

RESOLUTION NO. 2024-005
THE PEDATA FAMILY REVOCABLE TRUST ANNEXATION

A RESOLUTION AUTHORIZING THE AMENDMENT OF THE NORTHWEST FIRE DISTRICT'S BOUNDARIES TO INCLUDE LAND WITHIN PIMA COUNTY AND CONTIGUOUS TO THE BOUNDARIES OF THE NORTHWEST FIRE DISTRICT AFTER WRITTEN REQUEST BY THE PROPERTY OWNER IN ACCORDANCE WITH A.R.S. § 48-262 (I)

WHEREAS, on March 4, 2024, Mark Pedata and Anne Pedata, trustees and owners of the real property located in Pima County, Arizona, requested in writing that the Northwest Fire District Governing Board amend the District's boundaries to include the property, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference [the "Property"]; and

WHEREAS, the Property is located within Pima County and is contiguous to the boundaries of Northwest Fire District, as shown on the map and legal description, also attached hereto as Exhibit A; and

WHEREAS, the Property is included within the corporate boundaries of the Town of Marana, and the Town has approved inclusion of the Property within the boundaries of the Northwest Fire District, pursuant to Town of Marana Resolution No. 2004-133; and

WHEREAS, the Northwest Fire District has determined that inclusion of the Property within the boundaries of the Northwest Fire District will benefit the Northwest Fire District, the Property Owner, and the District's residents.

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of the Northwest Fire District hereby orders the following:

The boundaries of Northwest Fire District are hereby amended to include the Property described as set forth on the attached Exhibit A.

PASSED and ADOPTED by the Governing Board of the Northwest Fire District at a duly noticed meeting held on March 26, 2024, by a majority of a quorum of the Governing Board Members.

George Carter
Board Chair

ATTEST:

APPROVED AS TO FORM:

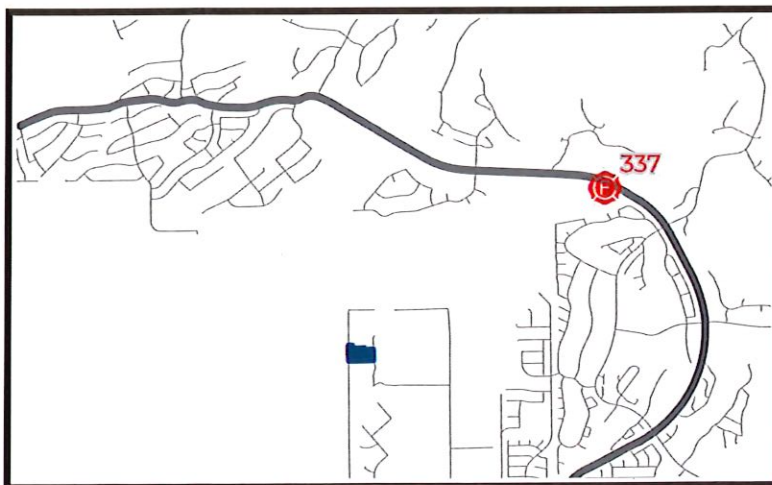
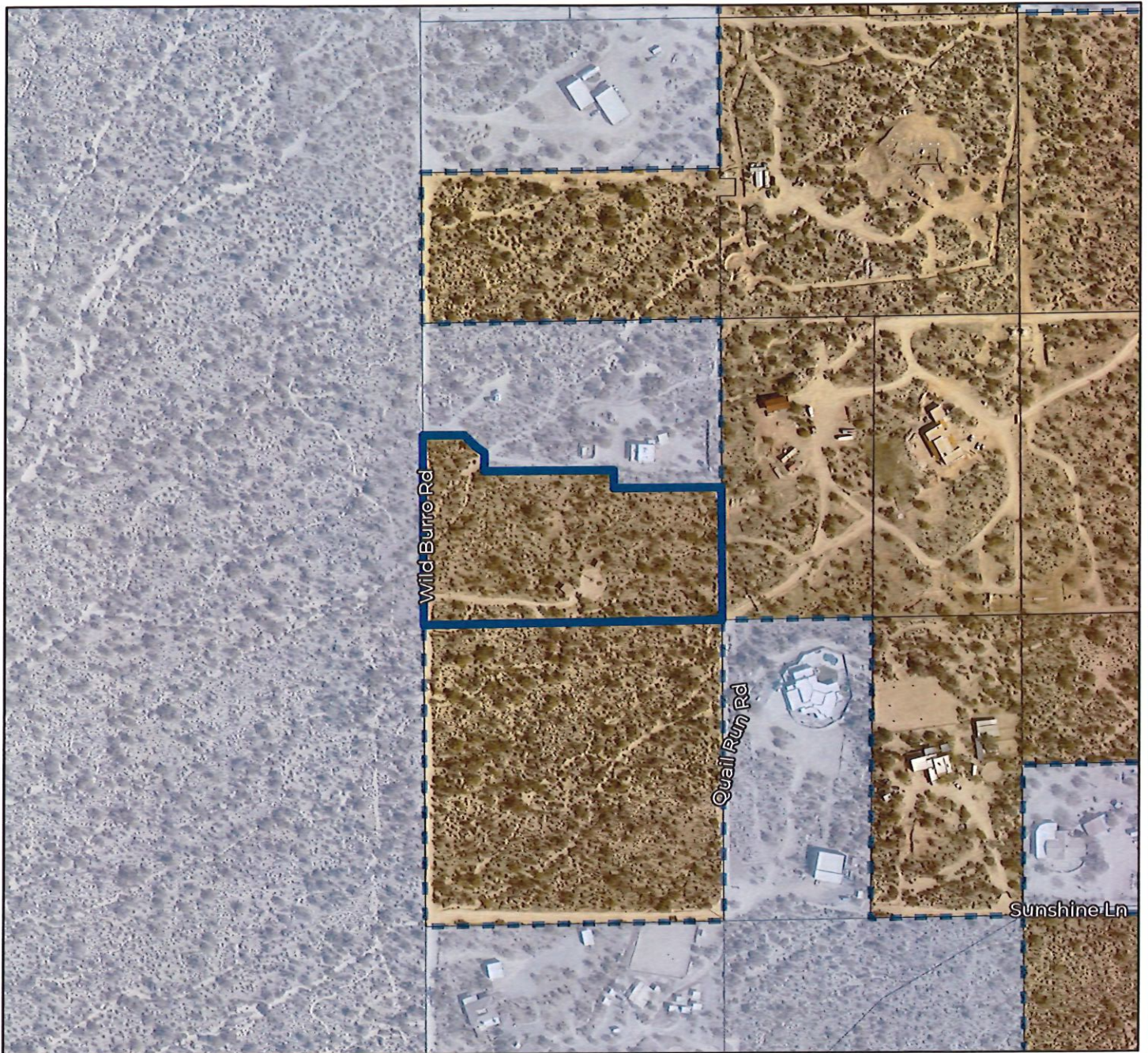
Peg Green
Clerk of the Board

Thomas Benavidez
District Attorney

EXHIBIT "A"

[Maps & Legal Descriptions]

Pedata Family Revocable Trust Annexation



NWFD Station(s)



Annexation Area



District Boundary

218-44-047A
13300 N Wild Burro Rd
Marana

Resolution 2024-005

0 100 200 400
Feet



EXHIBIT "A"
[PROPERTY DESCRIPTION]

PARCEL: 218-44-047A

LEGAL: PTN S408.85' NW4 SW4 NW4 4.99 AC SEC 26-11-12

March 4, 2024

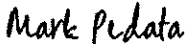
George Carter, Chairman
Northwest Fire District Board
13535 N Marana Main Street
Marana, AZ 85653

RE: The Pedata Family Revocable Trust Annexation


Dear Chairman Carter:

We are the owners of the following property: 13300 N Wild Burro Rd (Parcel 218-44-047A) in Marana, Pima County, Arizona, and more specifically described on Exhibit A, attached hereto and incorporated herein by this reference. By this letter, with our signatures affixed below, and pursuant to A.R.S. section 48-262(I), we expressly request that the Northwest Fire District forthwith amend its boundaries to include our property described on Exhibit A.

Sincerely,

DocuSigned by:

D6C821E8288A4A2...
Trustee of Pedata Family Revocable Trust
(Signature)

Mark Pedata
(Print Name)

DocuSigned by:

781BB8BA5C03406...
Trustee of Pedata Family Revocable Trust
(Signature)

Anne Pedata
(Print Name)

Parcel Number: 218-44-047A

Property Address

Street Number	Street Direction	Street Name	Location
13300	N	WILD BURRO RD	Marana

Contact Information

Property Owner Information:

PEDATA FAMILY TR
13300 N WILD BURRO RD
MARANA AZ

85658-4135

Property Description:

PTN S408.85' NW4 SW4 NW4 4.99 AC SEC 26-11-12

Valuation Data

Property Appraiser: Celina Lem Phone: (520) 724-8713

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2023	VACANT/AG/GOLF (2)	15.0	\$136,000	\$0	\$136,000	\$102,900	\$15,435
2024	VACANT/AG/GOLF (2)	15.0	\$139,000	\$0	\$139,000	\$108,045	\$16,207

Property Information

Township:	11.0	Section:	26	Range:	12.0E
Map:		Plat:		Block:	
Tract:		Land Measure:	4.99A	Lot:	
Census Tract:	4611	File Id:	1	Group Code:	000
Use Code:	0014 (VACANT RESIDENTIAL RURAL NON-SUBDIVIDED)			Date of Last Change:	8/30/2021

Sales Information (1)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20212020496	1	4/2021	Vacant Land	\$75,000	\$88,711	Y	W1 GRT

Valuation Area

District Supervisor: SHARON BRONSON District No: 3

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
43	2111050 DEL	20463806	00000 DEL	3

Recording Information (10)

Sequence No.	Docket	Page	Date Recorded	Type
20212020496	0	0	7/21/2021	WTDEED
20110420017	0	0	2/11/2011	WTDEED
20101980391	13914	867	10/14/2010	WTDEED
20071780184	13139	709	9/13/2007	
20071570298	13118	781	8/14/2007	
20062161007	12927	5056	11/8/2006	
20061150001	12826	1	6/15/2006	
20031571279	12114	3616	8/14/2003	
93218195	9684	1797	12/8/1993	
0	8419	1827	11/23/1988	

Permits (1)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
CSPEC10621	SPEC ~	07/07/2011	08/02/2011	ASR						07/13/2011	0

Description: Per status letter (G.Huff) owner states this parcel has a horse corral on it. Please FC for current use and missed Inps. Please take pics.

Notes (2)

Created: 7/7/2011 NO CHG 2011 VACANT PER STATUS LTR DATED 6-22-2011
Modified: 7/7/2011

Created: 10/22/2007 047A SPLIT-COMBO OF PTNS 218-44-0460 & 0470 BY 13139-709 (CORRECTS 13118-781) 217,408-FT2 W:\TRAV\31390709.218 (AERIAL SHOWS VACANT) BATCH 14197. RK 10/22/07
Modified: 10/22/2007

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

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



DOCKET: 12370
PAGE: 2909
NO. OF PAGES: 1
SEQUENCE: 20041620643
08/20/2004
RES 16:55
MAIL

AMOUNT PAID \$ 8.00

MARANA RESOLUTION NO. 2004-133

RELATING TO NORTHWEST FIRE DISTRICT; ENDORSING AND AUTHORIZING ANNEXATION OF ANY AND ALL TERRITORY LOCATED WITHIN THE TOWN LIMITS OF MARANA, ARIZONA, AS THEY MAY BE AMENDED FROM TIME TO TIME; AND DECLARING AN EMERGENCY.

WHEREAS, Northwest Fire District has plans to pursue various annexations of property located within the Town limits of the Town of Marana; and

WHEREAS, the Town adopted Marana Resolution No. 98-23 on March 3, 1998, authorizing all Northwest Fire District annexations within the Town limits as it then existed; and

WHEREAS, the Town now desires to grant a blanket authorization for all Northwest Fire District annexations of property located within the Town limits of the Town of Marana as it currently exists and as it is amended from time to time; and

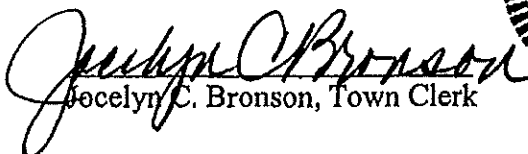
WHEREAS, fire protection is lacking in the areas of the Town of Marana that are not within the boundaries of Northwest Fire District, and it is in the best interests of the citizens of the Town of Marana that fire protection be made available.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, that all annexations proposed by Northwest Fire District of property located within the Town limits of the Town of Marana as it currently exists and as it may be amended from time to time are hereby endorsed and authorized pursuant to A.R.S. § 48-262(F).

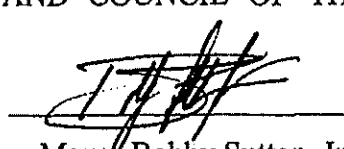
BE IT FURTHER RESOLVED THAT since it is necessary for the preservation of the peace, health and safety of the Town of Marana that this resolution become immediately effective, an emergency is hereby declared to exist, and this resolution shall be effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 17th day of August, 2004.

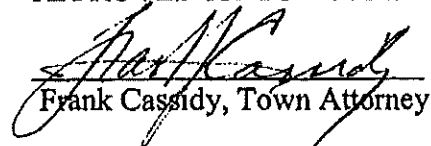
ATTEST:


Jocelyn C. Bronson, Town Clerk




Mayor Bobby Sutton, Jr.

APPROVED AS TO FORM:


Frank Cassidy, Town Attorney