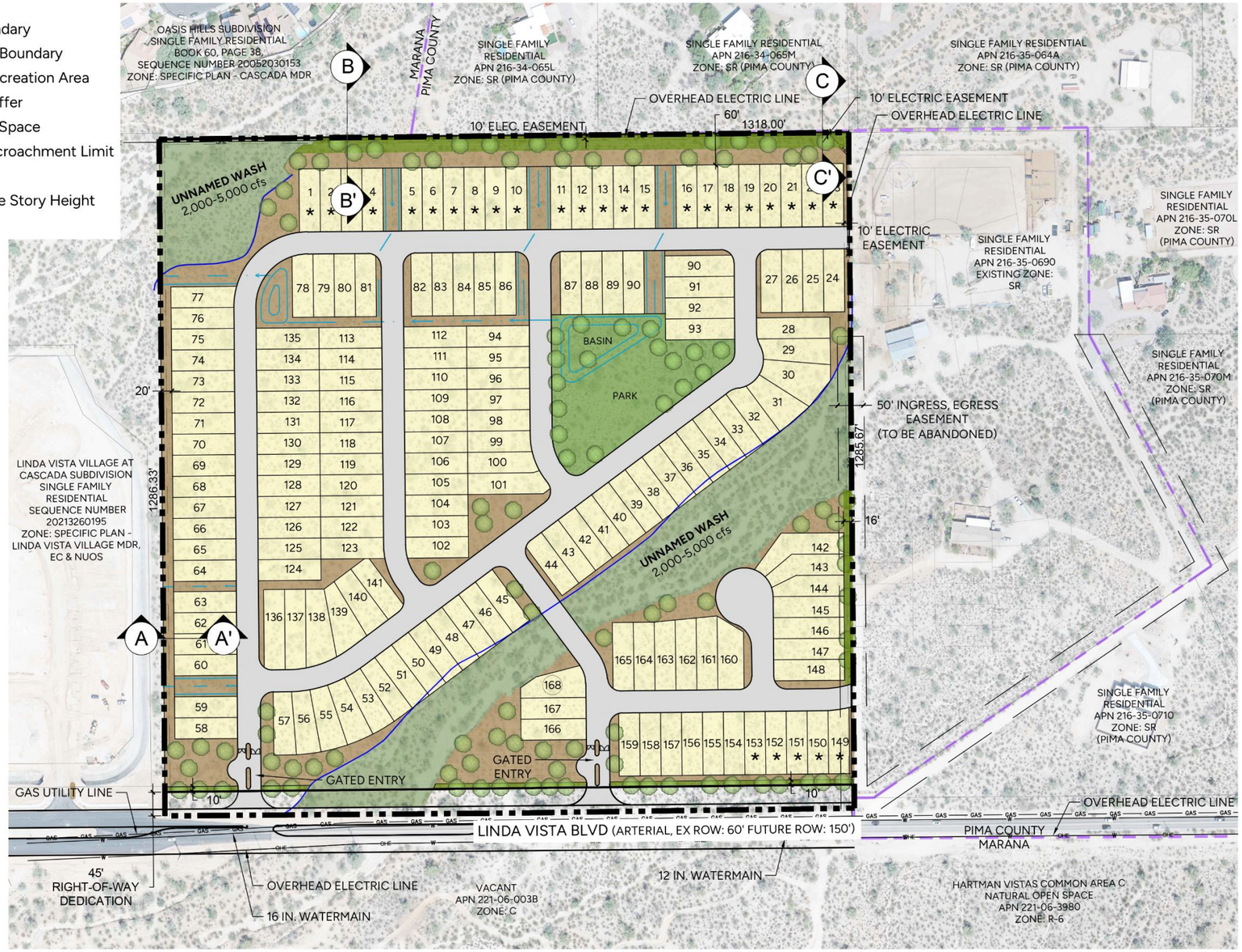
G. VEGETATION

The subject property has two stands of mapped Important Riparian Areas (IRA) Xeroriparian C that are associated with the two washes that cross the property. As shown in **EXHIBIT III.D:** CONCEPTUAL LAND USE PLAN, there will only be minor encroachment into these IRA Xeroriparian C areas, with much of the existing vegetation being conserved as open space. Almost all of the vegetation on site that was determined to be significant is located outside of the limits of the IRA Xeroriparian C. Protected native vegetation on the property will be inventoried at the time of development, and a native plant plan will be submitted.

The single-family subdivision proposes a 30-foot landscape buffer along the north boundary and a 16-foot landscape buffer in some areas along the eastern boundary between homes proposed on this property and those proposed on the Linda Vista 13 property. The 30-foot landscape buffer is adjacent to a 30-foot common area, effectively creating a 60-foot buffer. There is also a proposed 10-foot landscape buffer along Linda Vista Boulevard. These landscape buffer widths are consistent with the requirements of *Chapter 17-11* of the Marana Town Code, whose most restrictive landscape buffer in the Garden Residential zoning group (GR) is a minimum of 10 feet. The backyard walls of the homes within the single-family subdivision will serve as the screen and will be approximately five to six feet in height.

LEGEND

- Property Boundary
- Jurisdictional Boundary
- Residential Recreation Area
- Landscape Buffer
- Natural Open Space
- Floodplain Encroachment Limit
- Drainage
- * Limited to One Story Height



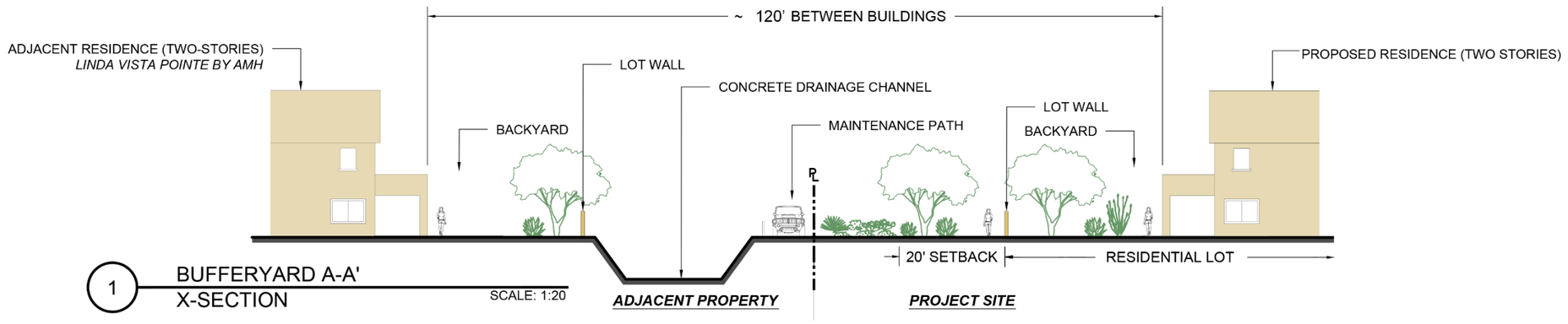
LINDA VISTA 39

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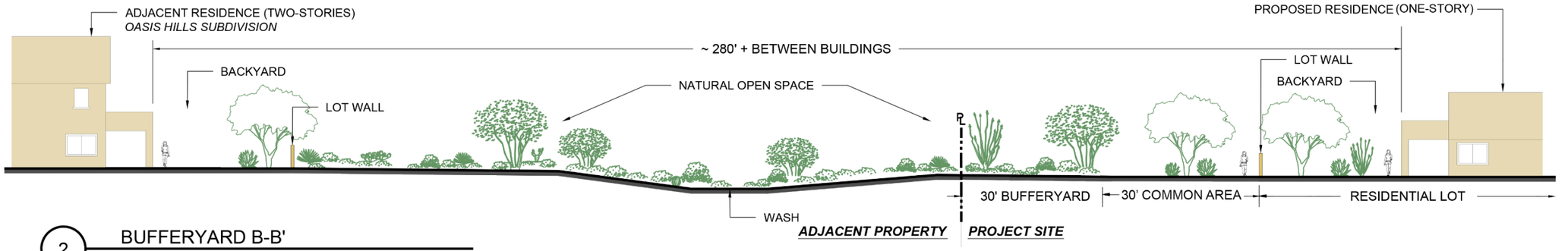
0' 100' 200'
SCALE: 1"-200'
NORTH

PROJECT:WGM-01 DATE: 08/12/2025
FILE: WGM-01_CLUP_081225.DWG

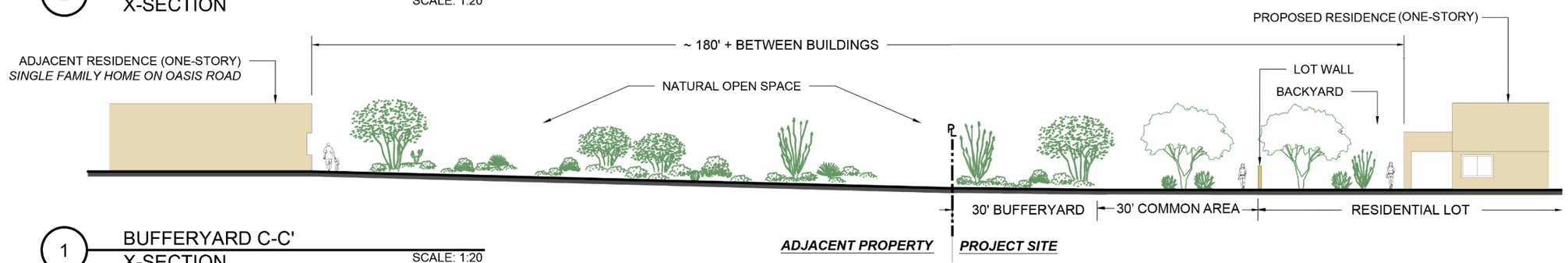
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1 BUFFERYARD A-A' X-SECTION SCALE: 1:20



2 BUFFERYARD B-B' X-SECTION SCALE: 1:20



1 BUFFERYARD C-C' X-SECTION SCALE: 1:20

LINDA VISTA 39

0' 100' 200' NORTH
SCALE: 1"=200'
PROJECT: WGM-01 DATE: 02/11/2025
FILE: WGM-01 BUFFER X-SECTIONS.DWG

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H. WILDLIFE

The proposed project will maintain a large wash that crosses through the property as natural open space to support wildlife movement, but there are several existing physical barriers northeast and southwest of the site. The size and shape of wildlife corridor linkages shall:

- be determined based on existing studies or the Town-accepted recommendations of a qualified biologist; and
- be wide enough to accommodate the wildlife species most sensitive to human encroachment and known to inhabit the riparian area or traverse the wildlife corridor.

Any grading of the riparian and wildlife corridors and linkages shall be mitigated at 100% by re-vegetation with plantings chosen to match adjacent undisturbed natural areas with a minimum of five years growth and irrigation supplied for two years to ensure the plants become established. Plant materials shall be introduced to closely match existing species in terms of size, massing, and quality, as approved by the planning manager.

I. VIEWSHEDS

As previously mentioned in *Section II.I Viewsheds*, the existing slope of the property gradually rises from the southwest to the northeast. Therefore, as shown in **EXHIBIT III.D:** CONCEPTUAL LAND USE PLAN, several of the proposed homes would be developed on the lower west/southwest portion of the site. As seen in Photo #3, properties west and southwest of the site continue to slope downward toward I-10 and the Santa Cruz River, with the rooflines of Public Storage and Encantada Twin Peaks, both multi-story projects within Marana Center, visible below the base of the Tucson Mountains. Photo #5 shows the existing vegetation on surrounding properties to the north of the site. As shown in the photo, there is significant vegetation between the photo point and the residences. More vegetation is onsite between Photo #3 and Photo #5, which currently screens views, particularly in the foreground to the south/southwest. Photo #5 also shows the continued gradual upward slope, showing that these properties sit higher in elevation than the site.

When looking eastward across the property toward the Santa Catalina Mountains, as shown in Photo #1, only the distant peaks can be seen because of existing vegetation on the property. The Santa Catalina Mountains are likely more obscured when on the adjacent property to the west because it sits at a lower elevation. Post-development eastward views are likely to be similar to the existing conditions because single-family homes are proposed to develop along the property's western border, but view corridors through the development would preserve some of the distant views of the peaks of the Santa Catalina Mountains.

In addition to existing vegetation on and around the site, there is also existing development surrounding the site, including Linda Vista Village and Oasis Hills to the north, west, and southwest, as well as horse stables, sheds, barns, and homes to the east. Because of the surrounding development and existing vegetation that screens properties bordering the site, the effect on viewsheds that are already impacted by existing development and vegetation will be minimal.

The existing conditions of the site and the design considerations, namely height and massing, help mitigate and maintain viewsheds through the property and will not substantially alter the views of the Tucson Mountains for property owners northeast of the site.

J. POST-DEVELOPMENT TRAFFIC

Based on the findings of the Traffic Impact Analysis, the Linda Vista 39 project could be expected to generate 204 AM peak hour trips, 269 PM peak hour trips, and 3,320 weekday trips under the original plan that included 200 additional units. Furthermore, it was determined that the four-lane segment of Linda Vista Boulevard will provide adequate capacity and ensure an acceptable level of service (LOS) at all project driveways. All intersections within the study area will operate at LOS D or better during peak hours through 2032 with the project, except for the Linda Vista Boulevard/Marana Center Boulevard and Linda Vista Boulevard/Hartman Lane intersections, which will experience failing levels of service even without this project. The project warrants eastbound left turn lanes at each project driveway but does not warrant westbound right turn lanes. The developer will work with Pima County and the Town of Marana to taper down to a two-lane roadway east of the project site within unincorporated Pima County. Please see the Traffic Impact Analysis submitted under separate cover with this rezoning application for a full analysis of the project.

K. UTILITIES

1. WATER

Water will be provided by Marana Water, which has a 100-year assured water supply. Marana Water will require the expansion of its existing water service area to cover the property and has issued a water availability letter stating that it will provide water service to the recently annexed parcels. Generally, the project will connect to and extend the water main within Linda Vista Boulevard through the project site to serve all necessary properties. Please see **EXHIBIT III.K.1:** MARANA WATER WILL SERVE LETTER for a copy of the water availability letter.

2. SEWER

The project will connect to the Pima County Regional Wastewater Reclamation Department system through a manhole in the Calle Lingo cul-de-sac of the Linda Vista Village subdivision to the west or the sewer line would be extended along Linda Vista Boulevard to the property boundary. Pima County Regional Wastewater Reclamation Department has determined there is available capacity downstream of manhole 3495-23 to serve the project. Please see **EXHIBIT III.K.2:** SEWER CAPACITY LETTER.

3. NATURAL GAS

The property is within the service area of Southwest Gas Corporation, and Southwest Gas has indicated there is an existing 4-inch plastic pipeline within the Linda Vista Boulevard ROW. Should the project choose to connect to the gas line, the best location will be determined during the development plan/platting process.

4. ELECTRICITY

The subject property is located within the N1 district of Tucson Electric Power's Distribution Services. There is an existing overhead powerline along the south side of Linda Vista Boulevard near the southern boundary of the property. At the time of development, the Town of Marana will require this overhead powerline to be undergrounded.

From: Francis Hemmah
To: Drew Szentesy
Cc: Water Availability
Subject: Water Availability Request: 216-34-0670 & 216-34-0680
Date: Monday, October 28, 2024 3:15:17 PM
Attachments: 216-34-0670 & 216-34-0680.pdf

Andrew,

Parcels Linda Vista 39 (216-34-0670 and 216-34-0680)

- Is NOT within the Town of Marana Boundary
- Is NOT within Marana Water's Intended Service Area
- Is NOT within Marana Water's Sewer Designated Management Area. Please contact Pima County RWRD.
- Will be a part of the **Twin Peaks Service Area**.

It is noted that these parcels are associated with the Linda Vista 39 Annexation request presented before the Town of Marana in July. If the planned annexation is completed, then Marana Water will accept the area into its existing Hartman Vistas water service area. Hydraulic modeling will be required at the time of engineering for the development to ensure proper connections to meet domestic, irrigation, and fire flows requirements for the development. Please reference additional information below for the Town's current infrastructure connection fees.

Connection to Marana Water's infrastructure will require the applicant to pay impact fees in accordance with A.R.S. 9-463.05 prior to meter installation. These fees depend on the size of the meter connection. Your parcel may have additional fees associated with benefiting from a protected facility. Please see the table below for the costs of a standard 5/8" meter in your parcel's benefit area. For larger meters, please see https://www.maranaaz.gov/water-impact-fees

MARANA WATER-Water Impact Fees — Town of Marana

/

www.maranaaz.gov

Impact Fees (5/8" Water Meter)	
• Wastewater Impact Fee	N/A
• Infrastructure Impact Fee	$2,967
• Protected Facility Fee	N/A
• Meter Installation Fee	$360.00
• Renewable Resource Fee	$5,358.00

The map attached shows the Marana Water's current understanding of the approximate locations of the existing infrastructure near your parcel. The information on this map is from a digital database accessed using the Town's Geographic Information System. The maps and data are dynamic and in a constant state of maintenance, correction and revision. The map attached does not represent a survey. Plans and maps are produced for posting on the web and are not necessarily the most complete. The Town cannot guarantee the accuracy of the information contained on this map. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

Please be advised that an availability letter does not serve as a reservation of capacity. Service connections are

available on a first-come, first-serve impartial and non-discriminatory basis. Although water service capacity for the proposed project may be sufficient as of the date of this email, Marana Water's service capacity may become inadequate to service a project if it is not timely connected. We reserve all rights to exercise discretion before allowing the extension or increase of the water and/or wastewater system.

Regards,

Francis Hemmah, PE
Civil Engineer | Water Department
Town of Marana
11555 W. Civic Center Dr.
Marana, AZ 85653
Office: (520) 382-2507
Cell: (520) 389-3621
maranaaz.gov

PIMA COUNTY
WASTEWATER RECLAMATION
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

October 21, 2024

Garrett Aldrete
The Planning Center
2 E Congress Street, Suite 600
Tucson, AZ 85701

Sewerage Capacity Investigation No. P24WC00294 Type I

RE: **Linda Vista 39, Parcels 216340670, 216340680**
Estimated Flow 73,224 gpd (ADWF).

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the Continental Ranch Interceptor.

Capacity is currently available for a project this size in the public sewer G-2003-054, downstream from manhole 3495-23.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6337.

Reviewed by: Belen Soriano Martinez, Administrative Specialist II

L. PUBLIC SERVICE IMPACTS

1. POLICE

The subject property will be served by the Marana Police Department, whose station is located approximately eight miles to the northwest at 11555 West Civic Center Drive, Marana, AZ. The Marana Police Department also maintains a substation located at 5100 West Ina Road, Tucson, AZ.

2. FIRE

The subject property is within the Golder Ranch Fire District service area and will be served by the Golder Ranch Fire District. The nearest Golder Ranch Fire District station is located approximately 3.5 miles east of the site at 9310 North Shannon Road, Tucson, AZ.

3. SOLID WASTE

The single-family project will have individual bins supplied to each home from a private waste collection service. The contracted private waste collection service will be responsible for solid waste disposal.

4. SCHOOLS

The property is within the Marana Unified School District (MUSD), which uses the following metrics for estimating student enrollment projections.

- *Elementary School: 0.25 students per home*
- *Junior High and High School: 0.10 students per home*

Using these enrollment projections, the proposed 168 single-family homes could be expected to generate 42 elementary students and 17 junior high/high school students. Students would attend DeGrazia Elementary School, Tortolita Middle School, or Mountain View High School. In addition to public schools, there are also a number of preschools, charter schools, and private schools within the Town of Marana, unincorporated Pima County, the Town of Oro Valley, and the City of Tucson. The nearest pre-K school to the site is Light the Way Preschool, a private Christian school. MUSD provided a school capacity letter, **EXHIBIT III.L.4:** MUSD SCHOOL CAPACITY LETTER, which contemplated the impact of a previous version of the site plan. Since that time, the plan has been revised to remove all multifamily and replace it with single-family homes. The change in housing types and the dramatic reduction in density lowered the projected number of students.

5. PARKS

The nearest public park within the Town of Marana is the Continental Ranch Community Park, located approximately 1.75 miles southwest of the site at 8900 North Coachline Boulevard. Continental Ranch Community Park includes little league fields, multi-use fields, basketball and tennis courts, a skate park, a playground area, ramadas, and restrooms. The nearest district park

within the Town of Marana is the Crossroads at Silverbell District Park approximately 2.5 miles south of the site at 7548 North Silverbell Road. Crossroads at Silverbell District Park includes many of the same amenities as the Continental Ranch Community Park but also includes a splash pad, volleyball courts, and a dog park. As shown in **EXHIBIT II.K:** RECREATION & TRAILS, the Cascada II District Park is planned to be developed by the Town of Marana near the Twin Peaks Road/Interstate 10 interchange on parcel 216-19-5530.

Arthur Pack Regional Park is located approximately 2.5 miles to the east at 9101 North Thornydale Road. This park is owned and maintained by Pima County.

GOVERNING BOARD
Maribel Lopez, Ed.D., President
Kathryn Mikronis, Vice President
Tom Carlson, Member
Hunter Holt, Member
David Willard, Member

MARANA
UNIFIED SCHOOL DISTRICT

ADMINISTRATION
Daniel Streeter, Ed.D., Superintendent
Mark Goligoski, Assistant Superintendent
Denise Linsalata, Assistant Superintendent
Kristin Reidy, Assistant Superintendent
Joshua Bayne, Executive Director
Dan Contorno, Chief Financial Officer

October 30, 2024

Dear Mr. Aldrete,

Thank you for informing us of the plan for The Planning Center to construct homes within the Marana Unified School District. Based on the proposal, we understand that the site is planned to develop approximately 300 apartments and 105 single-family homes directly northwest of DeGrazia Elementary. Marana Unified School District currently uses a factor of .25 students per unit and home for elementary and .1 students per home for secondary. The maximum conceptual design of 300 apartments and 105 homes could generate about 101 elementary and 41 secondary students.

These future potential students can be supported by the following schools with their current enrollment/capacity numbers shown; DeGrazia Elementary School (387/435), Tortolita Middle School (511/515), and Mountain View High School (1836/1857). We have room to increase capacity on all campuses and we are prepared for the impact this proposed development may have on our student population under current conditions. We are also prepared to serve the needs of our growing community by providing opportunities for students at Dove Mountain K8 (1003/1005), Quail Run Elementary (537/688), and the opening of a new K8 in Gladden Farms (TBD/800) in August, 2025.

Thank you for supporting the development of quality homes and businesses in our community. Marana Unified School District knows that one of the keys to the continued success of our wonderful community is the quality of our children's education. This belief is held so strongly that we have multiple developers providing the school district with rooftop impact development fees. The district uses these funds to ensure that necessary infrastructure is in place to support growth and maintain an inspiring education for every child. Voluntary developer participation in this process is an invaluable investment in our community. Please contact the Marana Schools Finance Office at 520-682-4756 to learn more about participation.

If you require more information, please call me at 520-682-4757 or e-mail me at m.j.goligoski@maranausd.com.

Cordially,

Mark Goligoski

Assistant Superintendent of Operations

Inspiring students to learn today and lead tomorrow.

11279 W. Grier Road • Marana, Arizona 85653 • (520) 682-3243 • www.maranausd.org

M. RECREATION & TRAILS

1. PROPOSED RECREATION AREAS

The single-family project will maintain natural open space areas as well as provide recreational space for passive and active recreation. A raked earth trail may be provided as a passive recreational amenity within the wash.

2. OWNERSHIP OF RECREATION/COMMON AREAS

Recreation and common areas within the single-family project will be owned and maintained by a Homeowners Association that will be established by the developer of the subdivision.

3. CONNECTIVITY TO OFF-SITE TRAILS

Surrounding development limits connections to trails to the north, east, and west, but pedestrian and bicycling infrastructure within the Linda Vista Boulevard right-of-way will provide a connection to Twin Peaks Road. From Twin Peaks Road, residents will be able to connect with several existing and planned trails both within the Town of Marana and Pima County. Please see **EXHIBIT II.K:** RECREATION & TRAILS for the location of existing and planned trails by the Town of Marana.

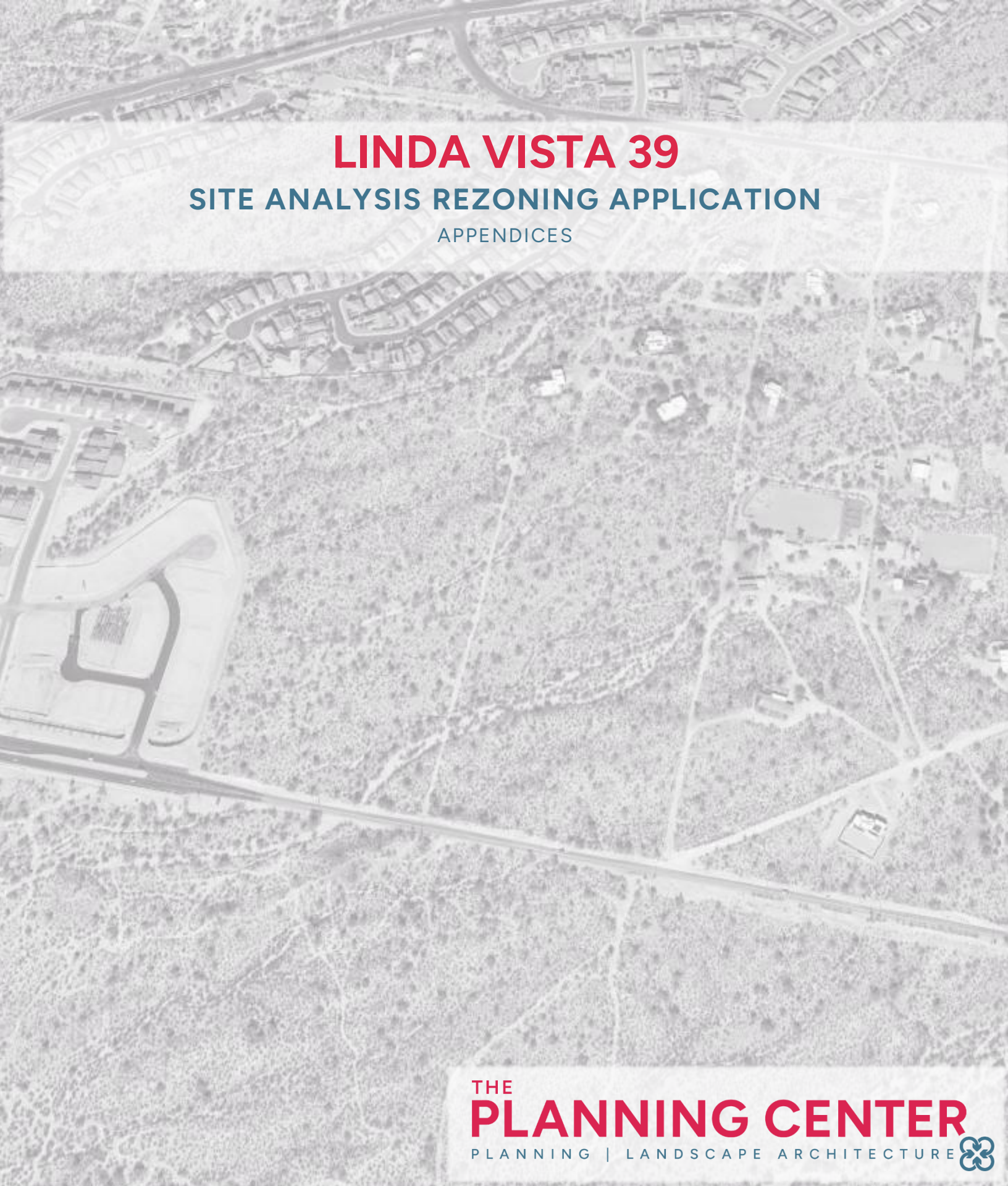
N. CULTURAL, ARCHAEOLOGICAL, AND HISTORIC RESOURCES

Please see **EXHIBIT II.L.1:** ARIZONA STATE MUSEUM EQUIVALENT LETTER for a discussion of recommendations from a qualified archaeologist.

LINDA VISTA 39

SITE ANALYSIS REZONING APPLICATION

APPENDICES



THE PLANNING CENTER

PLANNING | LANDSCAPE ARCHITECTURE

A. APPENDIX A – ARIZONA GAME AND FISH ENVIRONMENTAL REVIEW TOOL

Arizona Environmental Online Review Tool Report

Arizona Game and Fish Department Mission
To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:
WGM-01

Project Description:
Proposed site of new residential subdivision and apartments.

Project Type:
Development Within Municipalities (Urban Growth), Apartments/Residential subdivision and associated infrastructure, New construction or expansion

Contact Person:
Garrett Aldrete

Organization:
The Planning Center

On Behalf Of:
CONSULTING

Project ID:
HGIS-22519

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Page 1 of 14

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. Arizona Wildlife Conservation Strategy (AWCS), specifically Species of Greatest Conservation Need (SGCN), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

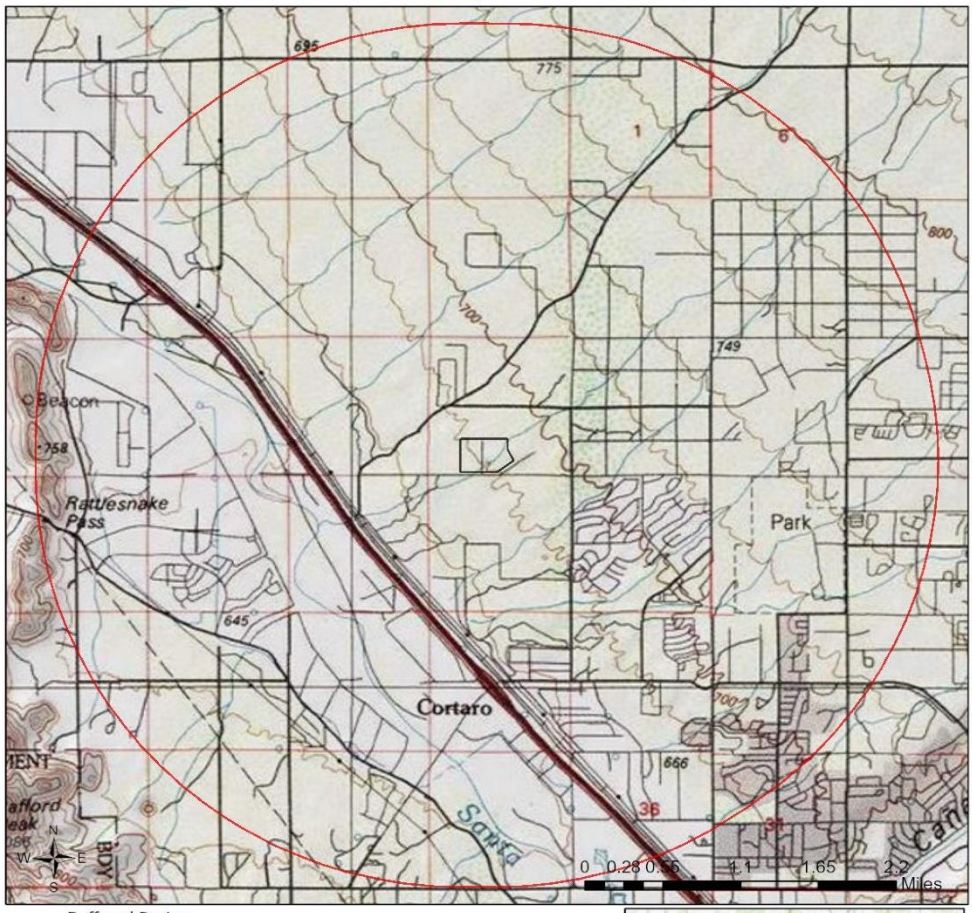
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
   Project Evaluation Program, Habitat Branch
   Arizona Game and Fish Department
   5000 West Carefree Highway
   Phoenix, Arizona 85086-5000
   Phone Number: (623) 236-7600
   Fax Number: (623) 236-7366
   Or
   PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.

WGM-01

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 51.94

Lat/Long (DD): 32.3829 / -111.0903

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T12S, R12E

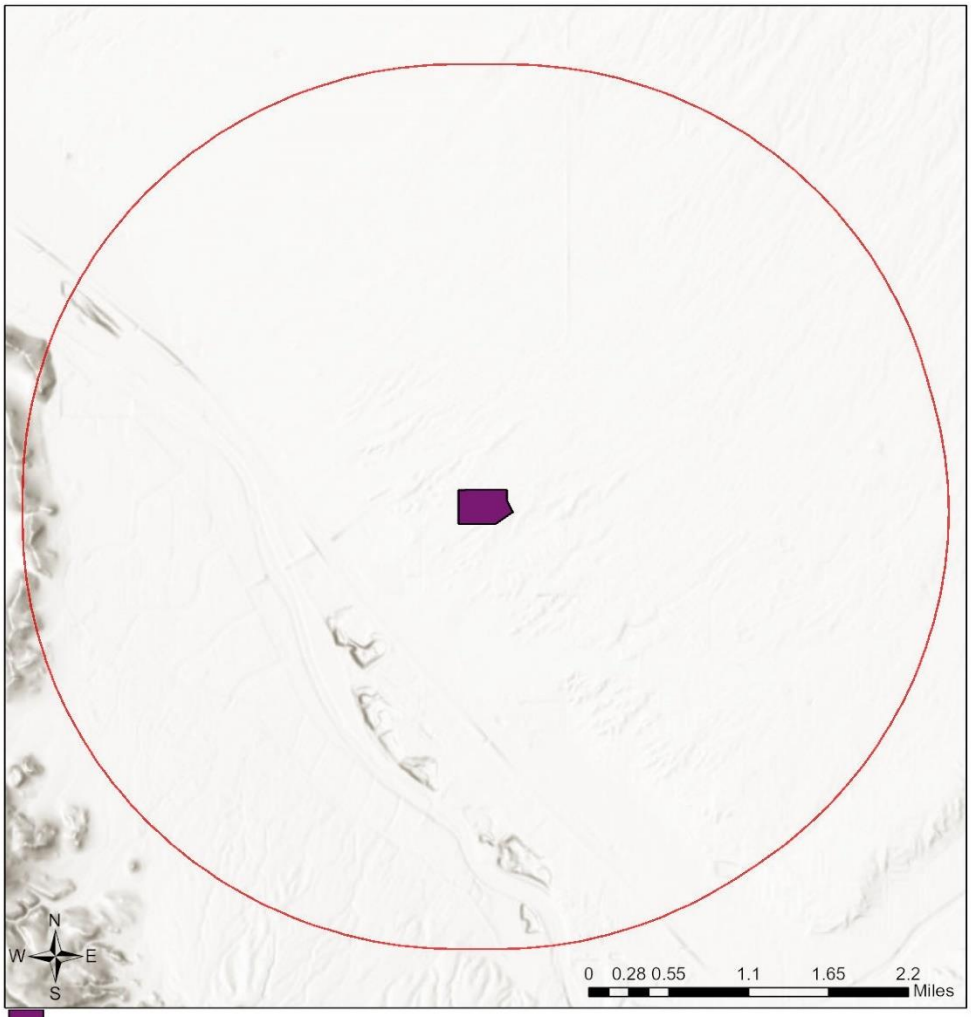
USGS Quad(s): RUELAS CANYON

County of Yavapai, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
Copyright:© 2013 National Geographic Society, i-cubed
Esri, USGS



WGM-01

Web Map As Submitted By User



Buffered Project Boundary

Project Boundary

Project Size (acres): 51.94

Lat/Long (DD): 32.3829 / -111.0903

County(s): Pima

AGFD Region(s): Tucson

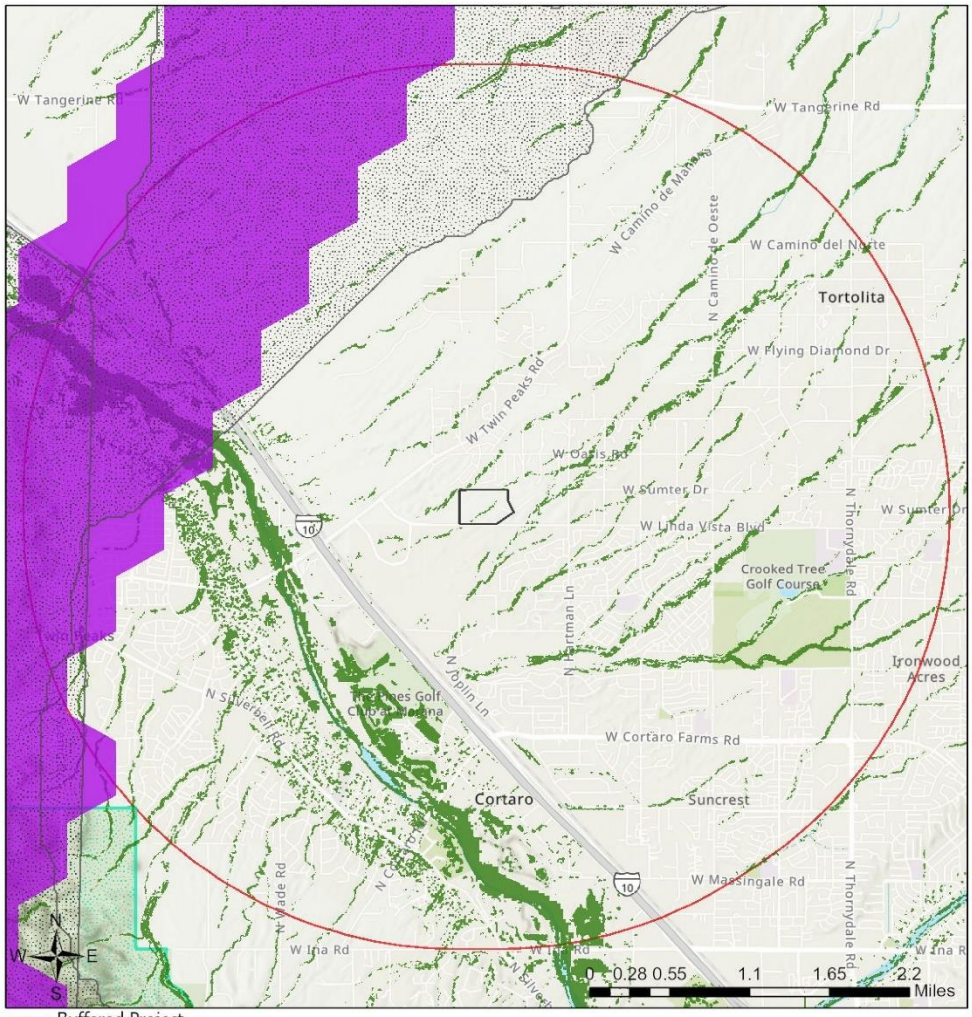
Township/Range(s): T12S, R12E

USGS Quad(s): RUELAS CANYON

Esri, NASA, NGA, USGS, FEMA

WGM-01

Important Areas



- Buffered Project Boundary
- Project Boundary
- Important Bird Areas
- Critical Habitat
- Pinal County Riparian
- Important Connectivity Zones
- Wildlife Connectivity

Project Size (acres): 51.94

Lat/Long (DD): 32.3829 / -111.0903

County(s): Pima

AGFD Region(s): Tucson

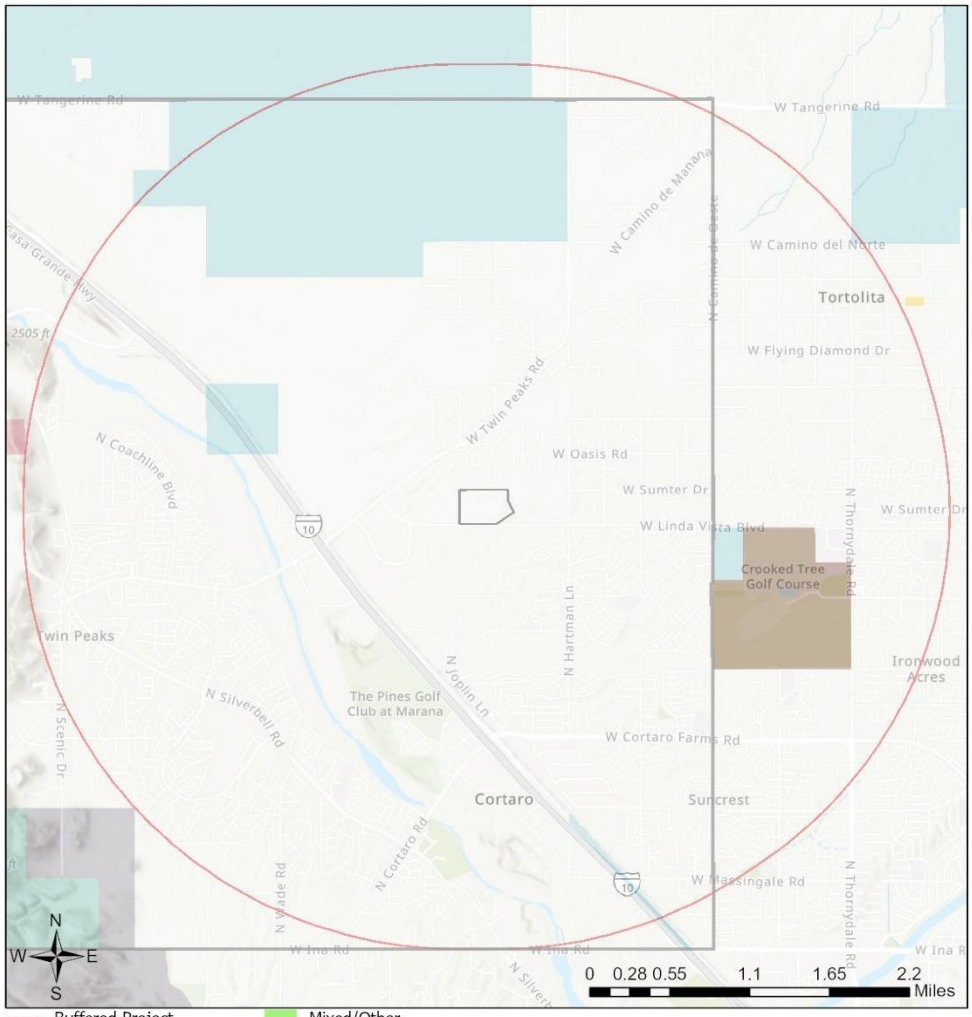
Township/Range(s): T12S, R12E

USGS Quad(s): RUELAS CANYON

CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS
Esri, NASA, NGA, USGS, FEMA

WGM-01

Township/Ranges and Land Ownership



- Buffered Project Boundary
- Project Boundary
- AZ Game & Fish Dept.
- BLM
- BOR
- Indian Res.
- Military
- Mixed/Other
- National Park/Mon.
- Private
- State & Regional Parks
- State Trust
- US Forest Service
- Wildlife Area/Refuge
- Township/Ranges

Project Size (acres): 51.94
Lat/Long (DD): 32.3829 / -111.0903
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T12S, R12E
USGS Quad(s): RUELAS CANYON

CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS
Esri, NASA, NGA, USGS, FEMA

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Agelaius phoeniceus	Red-winged Blackbird					2
Ammospermophilus harrisii	Harris' Antelope Squirrel					2
Amphispiza bilineata	Black-throated Sparrow					2
Anthus rubescens	American Pipit					2
Auriparus flaviceps	Verdin					2
Bat Colony						
Buteo regalis	Ferruginous Hawk	SC		S		2
Buteo swainsoni	Swainson's Hawk					2
Calamospiza melanocorys	Lark Bunting					2
Calypte costae	Costa's Hummingbird					2
Campylorhynchus brunneicapillus	Cactus Wren					2
Cardinalis sinuatus	Pyrrhuloxia					2
Charadrius vociferus	Killdeer					2
Circus hudsonius	Northern Harrier					2
Colaptes chrysoides	Gilded Flicker			S		2
Contopus cooperi	Olive-sided Flycatcher	SC				2
Contopus sordidulus	Western Wood-Pewee					2
Crotalus tigris	Tiger Rattlesnake					2
Cynanthus latirostris	Broad-billed Hummingbird		S			2
Danaus plexippus	Monarch	C		S		
Dendrocygna bicolor	Fulvous Whistling-Duck	SC				
Euphagus cyanocephalus	Brewer's Blackbird					2
Falco mexicanus	Prairie Falcon					2
Falco sparverius	American Kestrel					2
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	LT	S	S		1
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Heloderma suspectum	Gila Monster					1
Icterus bullockii	Bullock's Oriole					2
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike	SC				2
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC		S		1
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolnii	Lincoln's Sparrow					2
Melozone aberti	Abert's Towhee		S			2
Myotis velifer	Cave Myotis	SC		S		2
Myotis yumanensis	Yuma Myotis	SC				2
Opuntia versicolor	Stag-horn Cholla				SR	
Parabuteo unicinctus	Harris's Hawk					2
Passerculus sandwichensis	Savannah Sparrow					2

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Patagioenas fasciata	Band-tailed Pigeon					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phyllorhynchus browni	Saddled Leaf-nosed Snake					2
Pooecetes gramineus	Vesper Sparrow					2
Progne subis hesperia	Desert Purple Martin			S		2
Selasphorus platycercus	Broad-tailed Hummingbird					2
Setophaga nigrescens	Black-throated Gray Warbler					2
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					2
Tumamoca macdougalii	Tumamoc Globeberry	SC	S	S	SR	

Note: Status code definitions can be found at https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/.

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Riparian Area	Riparian Area					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/.

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Ammospermophilus harrisii	Harris' Antelope Squirrel					
Aquila chrysaetos	Golden Eagle			S		2
Asio otus	Long-eared Owl					2
Aspidoscelis sonorae	Sonoran Spotted Whiptail					2
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		2
Auriparus flaviceps	Verdin					2
Buteo regalis	Ferruginous Hawk	SC		S		2
Buteo swainsoni	Swainson's Hawk					2
Buteogallus anthracinus	Common Black Hawk					2
Calcarius ornatus	Chestnut-collared Longspur					2
Calypte costae	Costa's Hummingbird					2
Camptostoma imberbe	Northern Beardless-Tyrannulet		S			2
Campylorhynchus brunneicapillus	Cactus Wren					2
Catharus ustulatus	Swainson's Thrush					2
Chaetodipus baileyi	Bailey's Pocket Mouse					2
Charadrius montanus	Mountain Plover	SC				2
Chilomeniscus stramineus	Variable Sandsnake					2

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)					
Colaptes chrysoides	Gilded Flicker			S		2
Columbina inca	Inca Dove					2
Crotalus tigris	Tiger Rattlesnake					2
Empidonax wrightii	Gray Flycatcher					2
Eumops perotis californicus	Greater Western Bonneted Bat					
Falco mexicanus	Prairie Falcon					2
Falco peregrinus anatum	American Peregrine Falcon					
Falco sparverius	American Kestrel					2
Gastrophryne mazatlanensis	Sinoloan Narrow-mouthed Toad					
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl					
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Heloderma suspectum	Gila Monster					1
Icterus cucullatus	Hooded Oriole					2
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike	SC				2
Lasiurus xanthinus	Western Yellow Bat		S			2
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1
Lepus alleni	Antelope Jackrabbit					2
Macrotus californicus	California Leaf-nosed Bat	SC		S		2
Megascops kennicottii	Western Screech-owl					
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolnii	Lincoln's Sparrow					2
Melozone aberti	Abert's Towhee		S			2
Micrathene whitneyi	Elf Owl					
Micruroides euryxanthus	Sonoran Coralsnake					2
Myadestes townsendi	Townsend's Solitaire					2
Myotis velifer	Cave Myotis	SC		S		2
Myotis yumanensis	Yuma Myotis	SC				2
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Parabuteo unicinctus	Harris's Hawk					2
Passerculus sandwichensis	Savannah Sparrow					2
Perognathus amplus	Arizona Pocket Mouse					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Phyllorhynchus browni	Saddled Leaf-nosed Snake					2
Pooecetes gramineus	Vesper Sparrow					2
Progne subis hesperia	Desert Purple Martin					
Sigmodon arizonae cienegae	Arizona Cotton Rat					2

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					
Toxostoma bendirei	Bendire's Thrasher					2

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Development Within Municipalities (Urban Growth), Apartments/Residential subdivision and associated infrastructure, New construction or expansion

Project Type Recommendations:
Fence recommendations will be dependent upon the goals of the fence project and the wildlife species expected to be impacted by the project. General guidelines for ensuring wildlife-friendly fences include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). Please refer to the Department's Fencing Guidelines located on Wildlife Friendly Guidelines page, which is part of the Wildlife Planning
button at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife. Guidelines for many of these can be found
at: https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at https://www.invasivespeciesinfo.gov/unitedstates/az.shtml and the Arizona Native Plant Society https://aznps.com/invas for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at https://imap.natureserve.org/imap/services/page/map.html.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select "See What's Here" for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

The construction or maintenance of water developments should include: incorporation of aspects of the natural environment and the visual resources, maintaining the water for a variety of species, water surface area (e.g., bats require a greater area due to in-flight drinking), accessibility, year-round availability, minimizing potential for water quality problems, frequency of flushing, shading of natural features, regular clean-up of debris, escape ramps, minimizing obstacles, and minimizing accumulation of silt and mud.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found on the Wildlife Friendly Guidelines portion of the Wildlife Planning page at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

Design culverts to minimize impacts to channel geometry, or design channel geometry (low flow, overbank, floodplains) and substrates to carry expected discharge using local drainages of appropriate size as templates. Reduce/minimize barriers to allow movement of amphibians or fish (e.g., eliminate falls). Also for terrestrial wildlife, washes and stream corridors often provide important corridors for movement. Overall culvert width, height, and length should be optimized for movement of the greatest number and diversity of species expected to utilize the passage. Culvert designs should consider moisture, light, and noise, while providing clear views at both ends to maximize utilization. For many species, fencing is an important design feature that can be utilized with culverts to funnel wildlife into these areas and minimize the potential for roadway collisions. Guidelines for culvert designs to facilitate wildlife passage can be found on the home page of this application at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife at PEP@azgfd.gov or at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/project-evaluation-program/ and https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

The Department requests further coordination to provide project/species specific recommendations, please contact the Project Evaluation Program directly at PEP@azgfd.gov.

Project Location and/or Species Recommendations:
HDMS records indicate that one or more native plants listed on the **Arizona Native Plant Law and Antiquities Act** have been documented within the vicinity of your project area. Please contact:
Arizona Department of Agriculture
1688 W Adams St.
Phoenix, AZ 85007
Phone: 602.542.4373
https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf starts on page 44

HDMS records indicate that one or more **Listed, Proposed, or Candidate** species or **Critical Habitat** (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at https://www.fws.gov/office/arizona-ecological-services or:

Phoenix Main Office
9828 North 31st Avenue #C3
Phoenix, AZ 85051-2517
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office
201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office
SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

This review has identified **riparian areas** within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of the landscape, primarily by acting as natural drainages that convey water through an area, thereby reducing flood events. In addition, riparian areas provide important movement corridors and habitat for fish and wildlife. Riparian areas are channels that contain water year-round or at least part of the year. Riparian areas also include those channels which are dry most of the year, but may contain or convey water following rain events. All types of riparian areas offer vital habitats, resources, and movement corridors for wildlife. The Pinal County Comprehensive Plan (i.e. policies *6.1.2.1* and *7.1.2.4*), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies. Guidelines to avoid, minimize, or mitigate impacts to riparian habitat can be found at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/. Based on the project type entered, further consultation with the Arizona Game and Fish Department and Pinal County may be warranted.

HDMS records indicate that **Sonoran Desert Tortoise** have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/2014%20Tortoise%20handling%20guidelines.pdf.

Town of Marana Planning

PCZ2411-001: Linda Vista 39 Rezoning
GPA2411-001: Linda Vista 39 General Plan Amendment





Legend

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

Notes

0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Development Services / 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): _____	☐ Other: _____

PROJECT INFORMATION

Project Name: Linda Vista 39	
Description of Project: Res. community featuring a mix of SFR and MFR	Number of Lots: 298 units, 102 lots
Parcel No.(s): 216-34-0670 and 216-34-0680	Gross Area (Acres): 39.08
Project Address: Linda Vista Boulevard east of Twin Peaks Road	
Ref. Project No.:	

CONTACT INFORMATION

Owner: WGML Investments LtD	Contact Name: Michael Goodman		
Address: 932 Centre Cir, Suite 1000	City: Altamonte...	State: FL	Zip: 32714
Email: mikeagoodman@gmail.com	Phone No.:		

Applicant: The Planning Center	Contact Name: Brian Underwood		
Address: 2 E Congress St, Suite 600	City: Tucson	State: AZ	Zip: 85701
Email: bunderwood@azplanningcenter.com	Phone No.: (520) 623-6146		

Consultant/Engineer:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		

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)

Brian Underwood		11/4/2024
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 05/16/2023

Council-Regular Meeting **A2**

Meeting Date: 09/02/2025

To: Mayor and Council

From: Brian Varney, Senior Planner

Date: September 2, 2025

Strategic Plan Focus Area:
Not Applicable

Subject: PUBLIC HEARING: Relating to Development; Approving a rezoning of approximately 13 acres of land generally located north of Linda Vista Boulevard and southeast of Twin Peaks Road within a portion of Section 14, Township 12S, Range 12E from R-144 (Single-Family Residential) to R-4 (Single-Family Residential); approving a minor amendment to the Marana 2040 General Plan amending the land use category applicable to the rezoning area from Low-Density Residential (LDR) to Traditional Neighborhood (TN); and extending the Town of Marana water service area to include the Rezoning Area (Brian D. Varney)

Discussion:

Revised Request

On August 26, 2025, the Town received the attached letter from The Planning Center requesting, on behalf of the Property Owners, The Dan and Adele Post Living Trust, to continue this rezoning case to a date to be determined to allow more time to evaluate the plan. On August 27, 2025, the Planning Commission held a public hearing on this matter and then voted 6-0 to continue this rezoning case to a date to be determined.

As the Town had already published notice of tonight's public hearing as required by statute, the public hearing on tonight's agenda must take place as noticed and the Council should allow any member of the public who wishes to speak at the public hearing to do so. If the Council votes to continue this matter to an indefinite date, the rezoning process will re-start when the applicant brings the matter forward

again. Town staff will again provide public notice as required by law, including sending notice to all property owners within 300 feet of the boundary of the rezoning area by United States mail of the date, time, and topic of any public hearings, and public hearings will be held before the Planning Commission and the Council at the noticed time.

Financial Impact:

This development is anticipated to have a net positive financial impact for the Town of Marana.

Staff Recommendation:

Staff recommends that the Council continue this rezoning case to a date to be determined.

Suggested Motion:

I move to continue the Linda Vista 13 Rezoning case to a date to be determined.

Attachments

Planning Center letter
Site Analysis Document
Location Map
Project Application

THE PLANNING CENTER
PLANNING | LANDSCAPE ARCHITECTURE

August 26, 2025

Jason Angell
Development Services Director
Town of Marana
11555 W. Civic Center Drive
Marana, Arizona 85653

Subject: **PCZ2411-002 Linda Vista 13 Rezoning**

Dear Mr. Angell:

On behalf of our clients, Dan and Adele Post, we respectfully request a continuance of the above-referenced case to allow more time to evaluate the plan.

Sincerely,

THE PLANNING CENTER

Brian Underwood

Brian Underwood, Principal

LINDA VISTA 13

SITE ANALYSIS REZONING APPLICATION

AUGUST 2025

PCZ2411-002

THE PLANNING CENTER

PLANNING | LANDSCAPE ARCHITECTURE

ANX2411-001
GPA2411-002

LINDA VISTA 13

SITE ANALYSIS REZONING APPLICATION

Linda Vista Boulevard & Twin Peaks
Marana, Arizona

Submitted to:

TOWN OF MARANA
Development Services Department
11555 West Civic Center Drive
Marana, Arizona 85653

Prepared for:

POST DANIEL & ADELE LIVING TRUST
9601 North Linda Vista Place
Tucson, Arizona 85742

Prepared By:

THE PLANNING CENTER
2 East Congress Street, Suite 600
Tucson, Arizona 85701
Telephone: (520) 623-6146

With Assistance From:

THE WLB GROUP
4444 East Broadway Boulevard
Tucson, Arizona 85711
Telephone: (520) 881-7480

And:

M ESPARZA ENGINEERING
2934 W Salvia Drive
Tucson, AZ 85745
Telephone: (520) 207-3358

TABLE OF CONTENTS

I. Introduction 1

F. Anticipated Benefits to the Community 3

G. Adherence to Town Plans 3

H. Proposed Density and Number of Units 3

I. Commercial and Industrial Impacts 3

J. Anticipated Employment and Hours of Operation 3

II. Development Capability Inventory Analysis 4

A. General On-Site Information 5

1. Project Location 5

2. Existing Land Uses + Structures 7

3. Existing Zoning 7

B. General Off-Site Information (Properties within ¼ mile) 9

1. Existing Zoning 9

2. Existing General Plan Land Use Designations 11

3. Existing Land Uses 13

4. Existing Structure Heights 15

5. Pending Rezoning Cases 15

6. Approved Conditional Use Permits 15

7. Approved Subdivisions and Development Plans 15

8. Architectural Styles 15

C. Existing Septic Systems and Wells 16

D. Pre-Development Topography and Slope 18

1. Hillside and Conservation Areas 18

2. Rock Outcrops 18

3. Any Other Significant Topographic Features 18

4. Pre-Development Cross-Slope 18

E. Pre-Development Hydrology 20

1. Off-Site Watersheds 20

2. On-Site Hydrology 20

F. Vegetation 22

1. Vegetative Communities 22
2. Significant Species 22
3. Vegetative Densities (% of Plant Cover) 22
G. Wildlife 24
1. Wildlife Concern Expressed by AWRD 24
H. Soils and Geology 24
I. Viewsheds 26
J. Traffic 31
1. Off-Site Streets (Between Site & Nearest Arterials) 31
2. Proposed internal Circulation & Access 31
3. Future Roadway Improvements (On-Site & Off-Site) 31
4. Projected Average Daily Trips 31
5. Proposed Bicycle and Pedestrian Infrastructure 32
6. Characteristics of Arterials within One Mile 32
K. Recreation & Trails 35
L. Cultural, Archaeological & Historic resources 37
M. Existing InfrastructUre & Public Utilities 40
1. Sewer 40
2. Water 40
3. Electric 40
4. Schools 40
N. Composite Constraints Map 42
III. Proposed Land Use Plan 43
A. Land Use Proposal Overview 44
B. Relationship With Town Plans 44
1. Make Marana 2040 44
2. Strategic Plan 5 46
3. Parks and Recreation Master Plan 2020-2030 46
C. Compatibility With Adjoining Properties 47
D. Conceptual Land Use Plan 48
E. Post-Development Topography 50

F. Post-Development Hydrology 52
1. Floodplain and Erosion Hazard Management 52
G. Vegetation 54
H. Wildlife 57
I. Viewsheds 57
J. Post-Development Traffic 57
K. Utilities 57
1. Water 57
2. Sewer 57
3. Natural Gas 58
4. Electricity 58
L. Public Service Impacts 62
1. Police 62
2. Fire 62
3. Solid Waste 62
4. Schools 62
5. Parks 63
M. Recreation & Trails 65
1. Proposed Recreation Areas 65
2. Ownership of Recreation/Common Areas 65
3. Connectivity to Off-Site Trails 65
N. Cultutral, Archealogical, and Historic Resources 65
IV. Appendices 66
A. Arizona Game and Fish Department Environmental Review Tool 67

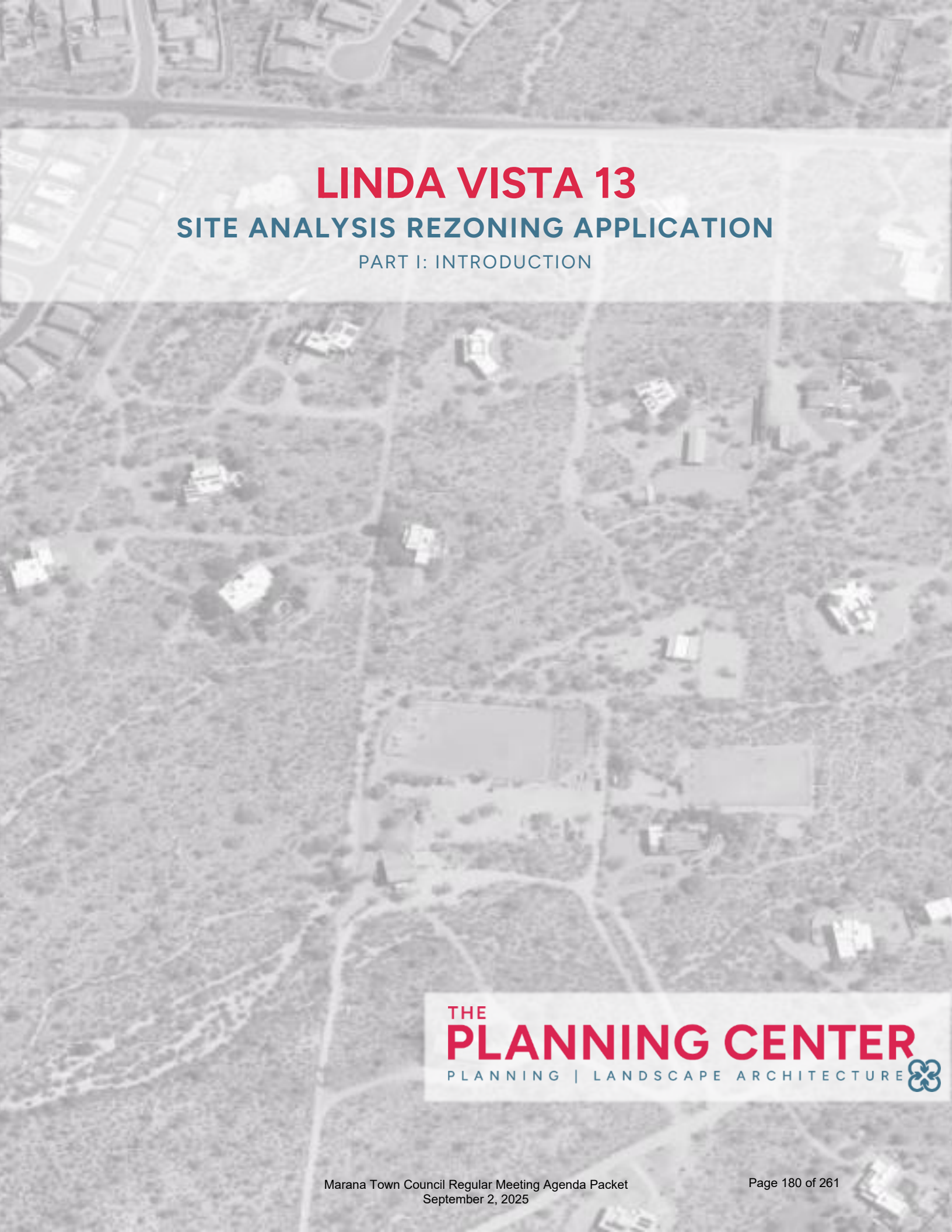
LIST OF EXHIBITS

Exhibit II.A.1: Project Location 6
Exhibit II.A.2: Existing Land Use 8
Exhibit II.B.1: Existing Zoning 10
Exhibit II.B.2: General Plan Future Land Use 12
Exhibit II.B.3: Existing Surrounding land use 14
Exhibit II.C: Wells 17
Exhibit II.D: Topography 19
Exhibit II.D.1: FEMA Floodplain 21
Exhibit II.F: Vegetation 23
Exhibit II.H.1: Soils 25
Exhibit II.I.1: Site Photo Locations 27
Exhibit II.I.2: Site Photos 28
Exhibit II.I.2: Site Photos (Continued) 28
Exhibit II.I.2: Site Photos (continued) 30
Exhibit II.J: Traffic 34
Exhibit II.L: Arizona State Museum Equivalent Letter 38
Exhibit III.D: Conceptual Land Use Plan 49
Exhibit III.E: Area of Development 51
Exhibit III.G: Bufferyard Cross-Sections (TYP.) 55
Exhibit III.G: Bufferyard Cross-Sections (Continued) 56
Exhibit III.K.1: Marana Water Letter 59
Exhibit III.K.2: Pima County Wastewater Will Serve Letter 61
Exhibit III.L.4: MUSD School Capacity Letter 64

LINDA VISTA 13

SITE ANALYSIS REZONING APPLICATION

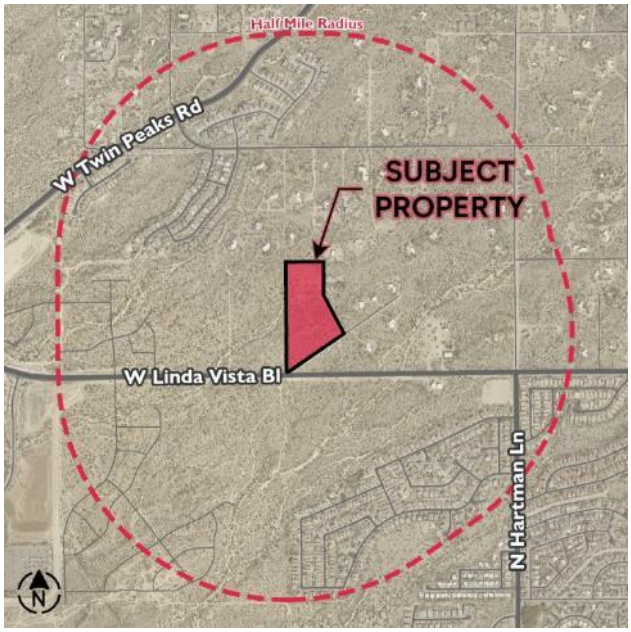
PART I: INTRODUCTION



THE PLANNING CENTER

PLANNING | LANDSCAPE ARCHITECTURE

I. INTRODUCTION



The Town of Marana has captured a large share of new housing construction in the Tucson, Arizona Housing Market Area (HMA), according to the Comprehensive Housing Market Analysis released by the U.S. Department of Housing and Urban Development (HUD) in August of 2022. At that time, it was determined that 80 percent of home construction activity was in the Town of Marana, the City of Tucson, and unincorporated Pima County. In addition, Marana has been highlighted as the fastest-growing city in Southern Arizona, with a population increase of 17,000 people, which is over a quarter of the total Pima County population growth from the 2020 Census. The housing demand forecast for the period between 2022 and 2025 suggested that there was a demand for 10,550 housing units in the Tucson HMA, with only 2,700 units under construction. An additional 7,850 housing units would need to be constructed by August 1, 2025, to meet the forecasted demands of the Tucson HMA, and current development records for the Town of Marana, the City of Tucson, and Pima County suggest that this number will not be met, especially after the post-2022 slowdown in the housing market brought on by high-interest rates, the persistent low supply/high demand for housing, and inflation. To meet the demands of the region, there is a need for continued single-family home construction.

This project requests the rezoning of approximately 10.1 acres of the 13.4-acre subject property shown in **EXHIBIT I.A:** PROJECT LOCATION that currently includes a single-family residence, barns, stables, corrals, and associated grading and driveways. The proposal is to develop a new subdivision with up to 51 single-family homes.

A. ANTICIPATED BENEFITS TO THE COMMUNITY

The proposed annexation, general plan amendment, and rezoning will benefit the community by adding needed housing near the burgeoning Marana Center and Tucson Premium Outlets. Tucson Premium Outlets have been open for nearly a decade, and additional commercial development surrounding it has been slow until recently. A change to a more compact residential lot size will increase the number of nearby households and encourage more commercial development for the Marana Center.

The increased housing supply will support the demand for housing in Marana, helping increase the consumer tax base and providing more homeownership options for individuals and families looking to live or continue living in Marana. This development will increase the potential for any workers commuting into Marana to move closer to work and will also help expand the potential local workforce since employees and employers alike gravitate to areas with adequate housing and quality neighborhoods.

Additionally, the development will help drainage patterns where there is currently disturbance from the corrals, stables, and other agricultural uses. Finally, infill development in this previously disturbed and developed portion of Marana will reduce the pressure to develop greenfield sites consisting entirely of natural undisturbed open space.

B. ADHERENCE TO TOWN PLANS

The project supports the goals and policies of Make Marana 2040, Strategic Plan 5, and the Parks and Recreation Master Plan 2020-2030 by increasing housing options through the development of single-family homes in a desirable area of the Town lacking a diversity of attainable new housing options, strengthening the nearby commercial center by developing additional rooftops, and revitalizing the wash area bisecting the site. Conformance with these Town plans is further discussed in **SECTION III.B:** RELATIONSHIP WITH TOWN PLANS.

C. PROPOSED DENSITY AND NUMBER OF UNITS

The single-family subdivision is planned to be developed at a density of 5 dwelling units per acre and will contain 51 dwelling units.

D. COMMERCIAL AND INDUSTRIAL IMPACTS

The proposed rezoning is for the creation of a residential subdivision. No commercial or industrial uses are proposed as part of this rezoning.

E. ANTICIPATED EMPLOYMENT AND HOURS OF OPERATION

Because this proposed project only includes residential uses, there is no anticipated employment or hours of operation for this development.

LINDA VISTA 13

SITE ANALYSIS REZONING APPLICATION

PART II: DEVELOPMENT CAPABILITY INVENTORY ANALYSIS

THE PLANNING CENTER
PLANNING | LANDSCAPE ARCHITECTURE

II. DEVELOPMENT CAPABILITY INVENTORY ANALYSIS

The purpose of *Part II: Development Capability Inventory Analysis* is to highlight the site's physical characteristics, identify opportunities and constraints, and provide analysis that will guide development to be sensitive to the site and its surroundings. Information for this section was prepared per the Town of Marana Site Analysis Rezoning and Specific Plan Checklist and compiled from various sources, including site visits, topographic, hydrological, and traffic studies, and correspondence with the property owner and town staff.

A. GENERAL ON-SITE INFORMATION

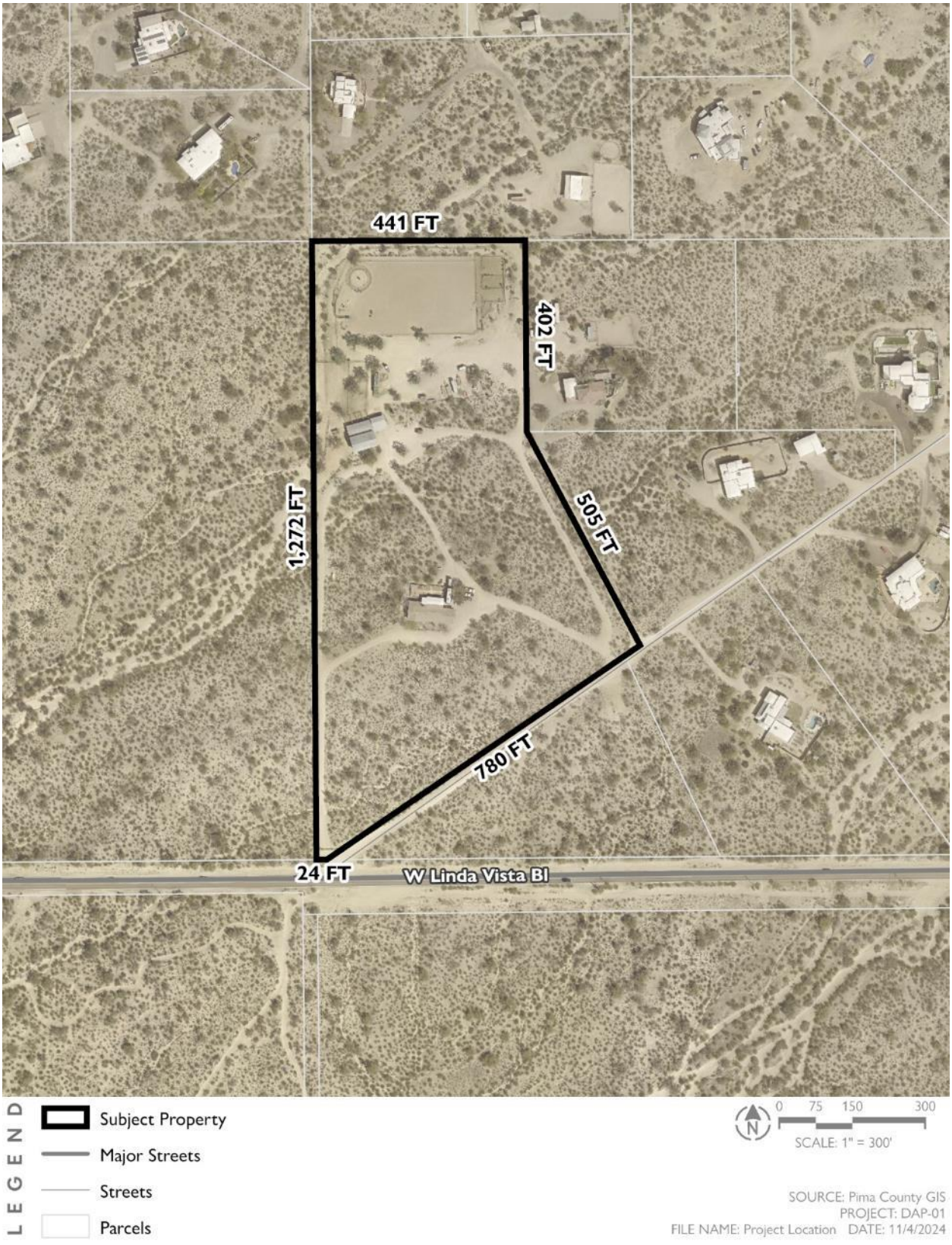
1. Project Location

The subject property consists of one parcel bordering Linda Vista Boulevard at the southwest corner of the property. The southern edge of the property runs along the private road Linda Vista Place. The property is approximately 0.8 miles east of the Linda Vista Boulevard/Twin Peaks Road intersection.

EXHIBIT II.A.1: PROJECT LOCATION outlines the project boundary and provides the property's dimensions, while the following table provides details for the parcel subject to this request.

PARCEL ID	ASSESSOR'S PARCEL NUMBER	ADDRESS	ACREAGE
No. 1	216-35-0690	9601 N Linda Vista Pl, Tucson, 85742	13.4

EXHIBIT II.A.1: PROJECT LOCATION



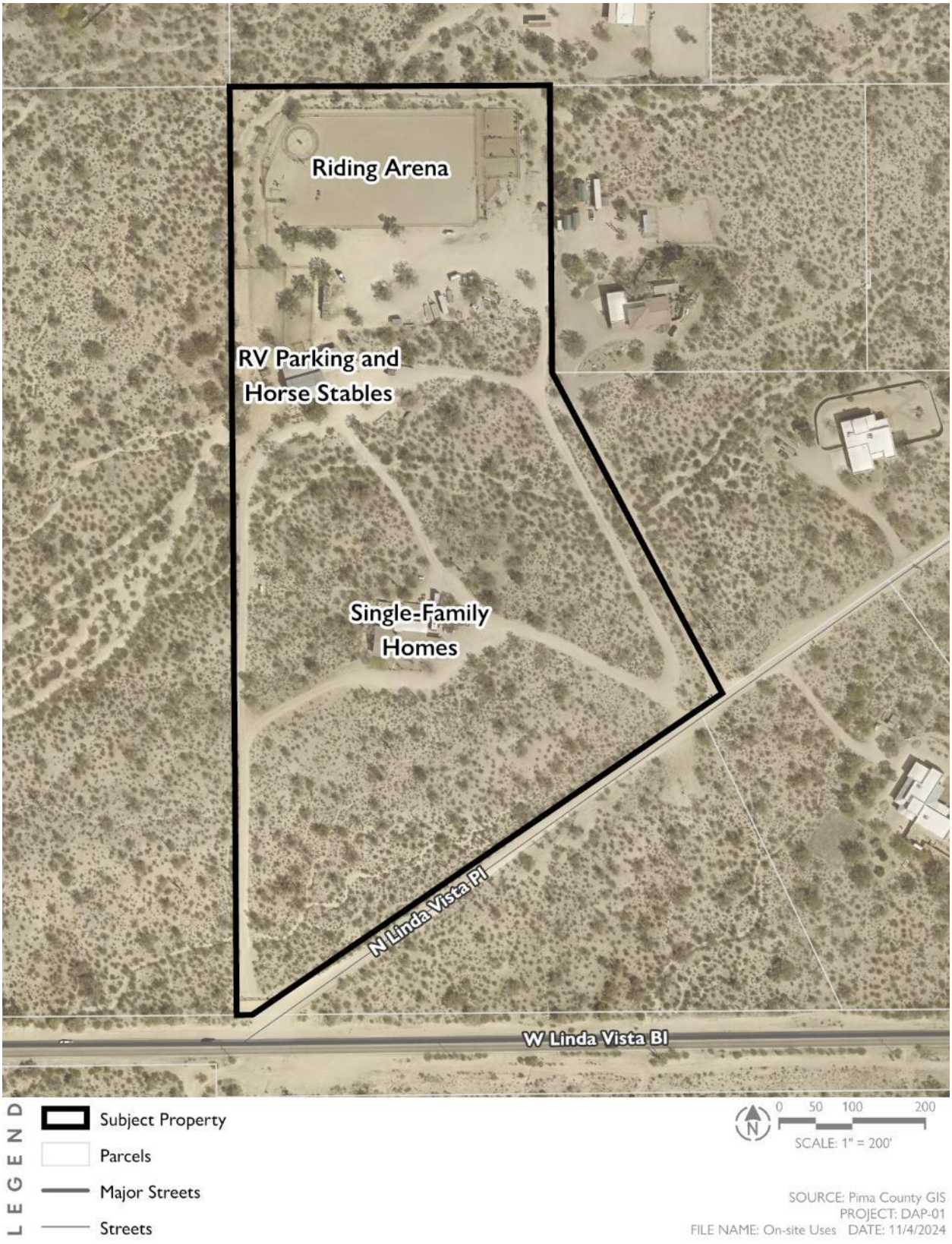
2. Existing Land Uses + Structures

As shown in **EXHIBIT II.A.2**: EXISTING LAND USE, the parcel subject to this request currently has a single-family residential home in the southern center of the parcel. Dirt roadways go around the inner border of the property and connect to the home at three points. The north side of the parcel is disturbed for horse facilities and includes a barn/stables and an RV garage structure. At the far north end of the property is a riding arena. An unnamed wash goes through the area with the horse stables, flowing southwesterly through the site.

3. Existing Zoning

The property was recently annexed (ANX2411-001) into the Town of Marana, and the zoning was translated from Pima County SR (Suburban Ranch) to Town of Marana R-144 (Residential). Please see **EXHIBIT II.B.1:** EXISTING ZONING.

EXHIBIT II.A.2: EXISTING LAND USE



B. GENERAL OFF-SITE INFORMATION (PROPERTIES WITHIN ¼ MILE)

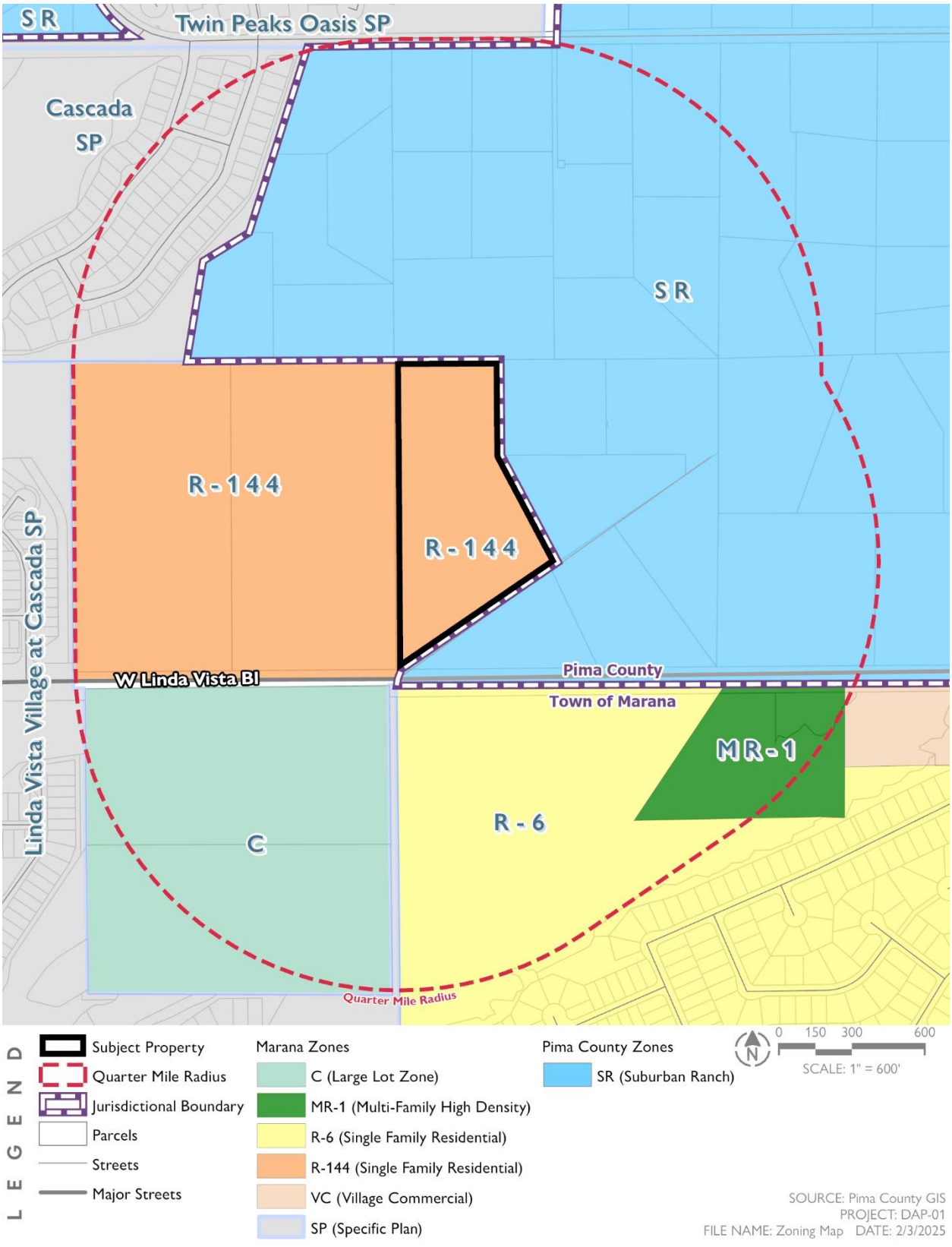
1. Existing Zoning

As shown in **EXHIBIT II.B.1**: EXISTING ZONING and outlined in the table below, properties within ¼ mile of the Linda Vista 13 site are predominantly zoned residential with the exception of the Zone C property southwest of the site, which allows commercial, industrial, residential, and quasi-public land uses on sites no smaller than 25 acres.

Outside of this quarter-mile area are multiple specific plans that are contemplated as a mix of uses, but some of which have developed mostly as residential subdivisions, except for the Spectrum Specific Plan that encompasses Marana Center. This flexible zoning suggests the potential for higher-intensity development in the vicinity is cohesive with denser housing options. To the southeast, the zoning includes multi-family and village commercial designations, which opens up more possibilities for higher-intensity development nearby. It should be noted that the minimum allowable lot size in both the Linda Vista Village and Oasis Hills II subdivisions is twenty percent smaller (3,500 square feet) than the proposed minimum lot size of 4,400 square feet.

DIRECTION	ZONING
North	SP (Specific Plan) – Town of Marana SR (Suburban Ranch) – Pima County
East	SR (Suburban Ranch) – Pima County
South	R-6 (Neighborhood Residential) – Town of Marana MR-1 (Multi-Family High Density) – Town of Marana VC (Village Commercial) – Town of Marana C (Large Lot)
West	SP (Specific Plan) – Town of Marana R-144 (Ranchette Residential) – Town of Marana

EXHIBIT II.B.1: EXISTING ZONING

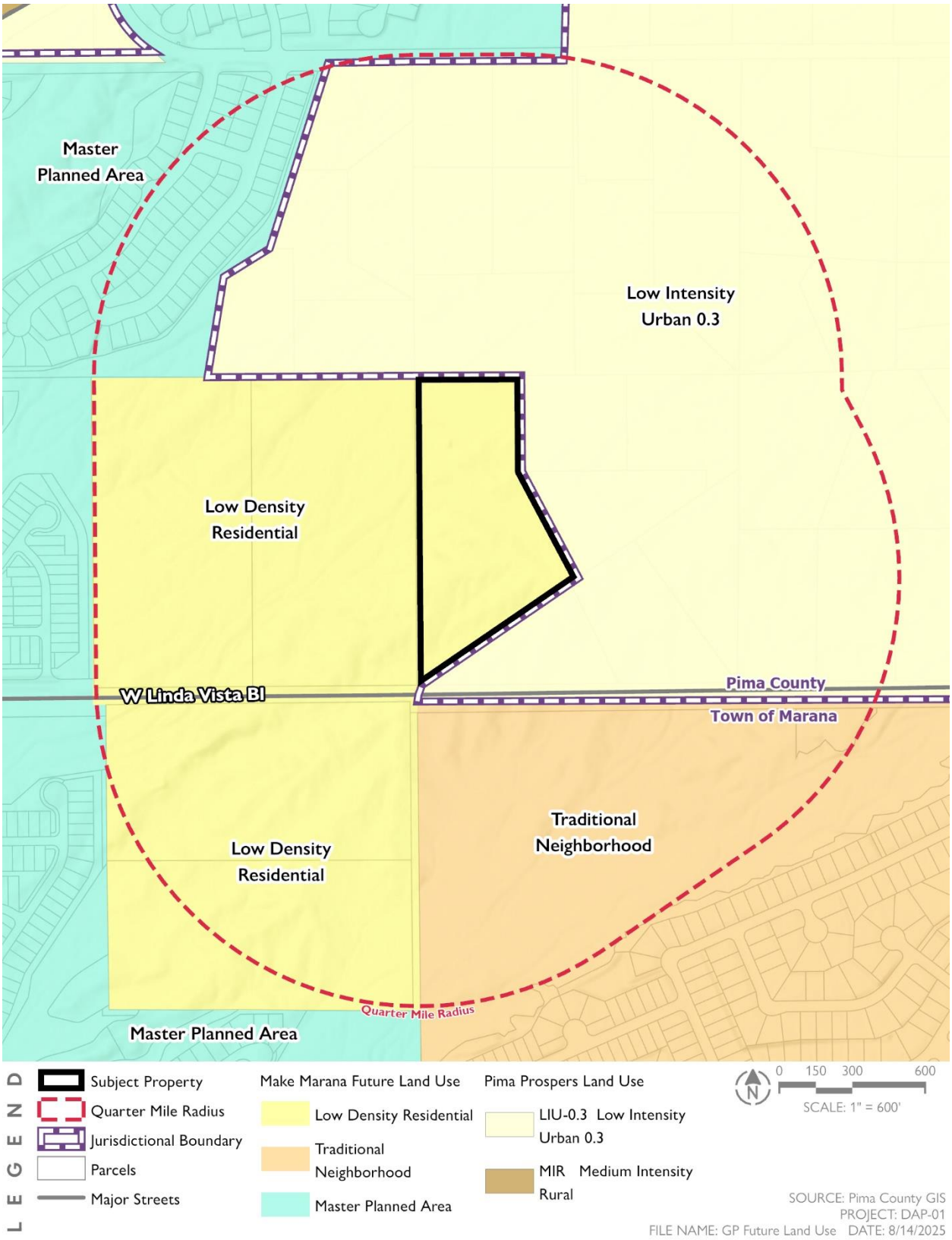


2. Existing General Plan Land Use Designations

Pima County designates the property as Low-Intensity Urban-0.3 (LIU-0.3) on the Pima Proposer's Land Use Intensity map, while it is designated *Low Density Residential (LDR)* on the Town of Marana's Future Land Use Map, as the property is within the Town's planning area as specified in *Make Marana 2040*. However, a minor general plan amendment is being processed concurrently with this rezoning request to change the property's designation from *LDR* to *Traditional Neighborhood (TN)*. **EXHIBIT II.B.2:** GENERAL PLAN FUTURE LAND USE shows the current designation of the property per *Make Marana 2040*.

Properties to the north and east share the *Low Density Residential* designation from the Town of Marana but are currently located in unincorporated Pima County and designated as *Low Intensity Urban 0.3* on Pima Prospers' Land Use Intensity map. Properties to the south/southeast of the site on the southside of Linda Vista Boulevard are within the Town of Marana and designated *Low Density Residential*, *Traditional Neighborhood, and Master Planned Area*. Like this property, the property immediately west of the site is being rezoned with a concurrent general plan amendment to change its designation from *Low Density Residential* to *Traditional Neighborhood*. Properties further west are designated as *Master Planned Area* by the *Make Marana 2040* Future Land Use map.

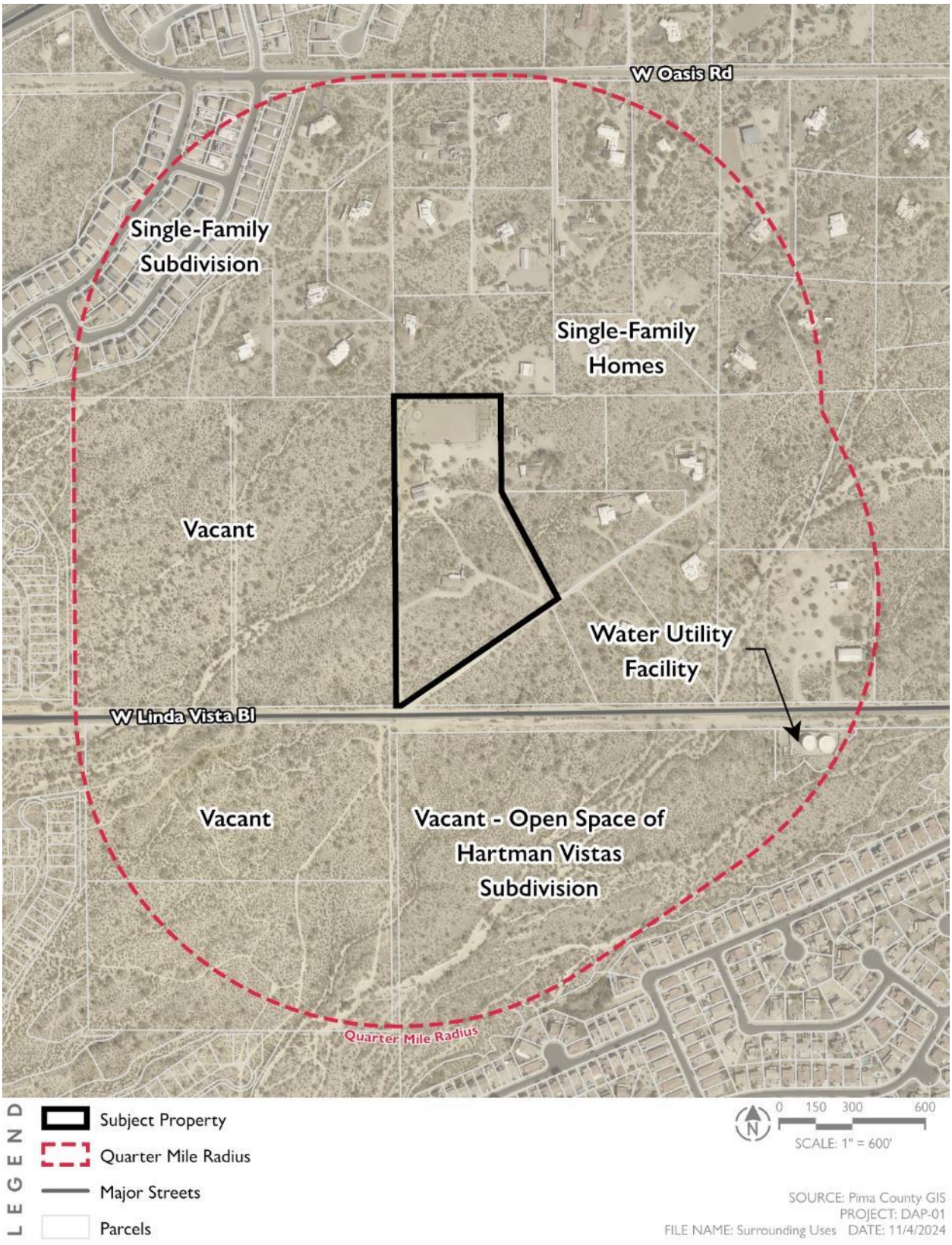
DIRECTION	GENERAL PLAN LAND USE DESIGNATION
North	Master Planned Area – Town of Marana LIU-0.3 (Low Intensity Urban 0.3) – Pima County
East	Low Density Residential – Town of Marana LIU-0.3 (Low Intensity Urban 0.3) – Pima County
South	Low Density Residential – Town of Marana Traditional Neighborhood – Town of Marana Master Planned Area – Town of Marana
West	Low Density Residential – Town of Marana Master Planned Area – Town of Marana


Master
Planned Area
Low Intensity
Urban 0.3
Low Density
Residential
W Linda Vista Bl
Pima County
Town of Marana
Traditional
Neighborhood
Low Density
Residential
Quarter Mile Radius
Master Planned Area
LEGEND
Subject Property
Quarter Mile Radius
Jurisdictional Boundary
Parcels
Major Streets
Make Marana Future Land Use
Low Density Residential
Traditional Neighborhood
Master Planned Area
Pima Prospers Land Use
LIU-0.3 Low Intensity Urban 0.3
MIR Medium Intensity Rural
N
0 150 300 600
SCALE: 1" = 600'
SOURCE: Pima County GIS
PROJECT: DAP-01
FILE NAME: GP Future Land Use DATE: 8/14/2025

3. Existing Land Uses

EXHIBIT II.B.3: EXISTING SURROUNDING LAND USE shows the land uses within a quarter mile of the subject property. The land to the north and east of the property is currently utilized as low-density residential, with two parcels containing land disturbance and improvements for livestock. To the northwest, there is a comparable single-family subdivision. The land directly to the west is undeveloped; however, it is planned to be developed into a neighboring subdivision and multi-family housing complex. To the south, the area is primarily undeveloped, although a large subdivision is located just over a quarter mile south. Additionally, there is a Marana Water Reservoir facility on the south side of Linda Vista Boulevard to the east.

DIRECTION	Existing Land Use
North	Large-lot low-density single-family homes Subdivision to the northwest
East	Large-lot low-density single-family homes
South	Undeveloped land Marana water facility - southeast
West	Undeveloped land – future subdivision


W Oasis Rd
Single-Family Subdivision
Single-Family Homes
Vacant
Water Utility Facility
W Linda Vista Bl
Vacant
Vacant - Open Space of Hartman Vistas Subdivision
Quarter Mile Radius
LEGEND
Subject Property
Quarter Mile Radius
Major Streets
Parcels
N
0 150 300 600
SCALE: 1" = 600'
SOURCE: Pima County GIS
PROJECT: DAP-01
FILE NAME: Surrounding Uses DATE: 11/4/2024

4. Existing Structure Heights

The primary structure is a single-family home with a height of approximately twelve feet from the ground to the eaves. Additionally, there is a covered parking structure for RV or Horse Trailer storage that reaches sixteen feet and connects to the shorter equestrian stables/barn building. The properties within a quarter mile tend to be one- and two-story single-family homes. The Marana Water facility appears to have a nearby water storage structure about 25 feet tall.

5. Pending Rezoning Cases

The neighboring property to the west is also requesting a rezone from R-144 to R-4. Otherwise, there are no pending rezoning projects within a quarter mile of the subject property listed on the Town's Current and Proposed Projects web map. The only other nearby rezoning is Cascada II. This property is about half a mile from the subject property on the northwest side of Twin Peaks and Linda Vista.

6. Approved Conditional Use Permits

There are no approved conditional use permits within a quarter mile of the subject property.

7. Approved Subdivisions and Development Plans

Linda Vista Village is a new build-to-rent subdivision to the west of the property. Southwest of the site, on the south side of Linda Vista Boulevard, are additional phases of the Linda Vista Village subdivision. To the south and southeast is the Hartman Vistas subdivision.

8. Architectural Styles

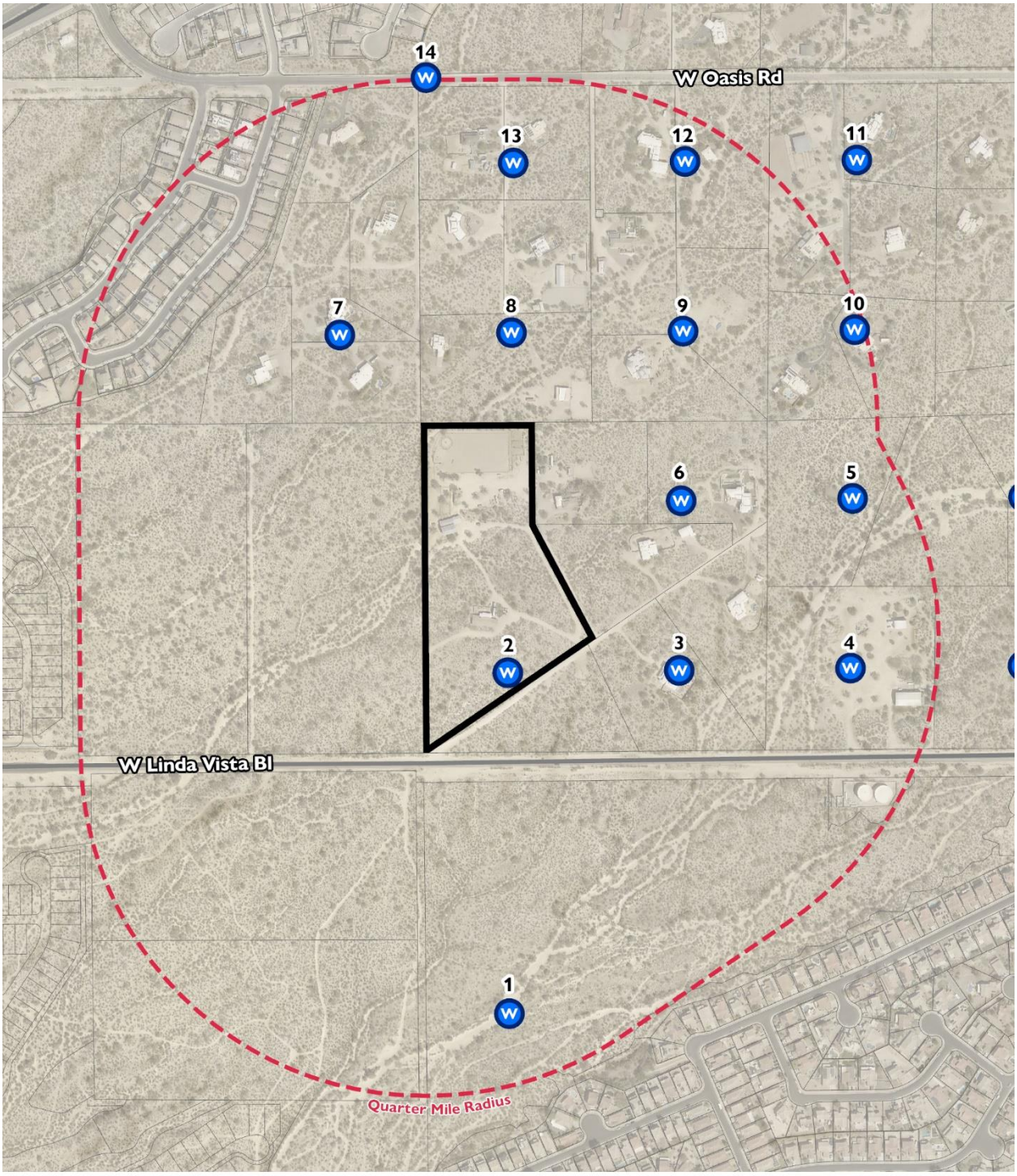
The Linda Vista Village subdivision consists of two-story suburban tract-style homes with elements of Spanish Mission-style architecture, such as stucco exteriors and clay tile roofs. The Oasis Hills subdivision to the north contains homes with elements of either Spanish Mission or Pueblo Revival architectural styles. Additionally, lower-density single-family homes to the north and east of the site were also constructed in a Pueblo Revival architectural style. Other properties outside of master-planned residential communities tend to use contemporary commercial building styles, typically finished with stucco and painted in earth tones, such as beige and brown.

C. EXISTING SEPTIC SYSTEMS AND WELLS

The limited infrastructure in this area indicates that most nearby low-density residential properties east and northeast of the site are likely using septic systems. Additionally, due to the lack of infrastructure, these properties obtain water from wells. This is supported by records from the Arizona Department of Water Resources' Wells 55 registry, which shows several wells registered to property owners of the large lots nearby within Pima County. This includes two wells on the subject property, which are registered to the current owner. Please see **EXHIBIT II.C:** WELLS.

TABLE II.C: WELLS

Map Well Number	Well Registry Number	Ownership
1	800703	Greer, M L
2	635065	DANIEL AND ADELE LVING TRUST
	235292	MARK BRAZIER
3	577815	JOHN HARKEY
4	576175	ELLEN M PULVER
5	923880	RINGOLD RESOURCES, CORP
	926888	SERGIO AND KATHERINE CANTOLI FAMILY TRUST
	234715	ROCKETLAND INVESTMENTS 401K
6	598313	KIRK AND CHERYL HALL
	539501	ANTHONY & SABRINA JONES
7	589798	DESERT LIVING HOMES INC
8	577295	SWEETWATER GROUP, LLC
9	583710	CHAD AND WENDI ANDERSON
10	584819	FIVE STAR DEVELOPMENT
11	907979	DESERT EMPIRE BUILDERS
12	636734	OMKKA, ANITA, L
	530627	ONKKA, ANITA
	506219	DONALD & CYNTHIA CANTRELL
13	210479	DONALD & JAMIE HALL
14	807934	LAWRENCE OBERIN


14
W Oasis Rd
13
12
11
7
8
9
10
6
5
2
3
4
W Linda Vista Bl
1
Quarter Mile Radius
LEGEND
Subject Property
Quarter Mile Buffer
Parcels
Major Streets
Wells
Note:
Well locations are approximate and based on information from the Wells 55 Registry.
Please see Table II.C: Wells for Ownership and Registration Number
N
0 150 300 600
SCALE: 1" = 600'
SOURCE: Pima County GIS
PROJECT: DAP-01
FILE NAME: Wells Map DATE: 2/6/2025

D. PRE-DEVELOPMENT TOPOGRAPHY AND SLOPE

1. HILLSIDE AND CONSERVATION AREAS

There are no hillside or conservation areas on this property.

2. ROCK OUTCROPS

There are no rock outcrops occurring on this property.

3. ANY OTHER SIGNIFICANT TOPOGRAPHIC FEATURES

There are no other significant topographic features on the property.

4. PRE-DEVELOPMENT CROSS-SLOPE

The average cross-slope of the property was calculated per the Marana Town Code and is as follows:

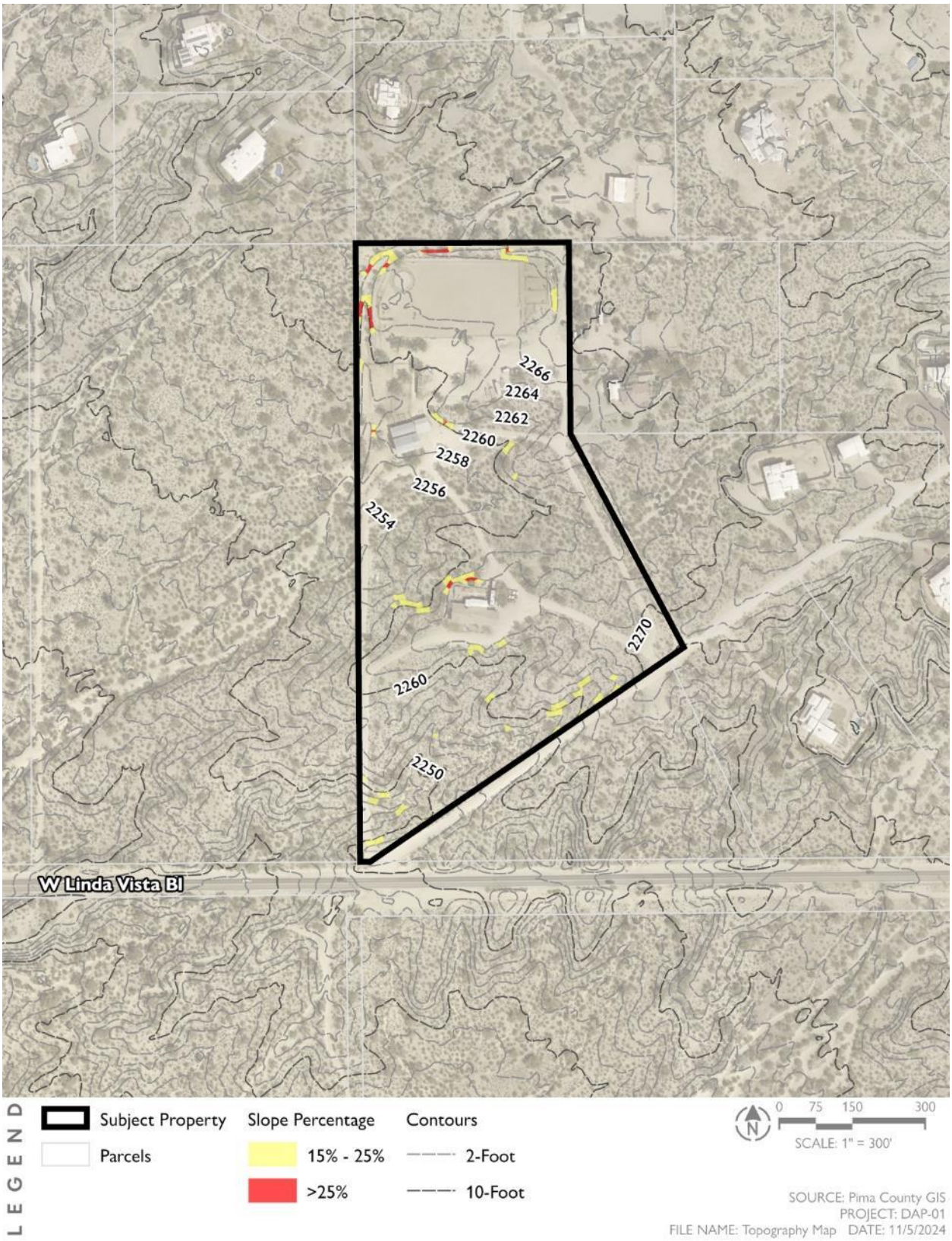
$$ACS = \frac{I \times L \times 0.0023}{A}$$

Interval (I) = 2'
Total length of contours in feet (L) = 18,801'
Area in acres (A) = 13.35 AC

$$ACS = \frac{2' \times 18{,}801 \times 0.0023}{13.35\ AC}$$

Average Cross Slope (ACS) = 6.47%

EXHIBIT II.D: TOPOGRAPHY



E. PRE-DEVELOPMENT HYDROLOGY

1. OFF-SITE WATERSHEDS

The Master Drainage Report prepared by CMG Drainage Engineering, Inc. for Linda Vista Village at Cascada (October 30, 2017) and subsequent addendums were utilized extensively in the offsite watershed delineations impacting the project site. The Linda Vista 13-acre site lies east (less than one mile) of the Linda Vista Village at Cascada.

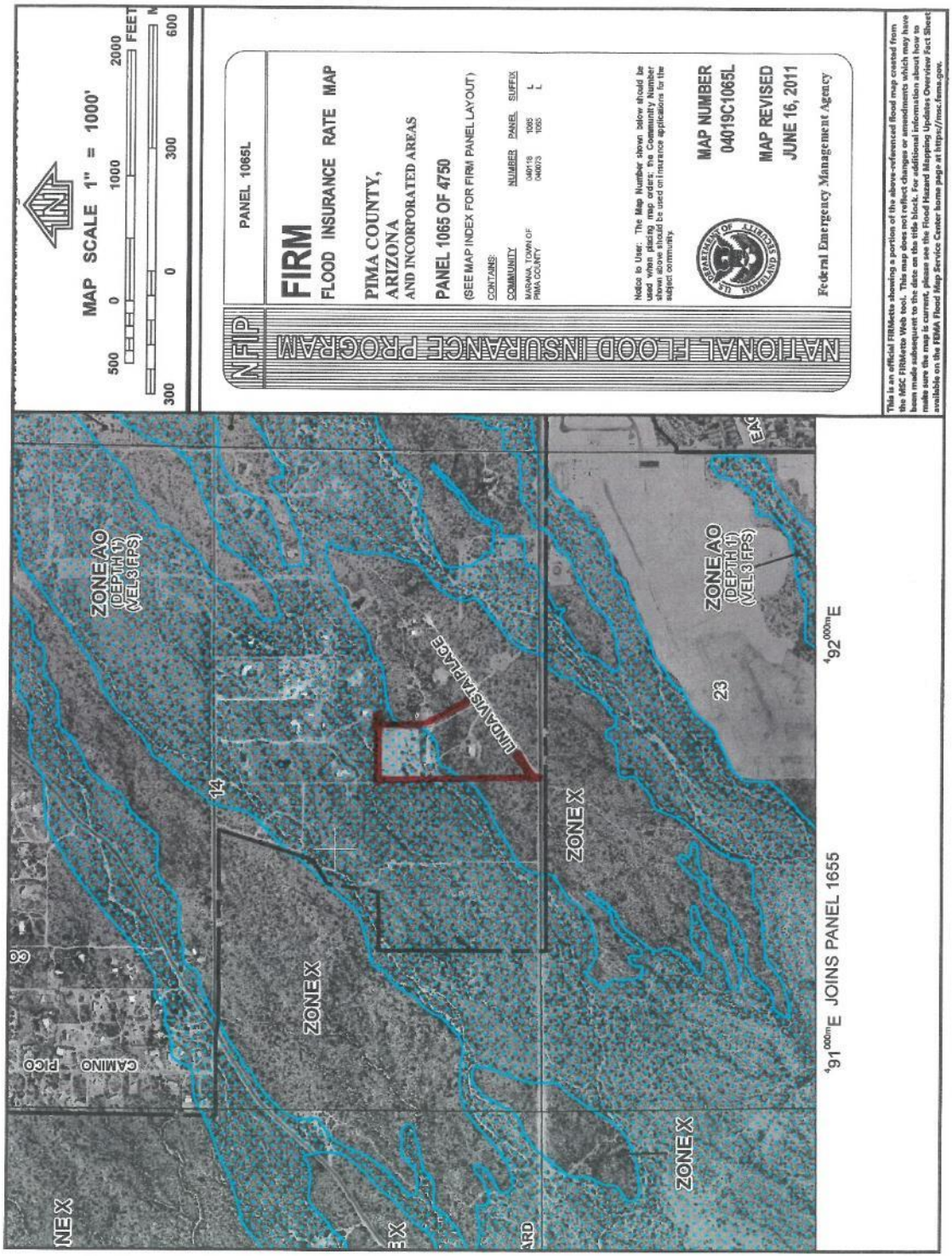
2. ON-SITE HYDROLOGY

A single-family residence, barn/stables, and equestrian arena are currently located on the property surrounded by natural desert. The predominant drainage pattern for the offsite contributing watershed is overland distributary flow. One major wash impacts the site from the northeast. The flow is conveyed through the property in localized braided channels; and around the arena area is bolstered by an existing manmade berm. The drainage area associated with the wash (CP7) is approximately 695.8 acres in size, generating an estimated 100-year peak discharge of 665.8 CFS.

Since the existing wash lacks definitive channel structure, erosion hazard setback limits are required to be measured from the existing floodplain limit. The wash requires a 50-foot setback.

The property lies within the Tortolita Fan Study Area. The local floodplain limits were determined using a one-dimensional HEC-RAS computer model. In addition, the northern portion of the site (barn and arena area) lies in a Special Flood Hazard Area (Zone AO) per the current effective FEMA Firm Panel 040 19C1065L dated June 16,2011. Zone AO in this area is defined as having a flow depth of 1 foot with a velocity of 3 feet per second. The remaining property is located in FEMA Zone X.

Please see **EXHIBIT II.D.1:** FEMA FLOODPLAIN.


NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
PIMA COUNTY, ARIZONA AND INCORPORATED AREAS
PANEL 1065 OF 4750
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
PANEL 1065L
MAP NUMBER 04019C1065L
MAP REVISED JUNE 16, 2011
Federal Emergency Management Agency
MAP SCALE 1" = 1000'
ZONE AO (DEPTH 1) (VEL 3 FPS)
ZONE X
LINDA VISTA PLACE
CAMINO PICO
14
23
$^{491\,000m}$E JOINS PANEL 1655
$^{492\,000m}$E

F. VEGETATION

See **EXHIBIT II.F:** VEGETATION.

1. VEGETATIVE COMMUNITIES

The entire property and all adjacent areas fall within the Sonoran Desertscrub biome. The subject property is categorized in the Paloverde-Mixed Cacti series. The prominent vegetation onsite reflects this biome and includes saguaros (*Carnegia gigantea*), ironwood (*Olyneya tesota*), foothills palo verde trees (*Parkinsonia microphylla*), creosote bush (*Larrea tridentata*), and barrel cactus (*Ferocactus wislizeni*).

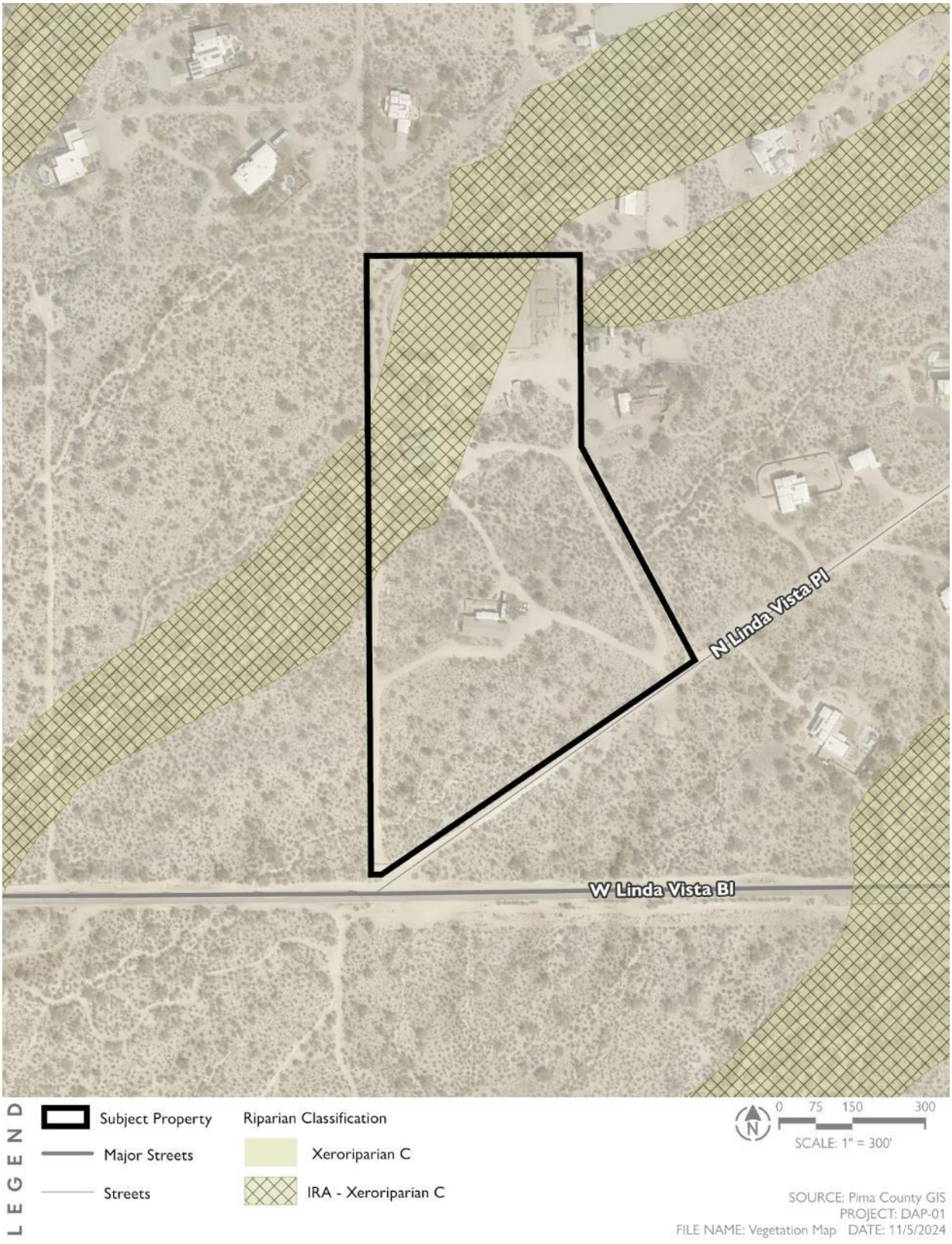
Pima County has mapped an Important Riparian Area – Xeroriparian C along the unnamed wash that crosses the northern portion of the site. Xeroriparian habitats support vegetation that flourishes surrounding ephemeral streams, which flow only in response to rainfall. The Xeroriparian C classification represents a less dense riparian subcategory, ranking third out of four subcategories based on vegetation volume. Additionally, this area is mapped as Pinal County Riparian on the Important Areas Map in the Arizona Game and Fish Environmental Review Tool report for this property. Please see the AZGFD Environmental Review Tool in **APPENDIX A:** ARIZONA GAME AND FISH ENVIRONMENTAL REVIEW TOOL.

2. SIGNIFICANT SPECIES

A site resource inventory (SRI) was conducted for the property in August 2024. The SRI identified saguaro spears over twenty feet tall and multi-armed saguaros over 16 feet tall as significant vegetation. In total, there are five saguaros onsite that meet these criteria. No other significant vegetation species were found on the property.

3. VEGETATIVE DENSITIES (% OF PLANT COVER)

The vegetative density of the lower two-thirds of the property is low-moderate, consisting of undisturbed desert aside from the roads and home in the center. The upper third of the parcel has low to no vegetative density due to its use as graded agricultural land. Some trees have been preserved along the border and within this section, but overall vegetation cover is very limited.


N Linda Vista Pl
W Linda Vista Bl
LEGEND
Subject Property
Major Streets
Streets
Riparian Classification
Xeroriparian C
IRA - Xeroriparian C
N
0 75 150 300
SCALE: 1" = 300'
SOURCE: Pima County GIS
PROJECT: DAP-01
FILE NAME: Vegetation Map DATE: 11/5/2024

G. WILDLIFE

At the time of development, a survey for the cactus ferruginous pygmy-owl will be conducted prior to ground disturbance, and some vegetation that could potentially be identified as habitat will be maintained through the preservation of the large wash corridor. Additionally, to ensure the safety of wildlife using the wash for movement and motorists traveling along Linda Vista Boulevard, the future developer will coordinate with the Town of Marana to place wildlife crossing signage along Linda Vista Boulevard in the project area where none currently exists.

1. WILDLIFE CONCERN EXPRESSED BY AWRD

Based on the Arizona Game and Fish Department's Environmental Review Tool (ERT), the Cactus Ferruginous Pygmy-owl is the only species listed as threatened or endangered that has been documented within three miles of the subject property. The ERT report also makes recommendations for the proposed project type in regard to wildlife. It is recommended that the project provide space for wildlife movement to ensure continued access to habitats while also designing them to limit wildlife-human interactions. It also suggests that the project should minimize impacts from lighting on wildlife. Please see **APPENDIX A:** ARIZONA GAME AND FISH ENVIRONMENTAL REVIEW TOOL.

H. SOILS AND GEOLOGY

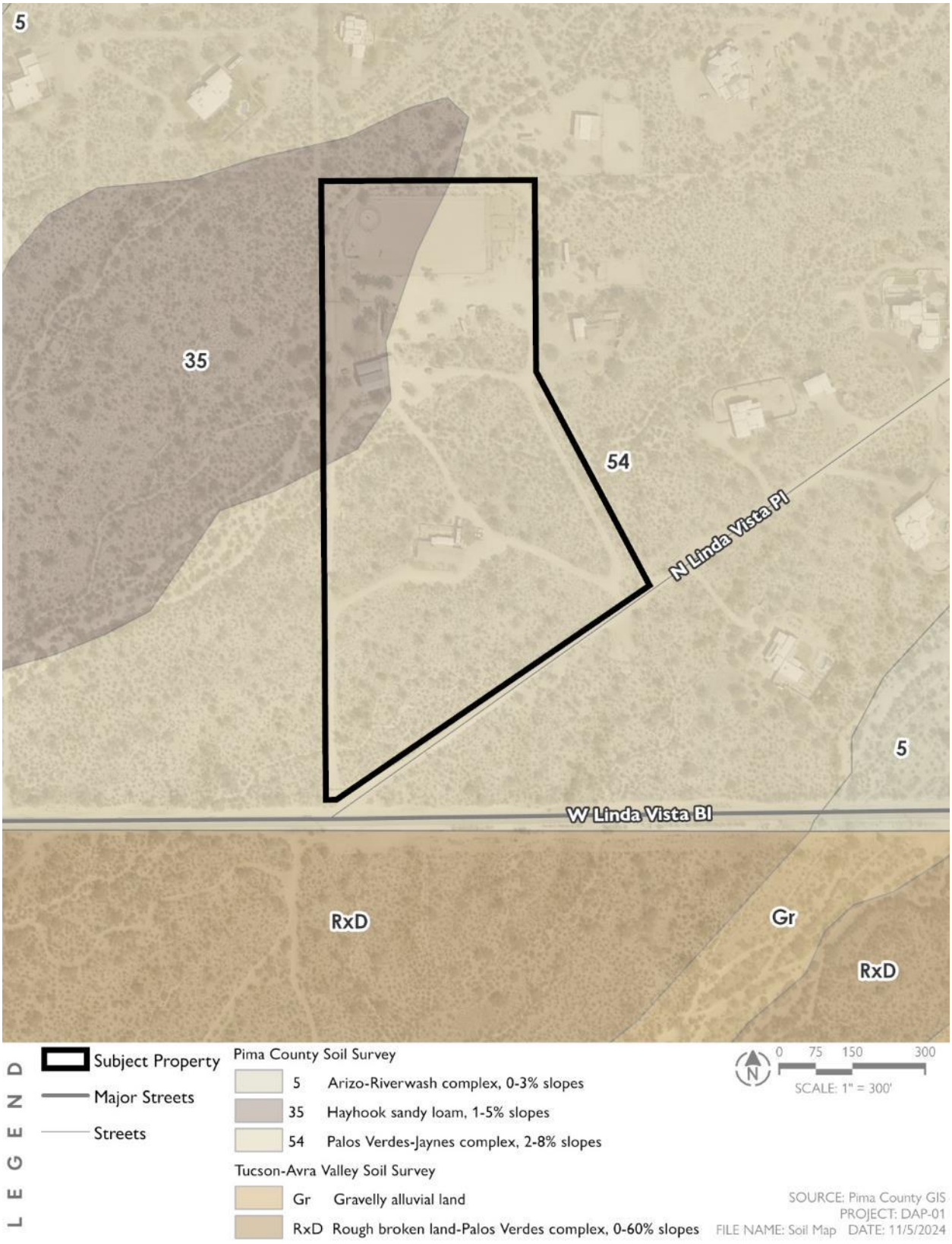
Most of the soil on site is categorized in the Palos Verdes-Jaynes complex at 2-8% slopes. There is also a section of Hayhook sandy loam at 1-5% slope.

The Palos Verdes-Jaynes complex (2-8% slopes) soil consists of approximately 40% Palos Verdes gravelly sandy loam, 35% Jaynes gravelly sandy loam, and 10% Delthorny extremely cobbly fine sandy loam. Palos Verdes soil is very deep and well-drained, with moderately slow permeability in the upper layers and very slow permeability in the lower layers. It has a low water capacity, a slight hazard for water and wind erosion, and medium runoff.

The Jaynes soil is also very deep and well drained with moderately rapid permeability in the upper layers and very slow permeability in the lower layers. Its water capacity is very low, with medium to rapid runoff. It has a slight hazard for water erosion but a moderately high wind erosion hazard. These soils can support homesites and urban development, though the depth of compacted unconsolidated sediments may be a limitation.

The Hayhook sandy loam (1-5% slope) soil is also deep and well-drained, with moderately rapid permeability and moderate water capacity. It has medium runoff and may experience rare seasonal flooding near drainage areas. There is a slight to moderate water erosion hazard and a moderately high wind erosion hazard. For moderate-density residential development, community sewage systems are recommended to prevent seepage.

Please see **EXHIBIT II.H.1:** SOILS for the location of the soils onsite.


5
35
54
N Linda Vista Pl
5
W Linda Vista Bl
RxD
Gr
RxD
LEGEND
Subject Property
Major Streets
Streets
Pima County Soil Survey
5 Arizo-Riverwash complex, 0-3% slopes
35 Hayhook sandy loam, 1-5% slopes
54 Palos Verdes-Jaynes complex, 2-8% slopes
Tucson-Avra Valley Soil Survey
Gr Gravelly alluvial land
RxD Rough broken land-Palos Verdes complex, 0-60% slopes
N
0 75 150 300
SCALE: 1" = 300'
SOURCE: Pima County GIS
PROJECT: DAP-01
FILE NAME: Soil Map DATE: 11/5/2024

I. VIEWSHEDS

The subject property is located north of the intersection of West Linda Vista Boulevard and North Linda Vista Place. The site's topography creates areas of rise and fall throughout the property. Please see **EXHIBIT II.I.1:** SITE PHOTO LOCATIONS and **EXHIBIT II.I.2:** SITE PHOTOS.

As seen in Photos #1 and #2, near the southwest corner of the property when looking north across the site, the existing vegetation screens much of the property and limits views further north. The distant silhouette of the Catalina Mountains can be seen to the northeast. As shown in Photo #3, at the northwest corner of the riding arena, views of the Tucson Mountains to the southwest are obstructed by much larger and denser vegetation that is located along the wash on the western boundary. As seen in Photo #4, when looking south from near the center of the property, existing vegetation again screens much of the site, but the peaks of the Tucson Mountains are still visible. Photo #5 shows the rise of the topography of the site and the views across the property when looking north from the midpoint of the property's eastern boundary. As seen in this photo, the existing vegetation and topography of the property combine to obstruct views further north. As shown in Photo #6, views to the north and east are again obstructed by existing vegetation, but the peaks of the Catalina Mountains are still visible.

EXHIBIT II.I.1: SITE PHOTO LOCATIONS

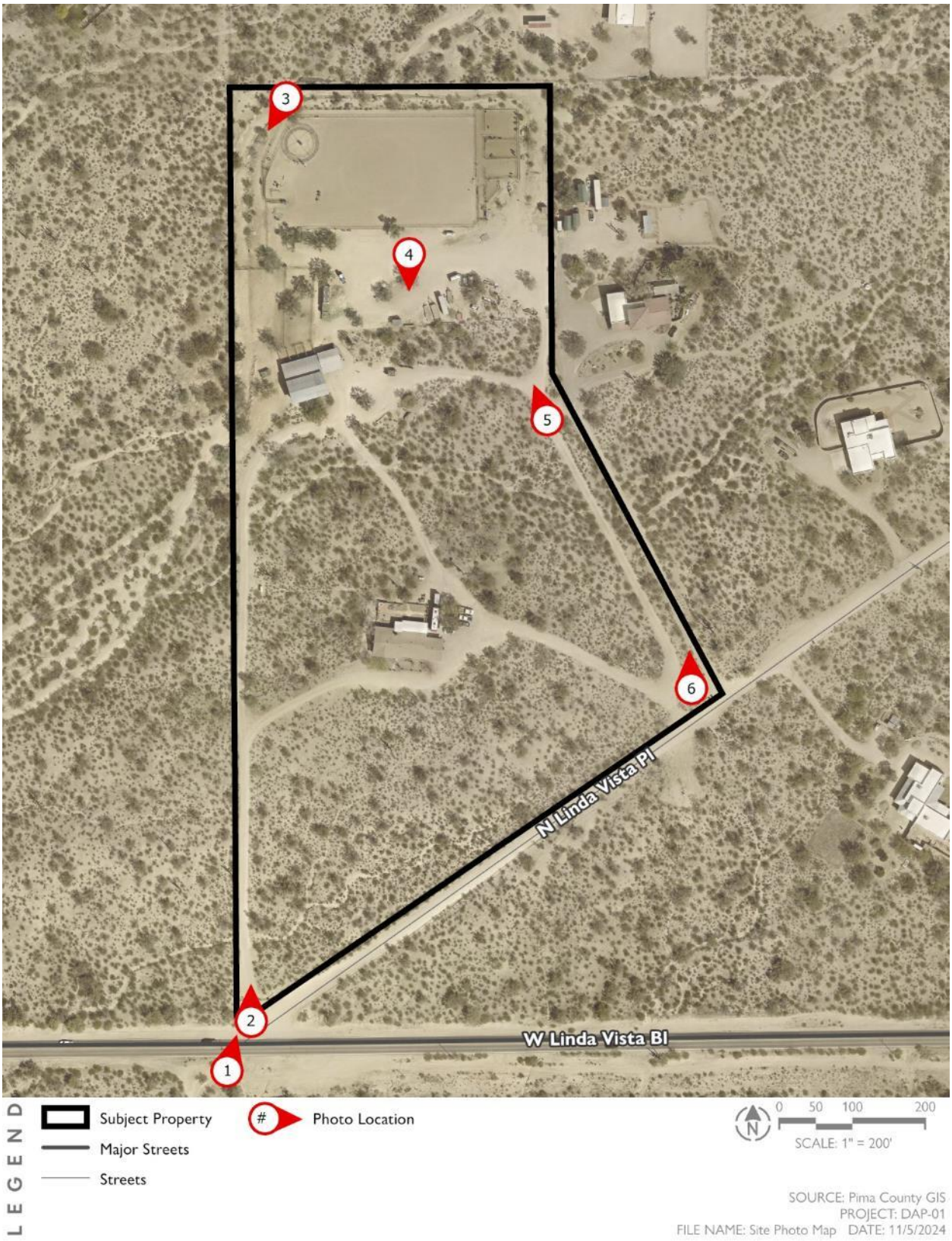




PHOTO #1: View of the subject property from the south side of Linda Vista Boulevard at the intersection of Linda Vista Place and Linda Vista Boulevard. The gate is the entrance to the subject property.



PHOTO #2: View of the property from the southwest corner driveway entrance facing north.



PHOTO #3: View from the northwest corner of the property looking southwest.



PHOTO #4: View from eastern edge near the northeast corner of the property looking south



PHOTO #5: View from the eastern edge of property looking north.



PHOTO #6: View from the southeast corner adjacent to Linda Vista Place looking north.

J. TRAFFIC

1. Off-Site Streets (Between Site & Nearest Arterials)

There are four intersections along Linda Vista Boulevard between the subject property and the nearest arterial to the west, Twin Peaks Road. These streets are North Camino Benicardo, West Calle Bilboa, Avenida Torcal, and Marana Center Boulevard. Camino Benicardo, Avenida Torcal, and Calle Bilboa are residential streets, while Marana Center Boulevard serves the Marana Center located at the Twin Peaks Road interchange with Interstate 10.

North Linda Vista Place is a private road with a 50-foot ingress-egress easement centered on the southern property line. The nearest arterial to the east is North Thornydale Road, located approximately 2.5 miles away. Linda Vista Boulevard intersects the collector roads North Hartman, North Camino De Oeste, and North Bald Eagle Avenue, as well as several smaller roads like West Waterbuck Drive and North Linda Vista Ranch Place.

2. Proposed internal Circulation & Access

The subdivision will be accessed through off-site access points that connect to Linda Vista Boulevard. One street is proposed to enter the site from the western boundary on the north end of the property, and a second on the south end. These streets connect to form a loop through the entire subdivision. A spur off this loop travels parallel to the eastern boundary before terminating in a cul-de-sac. The streets within the proposed subdivision will be private and maintained by a homeowners association. These streets will have typical cross-sections for a residential neighborhood to include sidewalks, curbing, and landscaping in common areas adjacent to the street. The final cross-sections and rights-of-way will be determined at the time of development.

3. Future Roadway Improvements (On-Site & Off-Site)

Linda Vista Boulevard has a planned right-of-way of 150 feet along the southern boundary of the subject property. Currently, no additional right-of-way has been dedicated other than what was originally dedicated to create Linda Vista Boulevard. The existing right-of-way south of the property is approximately 60 feet. The property owner must dedicate 45 feet along the southern edge of the property to widen Linda Vista Boulevard to its proposed width. It is anticipated that the developer(s) of this project will be responsible for constructing the northern half of a four-lane divided roadway segment along the property's Linda Vista Boulevard frontage. Construction of the southern half of the four-lane roadway section will be completed by the developer(s) of the property adjacent to the south side of the right-of-way, ideally in conjunction with the northern half of the roadway. Future roadway improvements will occur at the time of development and will be the responsibility of the developer.

4. Projected Average Daily Trips

Based on the traffic impact analysis, submitted under separate cover, the Linda Vista 13 project is expected to generate 44 AM peak hour trips, 58 PM peak hour trips, and 592 weekday trips. This analysis was produced with a site plan that contemplated 56 single-family lots on the property. Since that time, the site plan included with this request has been revised and now shows 51 lots.

5. Proposed Bicycle and Pedestrian Infrastructure

The proposed project will provide sidewalks and paved access that will facilitate bicycle and pedestrian circulation to and from the proposed subdivision. Because of the low speeds of residential neighborhoods, cyclists will be able to safely use the paved streets to circulate through the site and connect to future pedestrian facilities within the Linda Vista Boulevard right-of-way.

6. Characteristics of Arterials within One Mile

There are two arterial streets within one mile of the project site that are described in further detail below.

Linda Vista Boulevard

Linda Vista Boulevard is an arterial street with a planned right-of-way of 150 feet between Twin Peaks Road and Hartman Lane. Where built to its full width, it is a four-lane road with a median, intermittent turn lane, and multi-use lanes. The segment south of the property is currently a two-lane undivided roadway. According to the Pima Association of Governments (PAG) traffic counts webpage, there were two points along Linda Vista Boulevard for which the annual average daily traffic (AADT) was collected in 2024. The point closest to Twin Peaks Road is on the segment of Linda Vista Boulevard, which is constructed to its full ROW. This point shows the AADT as 6,317, while the count at the point further east, almost directly south of the property, is 7,804 vehicles.

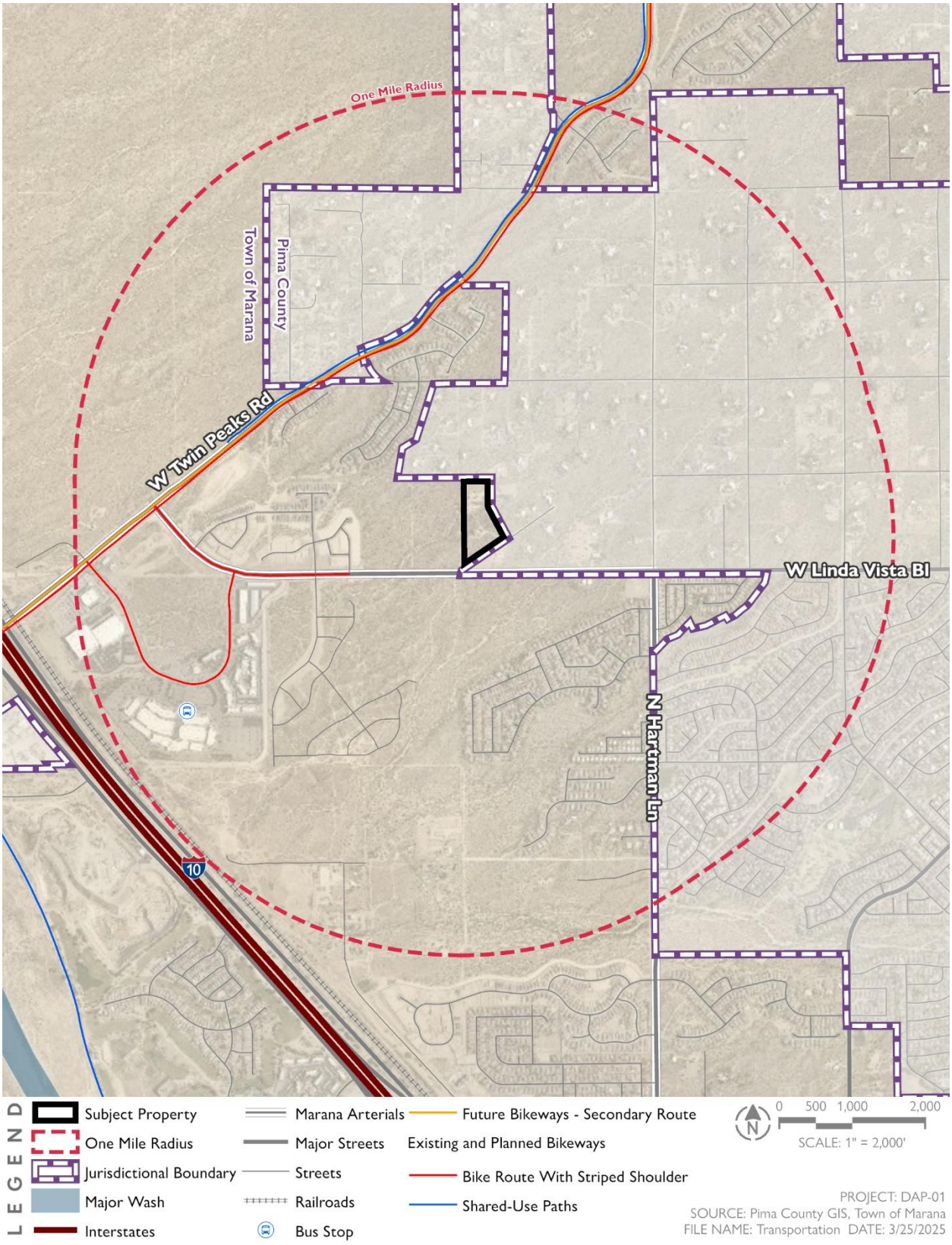
The right-of-way width is 150 feet from Twin Peaks Road to the eastern edge of the Linda Vista Village subdivision, approximately 1,300 feet west of the property. From this point eastward, the ROW jogs. The speed limit for Linda Vista Boulevard is 40 miles per hour within the Town of Marana and 45 mph in unincorporated Pima County. Residents of the proposed community are likely to use the two intersections along Linda Vista Boulevard, west of the property. The first intersection is Camino Benicardo/Linda Vista Boulevard, and the second intersection is Twin Peaks Road/Linda Vista Boulevard. Both intersections precede the Interstate 10 interchange for Twin Peaks Road.

Ownership of Linda Vista Boulevard varies: the section that stretches from Twin Peaks Road to the end of this property's frontage is owned by the Town of Marana now that this property has been annexed, while the section east of the property to Hartman Lane is owned by the Pima County Department of Transportation (Pima County DOT).

Twin Peaks Road

Twin Peaks Road is an arterial street with a planned and fully constructed right-of-way of 150 feet. The right-of-way for Twin Peaks Road is continuous. The segment of Twin Peaks Road

between Linda Vista Boulevard and Interstate 10 is a six-lane roadway with a median, multi-use lanes, and a posted speed limit of 45 mph. Twin Peaks Road north of Linda Vista Boulevard is a four-lane roadway with a median, intermittent turn lanes, multi-use lanes, and a posted speed limit of 45 miles per hour. A shared-use path replaces the sidewalk along the north side of the roadway just east of Linda Vista Boulevard. PAG's traffic count indicates that the AADT for the segment of Twin Peaks Road between Interstate 10 and Linda Vista Boulevard, Location ID C-203, is 21,249. The Town of Marana maintains ownership over the section of Twin Peaks Road within a mile of the property.


One Mile Radius
Town of Marana
Pima County
W Twin Peaks Rd
W Linda Vista Bl
N Hartman Ln
10
LEGEND
Subject Property
One Mile Radius
Jurisdictional Boundary
Major Wash
Interstates
Marana Arterials
Major Streets
Streets
Railroads
Bus Stop
Future Bikeways - Secondary Route
Existing and Planned Bikeways
Bike Route With Striped Shoulder
Shared-Use Paths
N
0 500 1,000 2,000
SCALE: 1" = 2,000'
PROJECT: DAP-01
SOURCE: Pima County GIS, Town of Marana
FILE NAME: Transportation DATE: 3/25/2025

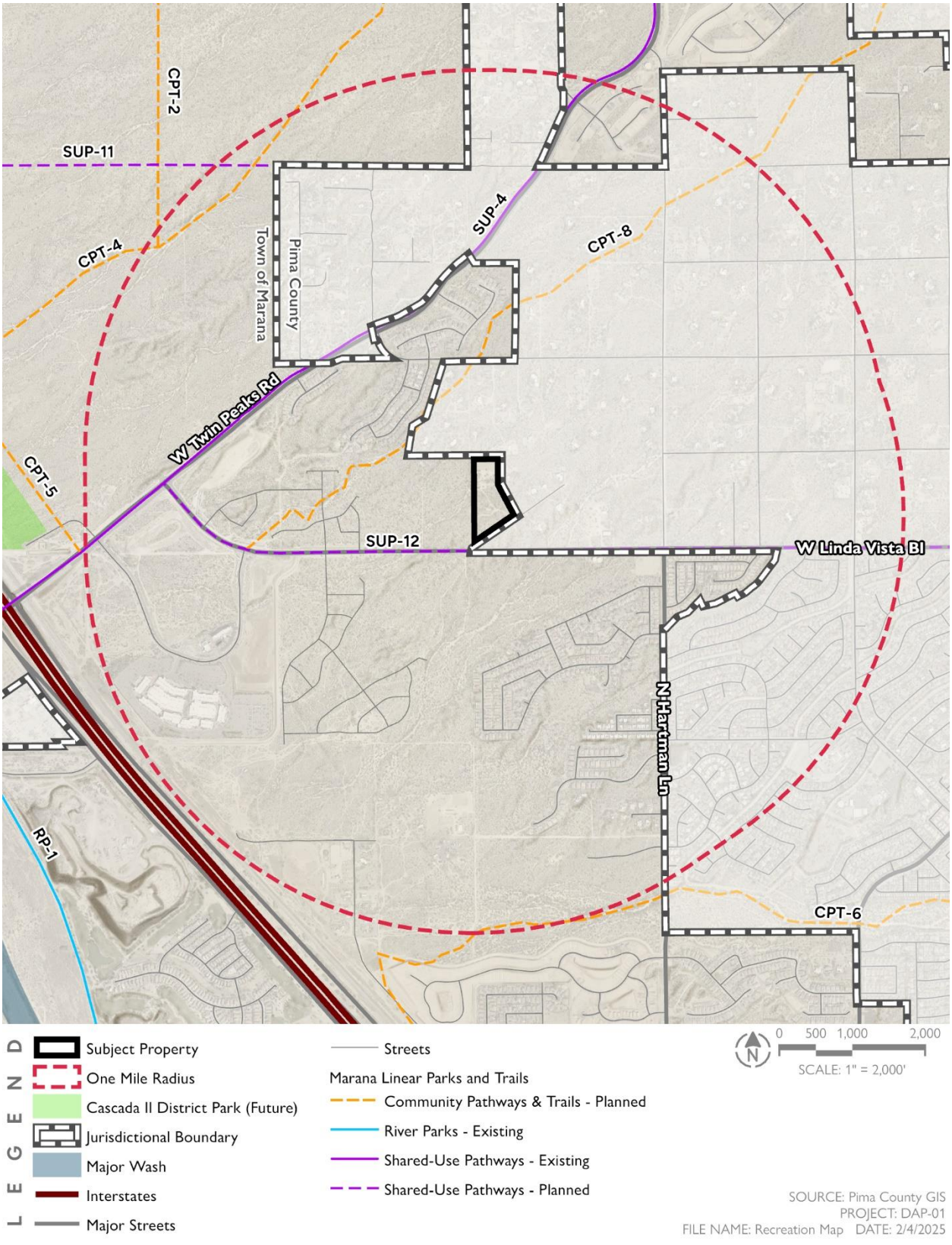
K. RECREATION & TRAILS

The Town of Marana's Parks and Recreation Master Plan shows there are three 'Shared-Use Paths' (SUP) and five 'Community Pathways & Trails' (CPT) that are within one mile of the subject property. The Linda Vista SUP is a not-yet-constructed shared-use path that is planned to run south of the property within the Linda Vista Boulevard ROW. There are no current plans for its full construction and this area may develop with sidewalk in the interim.

Some paths and trails are the same as single-track trails within the Pima Regional Trails System Master Plan. The Pima County single-track trail number is listed in the table below for trails that share a route. Please see **EXHIBIT II.K:** RECREATION & TRAILS for the location of trails in relation to the subject property. A full list of trails within one mile of the subject property is listed in the table below.

There are no existing parks within one mile of the subject property, but a future district park (Cascada II District Park) is planned to be constructed north of the Twin Peaks Road/Interstate 10 interchange on parcel 216-19-5530. Please see **EXHIBIT II.K:** RECREATION & TRAILS for the location of the future district park.

Marana Trail No.	Pima Regional Trail No.	Marana Trail Name	Jurisdiction	Trail Length (Miles)
SUP 4		Twin Peaks SUP	Town of Marana	6.1
SUP 11	388	Lambert Lane SUP	Town of Marana	4
SUP-12		Linda Vista SUP	Town of Marana	3.27
CPT-2	163	Pico Vista Trail	Town of Marana/Pima County	4.1
CPT-4	385	Camino de Manana Wash Trail	Town of Marana/Pima County	1.1
CPT-5	405	Cascada Buffer Trail	Town of Marana/Pima County	1.5
CPT-6	160	Hardy Wash Trail	Town of Marana/Pima County	9.7
CPT-8	164	Linda Vista to Potvin Road Trail	Town of Marana/Pima County	2.4
N/A	385	MAR Camino de Manana	Pima County	1.1


CPT-2
SUP-11
CPT-4
Town of Marana
Pima County
SUP-4
CPT-8
W Twin Peaks Rd
CPT-5
SUP-12
W Linda Vista Bl
N Hartman Ln
RP-1
CPT-6
LEGEND
Subject Property
One Mile Radius
Cascada II District Park (Future)
Jurisdictional Boundary
Major Wash
Interstates
Major Streets
Streets
Marana Linear Parks and Trails
Community Pathways & Trails - Planned
River Parks - Existing
Shared-Use Pathways - Existing
Shared-Use Pathways - Planned
N
0 500 1,000 2,000
SCALE: 1" = 2,000'
SOURCE: Pima County GIS
PROJECT: DAP-01
FILE NAME: Recreation Map DATE: 2/4/2025

L. CULTURAL, ARCHAEOLOGICAL & HISTORIC RESOURCES

An analysis from SWCA Environmental Consultants found that four archeological surveys have overlapped the subject property, including one in the 1980s that completely covered the subject parcel. Additionally, 48 archeological sites have been identified within one mile of the subject property. There are no properties listed on the National Park Service's National Register of Historic Places within one mile of the site. Given that the only survey fully encompassing the subject property is outdated and no longer conforms to SHPO standards, it is recommended to consult an archaeological expert before conducting any ground disturbances on the site. Please see **EXHIBIT II.L:** ARIZONA STATE MUSEUM EQUIVALENT LETTER.

SWCA®
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.®

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Tel 520.325.9194 Fax 520.325.2033
www.swca.com

September 26, 2024

Drew Szentesy
The Planning Center
2 East Congress Street, Suite 600
Tucson, Arizona 85701

Re: Archaeological Records Review of Parcels 216-34-0670, 216-34-0680, and 216-35-0690 in Marana, Pima County, Arizona

Dear Mr. Szentesy:

SWCA Environmental Consultants (SWCA) has reviewed the archaeological project and site records for Pima County Assessor's Parcels 216-34-0670, 216-34-0680, and 216-34-0690 in support of the environmental review requirements for rezoning privately owned land with the intent of developing residential units. The parcels are located north of West Linda Vista Boulevard and west of Blue Bonnet Road in Section 14, Township 12 South, Range 12 East (Gila and Salt River Baseline and Meridian), on the U.S. Geological Survey Ruelas Canyon, Arizona, 7.5-minute quadrangle. Below are the results of the records search.

SEARCH RESULTS

According to a search of the archaeological site files and records contained with AZSITE, 45 archaeological survey projects have been conducted in or within 1.0 mile of the project parcels. These projects were conducted between 1955 and 2023 for residential and commercial development, road improvements, potable water and wastewater pipelines, electrical transmission/distribution lines, cellular communications towers, fiber optic lines, and aqueduct construction. The three parcels have been previously surveyed as the result of four surveys. Three surveys, conducted between 1980 and 2006, were conducted for proposed road improvements along Linda Vista Boulevard and a proposed aqueduct, these surveys only overlapped the southern end of the three parcels. One survey, the Northern Tucson Basin Survey (NTBS), conducted in the early and middle 1980s by the University of Arizona, completely overlapped the subject parcels. The NTBS consisted of an 1,800-km^2 study area, which received varying degrees of survey coverage.

Forty-eight archaeological sites have been identified with 1.0 mile of the subject parcels, the nearest of which is approximately 0.3 mile west of the parcels. Twenty-two of the documented sites are Native American sites consisting of artifact scatters, some with associated rock features and habitations. Twenty-six sites are historic-era Euro-American sites consisting of artifact scatters, homesteads, dirt roads, canals, and a cemetery. El Camino de Mañana Road and State Route 84, in-use historic-era structures, has also been documented as a cultural resource in AZSITE, although the Arizona State Museum (ASM) currently discourages the assignment of archaeological site numbers to in-use historic-era features.

In addition, the National Park Service's National Register of Historic Places (NRHP) online database was searched to identify properties listed in the NRHP that are located within or near the subject parcels. No NRHP-listed properties were identified in or within 1.0 mile. The NRHP-listed property nearest the subject parcels is the Rillito Racetrack–Chute, which is approximately 10 miles southeast of the project parcels.

RECOMMENDATIONS

1. Although the subject parcels were previously surveyed during the NTBS, the NTBS survey was conducted over 35 years ago would not be considered satisfactory (adequate or accurate) when evaluated under SHPO Guidance Point No. 5: SHPO Position on Relaying on Old Archaeological Survey Data (Available at https://azstateparks.com/shpo-guidance-points), primarily because of changes that have since occurred in survey methodology and site definitions. Two of the other three surveys would also not be considered satisfactory because the surveys are over ten years old and only partially overlap with the subject parcels. The fourth survey would be considered satisfactory but only partially overlapped the current project area Therefore, SWCA recommends, that a qualified archaeological contractor be consulted before any ground-disturbances. A list of archaeological contractors is available on the Arizona State Museum (ASM) website at: https://statemuseum.arizona.edu/crm

2. Pursuant to Arizona Revised Statue §41-865, if any human remains of funerary objects are discovered during project work, all work must stop within the area of the remains and Cristin Lucas, ASM repatriation coordinator, will be contacted at 520-626-0320.

3. City, county, or municipal governments may have requirements; therefore, SWCA recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please feel free to contact me at dbarr@swca.com or 520-325-9194.

Sincerely,

David M. R. Barr, M.A, RPA
Project Director (Arizona Antiquities Act Permit No. 2024-052bl)

M. EXISTING INFRASTRUCTURE & PUBLIC UTILITIES

Please see **EXHIBIT II.M:** UTILITIES for a map of sewer infrastructure and water service areas adjacent to the subject property.

1. SEWER

The subject property is near Pima County Regional Wastewater Reclamation Department sewer lines to the west within the Linda Vista Village subdivision, Oasis Hills subdivision, and Marana Center and southwest within the Hartman Vistas subdivision.

2. WATER

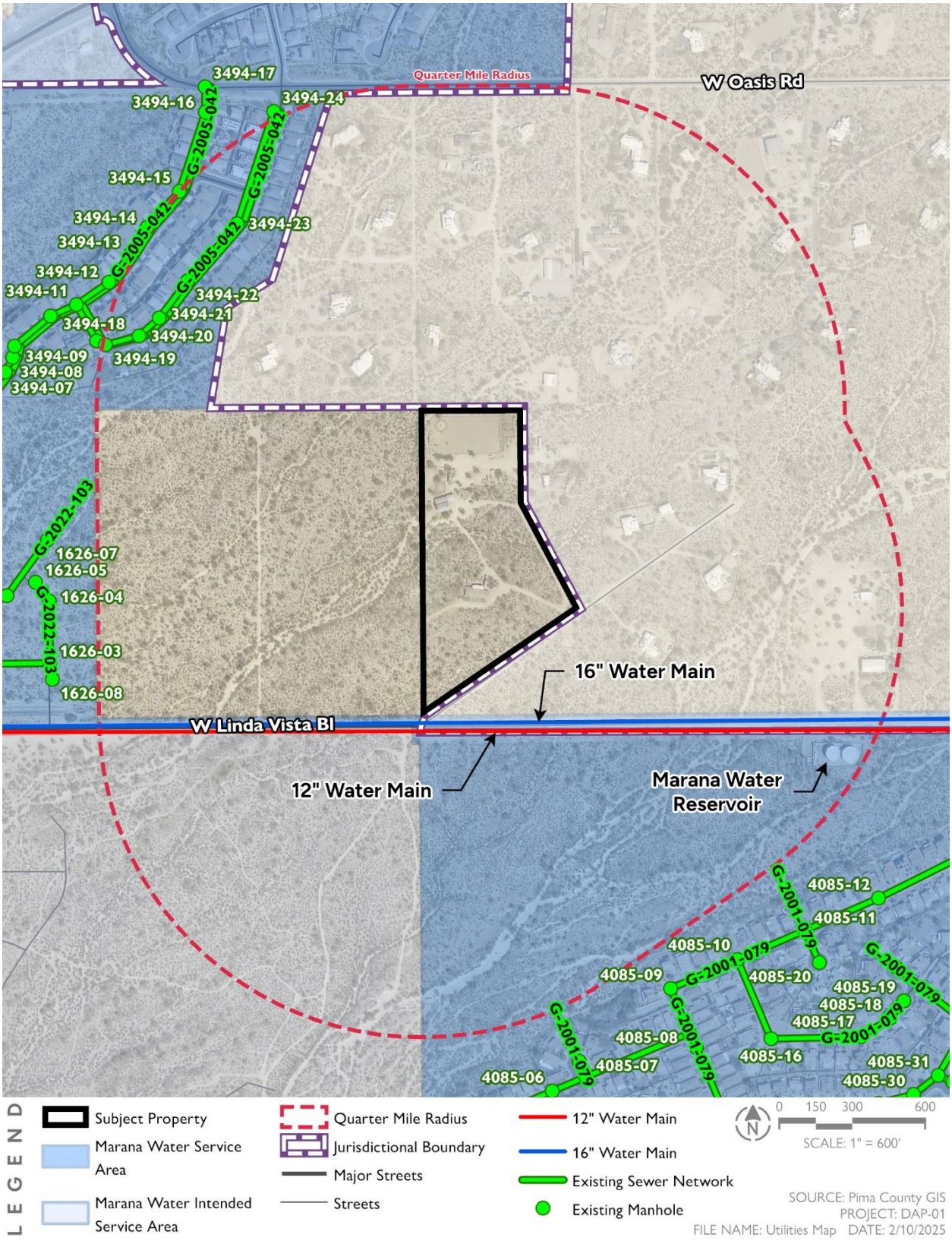
The subject property is not within the service area of any water providers. The nearest water provider is Marana Water, whose service area begins approximately 1,300 feet west of the property and south of Linda Vista Boulevard on the property owned by the Hartman Vista's HOA. The undeveloped property south of the site is within the Marana Water intended service area. Upon annexation, the property is within the Marana Water Intended Service Area. There are 12" and 16" water mains within Linda Vista Boulevard.

3. ELECTRIC

There is an overhead electrical line that runs along the eastbound side of Linda Vista Boulevard.

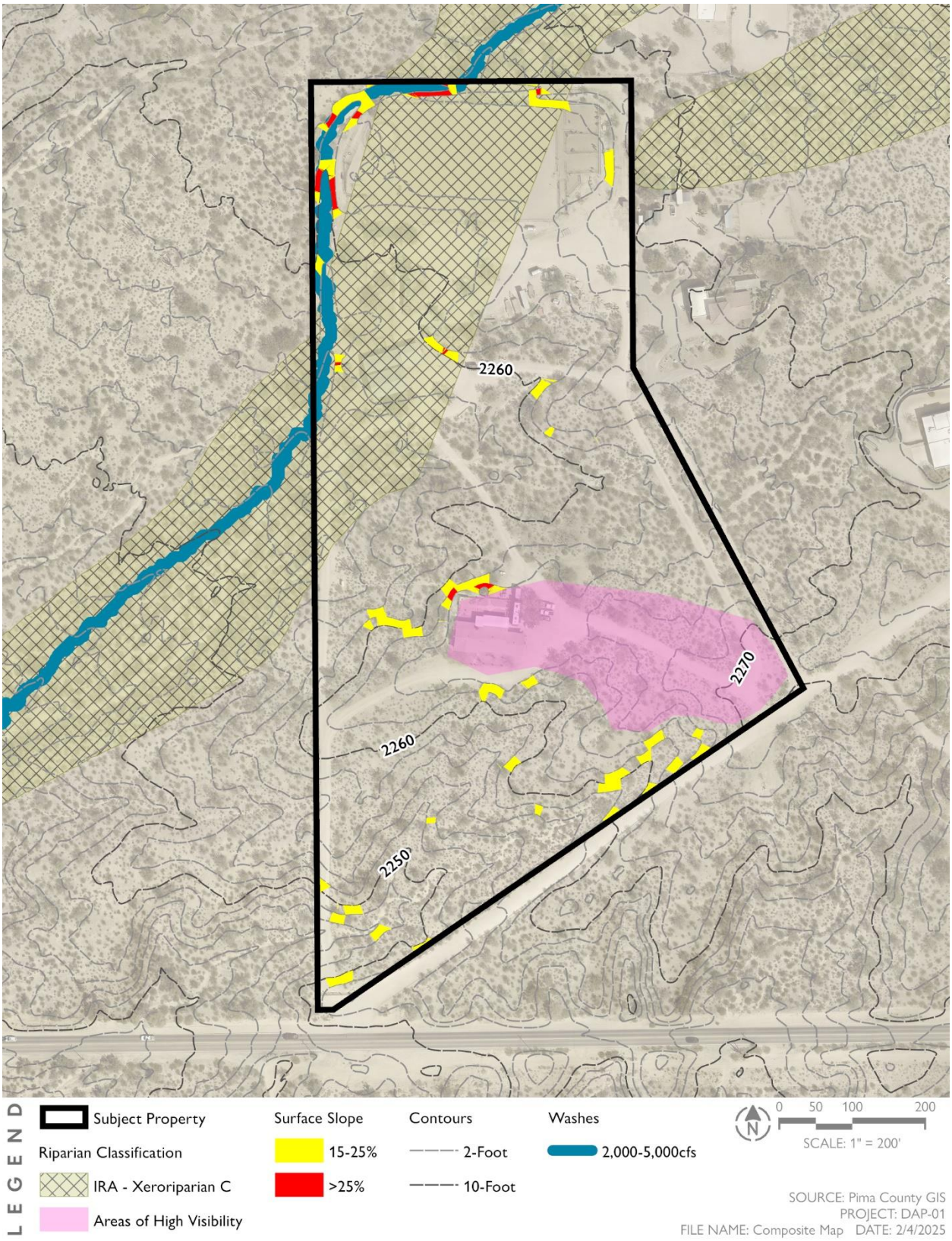
4. SCHOOLS

The subject property is located within the Marana Unified School District (MUSD). There is a single elementary school within one mile of the site and no middle schools or high schools.


Quarter Mile Radius
W Oasis Rd
3494-17
3494-16
3494-24
G-2005-042
3494-15
3494-14
3494-23
3494-13
3494-12
3494-11
3494-22
3494-21
3494-18
3494-20
3494-09
3494-19
3494-08
3494-07
G-2022-103
1626-07
1626-05
1626-04
1626-03
1626-08
16" Water Main
W Linda Vista Bl
12" Water Main
Marana Water Reservoir
4085-12
4085-11
4085-10
G-2001-079
4085-09
4085-20
4085-19
4085-18
4085-17
4085-08
4085-16
4085-07
4085-06
4085-31
4085-30
LEGEND
Subject Property
Marana Water Service Area
Marana Water Intended Service Area
Quarter Mile Radius
Jurisdictional Boundary
Major Streets
Streets
12" Water Main
16" Water Main
Existing Sewer Network
Existing Manhole
N
0 150 300 600
SCALE: 1" = 600'
SOURCE: Pima County GIS
PROJECT: DAP-01
FILE NAME: Utilities Map DATE: 2/10/2025

N. COMPOSITE CONSTRAINTS MAP

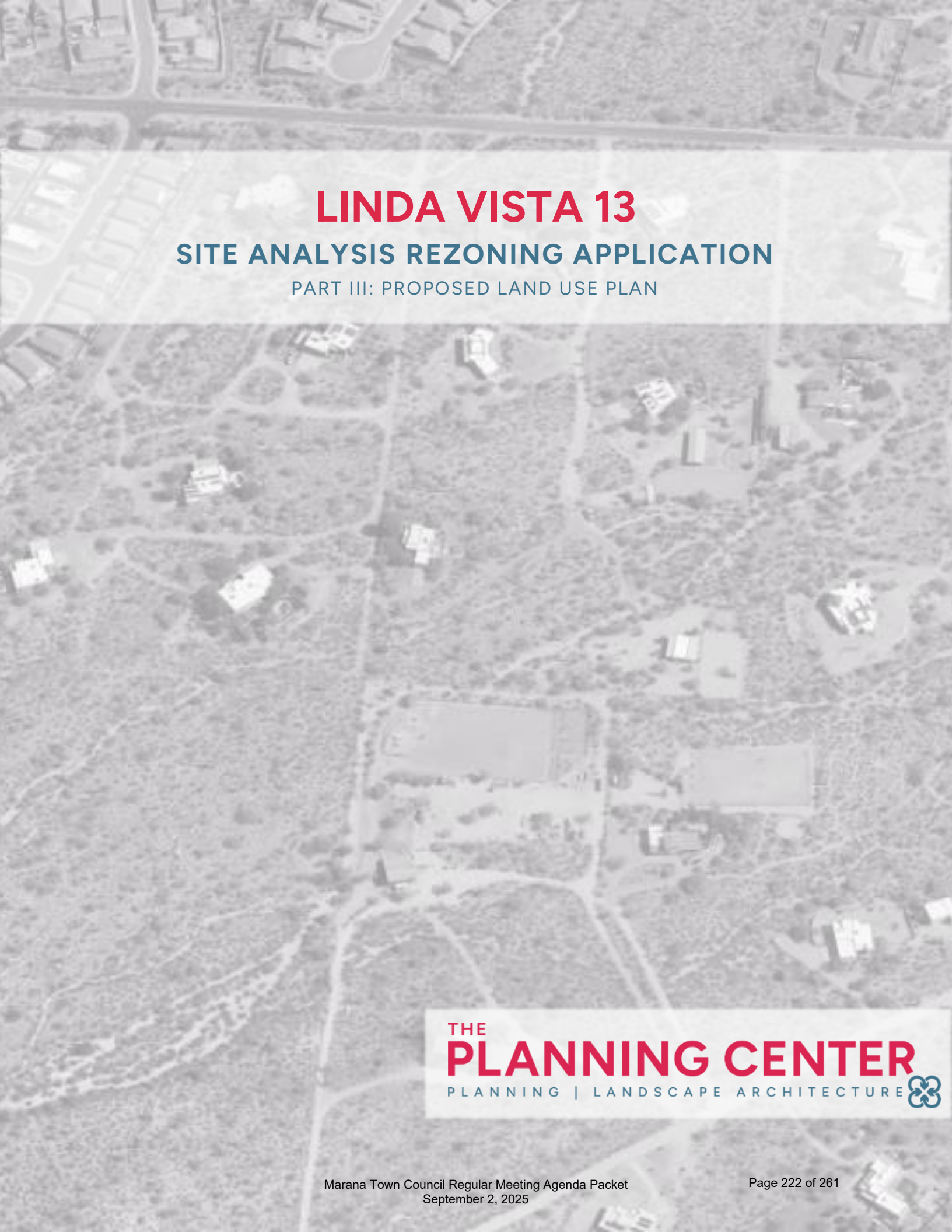
EXHIBIT II.N: COMPOSITE CONSTRAINTS



LINDA VISTA 13

SITE ANALYSIS REZONING APPLICATION

PART III: PROPOSED LAND USE PLAN



THE PLANNING CENTER

PLANNING | LANDSCAPE ARCHITECTURE

III. PROPOSED LAND USE PLAN

A. LAND USE PROPOSAL OVERVIEW

The subject property will be developed into a single-family subdivision, providing new homes for individuals and families in Marana. This development will help meet local housing demand in a desirable area close to the Marana Center, with convenient access to Interstate 10 just 1.5 miles away. The planned community will include lot sizes between 4,000 and 5,000 square feet, yielding a residential density of 5 dwelling units per acre.

The proposed density is slightly greater than some of the surrounding subdivisions, such as Oasis Hills and Hartman Vistas, which have slightly larger lot sizes of around 5,000 to 6,000 square feet. However, trends in new development favor smaller lot sizes. For instance, the ongoing phases of the Linda Vista Village subdivision are a mix of 4,000 and 5,000-square-foot lots. This is notable considering the original subdivision plat for Linda Vista Village in 2021 had average lot sizes of 6,367 square feet, but none were developed before the land was purchased by American Homes 4 Rent in 2022.

The project will preserve natural open space to respect the property's existing wash and create passive recreational open space areas for residents. Additionally, walls/fencing and landscape buffers will be added where the subdivision adjoins ranch-style residential properties to the north and east, enhancing privacy beyond what is currently provided by the earthen berms, sparse vegetation, and wire fencing at the site's perimeter. Adherence to Marana's Residential Design Standards will ensure that no more than half of the dwellings are multi-story. This will help preserve viewsheds for neighboring residential properties. Refer to **EXHIBIT III.D**: CONCEPTUAL LAND USE PLAN.

B. RELATIONSHIP WITH TOWN PLANS

1. MAKE MARANA 2040

Make Marana 2040, The Town of Marana's General Plan, establishes long-term community goals, shaped through a public outreach process and aligned with the Town's housing, infrastructure, recreation, and employment needs.

The following goals and policies of Make Marana support this proposed rezoning.

Goal: BE-11. Land use, transportation, and urban design in Marana are integrated in support of land and resource conservation, multi-modal transportation, active open spaces, and design innovation.

> *Policy: BE 11-2. Support development proposals that provide proximate and integrated residential, commercial, employment, transit, public spaces, and recreational and open spaces uses.*

The proposed project is less than a mile from Marana Center, a growing commercial area that includes clothing and home goods stores, a large warehouse furniture store, an auto dealer, a gas station, and emergency medical services. There are several available commercial pads within this center that could become increasingly attractive to develop with increased housing nearby.

Residents will also benefit from having convenient access to a regional outlet mall and the Marana Center's other offerings.

Marana Center is served by Sun Shuttle route 412, which travels from the Tohono Tadai Transit Center at the Tucson Mall to Marana Center, and Route 413, which travels from the Foothills Mall at Ina/La Cholla to Marana Center. Route 412 also makes a stop at Arthur Pack Regional Park just two and a half miles east of the subject property.

Goal: BE-13. Marana grows through strategic annexations.

> *Policy: BE 13-4. Extend the corporate limits of Marana only after careful consideration of the costs and benefits of the proposed annexation.*
>
> *Policy: BE 13-5. Support annexations and a logical, fiscally responsible and sustainable method of providing infrastructure and services for the area that does not overly burden existing or future residents of the Town.*

The subject property was annexed into Marana, aligning with the Town's planned development for the area. This is affirmed by the inclusion of this property within the boundaries drawn for the Marana Municipal Planning Area before annexation.

The proximity of nearby development ensures infrastructure, such as sewer and water lines, is in the vicinity of the subject property. This means that there will not be a significant extension of this infrastructure through undeveloped areas to service the subject property and the developer will be responsible for improvements along the property's Linda Vista Boulevard frontage.

Goal: BE-27. Marana maintains a diverse housing stock that accommodates the various housing needs of all residents.

The proposed project features single-family detached homes that increase the area's housing stock. It will provide housing that is similar to nearby subdivisions but will meet the high demand from buyers seeking a new home in today's more expensive housing market, which is largely attributable to low supply coupled with higher interest rates.

Goal: PC-24. New residential developments feature accessible park and recreational amenities that are integrated and connected to the Town-wide network.

> *Policy: PC 24-3. Support the development of recreational facilities in existing and new residential developments.*

The proposed project will meet or exceed the recreational requirements of the Town of Marana to ensure that all residents have access to parks and recreation spaces.

Goal: RS-7. New developments are constructed in a manner that minimizes flooding.

Goal: RS-8. Stormwater is efficiently and sustainably managed in a way that reduces flood risks and respects water quality.

Policy: RS 8-2. Preserve and protect primary natural drainage systems.

The proposed project will dedicate land to maintain natural drainage, ensuring proper conveyance across the property. Located in the Tortolita Basin, which the Pima County Regional Flood Control District has designated as a critical basin. This designation requires that flows coming off the property are reduced by 10% as part of development and means additional drainage infrastructure will be needed on the property to slow water flow and retain it where possible, helping to minimize the risk of flooding.

2. Strategic Plan 5

The Town of Marana's Strategic Plan 5 provides a short-term roadmap with specific goals and strategies to be undertaken in the next 2-3 years aimed at advancing the long-term objectives of the Town's long-range planning documents. The proposed project helps further the following goals and strategies of Strategic Plan 5:

Strategy: Develop and implement strategies that strengthen key employment and business centers.

This project will increase the number of rooftops near Marana Center, an emerging commercial hub. Increasing the nearby housing stock supports Marana Center's viability and potential for expanded services, enhancing access to amenities for nearby neighborhoods. Currently, Marana Center offers retail and employment opportunities at an outlet mall, hotel, automotive dealer, and a furniture warehouse store. Marana Center is a growing mixed-use activity center with potential on the remaining lots for continued employment/retail growth.

Goal: Offer a wide variety of recreational programs and amenities for residents of all ages and abilities.

This development will include ample open space with a park to be enjoyed by residents of all ages. It will also be adjacent to a shared-use path or sidewalk, providing connection to other recreational amenities and adding multi-modal transportation options for reaching Marana Center and nearby parks.

3. Parks and Recreation Master Plan 2020-2030

The Town of Marana's Parks and Recreation Master Plan, developed through extensive community input, outlines a vision for Marana parks including their amenities, locations, programming, maintenance, and improvements. The following goals and policies of the Parks and Recreation Master Plan are supported by the proposed development.

DEVELOPED PARK SYSTEM ELEMENT

Goal: Provide developed parks in all districts within the overall Town.

Goal: Provide facilities that will be needed to address the recreational needs of a growing population.

Policy 2: Continue to require developers to construct neighborhood parks that serve individual residential neighborhoods, in accordance with Town codes and standards.

Policy 3: Continue to require homeowner/community associations to operate and maintain neighborhood parks in accordance with Town Codes and standards.

Policy 12: Use drought tolerant and desert adapted plant species to minimize the consumptive use of water for irrigation.

The proposed project will provide a spacious park for its residents to be maintained by a community or homeowner's association. The park will make use of native, drought-tolerant, and desert-adapted plant species and minimize the use of decorative turf, supporting both water conservation and local ecosystems.

C. COMPATIBILITY WITH ADJOINING PROPERTIES

The proposed community is highly compatible with the adjacent vacant property to the west, which is planned to be developed into a single-family subdivision akin to this proposal. The development on the western border will all be single-family with a similar residential density.

To the north, the adjacent property features an equestrian area with corrals and undeveloped land bordering the subject property. There will be ample distance between the new development and the nearest residence to the north, located over 250 feet from the subject property's parcel line. Adequate landscape buffers shall be provided in accordance with the requirements of the Marana Town Code and will ensure screening of the project, creating a continuous vegetative buffer where there are currently gaps in existing vegetation along the property line and on both properties.

To the east, similar ranch-style residential properties with equestrian infrastructure exist, including one home positioned close to the subject property's eastern boundary. Currently, limited landscaping exists between the two parcels. Landscape buffers will enhance privacy for the neighboring home and create an attractive frontage along Linda Vista Place. Additionally, future homebuilders will make efforts to work with adjacent property owners to place two-story homes in acceptable locations that help maintain reasonable view corridors.

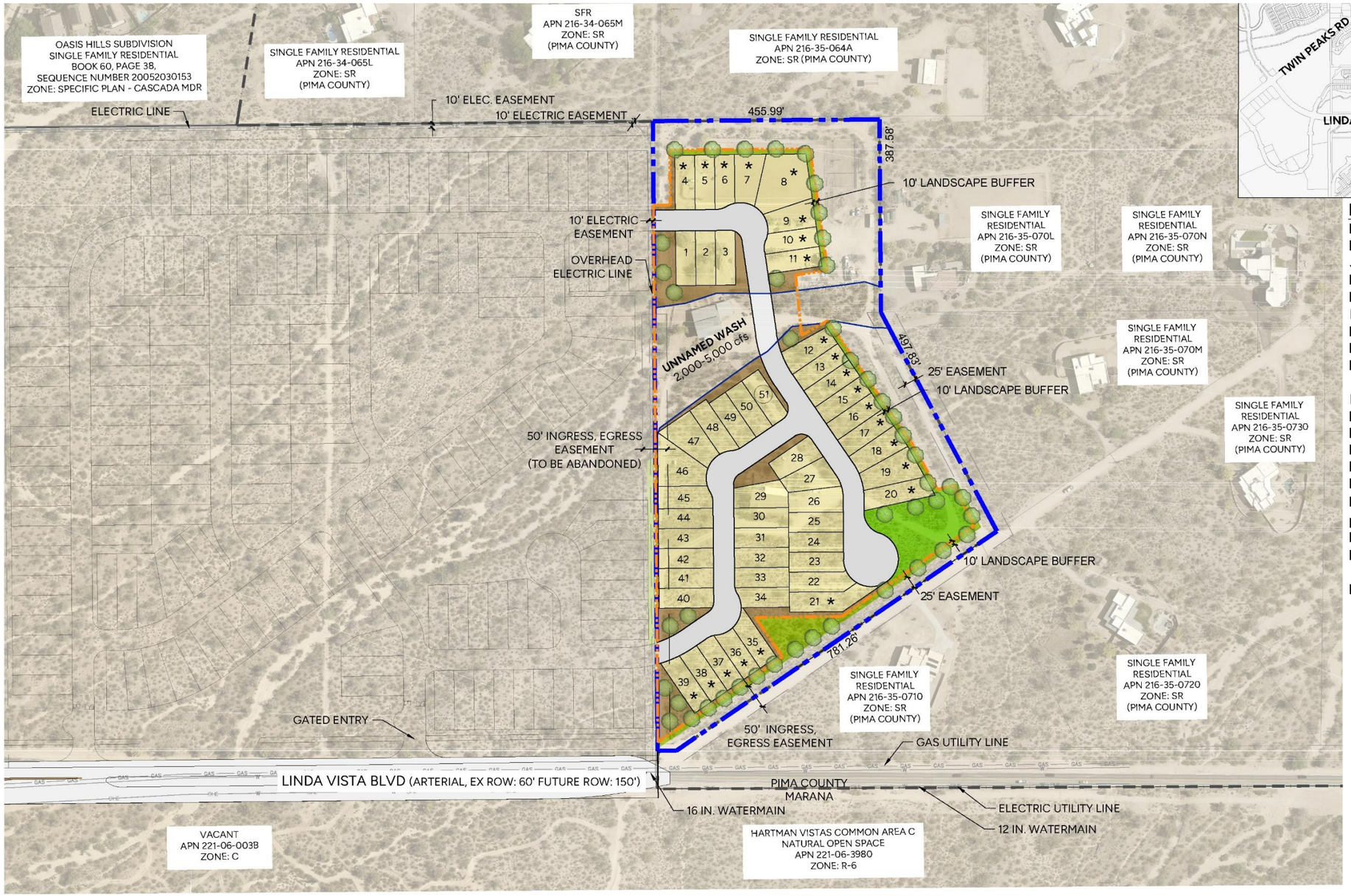
D. CONCEPTUAL LAND USE PLAN

The proposed project will leave ample open space to respect the natural flow of the unnamed wash and will consist of one- and two-story single-family homes, with a maximum building height of 30 feet. Lot sizes may vary slightly, but typical lot sizes will be 4,400 and 4,800 square feet. The property will have lots sized at 40 feet by 110 feet, with some larger lots where the road bends or ends in a cul-de-sac. The lot dimensions are comparable to those in neighboring subdivisions like Oasis Hills II and Linda Vista Village, which have minimum allowable lot sizes of 3,500 square feet. The subdivision will also include over half an acre of park space for residents to enjoy.

The project will have ingress and egress through two access points located on the adjacent property to the west. These access points will allow someone to enter this community from the north or south along the western boundary on streets crossing the property's boundary.

The street entering the western boundary on the north end of the property will travel approximately 130 feet eastward until making a turn south and crossing the wash. After crossing the wash, the road splits with the western fork traveling slightly southwestward before turning south and making one more southwestward turn and connecting to the roadway on the adjacent property. The eastern fork would travel parallel to the property boundary before terminating in a cul-de-sac.

EXHIBIT III.D: CONCEPTUAL LAND USE PLAN



NOTES

Property Boundary: 13.35 AC
Parcels: 216-35-0690
Jurisdiction: Marana
Existing General Plan
Designation: Low Density Residential
Existing Zoning: R-144
Existing Use: Single-Family Residential
Proposed General Plan
Designation: Traditional Neighborhood

Proposed Zoning: R-4
Rezoning Area: 10.11 AC
Proposed Lots: 51
Proposed Density: 5 RAC
Lot Size: 40 FT x 110 FT
Building Height: 30 FT
Recreation Area Required: 0.47 AC (400 SF per Lot)
Recreation Area Provided: 0.47 AC
Natural Open Space (Wash): 1.09 AC

Right of Way Dedication: 0.05 AC

LEGEND

- Property Boundary
- Rezoning Boundary
- Recreation Area
- Lot - 40'x110'
- Landscape Buffer
- Jurisdictional Boundary
- * Height Limited to 1 Story

LINDA VISTA 13

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

0' 100' 200'
SCALE: 1"=200'
NORTH

PROJECT:DAP-01 DATE: 08/12/2025
FILE NAMEDAP-01 SITE PLAN_081225.DWG

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E. POST-DEVELOPMENT TOPOGRAPHY

There are several areas on the site that have been previously graded for the development of the existing home, riding area, and stables. Natural topographic conditions are to be maintained at the upstream and downstream limits of each project; therefore no impacts to the adjacent properties. Topographic modifications (grading) will be accomplished onsite to accommodate the development and associated building pads, roads, and utilities. Some natural rise and fall will be maintained, but the site will be a more uniform elevation post-development. **EXHIBIT III.E:** AREA OF DEVELOPMENT provides the perimeter of the areas that will be disturbed for the post-development average cross-slope calculation.

$$ACS = \frac{I \times L \times 0.0023}{A}$$

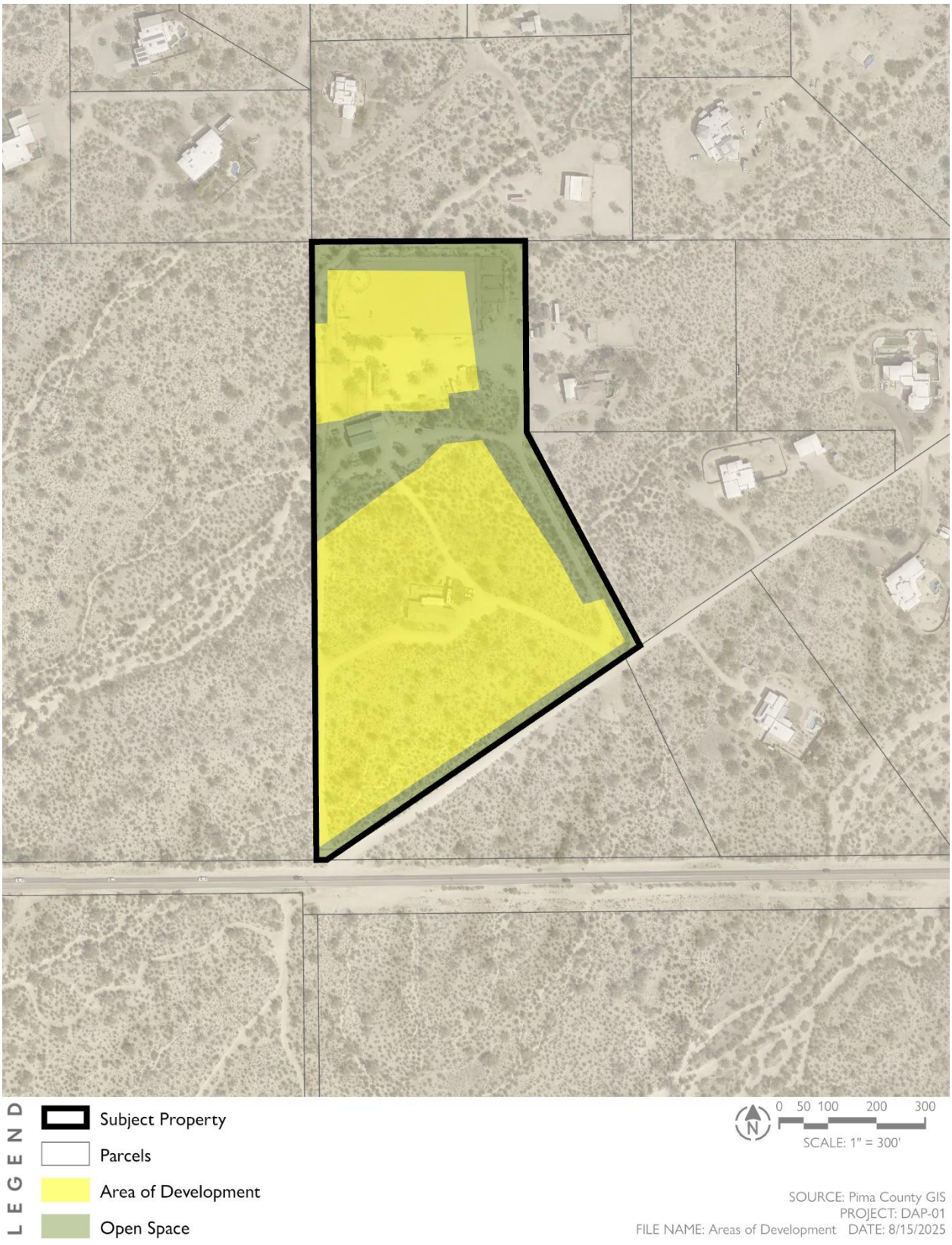
Interval (I) = 1'

Total length of contours in feet (L) = 13,030'

Area in acres (A) = 9.6 AC

$$ACS = \frac{1' \times 13{,}030' \times 0.0023}{9.6\ AC}$$

Average Cross Slope (ACS) = 6.24%


LEGEND
Subject Property
Parcels
Area of Development
Open Space
N
0 50 100 200 300
SCALE: 1" = 300'
SOURCE: Pima County GIS
PROJECT: DAP-01
FILE NAME: Areas of Development DATE: 8/15/2025

F. POST-DEVELOPMENT HYDROLOGY

Per the Town of Marana regulations and policies, the property is located in a designated critical basin and will require a peak discharge reduction of 10% for the future 2-, 10-, and 100-year storm events. Stormwater detention and retention (first flush) will be provided within a detention/retention basin(s) within the planned residential development.

The initial HEC-RAS model was modified to analyze potential encroachment opportunities within the existing floodplain limits. The existing onsite drainage pattern will not be significantly altered, with the natural wash/flow corridor remaining as per existing conditions. Bank stabilization/slope protection will be incorporated into the drainage design adjacent to developed areas. Natural floodplain(s) are to be maintained at the upstream and downstream limits of each project; therefore, no impacts. The smaller washes are being designed to collect, convey and release downstream flows in a manner consistent with existing conditions (discharge into natural conditions and/or into drainage improvements by others (private and/or public).

A Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) will be required to be submitted and approved by the Town of Marana and FEMA. The CLOMR/LOMR will be based on the encroachment analysis of the onsite wash, as well as the proposed overall development.

1. Floodplain and Erosion Hazard Management

As indicated by the Development Engineering Division's floodplain review, the following Floodplain and Erosion Hazard Management codes apply as the project proceeds.

a. *All preliminary subdivision plats and development plans shall delineate the FEMA SFHA, floodway if applicable, locally regulated floodplain, erosion hazard setback areas, and Base Flood elevations. The pre- and post-development conditions shall be shown.*

b. *All final subdivision plats shall provide the elevation of each proposed structure and pad affected by or adjacent to flood hazards. If the site is filled above the base flood, the final lowest floor and pad elevation shall be certified by an Arizona registered professional civil engineer or surveyor and provided to the Floodplain Administrator. All final subdivision plats shall delineate the FEMA SFHA, floodway if applicable, locally regulated floodplain and erosion hazard setbacks in a surveyable manner and sealed by an Arizona registered land surveyor.*

c. *All improvement plans relating to grading, paving, sewer or drainage shall delineate the FEMA SFHA, locally regulated floodplain, erosion hazard setback areas and base flood elevations. The pre- and post-development conditions are to be shown.*

d. *All subdivision and commercial development proposals shall be consistent with the need to minimize flood damage.*

e. *All subdivision and commercial development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.*

f. All subdivisions and commercial developments shall provide adequate drainage to reduce exposure to flood hazards.

g. All subdivisions with a minimum lot size of 16,000 square feet or less shall be platted such that FEMA SFHA, locally regulated floodplains, and erosion hazard setback areas are not located on individual lots. Such areas shall be contained within common areas.

h. All subdivisions with a minimum lot size greater than 16,000 square feet shall show buildable pad areas for each lot in which a FEMA SFHA, locally regulated floodplain or erosion hazard setback appears on individual lots. Pad elevations, encroachments, and/or erosion hazard setback protective measures shall be designed by an Arizona registered professional civil engineer as part of the project.

i. When a modification or removal of a FEMA SFHA is sought for a development, the following requirements apply:

j. A hydraulic analysis and engineering plans for the modifications must be accepted by the floodplain administrator. New delineations of the floodplain conditions shall be prepared in conformance with the requirements of FEMA for LOMRs, the state director of water resources, and the town.

k. A CLOMR must be submitted to and accepted by FEMA prior to the recording of a final plat for subdivisions.

l. A CLOMR must be submitted to and accepted by FEMA prior to construction of physical improvements.

m. A CLOMR must be submitted to and accepted by FEMA prior to issuance of building permits for subdivision lots. Certificates of occupancy shall not be issued on subdivision lots to be affected by a LOMR until the LOMR has become effective.

n. A CLOMR must be submitted to and accepted by FEMA prior to issuance of building permits for commercial/industrial buildings. Certificates of occupancy shall not be issued for commercial/industrial buildings to be affected by a LOMR until the LOMR has become effective.

o. Any flood control infrastructure necessary to achieve a LOMR must also have a flood control and maintenance easement dedicated to the Town that allows for inspection of said infrastructure and at the Town's sole discretion the right to repair the infrastructure. The development shall be responsible for maintenance of the infrastructure. Failure to maintain flood control infrastructure on the part of the development shall be a violation of this code.

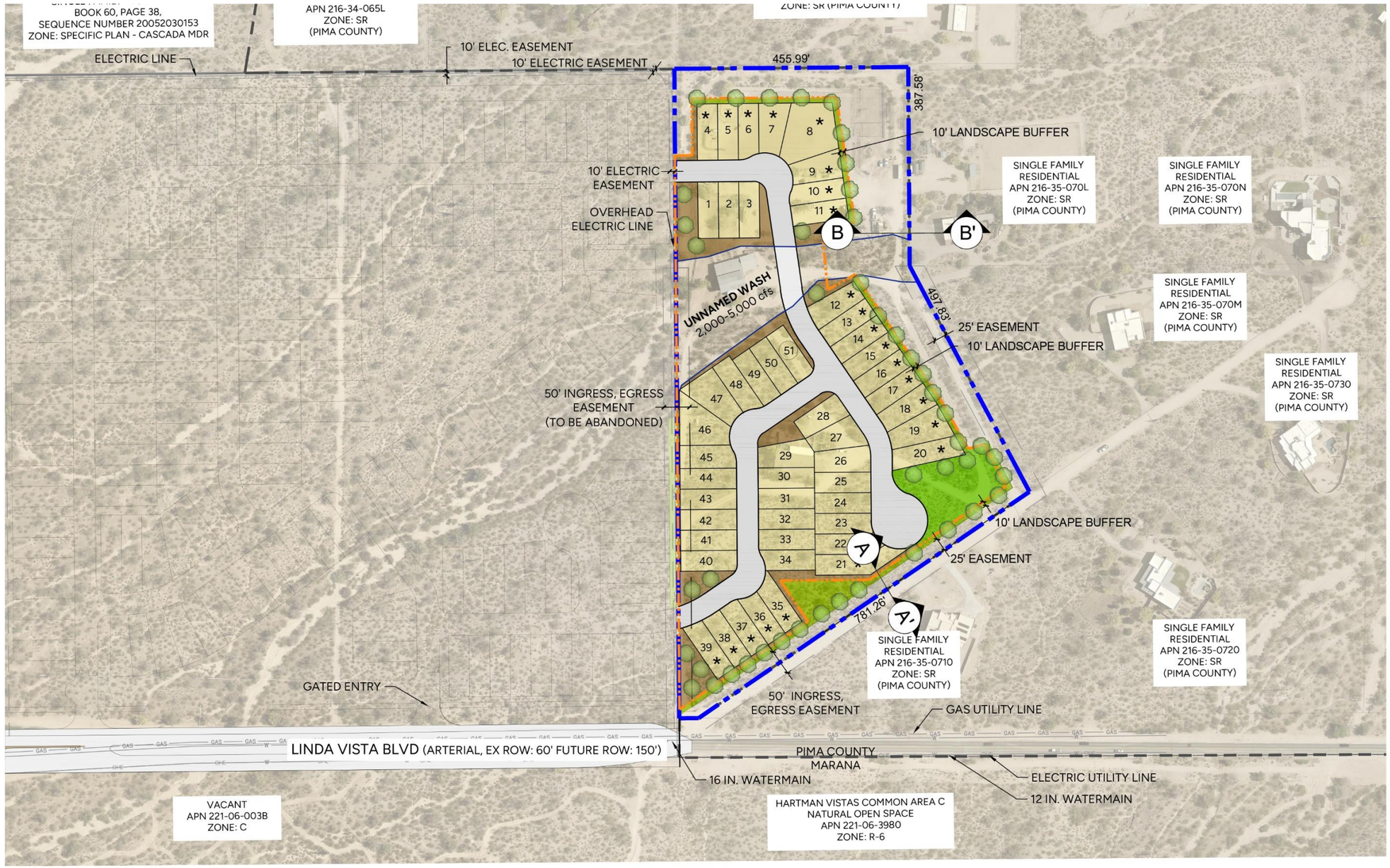
p. All subdivisions and commercial/industrial developments shall provide all weather access in accordance with subsection 17-15-10 M.

q. 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.

G. VEGETATION

Over one acre of partially developed land along the wash will be set aside as vegetative open space. Landscape buffers designed to meet the requirements of *Chapter 17-11* of the Marana Town Code will be constructed at the time of development. These buffers will be designed with a minimum width of 10 feet adjacent to the backyard walls of homes along the north, east, and southeast boundaries of the property, and must include trees, shrubs, and groundcovers selected from the Town's official regulatory list. Trees will be a minimum of 15 gallons, and shrubs a minimum of one gallon at the time of planting. A designated recreation area totaling more than half an acre will also include landscaping. A typical illustration of the interface of proposed and existing vegetation and surrounding properties is depicted in **EXHIBIT III.G.1:** BUFFERYARD CROSS-SECTIONS (TYP.) and **EXHIBIT III.G.2:** BUFFERYARD CROSS-SECTION LOCATIONS (TYP.).



LINDA VISTA 13

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

0' 100' 200'

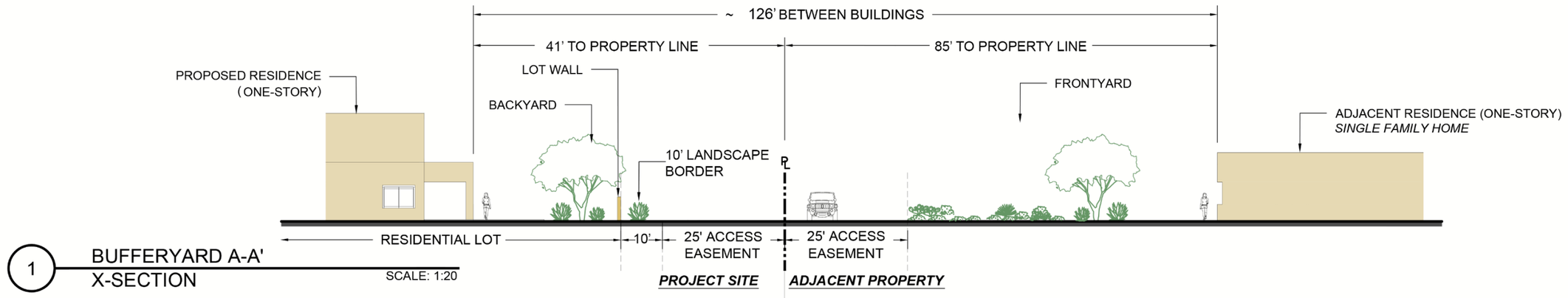
SCALE: 1"-200'

NORTH

PROJECT:DAP-01 DATE: 08/12/2025

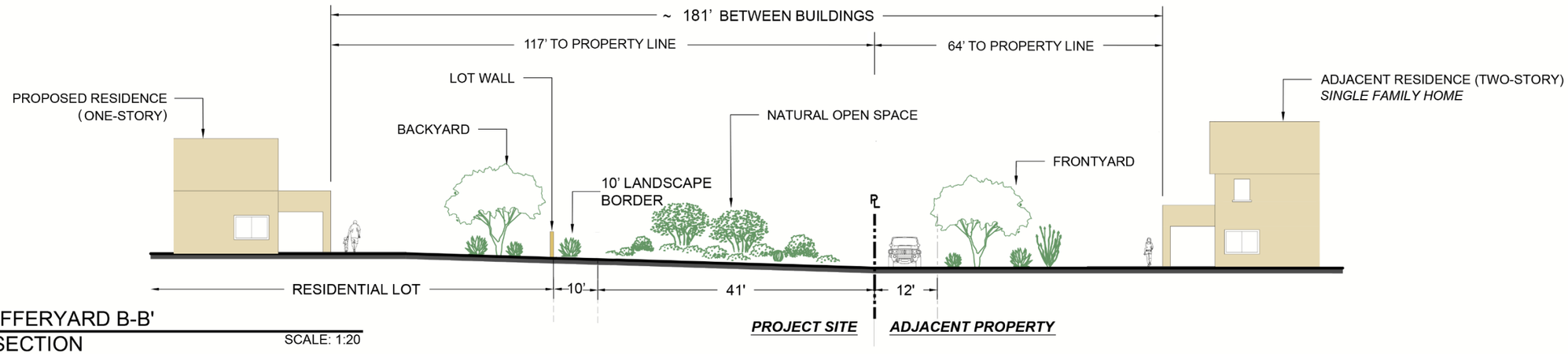
FILE NAMEDAP-01 SITE PLAN_081225.DWG

THE PLANNING CENTER
PLANNING | LANDSCAPE ARCHITECTURE



1 BUFFERYARD A-A' X-SECTION

SCALE: 1:20



2 BUFFERYARD B-B' X-SECTION

SCALE: 1:20

LINDA VISTA 13

0' 100' 200' NORTH

SCALE: 1"-200'

PROJECT: DAP-01 DATE: 02/11/2025

FILE: DAP-01 BUTTER X-SECTIONS 2.DWG

THE PLANNING CENTER
PLANNING | LANDSCAPE ARCHITECTURE

H. WILDLIFE

The preservation of the wash and its riparian environment will support local wildlife by providing a wildlife corridor through the site, allowing continued movement.

I. VIEWSHEDS

The proposed single-family subdivision will include one- and two-story homes with a maximum building height of 30 feet. These homes will be of a similar style and size as surrounding single-family homes in the Oasis Hills subdivision to the northwest, the Hartman Vistas subdivision to the southeast, and the Linda Vista Village subdivision to the west. Because of the existing surrounding development, both adjacent to the site and further to the east, south, and west, there will be a minimal impact on viewsheds that are already impacted by existing development.

J. POST-DEVELOPMENT TRAFFIC

Based on the findings of the Traffic Impact Analysis, the Linda Vista 13 project could be expected to generate 44 AM peak hour trips, 58 PM peak hour trips, and 592 weekday trips. As previously discussed, this analysis was performed on a version of the site plan that contemplated 56 homes. Since that time, the plan has been reduced to 51 homes. Furthermore, it was determined that the four-lane segment of Linda Vista Boulevard will provide adequate capacity and that eastbound left turn lanes are warranted at each of the project driveways for both Linda Vista 13 and Linda Vista 39, but westbound right turn lanes are not warranted. All intersections will operate at LOS D or better during the peak hours through the year 2032 except for the Linda Vista Boulevard/Marana Center Boulevard and Linda Vista Boulevard/Hartman Lane intersection, which will experience a failing level of service even without this proposal. The developer will work with Pima County and the Town of Marana to taper down to a two-lane roadway east of the project site within unincorporated Pima County. Please see the Traffic Impact Analysis (TIA) submitted under separate cover with this rezoning application.

K. UTILITIES

1. WATER

Water will be provided by Marana Water, which has a 100-year assured water supply. Marana Water will require the expansion of its existing water service area to cover the property and has issued a water availability letter stating that it will provide water service upon annexation into the Town. Generally, the project will connect to and extend the water main within Linda Vista Boulevard through the project site to serve all necessary properties. Please see **EXHIBIT III.K.1:** MARANA WATER WILL SERVE LETTER.

2. SEWER

The Pima County Regional Wastewater Reclamation Department (PCRWRD) provided a letter indicating that capacity is currently available in the sewer network for the proposed residential

subdivision project. The suggested manhole for connection is about 3,000 feet from the western edge of the property. Please see **EXHIBIT III.K.2:** PIMA COUNTY WASTEWATER WILL SERVE LETTER.

3. Natural Gas

The property lies within the service area of Southwest Gas Corporation, and Southwest Gas has indicated there is an existing 4-inch plastic pipeline within the Linda Vista Boulevard ROW. If gas is incorporated into the development, the optimal connection point will be determined at the time of development/platting process.

4. Electricity

The subject property is located within the N1 district of Tucson Electric Power Distribution Services. There is an existing overhead powerline along the western border of the subject property. Undergrounding of existing overhead powerlines impacting the property will be required at the time of development.

From: Francis Hemmah
To: Drew Szentesy
Cc: Water Availability
Subject: Water Availability Request: 216-35-0690
Date: Monday, October 28, 2024 3:27:05 PM
Attachments: 216-35-0690.pdf

Andrew,

Parcels Linda Vista 13 (216-35-0690)

- Is NOT within the Town of Marana Boundary
- Is NOT within Marana Water's Intended Service Area
- Is NOT within Marana Water's Sewer Designated Management Area. Please contact Pima County RWRD.
- Will be a part of the **Twin Peaks Service Area.**

It is noted that this parcel is associated with the Linda Vista 13 including annexation. If the planned annexation is completed, Marana Water will accept the area into its existing Hartman Vistas water service area. Hydraulic modeling will be required at the time of engineering for the development to ensure proper connections to meet domestic, irrigation, and fire flows requirements for the development. Please reference additional information below for the Town's current infrastructure connection fees.

Connection to Marana Water's infrastructure will require the applicant to pay impact fees in accordance with A.R.S. 9-463.05 prior to meter installation. These fees depend on the size of the meter connection. Your parcel may have additional fees associated with benefiting from a protected facility. Please see the table below for the costs of a standard 5/8" meter in your parcel's benefit area. For larger meters, please see https://www.maranaaz.gov/water-impact-fees

MARANA WATER-Water Impact Fees — Town of Marana

/

www.maranaaz.gov

Impact Fees (5/8" Water Meter)	
• Wastewater Impact Fee	N/A
• Infrastructure Impact Fee	$2,967
• Protected Facility Fee	N/A
• Meter Installation Fee	$360.00
• Renewable Resource Fee	$5,358.00

The map attached shows the Marana Water's current understanding of the approximate locations of the existing infrastructure near your parcel. The information on this map is from a digital database accessed using the Town's Geographic Information System. The maps and data are dynamic and in a constant state of maintenance, correction and revision. The map attached does not represent a survey. Plans and maps are produced for posting on the web and are not necessarily the most complete. The Town cannot guarantee the accuracy of the information contained on this map. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

Please be advised that an availability letter does not serve as a reservation of capacity. Service connections are

available on a first-come, first-serve impartial and non-discriminatory basis. Although water service capacity for the proposed project may be sufficient as of the date of this email, Marana Water's service capacity may become inadequate to service a project if it is not timely connected. We reserve all rights to exercise discretion before allowing the extension or increase of the water and/or wastewater system.

Regards,

Francis Hemmah, PE
Civil Engineer | Water Department
Town of Marana
11555 W. Civic Center Dr.
Marana, AZ 85653
Office: (520) 382-2507
Cell: (520) 389-3621
maranaaz.gov

PIMA COUNTY
WASTEWATER RECLAMATION
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

October 21, 2024

Garrett Aldrete
The Planning Center
2 E Congress Street, Suite 600
Tucson, AZ 85701

Sewerage Capacity Investigation No. P24WC00295 Type I

RE: **Linda Vista 13, Parcel 216350690**
Estimated Flow 12,096 gpd (ADWF).

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the Continental Ranch Interceptor.

Capacity is currently available for a project this size in the public sewer G-2003-054, downstream from manhole 3495-23.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6337.

Reviewed by: Belen Soriano Martinez, Administrative Specialist II

L. PUBLIC SERVICE IMPACTS

1. POLICE

The project will utilize the Town of Marana's police services. The nearest police station is the Town of Marana's Police Headquarters located approximately 8.5 miles from the property. This single-family subdivision of 51 units is expected to have minimal impact on police services.

2. FIRE

The proposed subdivision will be a part of the Golden Ranch Fire Taxation District. The nearest fire station is Northwest Fire District Station 338 located at 8475 North Star Grass Drive, approximately 1.9 miles southeast of the site. The nearest fire station in this district is Station 379 located at 9310 North Shannon Drive, approximately 3.5 miles southeast of the site.

3. SOLID WASTE

Individual bins will be supplied to each home from a private waste collection service. This private service will be responsible for solid waste disposal.

4. SCHOOLS

The property is within the Marana Unified School District (MUSD), which uses the following metrics for estimating student enrollment projections.

- *Elementary School: 0.25 students per home*
- *Junior High and High School: 0.10 students per home*

Based on the proposed 51 units, this subdivision will increase enrollment by 13 elementary school students and 6 junior high and high school students. This will lead to an estimated total increase in enrollment of 19 students for MUSD schools. Since the time of requesting capacity information from MUSD, the plan has been reduced by five units, and the previous discussion reflects that decrease.

The property is located within two to four miles from all primary public schools, including Degrazia Elementary, Tortolita Middle School, and Mountain View High School. Degrazia Elementary School is located approximately one mile southeast of the site at 5051 West Overton Road. Tortolita Middle School is located approximately 2.3 miles southeast of the site at 4101 West Hardy Road and Mountain View High School is located approximately 2.3 miles east of the site at 3901 West Linda Vista Boulevard. Given that Degrazia Elementary School and Tortolita Middle School are accepting open enrollment from outside the school district and have capacities in the hundreds for this program, the capacity increase of this subdivision can be accommodated.

EXHIBIT III.L.4: MUSD SCHOOL CAPACITY LETTER confirms that there is available capacity in the schools serving the site.

5. PARKS

The property is near Town of Marana and Pima County parks. The closest Town of Marana park is the Continental Ranch Community Park, located approximately 1.75 miles southwest of the site at 8900 North Coachline Boulevard. This park includes little league fields, multi-use fields, basketball and tennis courts, a skate park, a playground area, ramadas, and restrooms. Pima County's Arthur Pack Regional Park is 1.7 miles east of the property and includes soccer fields, baseball fields, a basketball court, and playground equipment.

The nearest Town of Marana District Park is the Crossroads at Silverbell District Park approximately 2.5 miles south of the site. In addition to the amenities provided at the Continental Ranch Community Park, the Crossroads at Silverbell District Park includes a splash pad, volleyball courts, and a dog park. As shown on **EXHIBIT II.K:** RECREATION & TRAILS, Cascada II District Park is a park planned by the Town of Marana just north of the Twin Peaks Road/Interstate 10 interchange on parcel 216-19-5530. Additionally, the Santa Cruz River Park provides access to The Loop just 1.8 miles southwest of the site.

GOVERNING BOARD
Maribel Lopez, Ed.D., President
Kathryn Mikronis, Vice President
Tom Carlson, Member
Hunter Holt, Member
David Willard, Member

MARANA
UNIFIED SCHOOL DISTRICT

ADMINISTRATION
Daniel Streeter, Ed.D., Superintendent
Mark Goligoski, Assistant Superintendent
Denise Linsalata, Assistant Superintendent
Kristin Reidy, Assistant Superintendent
Joshua Bayne, Executive Director
Dan Contorno, Chief Financial Officer

October 30, 2024

Dear Mr. Aldrete,

Thank you for informing us of the plan for The Planning Center to construct homes within the Marana Unified School District. Based on the proposal, we understand that the site is planned to develop approximately 56 single-family homes directly northwest of DeGrazia Elementary. Marana Unified School District currently uses a factor of .25 students per home for elementary and .1 students per home for secondary. The maximum conceptual design of 56 homes could generate about 14 elementary and 6 secondary students.

These future potential students can be supported by the following schools with their current enrollment/capacity numbers shown; DeGrazia Elementary School (387/435), Tortolita Middle School (511/515), and Mountain View High School (1836/1857). We have room to increase capacity on all campuses and we are prepared for the impact this proposed development may have on our student population under current conditions. We are also prepared to serve the needs of our growing community by providing opportunities for students at Dove Mountain K8 (1003/1005), Quail Run Elementary (537/688), and the opening of a new K8 in Gladden Farms (TBD/800) in August, 2025.

Thank you for supporting the development of quality homes and businesses in our community. Marana Unified School District knows that one of the keys to the continued success of our wonderful community is the quality of our children's education. This belief is held so strongly that we have multiple developers providing the school district with rooftop impact development fees. The district uses these funds to ensure that necessary infrastructure is in place to support growth and maintain an inspiring education for every child. Voluntary developer participation in this process is an invaluable investment in our community. Please contact the Marana Schools Finance Office at 520-682-4756 to learn more about participation.

If you require more information, please call me at 520-682-4757 or e-mail me at m.j.goligoski@maranausd.com.

Cordially,

Mark Goligoski

Assistant Superintendent of Operations

Inspiring students to learn today and lead tomorrow.

11279 W. Grier Road • Marana, Arizona 85653 • (520) 682-3243 • www.maranausd.org

M. RECREATION & TRAILS

1. Proposed Recreation Areas

There is a planned 0.47-acre recreation area in the southeast corner of the proposed subdivision.

2. Ownership of Recreation/Common Areas

Recreation space and other common area within the proposed subdivision will be owned and managed by a homeowners association that will be established after development.

3. Connectivity to Off-Site Trails

Surrounding development limits connections to trails to the north, east, and west, but a sidewalk or shared-use path will run adjacent to the southern boundary of the site within the Linda Vista Boulevard right-of-way. The proposed subdivision will have access to this sidewalk or shared-use path that will connect users with several other trails shown in **EXHIBIT II.K:** RECREATION & TRAILS.

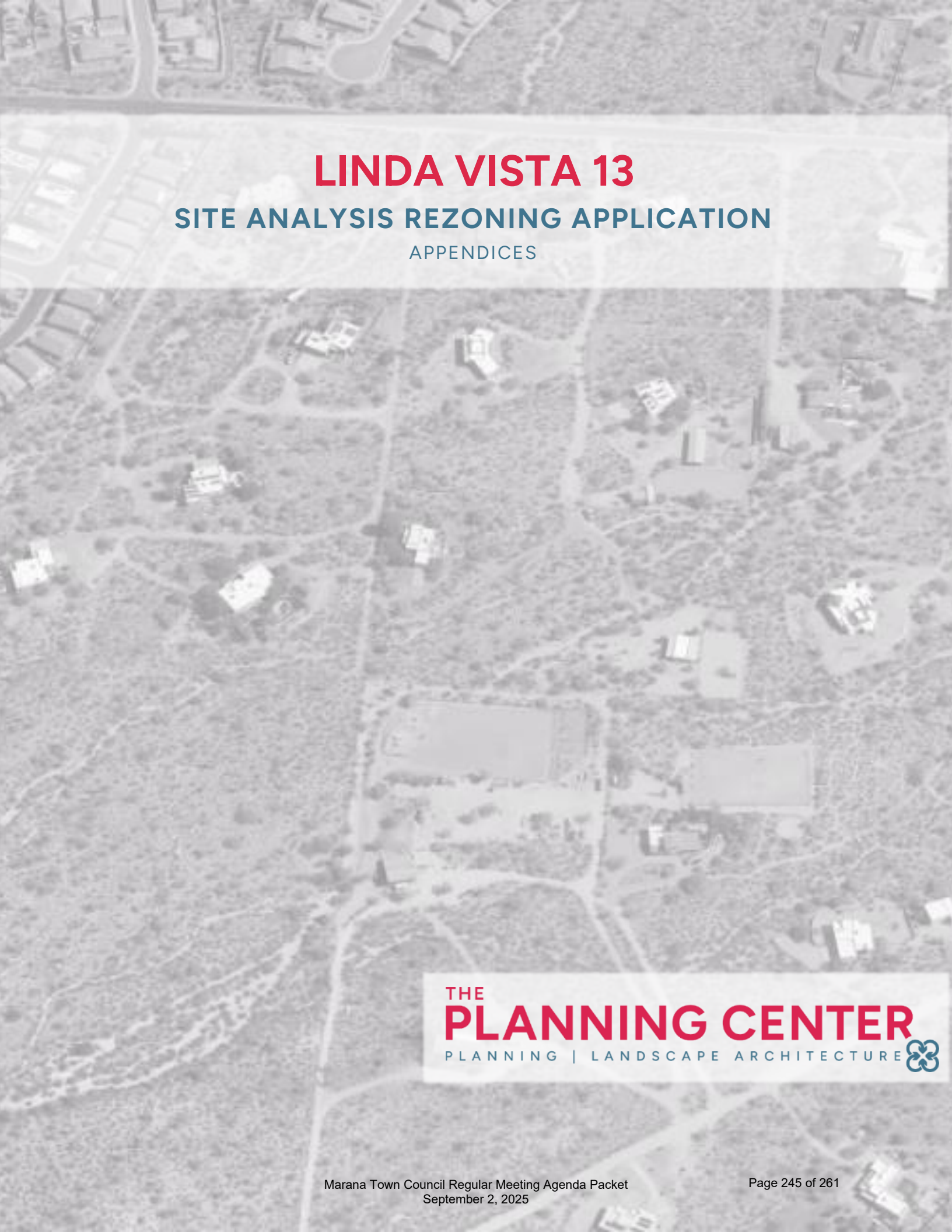
N. CULTUTRAL, ARCHEALOGICAL, AND HISTORIC RESOURCES

Please see **EXHIBIT II.L:** ARIZONA STATE MUSEUM EQUIVALENT LETTER for a discussion of recommendations from a qualified archaeologist.

LINDA VISTA 13

SITE ANALYSIS REZONING APPLICATION

APPENDICES



THE PLANNING CENTER

PLANNING | LANDSCAPE ARCHITECTURE

A. ARIZONA GAME AND FISH DEPARTMENT ENVIRONMENTAL REVIEW TOOL

Arizona Environmental Online Review Tool Report

Arizona Game and Fish Department Mission
To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:
WGM-01

Project Description:
Proposed site of new residential subdivision and apartments.

Project Type:
Development Within Municipalities (Urban Growth), Apartments/Residential subdivision and associated infrastructure, New construction or expansion

Contact Person:
Garrett Aldrete

Organization:
The Planning Center

On Behalf Of:
CONSULTING

Project ID:
HGIS-22519

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. Arizona Wildlife Conservation Strategy (AWCS), specifically Species of Greatest Conservation Need (SGCN), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

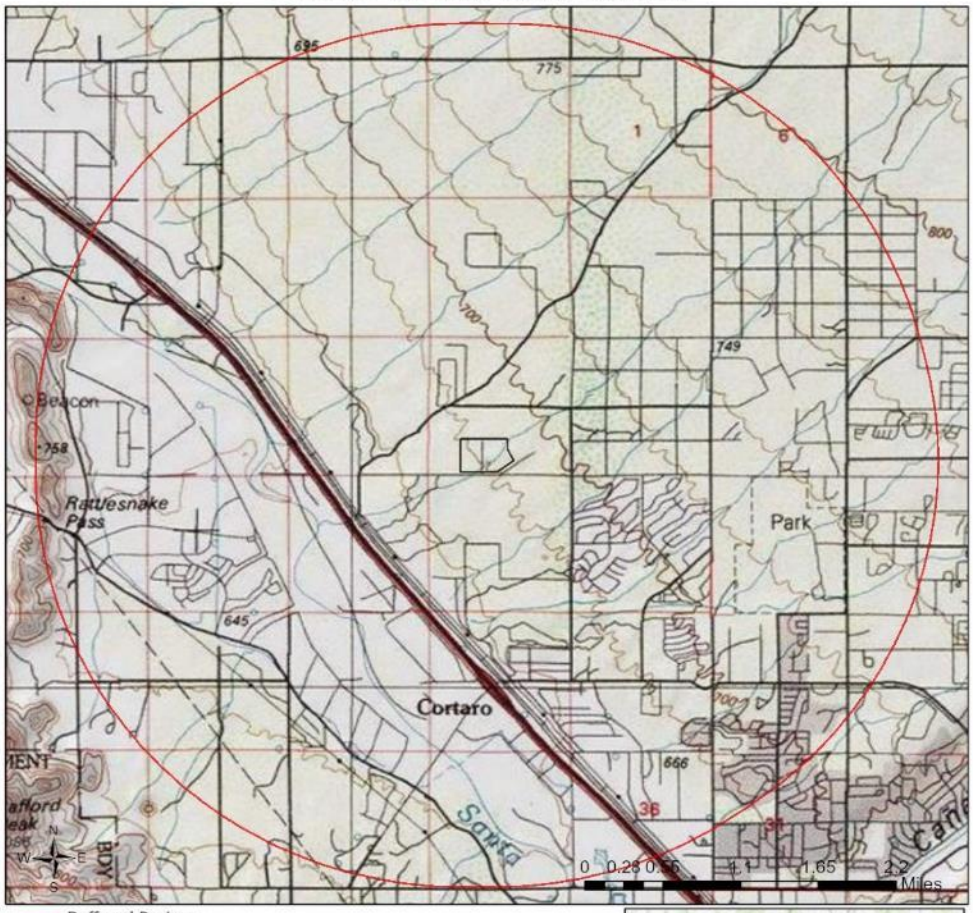
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
   Project Evaluation Program, Habitat Branch
   Arizona Game and Fish Department
   5000 West Carefree Highway
   Phoenix, Arizona 85086-5000
   Phone Number: (623) 236-7600
   Fax Number: (623) 236-7366
   Or
   PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.

WGM-01

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 51.94

Lat/Long (DD): 32.3829 / -111.0903

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T12S, R12E

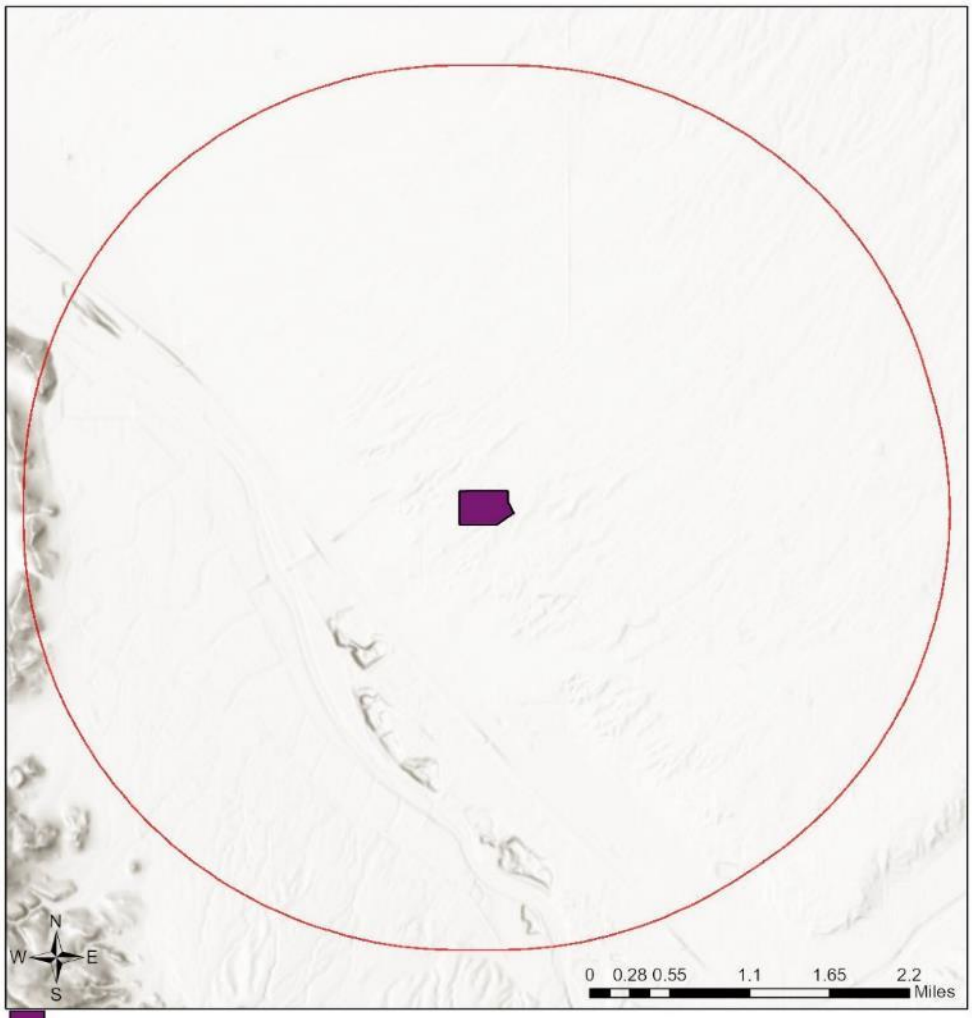
USGS Quad(s): RUELAS CANYON



County of Yavapai, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
Copyright © 2013 National Geographic Society, i-cubed
Esri, USGS

WGM-01

Web Map As Submitted By User



Buffered Project Boundary

Project Boundary

Project Size (acres): 51.94

Lat/Long (DD): 32.3829 / -111.0903

County(s): Pima

AGFD Region(s): Tucson

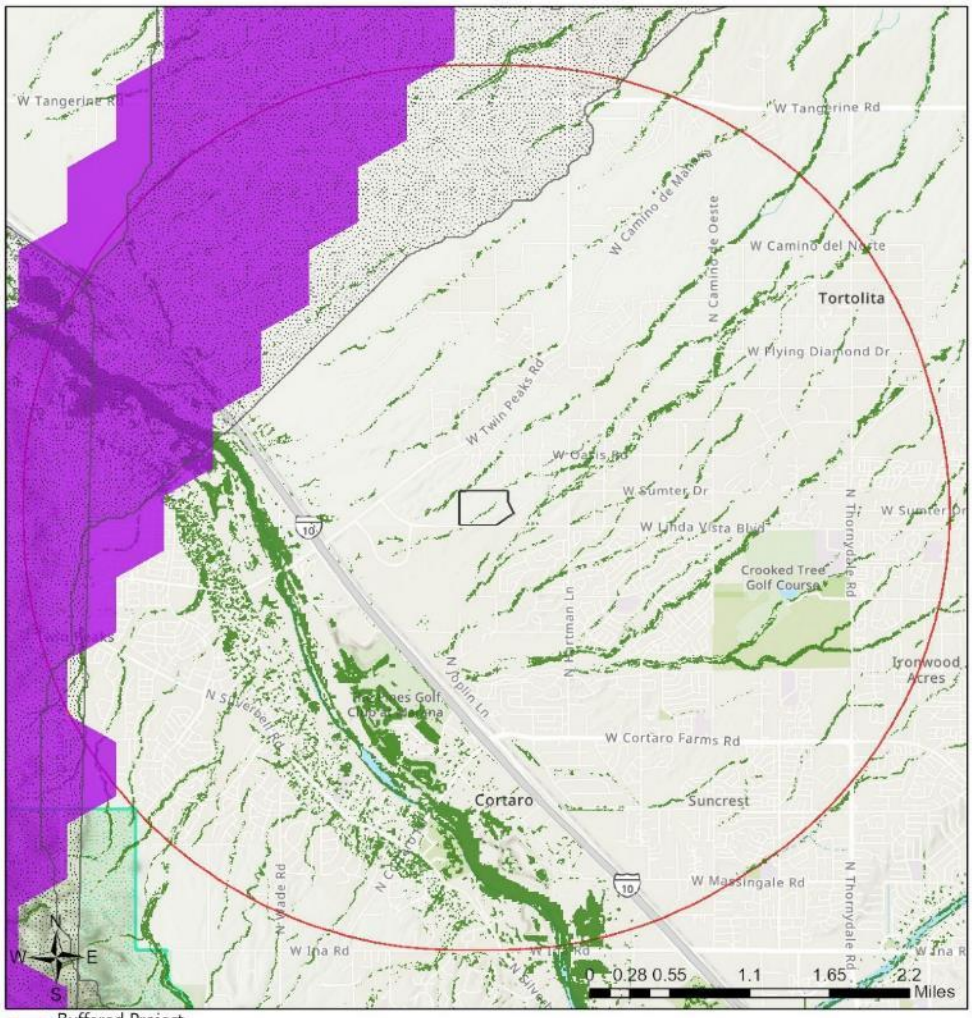
Township/Range(s): T12S, R12E

USGS Quad(s): RUELAS CANYON

Esri, NASA, NGA, USGS, FEMA

WGM-01

Important Areas



- Buffered Project Boundary
- Project Boundary
- Important Bird Areas
- Critical Habitat
- Pinal County Riparian
- Important Connectivity Zones
- Wildlife Connectivity

Project Size (acres): 51.94

Lat/Long (DD): 32.3829 / -111.0903

County(s): Pima

AGFD Region(s): Tucson

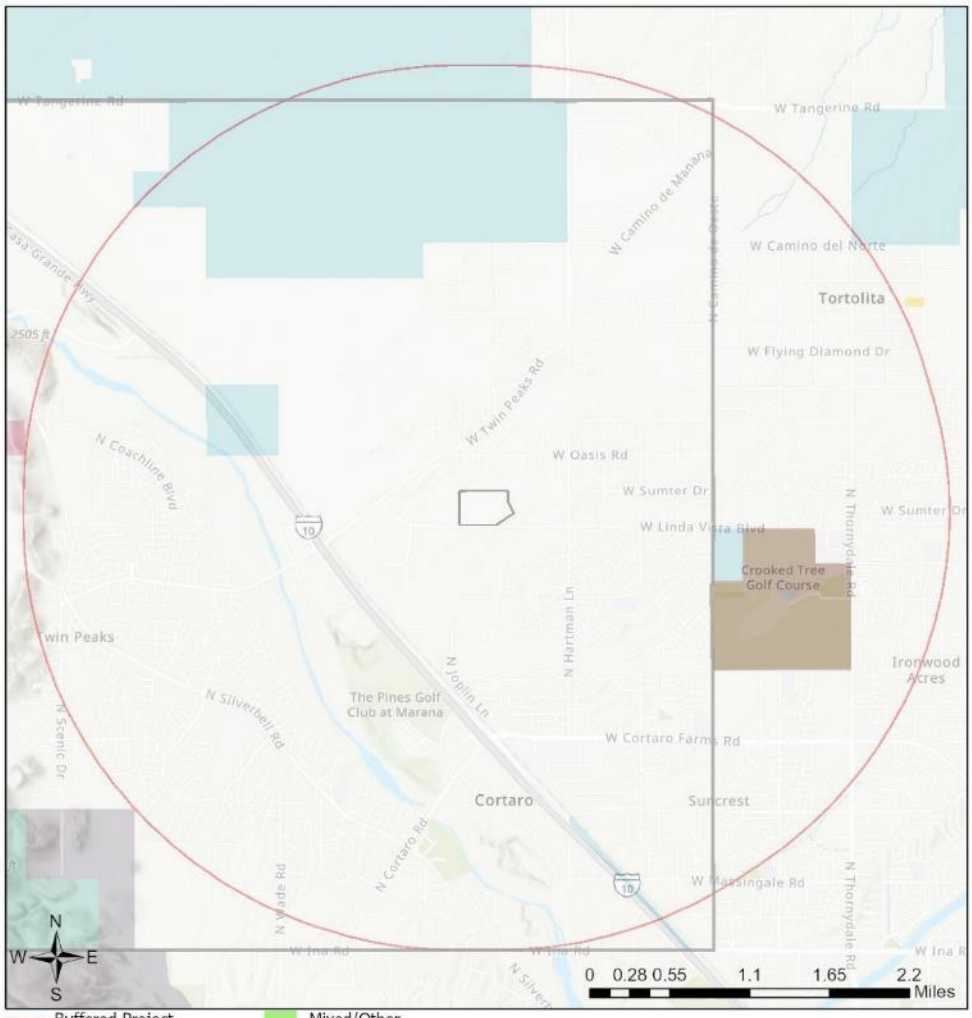
Township/Range(s): T12S, R12E

USGS Quad(s): RUELAS CANYON

CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS
Esri, NASA, NGA, USGS, FEMA

WGM-01

Township/Ranges and Land Ownership



- Buffered Project Boundary
- Project Boundary
- AZ Game & Fish Dept.
- BLM
- BOR
- Indian Res.
- Military
- Mixed/Other
- National Park/Mon.
- Private
- State & Regional Parks
- State Trust
- US Forest Service
- Wildlife Area/Refuge
- Township/Ranges

Project Size (acres): 51.94
Lat/Long (DD): 32.3829 / -111.0903
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T12S, R12E
USGS Quad(s): RUELAS CANYON

CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS
Esri, NASA, NGA, USGS, FEMA

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Agelaius phoeniceus	Red-winged Blackbird					2
Ammospermophilus harrisii	Harris' Antelope Squirrel					2
Amphispiza bilineata	Black-throated Sparrow					2
Anthus rubescens	American Pipit					2
Auriparus flaviceps	Verdin					2
Bat Colony						
Buteo regalis	Ferruginous Hawk	SC		S		2
Buteo swainsoni	Swainson's Hawk					2
Calamospiza melanocorys	Lark Bunting					2
Calypte costae	Costa's Hummingbird					2
Campylorhynchus brunneicapillus	Cactus Wren					2
Cardinalis sinuatus	Pyrrhuloxia					2
Charadrius vociferus	Killdeer					2
Circus hudsonius	Northern Harrier					2
Colaptes chrysoides	Gilded Flicker			S		2
Contopus cooperi	Olive-sided Flycatcher	SC				2
Contopus sordidulus	Western Wood-Pewee					2
Crotalus tigris	Tiger Rattlesnake					2
Cynanthus latirostris	Broad-billed Hummingbird		S			2
Danaus plexippus	Monarch	C		S		
Dendrocygna bicolor	Fulvous Whistling-Duck	SC				
Euphagus cyanocephalus	Brewer's Blackbird					2
Falco mexicanus	Prairie Falcon					2
Falco sparverius	American Kestrel					2
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	LT	S	S		1
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Heloderma suspectum	Gila Monster					1
Icterus bullockii	Bullock's Oriole					2
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike	SC				2
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC		S		1
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolnii	Lincoln's Sparrow					2
Melozone aberti	Abert's Towhee		S			2
Myotis velifer	Cave Myotis	SC		S		2
Myotis yumanensis	Yuma Myotis	SC				2
Opuntia versicolor	Stag-horn Cholla				SR	
Parabuteo unicinctus	Harris's Hawk					2
Passerculus sandwichensis	Savannah Sparrow					2

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Patagioenas fasciata	Band-tailed Pigeon					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phyllorhynchus browni	Saddled Leaf-nosed Snake					2
Pooecetes gramineus	Vesper Sparrow					2
Progne subis hesperia	Desert Purple Martin			S		2
Selasphorus platycercus	Broad-tailed Hummingbird					2
Setophaga nigrescens	Black-throated Gray Warbler					2
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					2
Tumamoca macdougalii	Tumamoc Globeberry	SC	S	S	SR	

Note: Status code definitions can be found at https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/.

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Riparian Area	Riparian Area					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/.

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Ammospermophilus harrisii	Harris' Antelope Squirrel					
Aquila chrysaetos	Golden Eagle			S		2
Asio otus	Long-eared Owl					2
Aspidoscelis sonorae	Sonoran Spotted Whiptail					2
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		2
Auriparus flaviceps	Verdin					2
Buteo regalis	Ferruginous Hawk	SC		S		2
Buteo swainsoni	Swainson's Hawk					2
Buteogallus anthracinus	Common Black Hawk					2
Calcarius ornatus	Chestnut-collared Longspur					2
Calypte costae	Costa's Hummingbird					2
Camptostoma imberbe	Northern Beardless-Tyrannulet		S			2
Campylorhynchus brunneicapillus	Cactus Wren					2
Catharus ustulatus	Swainson's Thrush					2
Chaetodipus baileyi	Bailey's Pocket Mouse					2
Charadrius montanus	Mountain Plover	SC				2
Chilomeniscus stramineus	Variable Sandsnake					2

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)					
Colaptes chrysoides	Gilded Flicker			S		2
Columbina inca	Inca Dove					2
Crotalus tigris	Tiger Rattlesnake					2
Empidonax wrightii	Gray Flycatcher					2
Eumops perotis californicus	Greater Western Bonneted Bat					
Falco mexicanus	Prairie Falcon					2
Falco peregrinus anatum	American Peregrine Falcon					
Falco sparverius	American Kestrel					2
Gastrophryne mazatlanensis	Sinoloan Narrow-mouthed Toad					
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl					
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Heloderma suspectum	Gila Monster					1
Icterus cucullatus	Hooded Oriole					2
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike	SC				2
Lasiurus xanthinus	Western Yellow Bat		S			2
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1
Lepus alleni	Antelope Jackrabbit					2
Macrotus californicus	California Leaf-nosed Bat	SC		S		2
Megascops kennicottii	Western Screech-owl					
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolnii	Lincoln's Sparrow					2
Melozone aberti	Abert's Towhee		S			2
Micrathene whitneyi	Elf Owl					
Micruroides euryxanthus	Sonoran Coralsnake					2
Myadestes townsendi	Townsend's Solitaire					2
Myotis velifer	Cave Myotis	SC		S		2
Myotis yumanensis	Yuma Myotis	SC				2
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Parabuteo unicinctus	Harris's Hawk					2
Passerculus sandwichensis	Savannah Sparrow					2
Perognathus amplus	Arizona Pocket Mouse					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Phyllorhynchus browni	Saddled Leaf-nosed Snake					2
Pooecetes gramineus	Vesper Sparrow					2
Progne subis hesperia	Desert Purple Martin					
Sigmodon arizonae cienegae	Arizona Cotton Rat					2

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					
Toxostoma bendirei	Bendire's Thrasher					2

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Development Within Municipalities (Urban Growth), Apartments/Residential subdivision and associated infrastructure, New construction or expansion

Project Type Recommendations:
Fence recommendations will be dependent upon the goals of the fence project and the wildlife species expected to be impacted by the project. General guidelines for ensuring wildlife-friendly fences include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). Please refer to the Department's Fencing Guidelines located on Wildlife Friendly Guidelines page, which is part of the Wildlife Planning button at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife. Guidelines for many of these can be found at: https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at https://www.invasivespeciesinfo.gov/unitedstates/az.shtml and the Arizona Native Plant Society https://aznps.com/invas for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at https://imap.natureserve.org/imap/services/page/map.html.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select "See What's Here" for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

The construction or maintenance of water developments should include: incorporation of aspects of the natural environment and the visual resources, maintaining the water for a variety of species, water surface area (e.g., bats require a greater area due to in-flight drinking), accessibility, year-round availability, minimizing potential for water quality problems, frequency of flushing, shading of natural features, regular clean-up of debris, escape ramps, minimizing obstacles, and minimizing accumulation of silt and mud.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found on the Wildlife Friendly Guidelines portion of the Wildlife Planning page at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

Design culverts to minimize impacts to channel geometry, or design channel geometry (low flow, overbank, floodplains) and substrates to carry expected discharge using local drainages of appropriate size as templates. Reduce/minimize barriers to allow movement of amphibians or fish (e.g., eliminate falls). Also for terrestrial wildlife, washes and stream corridors often provide important corridors for movement. Overall culvert width, height, and length should be optimized for movement of the greatest number and diversity of species expected to utilize the passage. Culvert designs should consider moisture, light, and noise, while providing clear views at both ends to maximize utilization. For many species, fencing is an important design feature that can be utilized with culverts to funnel wildlife into these areas and minimize the potential for roadway collisions. Guidelines for culvert designs to facilitate wildlife passage can be found on the home page of this application at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife at PEP@azgfd.gov or at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/project-evaluation-program/ and https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

The Department requests further coordination to provide project/species specific recommendations, please contact the Project Evaluation Program directly at PEP@azgfd.gov.

Project Location and/or Species Recommendations:
HDMS records indicate that one or more native plants listed on the **Arizona Native Plant Law and Antiquities Act** have been documented within the vicinity of your project area. Please contact:
Arizona Department of Agriculture
1688 W Adams St.
Phoenix, AZ 85007
Phone: 602.542.4373
https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf starts on page 44

HDMS records indicate that one or more **Listed, Proposed, or Candidate** species or **Critical Habitat** (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at https://www.fws.gov/office/arizona-ecological-services or:

Phoenix Main Office
9828 North 31st Avenue #C3
Phoenix, AZ 85051-2517
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office
201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office
SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

This review has identified **riparian areas** within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of the landscape, primarily by acting as natural drainages that convey water through an area, thereby reducing flood events. In addition, riparian areas provide important movement corridors and habitat for fish and wildlife. Riparian areas are channels that contain water year-round or at least part of the year. Riparian areas also include those channels which are dry most of the year, but may contain or convey water following rain events. All types of riparian areas offer vital habitats, resources, and movement corridors for wildlife. The Pinal County Comprehensive Plan (i.e. policies *6.1.2.1* and *7.1.2.4*), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies. Guidelines to avoid, minimize, or mitigate impacts to riparian habitat can be found at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/. Based on the project type entered, further consultation with the Arizona Game and Fish Department and Pinal County may be warranted.

HDMS records indicate that **Sonoran Desert Tortoise** have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/2014%20Tortoise%20handling%20guidelines.pdf.

Town of Marana Planning

PCZ2411-002: Linda Vista 13 Rezoning
GPA2411-002: Linda Vista 13 General Plan Amendment





Legend

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

Notes

0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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): _____	❑ Other: _____

PROJECT INFORMATION

Project Name: Linda Vista 13	
Description of Project: single-family residential subdivision	Number of Lots: 56
Parcel No.(s): 216-35-0690	Gross Area (Acres): 13.4
Project Address: 9601 N Linda Vista Place	
Ref. Project No.:	

CONTACT INFORMATION

Owner: Post Daniel & Adele Living Trust	Contact Name: Dan & Adele Post		
Address: 9601 N Linda Vista Pl	City: Tucson	State: AZ	Zip: 85742
Email: dpost1999@gmail & adele@xpertmetals.com	Phone No.:		
Applicant: The Planning Center	Contact Name: Brian Underwood		
Address: 2 E Congress St, Suite 600	City: Tucson	State: AZ	Zip: 85701
Email: bunderwood@azplanningcenter.com	Phone No.: (520) 623-6146		
Consultant/Engineer:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		

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)

Brian Underwood		11/4/2024
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Revision Date 05/16/2023

Project No._____ **Date Received**_____