

**RESOLUTION NO. 2025-003  
THE MARTIN ANNEXATION**

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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 February 6, 2025, Lester Martin and Julie Martin, 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 properties, more particularly described on Exhibit A, attached hereto and incorporated herein by this reference [the "Property"]; and

WHEREAS, the Properties are 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 Properties are 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 Properties 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 Properties 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 February 25, 2025, by a majority of a quorum of the Governing Board Members.

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George Carter  
Board Chair

ATTEST:

APPROVED AS TO FORM:

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Peg Green  
Clerk of the Board

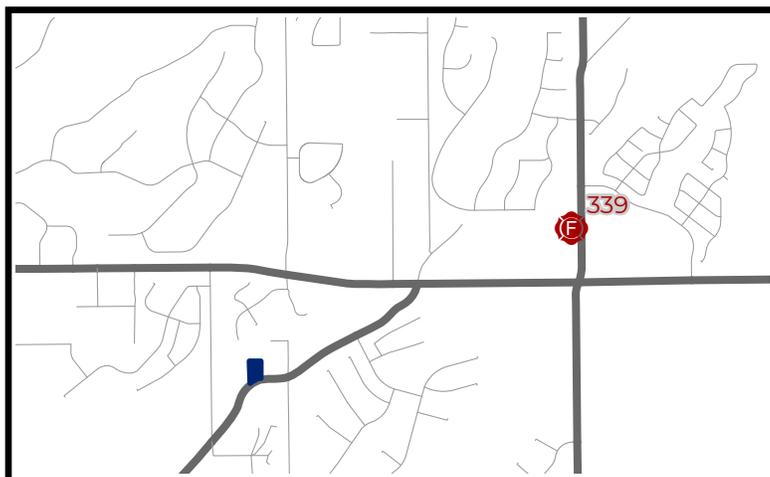
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Thomas Benavidez  
District Attorney

**EXHIBIT "A"**

[Maps & Legal Descriptions]

# Martin Annexation



 NWFD Station(s)

 Annexation Area

 District Boundary

216-01-002K  
4670 W Camino De Manana  
Marana

Resolution 2025-003

0 100 200 400  
Feet



EXHIBIT "A"

[PROPERTY DESCRIPTION]

PARCEL: 216-01-002K

LEGAL: PTN W200.24' S383.04' N713.04' E2 SE4 NE4 LYGN & ADJ RD 1.50 AC SEC  
1-12-12

2/6/2025

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

RE: The Martin Annexation

Dear Chairman Carter:

We are the owners of the following property: 4670 W Camino De Mañana (Parcel 216-01-002K), in Pima County, Arizona, and more specifically described in Exhibit A, attached hereto and incorporated herein by this reference. With this letter, and 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.

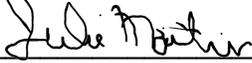
Sincerely,

Signed by:



Owner: Lester Martin

Signed by:



Owner: Julie Martin

Parcel Number: 216-01-002K

### Property Address

Street Number	Street Direction	Street Name	Location
4670	W	CAMINO DE MANANA	Marana

### Contact Information

Property Owner Information:	Property Description:
MARTIN LESTER E & JULIE K CP/RS 4670 W CAMINO DE MANANA TUCSON AZ  85742-8987	PTN W200.24' S383.04' N713.04' E2 SE4 NE4 LYG N & ADJ RD 1.50 AC SEC 1-12-12

### Valuation Data

Property Appraiser: Meredith Milholm Phone: (520) 724-8138

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2024	PRIM RESIDENCE (3)	10.0	\$473,235	\$374,855	\$37,486
2025	PRIM RESIDENCE (3)	10.0	\$474,442	\$393,598	\$39,360

### Property Information

Township:	12.0	Section:	1	Range:	12.0E
Map:		Plat:		Block:	
Tract:		Land Measure:	1.50A	Lot:	
Census Tract:	4611	File Id:	1	Group Code:	000
Use Code:	0182 (SFR DOMINANT + ADDITIONAL URBAN NON-SUBDIV )			Date of Last Change:	8/8/2006

### Sales Information (3)

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
20041070637	1	6/2004	Vacant Land	\$75,000	\$75,000	N	X EH DEED: Warranty Deed
20021251206	1	6/2002	Vacant Land	\$57,900	\$57,900	N	X RKW DEED: Warranty Deed
20010541069	2	3/2001	Vacant Land	\$87,000	\$87,000	N	W6 JAF DEED: Warranty Deed

### Valuation Area

District Supervisor: DR. SYLVIA M. LEE District No: 3

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

## Recording Information (4)

Sequence No.	Docket	Page	Date Recorded	Type
20050280025	12487	156	2/10/2005	WTDEED
20041070637	12315	2263	6/3/2004	WTDEED
20021251206	11831	7628	6/28/2002	
20010541069	11509	4633	3/20/2001	

## Residential Characteristics

### Main Structure:

Appraisal Date:	7/13/2023	Property Type:	Single Family Residence	Area ID:	Ed 3-204639-06-3
Processed:	12/31/1969	Building Class:	3	Physical Condition:	Good
Total Living Area:	2,544	Garage Type:	Garage\Carport	Effective Construction Year:	2006
Garage Capacity:	3	Stories:	1	Patio Type:	Covered
Rooms:	6	Patio Number:	2	Quality:	Fair
Pool Area:	0	Exterior Walls:	Framed Wood	Valuation Type:	00
Roof Type:	Built Up	Total Main:	\$476,730	Heating:	Forced
Total Control:	\$476,730	Cooling:	Refrigeration	Total Actual:	\$474,442
Bath Fixtures:	8	FCV Adjustment Factor:	1.000	Enhancement:	\$18,114
Last Calc:	0910				

### Secondary Livable Area #1:

Building Class:	3	Roof Type:	Built Up	Quality:	Fair
Heating:	Forced	Sqft:	520	Cooling:	Refrigeration
Year:	2006	Parking:	0	Stories:	1
Patio:	None	Walls:	Framed Wood	Actual Value:	\$70,044

### Enhancement:

Description	Quality	Construction	Value
Workshop	Average	Frame Stucco	\$18,114

## Permits (3)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
B2405-166	SADD ~ FINAL	05/31/2024	12/26/2024	MAR	\$34,020	0					
	Description: ATTACHED SHADE STRUCTURE TO GARAGE										
B0505-142	SNEW ~ APPROVED	08/24/2005		MAR	\$193,840			12/06/2005	08/02/2006	08/08/2006	100
	Description: CUSTOM SFR										
B0411-229	SNEW ~ FINAL	03/04/2005	08/23/2005	MAR	\$50,000	0		12/06/2005	08/02/2006	08/08/2006	100
	Description: GARAGE - GUEST HOUSE/WORKSHOP										

## Notes (3)

<b>Created:</b> 7/13/2023 <b>Modified:</b> 7/13/2023	2025N-Per aerial review, Secondary Livable Area-updated Cooling:Evap>Refrig, Wall>Framed Wood, Roof>Built-up
<b>Created:</b> 8/4/2006 <b>Modified:</b> 8/4/2006	CREATE 07 SUPP:SFR W/DETACHED GAR(2)/GUEST HOUSE;\$ENHANCEMENT FOR WORKSHOP/STORAGE & GUEST HOUSE. ALL AMENTIES INCLUSIVE W/MAIN SFR. USE CODE 0012-0182.
<b>Created:</b> 8/15/2002 <b>Modified:</b> 8/15/2002	2003-SPLIT OF 21601002F PER 11831/7628,TRAV PER W:\TRAV\18317628.216

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

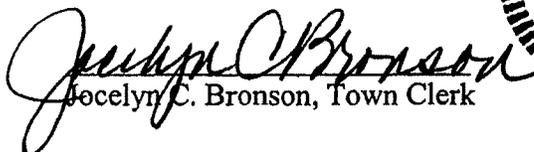
WHEREAS, fire protection is lacking in the areas of the Town of Marana that are not within the boundaries of Northwest Fire District, and it is in the best interests of the citizens of the Town of Marana that fire protection be made available.

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).

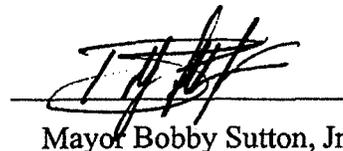
BE IT FURTHER RESOLVED THAT since it is necessary for the preservation of the peace, health and safety of the Town of Marana that this resolution become immediately effective, an emergency is hereby declared to exist, and this resolution shall be effective immediately upon its passage and adoption.

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

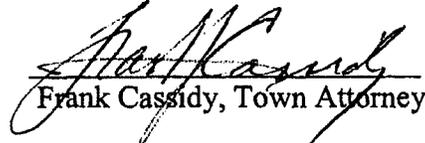
ATTEST:

  
Jocelyn C. Bronson, Town Clerk



  
Mayor Bobby Sutton, Jr.

APPROVED AS TO FORM:

  
Frank Cassidy, Town Attorney

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