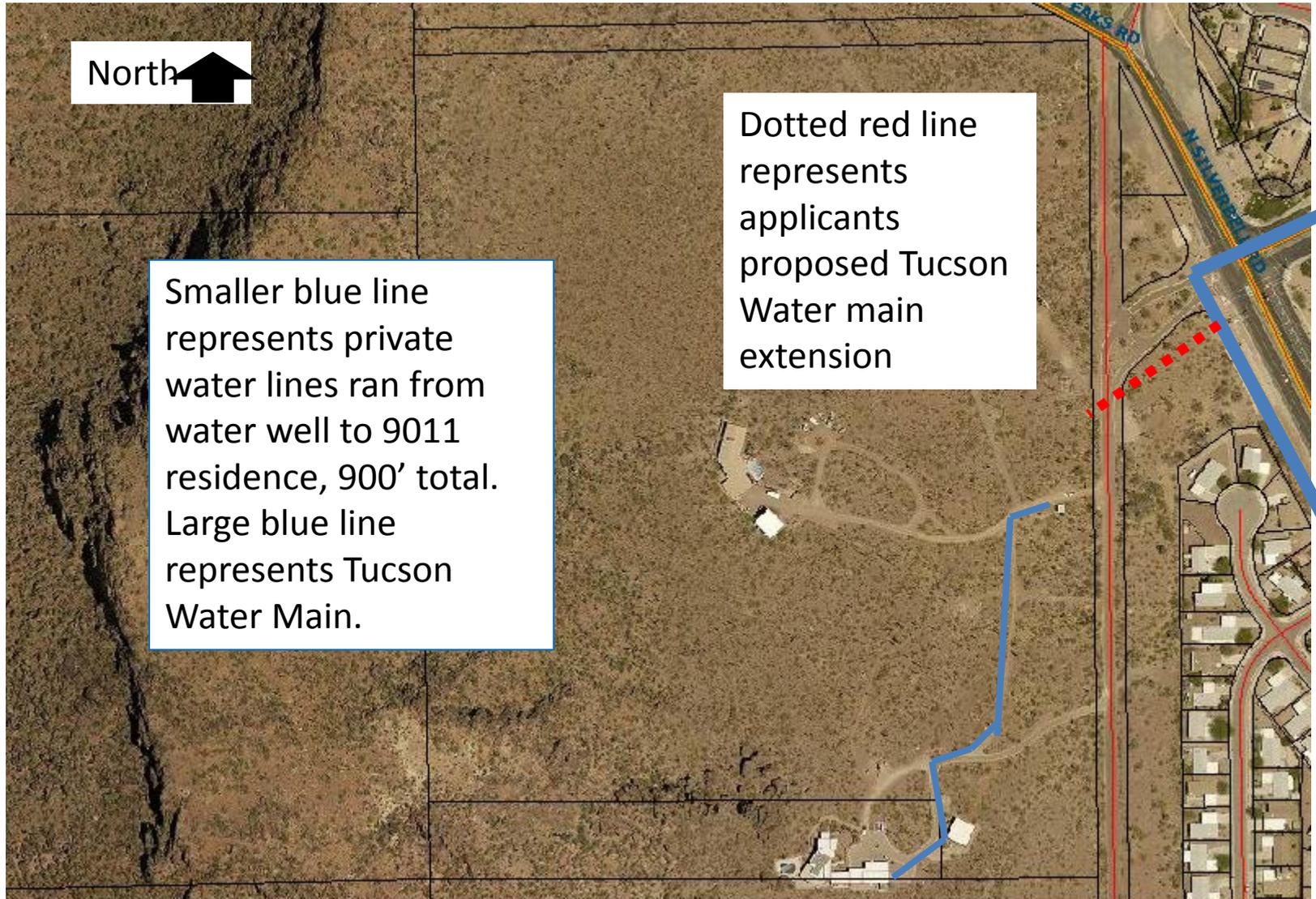


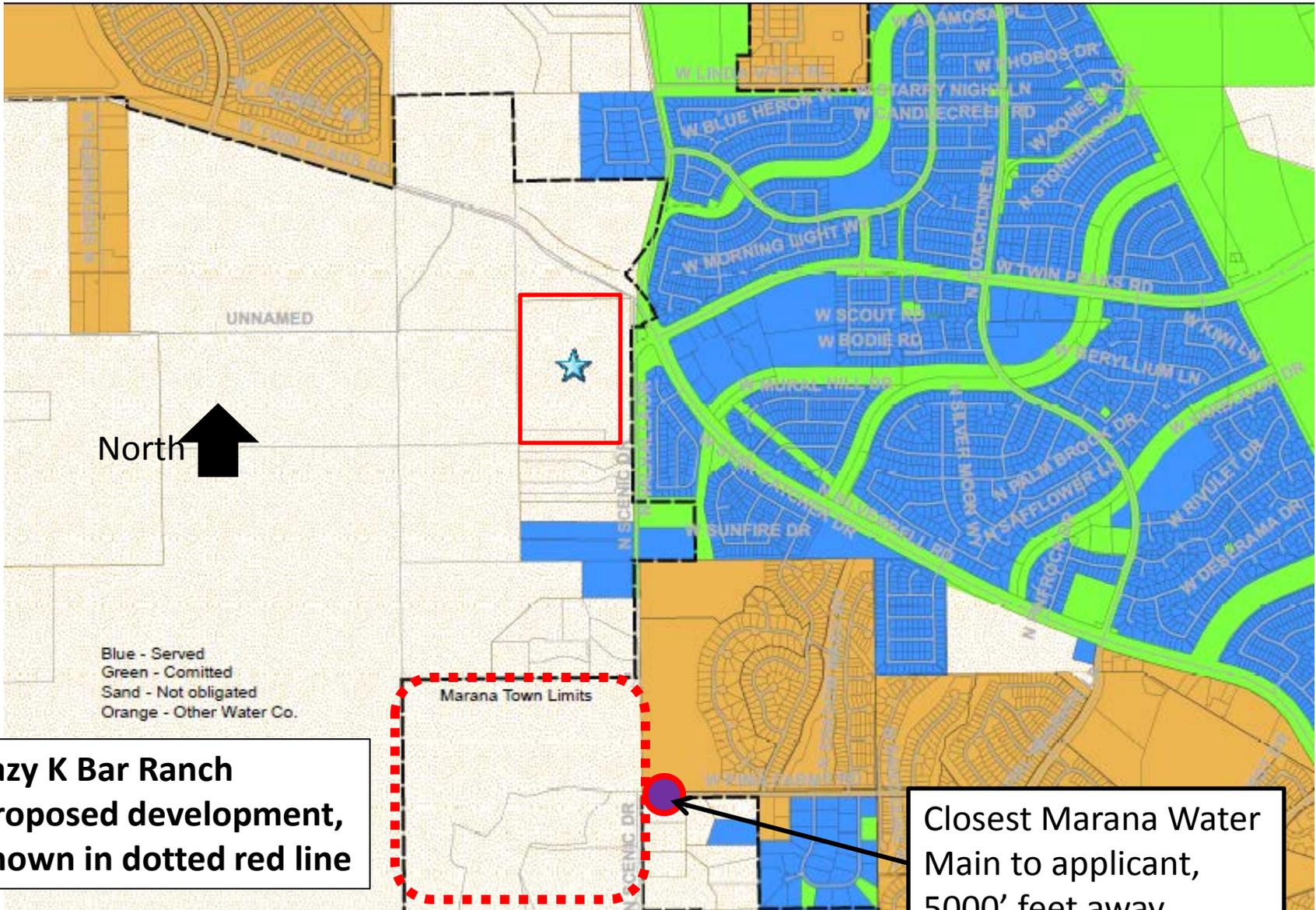
The Need for Water, 9011 & 9021 N. Scenic Drive

- The water well at 9021 N. Scenic Drive, installed in 1961, is on the verge of going dry, with the pump currently about 15' under water. The mandated water sprinkler system storage tank, a life saving safety requirement, must remain near full at all times to provide adequate fire protection for this residence.
- Once the aquifer water level drops below the residence's water well pump height, a safety of life concern is inevitable in the event of a fire.
- Due to the design of the mandated fire protection system, the domestic water supply and fire protection system cannot be separated.
- 9011 N. Scenic Drive has 900' of water line extending to the applicants shared well, with 300' of those lines under pavement, see next slide.

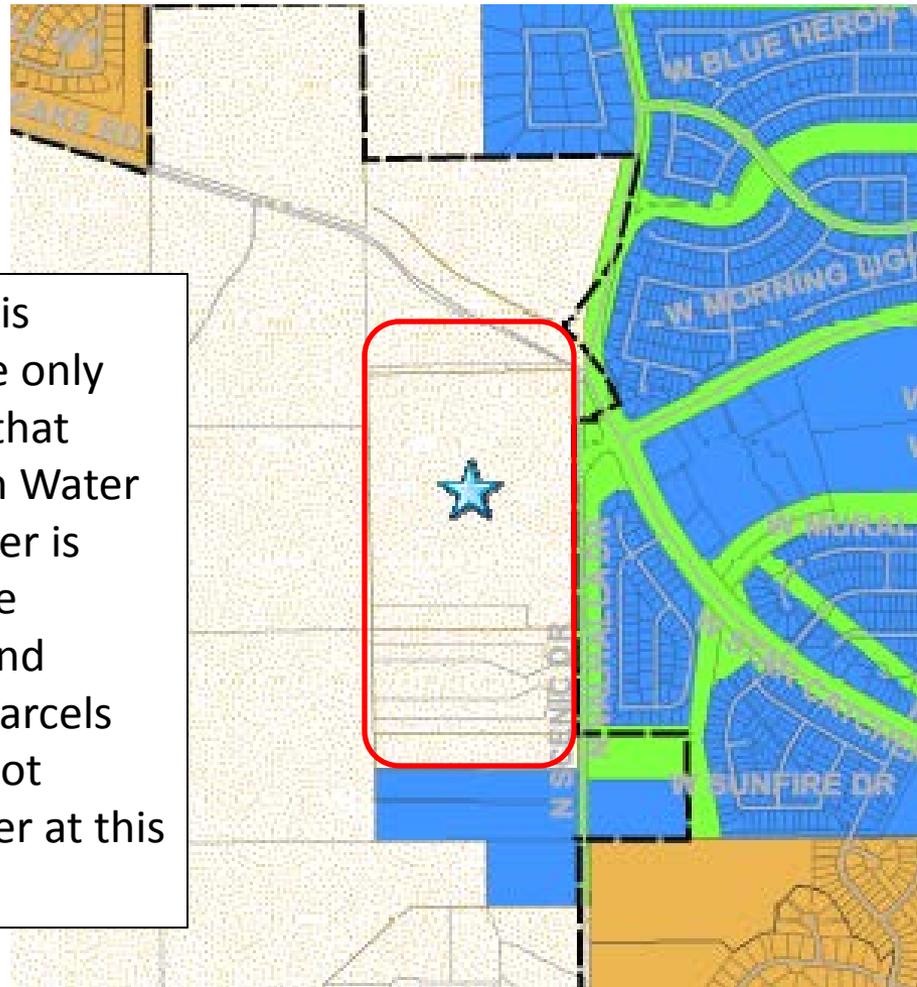
Existing Water Line Placements



Tucson Water Map of the Area



Zoomed in map of area



Parcels within this rectangle are the only additional ones that might be Tucson Water customers if water is granted. Only the northern most and southern most parcels are vacant and not applying for water at this time.

Sustainable Water Supply

- The properties within the rectangle shown on the zoomed in map are last remaining properties that can ever be served by Tucson Water in this area bounded by the Tucson Mountains to the west. They are a “dead-end.”
- No additional water services can reasonably be requested of Tucson Water due to these several properties being served.
- These properties are already surrounded on three sides by Tucson Water customers. The fourth side is the Tucson Mountains and is undevelopable.
- Because this is a “dead-end” area, Marana Water will never have water mains in this area – it is already fully served by Tucson Water except for these few remaining properties.
- Marana Water’s two closest mains are 5000’ South and 6500’ to the north, per Jason Henshaw of Marana Water on 12/2/14. For the applicant to connect to Marana Water is both economically infeasible and physically impractical (why run parallel water mains in the same street by different municipal water suppliers?).

Impact of Lazy K Development

- 178 homes are currently proposed at Lazy K (Scenic Drive and Pima Farms)
- The Lazy K developer and the Town of Marana are redesigning and completely rebuilding Scenic Drive
- The Town of Marana places a five year moratorium against cutting the pavement on newly constructed roadways
- Applicant will not have access to extend the municipal water main again for at least five years after completion of the new Scenic Drive roadway

Summary

- Applicant understands the reason and implementation of the existing Tucson Water Service Area Policy
- This area is a “dead-end” to further development, and therefore does not expose Tucson Water to any additional demand on their limited resources
- Marana Water will never provide water mains in this area because Tucson Water has already done so
- Per Northwest Fire District, the applicant must have a reliable water source for the **Life and Safety** of the occupants of the dwelling (my family)
- Providing the applicant water will neither help nor hurt Tucson Water’s supply of resources

Developable Land Approach #1

~14 acres

The following is from Pima County's Zoning code for SR zoned land

18.17.040 - Development standards—General.

- A. Minimum site area: One hundred forty-four thousand square feet.
 - B. Minimum lot area per dwelling unit: One hundred forty-four thousand square feet.
 - C. Minimum setback requirements:
 - 1. Front: Fifty feet;
 - 2. Side: Ten feet each;
 - 3. Side, when adjacent to street: Twenty feet;
 - 4. Rear: Fifty feet.
 - D. Maximum building height: Thirty-four feet.
 - E. Maximum lot coverage by structures: Thirty percent.
 - F. Minimum distance between main buildings: Twenty feet.
- (Ord. 1986-66 § 1 (part), 1986)*

$$46 \text{ acres} \times .30 = 13.8 \text{ acres}$$

Developable Land Approach #2

~17 acres

ACREAGE CALC
Total 42.33
25.82 @ \$8k/a = \$206,560 (SHADED)
16.51 @ \$30k/a = \$495,300
TOTAL LAND VALUE \$701,860 / \$16,581a

17 acres of developable land shown bounded by dotted red lines



Pima County Assessor provided document, presented to the State Board of Equalization at my 2011 property tax appeal. The darkened area is considered undevelopable per the Pima County Tax Assessor's Office, hence the very low land valuation for that area.