

MARANA ORDINANCE NO. 2015.010

RELATING TO ANNEXATION; ANNEXING INTO THE CORPORATE LIMITS OF THE TOWN OF MARANA THAT TERRITORY KNOWN AS THE TIFFANY LOOP AND TWIN PEAKS ANNEXATION, BEING AN APPROXIMATELY 9.2 ACRE PARCEL OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF TWIN PEAKS ROAD BETWEEN TIFFANY LOOP AND THE CASA GRANDE HIGHWAY (INTERSTATE 10); AND ESTABLISHING ORIGINAL TOWN OF MARANA ZONING

WHEREAS petitions in writing, accompanied by a legal description and map of the real property sought to be annexed as part of the Tiffany Loop and Twin Peaks Annexation, have been filed and presented to the Mayor and Council of the town of Marana, Arizona, signed by the owners of more than 50% of the value of the real and personal property and more than 50% of the persons owning real and personal property that would be subject to taxation by the Town of Marana as shown by the last assessment of said property, said property being contiguous to the Town of Marana and not now embraced within its limits, asking that the property be annexed into the Town of Marana and to extend and increase the corporate limits of the Town of Marana so as to embrace same; and

WHEREAS the Mayor and Council of the Town of Marana, Arizona, desire to approve the Tiffany Loop and Twin Peaks Annexation and extend and increase the corporate limits of the Town of Marana to include said territory, which is approximately 9.2 acre parcel of property generally located on the north side of Twin Peaks Road between Tiffany Loop and the Casa Grande Highway (Interstate 10), described and depicted in Exhibit A attached to and incorporated in this Ordinance by this reference; and

WHEREAS the Tiffany Loop and Twin Peaks Annexation is an area within portions of Section 22, Township 12 South, Range 12 East, of the Gila and Salt River Meridian, Pima County, Arizona; and

WHEREAS the petitions set forth a true and correct description of all the exterior boundaries of the entire area of the proposed Tiffany Loop and Twin Peaks Annexation and had attached thereto at all times an accurate map of the territory desired to be annexed; and

WHEREAS no alterations increasing or reducing the territory sought to be annexed have been made after the petition was signed by any owners of real and personal property in such territory; and

WHEREAS the existing, pre-annexation Pima County zoning classification on the property is CB-2 General Business; and

WHEREAS in order to establish original Town of Marana zoning without permitting densities or uses that are greater than those permitted in Pima County, the Tiffany Loop and Twin Peaks Annexation will translate to Town of Marana VC (Village Commercial) zoning; and

WHEREAS the Mayor and Council of the Town of Marana desire to exercise their authority under Marana Land Development Code section 10.10, paragraph P (Conditional Uses Upon Annexation), to conditionally permit certain additional uses permitted by Pima County under its CB-2 General Business zoning classification and not otherwise permitted under the Town of Marana VC (Village Commercial) zoning classification, in accordance with the San Joaquin Pre-Annexation Development Agreement approved by Marana Ordinance No. 2014.007, recorded (with the ordinance) in the office of the Recorder of Pima County, Arizona, on April 11, 2014, at Sequence 20141010089; and

WHEREAS the provisions of A.R.S. § 9-471 have been fully complied with; and

WHEREAS proper and sufficient proof of the foregoing facts are now on file in the office of the Town Clerk of the Town of Marana, together with true and correct copies of the signed annexation petition, the original of which has been recorded in the office of the Pima County Recorder.

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

Section 1. The territory known as the Tiffany Loop and Twin Peaks Annexation, described and depicted in Exhibit A attached to and incorporated by this reference in this ordinance, is annexed into the Town of Marana and that the present corporate limits are extended and increased to include the described area.

Section 2. This Ordinance shall be forthwith filed and recorded in the office of the County Recorder of Pima County, Arizona.

Section 3. On the effective date of this Ordinance, the zoning of the Tiffany Loop and Twin Peaks Annexation territory shall be Town of Marana VC (Village Commercial), with the following additional “Conditional Uses Upon Annexation” permitted by the Town Council pursuant to Marana Land Development Code section 10.10, paragraph P:


(A) Motel or hotel, together with the following accessory uses located on the premises and having no exterior entrance closer than one hundred feet to a public street:

- (i) Retail shops,
- (ii) Personal services,
- (iii) Recreational facilities,
- (iv) Restaurant,
- (v) Beverage service

(B) Auto parking lot (within or without a building) shall be permitted as an accessory use to a hotel or other permitted use, subject to compliance with all applicable landscaping, bufferyard, and off-street parking and loading requirements set forth in the Marana Land Development Code.

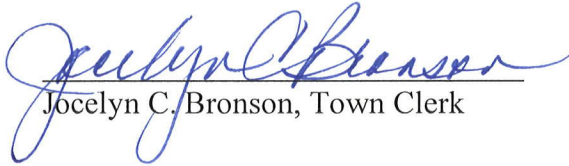
(C) Temporary uses of no longer than five years’ duration may be permitted upon receiving a Conditional Use Permit under Section 10.10 of the Marana Land Development Code and in compliance with any requirements imposed as a condition of the Conditional Use Permit.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona,
this 21st day of April, 2015.



Mayor Ed Honea

ATTEST:


Jocelyn C. Bronson, Town Clerk

APPROVED AS TO FORM:

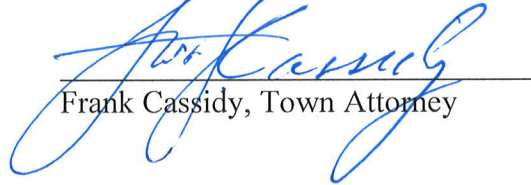

Frank Cassidy, Town Attorney

EXHIBIT A



LEGAL DESCRIPTION AND MAP OF TWIN PEAKS PROPERTY

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, AND THE PROPERTY THAT CONSISTS OF THE FOLLOWING VESTING DEEDS RECORDED AT THE PIMA COUNTY RECORDER'S OFFICE, DOCKET 7478 AT PAGE 78, DOCKET 7703 AT PAGE 413, DOCKET 7523 AT PAGE 1750 AND DOCKET 8889 AT PAGE 30, EXCEPT THAT PORTION IN DOCKET 8889 AT PAGE 27, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22;
THENCE SOUTH 00°40'40" EAST 75.00 FEET UPON THE WEST LINE OF SAID NORTHWEST QUARTER TO A LINE BEING 75.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 89°34'30" EAST 76.50 FEET UPON SAID PARALLEL LINE AND UPON THE NORTH LINE OF SAID PROPERTY TO THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 89°34'30" EAST 225.86 FEET UPON SAID PARALLEL LINE AND UPON SAID NORTH LINE OF SAID PROPERTY TO THE NORTHEAST CORNER OF SAID PROPERTY;

THENCE SOUTH 35°01'59" EAST 550.27 FEET UPON THE EAST LINE OF SAID PROPERTY TO AN ANGLE POINT;

THENCE SOUTH 35°43'15" EAST 515.63 FEET UPON SAID EAST LINE TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED AS PARCEL 2 IN THE FINAL ORDER OF CONDEMNATION RECORDED IN DOCKET 13527 AT PAGE 1959;

THENCE SOUTH 46°13'03" WEST 105.01 FEET UPON THE NORTH LINE OF SAID PARCEL 2 TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEARS NORTH 35°05'41" WEST;

THENCE SOUTHWESTERLY UPON SAID NORTH LINE OF SAID PARCEL 2 AND UPON THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 7479.44 FEET AND A CENTRAL ANGLE OF 00°57'36", FOR AN ARC DISTANCE OF 125.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2 BEING ON THE SOUTH LINE OF SAID PROPERTY;

THENCE SOUTH 70°05'43" WEST 217.85 FEET UPON SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED AS PARCEL 1 IN SAID FINAL ORDER OF CONDEMNATION RECORDED IN DOCKET 13527 AT PAGE 1959;

THENCE NORTH 72°41'33" WEST 0.15 FEET UPON THE EAST LINE OF SAID PARCEL 1 TO AN ANGLE POINT;

THENCE NORTH 26°29'20" WEST 922.86 FEET UPON THE EAST LINE OF SAID PARCEL 1 TO A NON-TANGENT CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEARS NORTH 65°41'04" EAST;

THENCE NORTHERLY UPON SAID EAST LINE OF SAID PARCEL 1 AND UPON

THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 527.96 FEET AND A CENTRAL ANGLE OF 23°47'30", FOR AN ARC DISTANCE OF 219.23 FEET TO A TANGENT LINE;

THENCE NORTH 00°31'26" WEST 46.95 FEET UPON SAID EAST LINE OF PARCEL 1 TO THE **POINT OF BEGINNING**.

THIS LEGAL DESCRIPTION WAS PREPARED BASED ON THE LEGAL DESCRIPTIONS AND CALLS IN THE FINAL ORDER OF CONDEMNATION RECORDED IN DOCKET 13527 AT PAGE 1959, RECORDS OF THE PIMA COUNTY RECORDER.

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