

B. Adoption of Resolution No. 2024-001 Ordering the 2020 Group, LLC Annexation, Pursuant to A.R.S. Section 48-262(I); the Annexation Area is Located by Pima County Parcels 216-08-005A and 216-08-0040 and is South of Tangerine Road and West of Marana Tech Dr in Marana, Pima County, Arizona



**Northwest Fire District  
Governing Board**  
13535 North Marana Main Street  
Marana, Arizona

**SCHEDULED**

**MEMORANDUM NO. 24-0710**

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**Date:** February 27, 2024  
**To:** Governing Board  
**From:** Samantha Beal, Administrative Assistant  
**Division:** Administration Services  
**Type of Action:** Formal Action/Motion  
**Strategic Plan Goals:** Create greater financial efficiencies and ensure financial sustainability and responsibility  
**Agenda Item:** Adoption of Resolution No. 2024-001 Ordering the 2020 Group, LLC Annexation, Pursuant to A.R.S. Section 48-262(I); the Annexation Area is Located by Pima County Parcels 216-08-005A and 216-08-0040 and is South of Tangerine Road and West of Marana Tech Dr in Marana, Pima County, Arizona

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**RECOMMENDATION:**

Adopt the Resolution and approve the annexation.

**MOTION:**

Move to adopt Resolution No. 2024-001 and approve the 2020 Group, LLC Annexation.

**DISCUSSION:**

This is an annexation involving property owners, 2020 Group, LLC, who submitted the attached letter dated January 23, 2024. The annexation area is located by Pima County Parcels 216-08-005A and 216-08-0040 and is South of Tangerine Road and West of Marana Tech Dr in Marana, Pima County, Arizona.

**ALTERNATIVES:**

Not approve the annexation; not recommended.

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**Fiscal Impact**

**FISCAL YEAR:** 23/24

**BUDGETED Y/N:** No

**AMOUNT REQUESTED:** N/A

**FISCAL IMPACT:**

The 2024 Limited Assessed Value of the property is \$23,620.00; the operating revenue to the District based on the current operating tax rate would be approximately \$687.58 annually.

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**Attachments**

2024-001 Meeting File

**RESOLUTION NO. 2024-001**  
**THE 2020 GROUP, LLC 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 January 23, 2024, The 2020 Group 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 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 27, 2024, 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

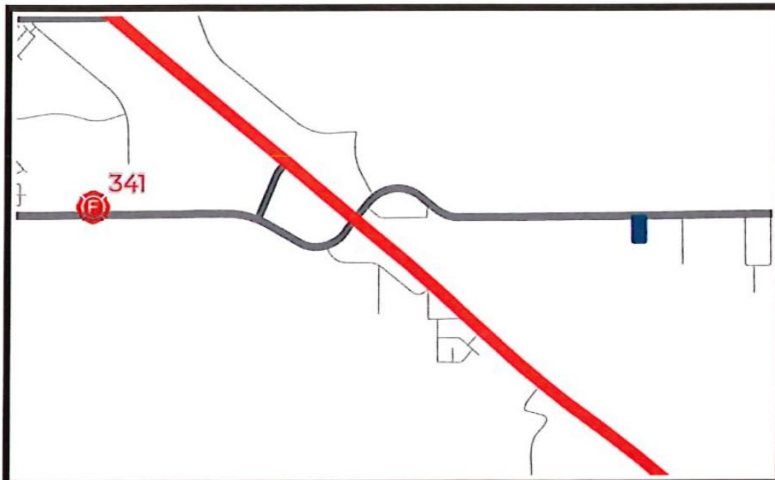
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Thomas Benavidez  
District Attorney

**EXHIBIT "A"**  
[Maps & Legal Descriptions]



# The 2020 Group, LLC Annexation



 NWFD Station(s)

 Annexation Area

 District Boundary

216-08-005A, 216-08-0040  
8155 W Tangerine Rd  
Marana

Resolution 2024-001

0 100 200 400  
Feet





EXHIBIT "A"

[PROPERTY DESCRIPTION]

Parcel: 216-08-005A

THE EAST 135 FEET OF THE WEST 165 FEET OF THE NORTH HALF OF LOT 2 IN SECTION 5, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.;

EXCEPT THE NORTH 50 FEET THEREOF; AND

EXCEPT THAT PORTION CONVEYED TO THE TOWN OF MARANA, AN ARIZONA MUNICIPAL CORPORATION RECORDED IN SEQUENCE NO. 2023- 0370533 RECORDED IN THE OFFICE OF THE PIMA COUNTY RECORDER, PIMA COUNTY, ARIZONA.

Parcel: 216-08-0040

THE WEST 165 FEET OF THE EAST 1165 FEET OF THE NORTH HALF OF LOT 2 IN SECTION 5, TOWNSHIP 12 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.;

EXCEPT THE NORTH 50 FEET THEREOF; AND

EXCEPT THAT PORTION CONVEYED TO THE TOWN OF MARANA, AN ARIZONA MUNICIPAL CORPORATION RECORDED IN SEQUENCE NO. 2023- 0370533 RECORDED IN THE OFFICE OF THE PIMA COUNTY RECORDER, PIMA COUNTY, ARIZONA.

January 23, 2024

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

RE: The 2020 Group LLC Annexation

Dear Chairman Carter:

The 2020 Group LLC, an Arizona limited liability company, is the owner of the property located by Pima County parcels numbers 216-08-005A and 216-08-0040 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 expressly request that the Northwest Fire District forthwith amend its boundaries to include its property described on Exhibit A.

Sincerely,

The 2020 Group LLC, an Arizona limited liability  
company

By: DocuSigned by:  
Mike Thomason  
3C0DE28C976E495  
Authorized Signature

Its: Controler  
Title



Parcel Number: 216-08-005A

## Property Address

| Street Number | Street Direction | Street Name | Location |
|---------------|------------------|-------------|----------|
|---------------|------------------|-------------|----------|

## Contact Information

## Property Owner Information:

QURESHI AARON M 50% & QURESHI ADRIAN R 20% &  
QURESHI AVA K 20% & QURESHI DARIAN Z 10%  
7810 N 1ST AVE  
TUCSON AZ  
85718-1086

## Property Description:

E135° M/L W165° N2 LOT2 LYG S & ADJ RD 1.75 AC  
SEC 5-12-12

## Valuation Data

Property Appraiser: Linda Chabot Phone: (520) 724-7422

| Valuation Year | Property Class     | Assessment Ratio | Land FCV  | Imp FCV | Total FCV | Limited Value | Limited Assessed |
|----------------|--------------------|------------------|-----------|---------|-----------|---------------|------------------|
| 2023           | VACANT/AG/GOLF (2) | 15.0             | \$171,518 | \$0     | \$171,518 | \$64,640      | \$9,696          |
| 2024           | VACANT/AG/GOLF (2) | 15.0             | \$171,518 | \$0     | \$171,518 | \$67,872      | \$10,181         |

## Property Information

|               |   |               |            |                      |           |
|---------------|---|---------------|------------|----------------------|-----------|
| Township:     | 12.0  | Section:      | 5          | Range:               | 12.0E     |
| Map:          |   | Plat:         |            | Block:               |           |
| Tract:        |   | Land Measure: | 76,230.00F | Lot:                 |           |
| Census Tract: | 4611  | File Id:      | 1          | Group Code:          | 000       |
| Use Code:     | 0022 (VACANT COMMERCIAL URBAN NON-SUBDIVIDED) |               |            | Date of Last Change: | 7/19/2021 |

## 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 (2)

| Sequence No. | Docket | Page | Date Recorded | Type   |
|--------------|--------|------|---------------|--------|
| 20211660086  | 0      | 0    | 6/15/2021     | QCDEED |
| 97001166     | 10455  | 91   | 1/6/1997      | WTDEED |

## Notes (4)

|                      |  |
|----------------------|--|
| Created: 10/30/2023  | Update to 76,278SF in preparation of split per SQ20230370533 |
| Modified: 10/30/2023 |  |
| Created: 9/23/2021   | unsubdiv lot. 2023N: u/c 0021 > 0022                         |
| Modified: 9/23/2021  |  |
| Created: 4/26/2016   | Change use code from 0012 to 0021.                           |
| Modified: 4/26/2016  |  |
| Created: 3/20/2002   | 2002-RESIDUE OF 216080050 AFTER 11727/5953                   |
| Modified: 3/20/2002  |  |

Parcel Number: 216-08-0040

## Property Address

| Street Number | Street Direction | Street Name | Location |
|---------------|------------------|-------------|----------|
|---------------|------------------|-------------|----------|

## Contact Information

## Property Owner Information:

QURESHI AARON M 50% & QURESHI ADRIAN R 20% &  
QURESHI AVA K 20% & QURESHI DARIAN Z 10%  
7810 N 1ST AVE  
TUCSON AZ  
85718-1086

## Property Description:

W165' E1165' N2 LOT 2 EXC RD 2.31 AC SEC 5-12-12

## Valuation Data

Property Appraiser: Linda Chabot Phone: (520) 724-7422

| Valuation Year | Property Class     | Assessment Ratio | Land FCV  | Imp FCV | Total FCV | Limited Value | Limited Assessed |
|----------------|--------------------|------------------|-----------|---------|-----------|---------------|------------------|
| 2023           | VACANT/AG/GOLF (2) | 15.0             | \$226,404 | \$0     | \$226,404 | \$85,325      | \$12,799         |
| 2024           | VACANT/AG/GOLF (2) | 15.0             | \$226,404 | \$0     | \$226,404 | \$89,591      | \$13,439         |

## Property Information

|               |   |               |             |                      |           |
|---------------|---|---------------|-------------|----------------------|-----------|
| Township:     | 12.0  | Section:      | 5           | Range:               | 12.0E     |
| Map:          |   | Plat:         |             | Block:               |           |
| Tract:        |   | Land Measure: | 100,624.00F | Lot:                 |           |
| Census Tract: | 4611  | File Id:      | 1           | Group Code:          | 000       |
| Use Code:     | 0022 (VACANT COMMERCIAL URBAN NON-SUBDIVIDED) |               |             | Date of Last Change: | 7/19/2021 |

## 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 (3)

| Sequence No. | Docket | Page | Date Recorded | Type   |
|--------------|--------|------|---------------|--------|
| 20232200398  | 0      | 0    | 8/8/2023      | QCDEED |
| 20211660085  | 0      | 0    | 6/15/2021     | QCDEED |
| 97189713     | 10674  | 1186 | 11/18/1997    | WTDEED |

## Appeals/Claims (1)

| Tax Year | Notice of Value |
|----------|-----------------|
| 2002     | ✓               |

## Notes (4)

Created: 10/30/2023 Update to 100,281SF in preparation of split per SQ20230370533  
Modified: 10/30/2023

Created: 10/17/2023 \*20211660085 CORRECTED BY \*20232200398:  
Modified: 10/17/2023

Created: 9/23/2021 unsubst div lot. 2023N: u/c 0021 > 0022  
Modified: 9/23/2021

Created: 4/26/2016 Change use code from 0012 to 0021  
Modified: 4/26/2016

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

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

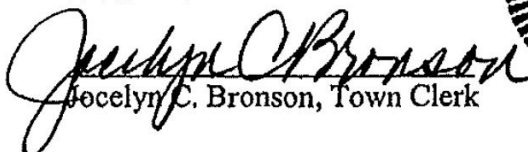
WHEREAS, fire protection is lacking in the areas of the Town of Marana that are not within the boundaries of Northwest Fire District, and it is in the best interests of the citizens of the Town of Marana that fire protection be made available.

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).

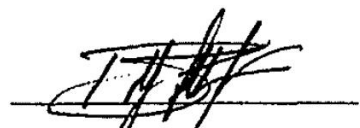
BE IT FURTHER RESOLVED THAT since it is necessary for the preservation of the peace, health and safety of the Town of Marana that this resolution become immediately effective, an emergency is hereby declared to exist, and this resolution shall be effective immediately upon its passage and adoption.

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

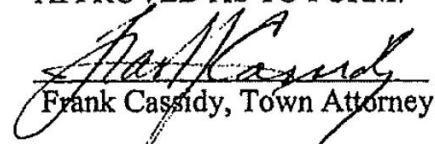
ATTEST:

  
Jocelyn C. Bronson, Town Clerk



  
Mayor Bobby Sutton, Jr.

APPROVED AS TO FORM:

  
Frank Cassidy, Town Attorney