

When recorded, mail to:
Northwest Fire District
13535 N Marana Main St
Tucson, AZ 85653

RESOLUTION NO. 2024-007
THE TKC MARANA LLC 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 13, 2024, TKC Marana LLC, an Arizona Limited Liability Company, owner 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:

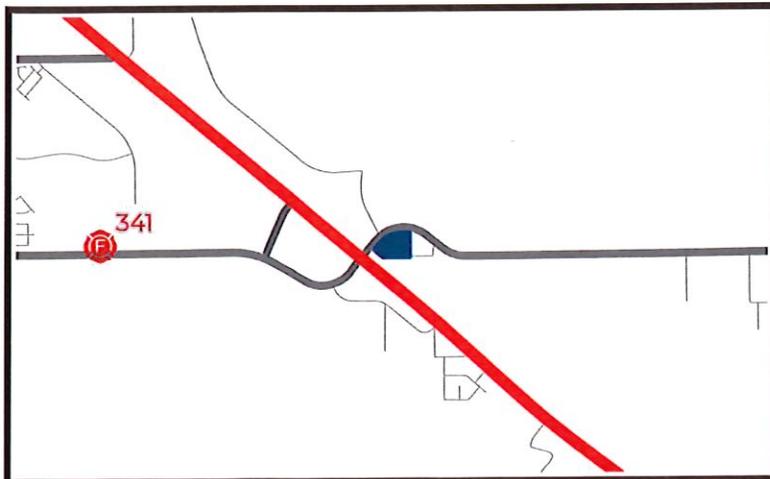
APPROVED AS TO FORM:

Peg Green
Clerk of the Board

Thomas Benavidez
District Attorney

EXHIBIT "A"
[Maps & Legal Descriptions]

The TKC Marana LLC Annexation



-  NWFD Station(s)
-  Annexation Area
-  District Boundary



218-49-006D
9171 W Tangerine Rd
Marana

Resolution 2024-007

0 100 200 400
Feet



EXHIBIT "A"

[PROPERTY DESCRIPTION]

PARCEL: 218-49-006D

LEGAL:PTN SW4 SE4 SW4 10.06 SEC 31-11-12

March 13, 2024

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

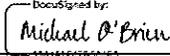
RE: The TKC Marana LLC Annexation

Dear Chairman Carter:

TKC Marana LLC is the owner of the property located at 9171 W Tangerine Rd (Parcel-218-49-006D) and is the property described on Exhibit A, attached hereto and incorporated herein by this reference. By this letter, with my signature affixed below, and pursuant to A.R.S. section 48-262(I), I, Michael O'Brien, the authorized signatory, expressly request that the Northwest Fire District forthwith amend its boundaries to include its property described on Exhibit A.

Sincerely,

TKC Marana LLC

By: 
Michael O'Brien, Chief Operating Officer

Parcel Number: 218-49-006D

Property Address

Street Number	Street Direction	Street Name	Location
9171	W	TANGERINE RD	Marana

Contact Information

Property Owner Information:

TKC MARANA LLC
 PO BOX 979
 TELLURIDE CO
 81435-0979

Property Description:

PTN SW4 SE4 SW4 10.06 SEC 31-11-12

Valuation Data

Property Appraiser: Enrique Wilkins Phone: (520) 724-3046

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2024	COMMERCIAL (1)	16.5	\$482,352	\$1,245,726	\$1,728,078	\$1,366,910	\$225,540
2025	COMMERCIAL (1)	16.0	\$1,754,008	\$1,904,325	\$3,658,333	\$2,846,183	\$455,389

Property Information

Township:	11.0	Section:	31	Range:	12.0E
Map:		Plat:		Block:	
Tract:		Land Measure:	438,502.00F	Lot:	
Census Tract:	4611	File Id:	1	Group Code:	000
Use Code:	1111 (CONVENIENCE STORE WITH FUEL DISPENSING)			Date of Last Change:	11/21/2023

Sales Information (1)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20223400467	2	12/2022	Vacant Land	\$2,500,000	\$2,622,328	Y	W1 LJC

Valuation Area

District Supervisor: SHARON BRONSON District No: 3

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
43	2111059 DEL	20463906	00000 DEL	3

Recording Information (14)

Sequence No.	Docket	Page	Date Recorded	Type
20223400467	0	0	12/6/2022	WTDEED
20071120125	13073	420	6/11/2007	QCDEED
20071120124	13073	417	6/11/2007	QCDEED
20071120123	13073	414	6/11/2007	QCDEED
20071120122	13073	411	6/11/2007	QCDEED
20052030150	12662	627	10/19/2005	ABD
20051610037	12620	168	8/19/2005	ABD
20041490700	12357	3553	8/3/2004	QCDEED
20040150780	12223	2508	1/23/2004	WTDEED
94083045	9779	533	4/26/1994	WTDEED
90017368	8724	909	2/13/1990	QCDEED
0	5428	507	12/27/1976	
0	6671	1073	12/7/1981	
0	6742	569	3/22/1982	

Commercial Characteristics

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	5,984	\$1,904,325	\$0	\$0

Commercial Detail

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	2023	113/3	0000000	5,984	\$957,298	\$862,430	CONVENIENCE MARKET
002-001	2023	172/3	0000000	0	\$732,844	\$660,219	SERVICE STATION SELF-SERVICE
003-001	2023	290/3	0000000	0	\$234,360	\$211,135	PARKING LOT
004-001	2023	101/3	0000000	0	\$187,408	\$170,541	COMMERCIAL YARD IMPROVEMENTS

Appeals/Claims (7)

Tax Year	Notice of Value
2019	✓
2017	✓
2015	✓
2014	✓
2013	✓
2012	✓
2010	✓

Permits (1)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
B2208-235	CNEW -- FINAL	02/23/2023	01/04/2024	MAR	\$2,082,872	5,982		03/23/2023	11/17/2023	11/20/2023	100

Description: MAVERIK CONVENIENCE STORE & GAS STATION

Notes (16)

Created: 11/21/2023 Modified: 11/29/2023	2025N-Changed Use Code from 2811 to 1111. No change to Legal Land/IMP Class from 1/0, 1/0. Updated CCS IMP 001 to 100% completion. Created CCS IMPs 003 and 004. Reviewed Apex and updated photos in BookMap.
Created: 6/14/2023 Modified: 8/22/2023	2024S-Changed Use Code from 0024 to 2811. Changed Legal Land/IMP Class from 2/0, 0/0 to 1/0, 1/0. Created IMPs 001 at 70% and 002 at 100% completion. Created Apex and updated photos in BookMap.
Created: 8/9/2022 Modified: 8/9/2022	218-49-0060 and portion of 218-49-0070 - Proposed convenience store with fuel sales.
Created: 10/23/2018 Modified: 10/23/2018	2019 SBOE Noticed Appeal Decision Entered
Created: 6/17/2016 Modified: 6/17/2016	Petition 2017 a level rule a
Created: 1/11/2016 Modified: 1/11/2016	2017 Tax area update 0617->0610 Marana I-10 CFD dissolved Res #2005-31
Created: 10/24/2014 Modified: 10/24/2014	PETITION 2015 B LEVEL RULE A
Created: 11/7/2012 Modified: 11/7/2012	PETITION 2013 B LEVEL RULE A
Created: 11/21/2011 Modified: 11/21/2011	PETITION 2012 B LEVEL
Created: 11/23/2009 Modified: 11/23/2009	2010 B-LEVEL: REVIEWED & ADJUSTED PER STIPULATION
Created: 7/5/2007 Modified: 7/5/2007	13073-417 MICHELLE J GRACE 1/8 INT TO MELLN GROUP LP
Created: 7/5/2007 Modified: 7/5/2007	13073-411 1/8 INTEREST FROM LESTER J HAYT SR & ELOISE TO MELLN GROUP LP
Created: 4/7/2006 Modified: 4/7/2006	2006 SPLIT: VACANT LAND >>> NO CHANGE IN VALUE
Created: 2/8/2006 Modified: 2/8/2006	06 RD ABAND 218-49-006C VESTING 12662-627 SQ FT: 374104 PER APIQ PLUS W\XTRAV\26620627.218,26620631.218
Created: 12/6/2005 Modified: 12/6/2005	12662/627 CORRECTS 12620/168
Created: 9/16/2005 Modified: 9/16/2005	12620/168 INCORRECT LEGAL & NIN

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: D K
DEPUTY RECORDER
7864 PE1



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

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

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

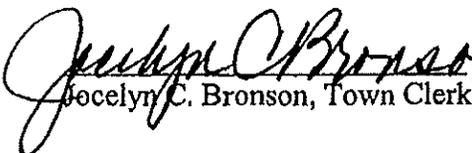
WHEREAS, fire protection is lacking in the areas of the Town of Marana that are not within the boundaries of Northwest Fire District, and it is in the best interests of the citizens of the Town of Marana that fire protection be made available.

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).

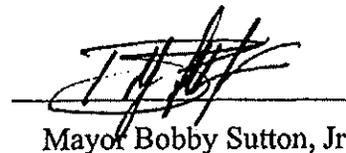
BE IT FURTHER RESOLVED THAT since it is necessary for the preservation of the peace, health and safety of the Town of Marana that this resolution become immediately effective, an emergency is hereby declared to exist, and this resolution shall be effective immediately upon its passage and adoption.

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

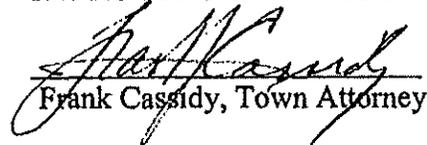
ATTEST:


Jocelyn C. Bronson, Town Clerk




Mayor Bobby Sutton, Jr.

APPROVED AS TO FORM:


Frank Cassidy, Town Attorney