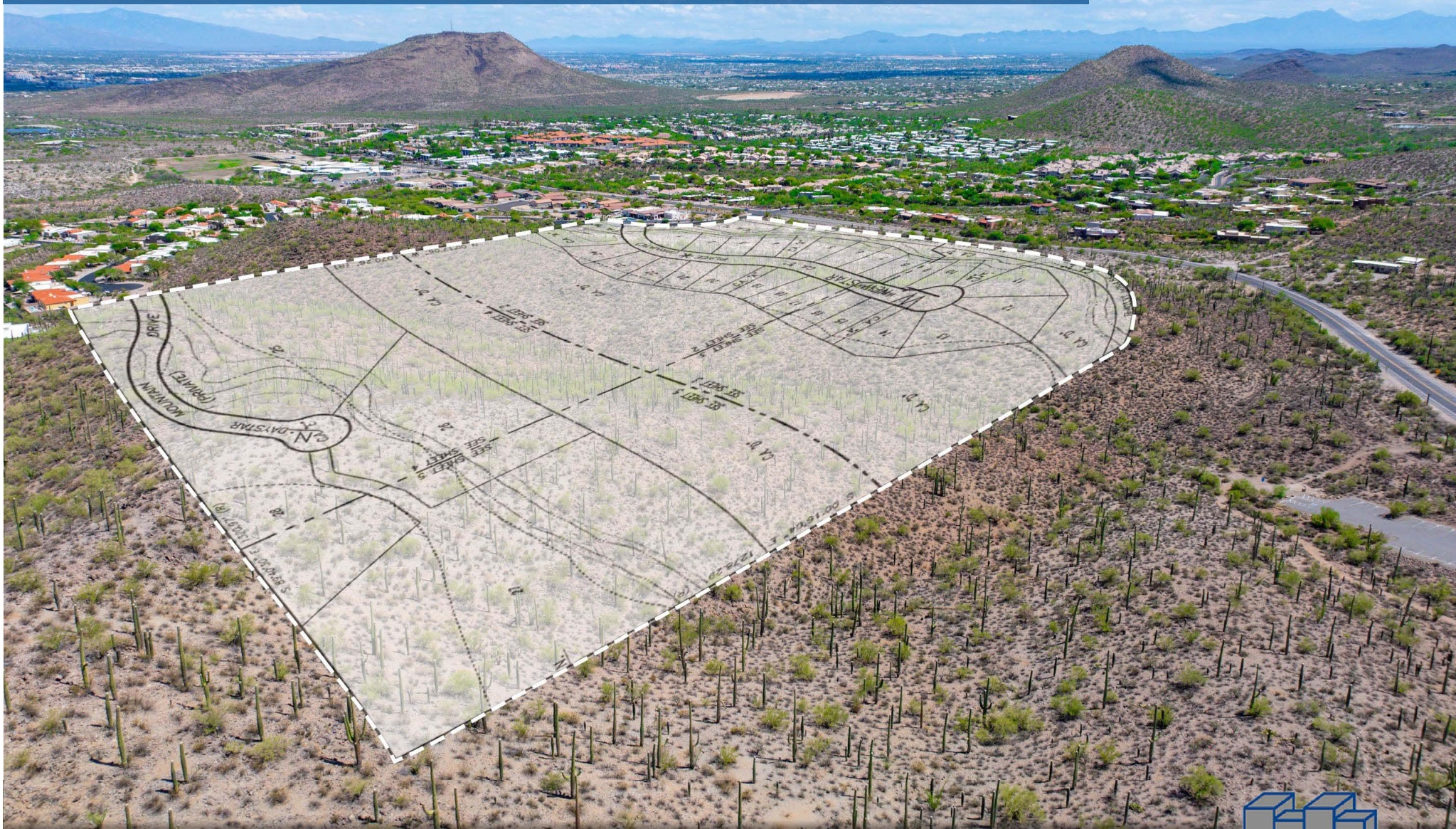


# ANKLAM PEAKS | RESIDENTIAL DEVELOPMENT OPPORTUNITY

WEST OF THE NWC ANKLAM RD & GREASEWOOD RD

± 40.024 ACRES | 28 PLATTED LOTS

N



5420 E Broadway Blvd., Ste. 200 Tucson, AZ 85711

520-290-3200

  
COMMERCIAL RETAIL ADVISORS, LLC



# ANKLAM PEAKS | RESIDENTIAL DEVELOPMENT OPPORTUNITY

WEST OF THE NWC ANKLAM RD & GREASEWOOD RD

## PROPERTY INFORMATION & LOCATION

**LOCATION:** West of the NW Corner of Anklam Rd & Greasewood Rd., Tucson, AZ

**LAND AREA:** ± 40.024 Acres  
28 Platted lots\*

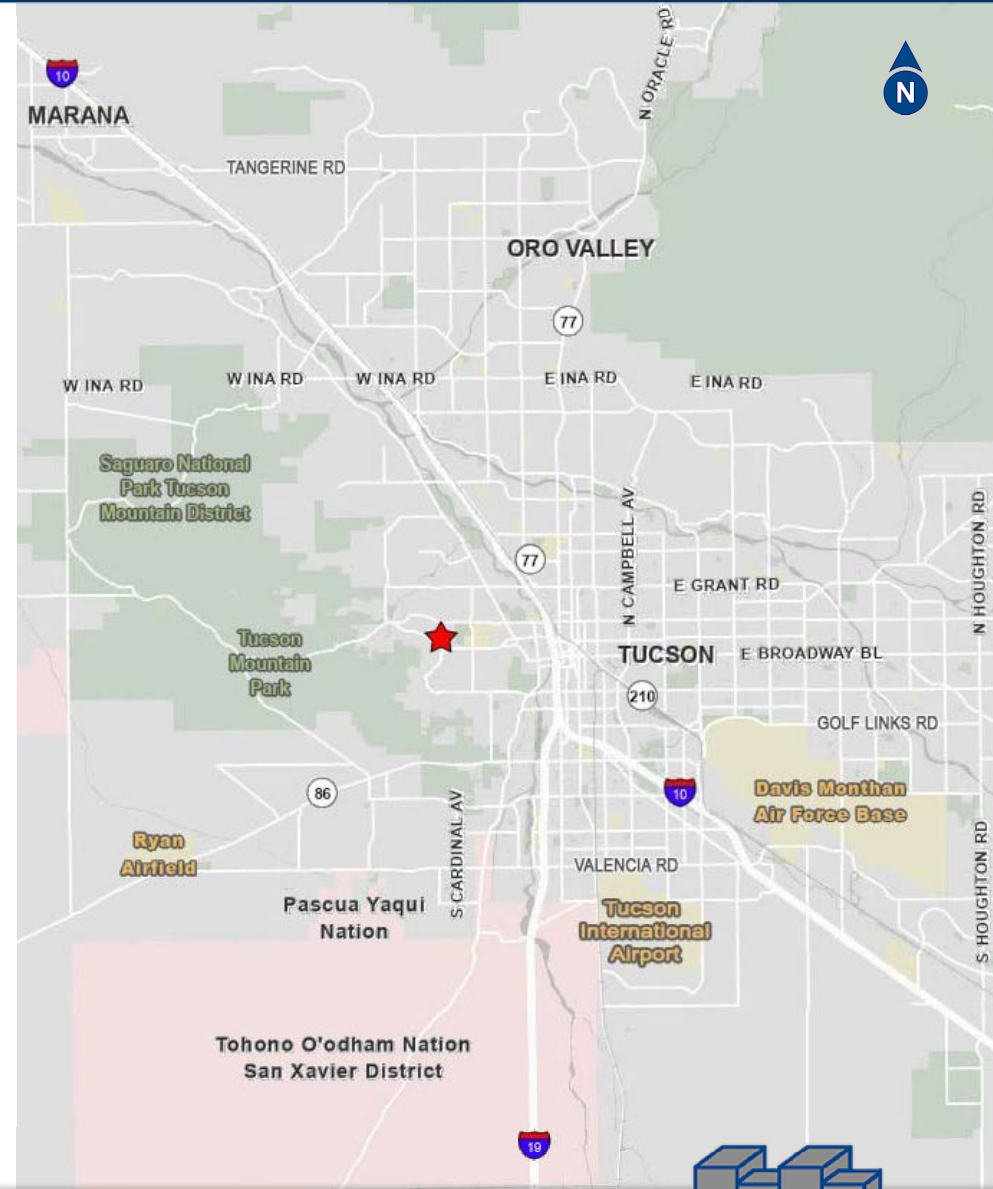
**PRICE:** \$1,900,000.00

**ZONING:** RX-2

\* The northern parcels can be purchased separately.

### HIGHLIGHTS

- Approved Subdivision Plat.
- Improvement plans completed.
- Minimal offsites.
- Water and sewer available
- Beautiful mountain and City views.
- Close proximity to JW Marriot Starr Pass Resort.
- Close Proximity to Interstate 10.
- Close Proximity to Downtown Tucson.



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WEST OF THE NWC ANKLAM RD & GREASEWOOD RD

TRADE AERIAL



5420 E Broadway Blvd., Ste. 200 Tucson, AZ 85711

520-290-3200

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# ANKLAM PEAKS | RESIDENTIAL DEVELOPMENT OPPORTUNITY

## WEST OF THE NWC ANKLAM RD & GREASEWOOD RD

PLAT MAP

### GENERAL NOTES

- THE GROSS AREA OF THIS SUBDIVISION IS 40.24 ACRES.
- THE TOTAL NUMBER OF LOTS IS 28.
- TOTAL MALES OF NEW PRIVATE STREETS ARE 0.31.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMITS HILLSIDE DEVELOPMENT ZONE APPROVAL IS REQUIRED FOR LOTS 25-28.
- THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF THE CITY OF TUCSON.
- THE BASIS OF BEARINGS - THE BASIS OF BEARINGS FOR THIS PROJECT IS THE EAST LINE OF SECTION 8, TOWNSHIP 14 S., RANGE 13 E., G&S.R.B.M., PIMA COUNTY ARIZONA, SAID BEARING BEING S 02°25'36"E.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, A FLOOD PLAIN USE PERMIT IS REQUIRED FOR LOTS 1-11 AND LOTS 25-28.

### DEDICATION

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE THE OWNERS AND THE ONLY PARTIES HAVING INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE HEREBY GRANT TO THE PUBLIC, PIMA COUNTY AND ALL UTILITY COMPANIES ALL EASEMENTS AS SHOWN HEREON FOR THE PURPOSES OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

PRIVATE STREETS, DRAINAGEWAYS AND COMMON AREAS, AS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO THE PUBLIC AND ALL UTILITY COMPANIES FOR THE PURPOSES OF ACCESS, INSTALLATION AND MAINTENANCE OF UTILITIES, DRAINAGE AND PUBLIC SEWERS. TITLE TO THE LAND OF ALL PRIVATE STREETS, DRAINAGEWAYS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET 123456 AT PAGES 5678 THROUGH 9012. IN THE OFFICE OF THE PIMA COUNTY RECORDER, THE ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR CONTROL, MAINTENANCE AND LIABILITY FOR THE PRIVATE STREETS, DRAINAGEWAYS, AND COMMON AREAS WITHIN THIS SUBDIVISION.

WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS THE CITY OF TUCSON, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

WE HEREBY DEDICATE AND CONVEY TO THE PUBLIC FOREVER AN ADDITIONAL 45 FEET TO ANKLAM ROAD RIGHT-OF-WAY AS SHOWN HEREON.

LAWYERS TITLE AGENCY OF ARIZONA, L.L.C., AN ARIZONA L.L.C., AS TRUSTEE UNDER TRUST NO. 18195-1, AND NOT IN ITS CORPORATE CAPACITY.

TRUST OFFICER DATE

### CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

ALFONSO TORRES  
LANDMARK ENGINEERING, INC.  
REGISTERED LAND SURVEYOR NO. 15342  
EXP. DATE 9/30/08, STATE OF ARIZONA

I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAT WAS PREPARED UNDER MY DIRECTION.

EDWIN BRUCE WILSON  
LANDMARK ENGINEERING, INC.  
REGISTERED LAND SURVEYOR NO. 17569  
STATE OF ARIZONA

### CERTIFICATION OF ENGINEERING

I HEREBY CERTIFY THAT THE FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

EDWIN BRUCE WILSON  
LANDMARK ENGINEERING, INC.  
REGISTERED PROFESSIONAL ENGINEER NO. 10011  
STATE OF ARIZONA

### ASSURANCES

THIS IS TO CERTIFY THAT ALL IMPROVEMENTS, SUCH AS STREETS, SIDEWALKS, SEWERS, WATER AND UTILITY INSTALLATION, DRAINAGE AND FLOOD CONTROL, FACILITIES AND MONUMENTS, REQUIRED BY THE CITY OF TUCSON HAVE BEEN COMPLETED OR THE FUTURE COMPLETION OF SUCH IMPROVEMENTS HAS BEEN ASSURED BY THE POSTING OF PERFORMANCE BONDS, ASSURANCES OR OTHER SECURITY AS REQUIRED BY THE CITY OF TUCSON BEING NECESSARY AND PROPER.

CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT DIRECTOR  
CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT ENGINEERING ADMINISTRATOR

CITY OF TUCSON  
PROJ# S06-253  
ZONE:  
Adm. Address:  
345 N DAYSTAR MOUNTAIN DR

### ACKNOWLEDGMENT

STATE OF ARIZONA } SS  
COUNTY OF PIMA }

ON THIS 20 DAY OF November 2008  
BEFORE ME, Michelle Kose, THE  
UNDERSIGNED, APPEARED Jeffrey Javier WHO  
ACKNOWLEDGED HE SELF TO BE THE  
OWNER OF THE  
OF  
LAWYERS TITLE AGENCY OF ARIZONA, AN ARIZONA  
L.L.C., AS TRUSTEE AND THAT HE AS SUCH  
OFFICER BEING DULY AUTHORIZED SO TO DO, EXECUTED  
THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN  
CONTAINED, BY SIGNING THE NAME OF THE CORPORATION,  
AS TRUSTEE.  
IN WITNESS WHEREOF, I HERE UNTO SET MY HAND AND  
OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES Nov. 4, 2009

### APPROVAL

I, ROGER W. RANDOLPH, CLERK OF THE CITY OF TUCSON, ARIZONA,  
HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR,  
AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, ON THIS 30  
DAY OF February, 2009.

ANNOTATED  
COPY

### LEGEND

- INDICATES SET 1/2" I.R. TAGGED BY A REGISTERED LAND SURVEYOR OR AS NOTED
- INDICATES FOUND 1/2" REBAR
- INDICATES A 2" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE OR AS NOTED
- INDICATES FOUND 2" SURVEY MONUMENT OR AS NOTED
- LINE NUMBER - SEE LINE DATA TABLE
- CURVE NUMBER - SEE CURVE DATA TABLE
- NEW LOT NUMBER

- 15
- EXISTING LOT NUMBER
- SUBDIVISION BOUNDARY
- 100 YEAR FLOW
- 100 YEAR FLOODPRONE LIMITS (BEARING BREAK, NO PIN SET)
- EROSION HAZARD SETBACK (BEARING BREAK, NO PIN SET)

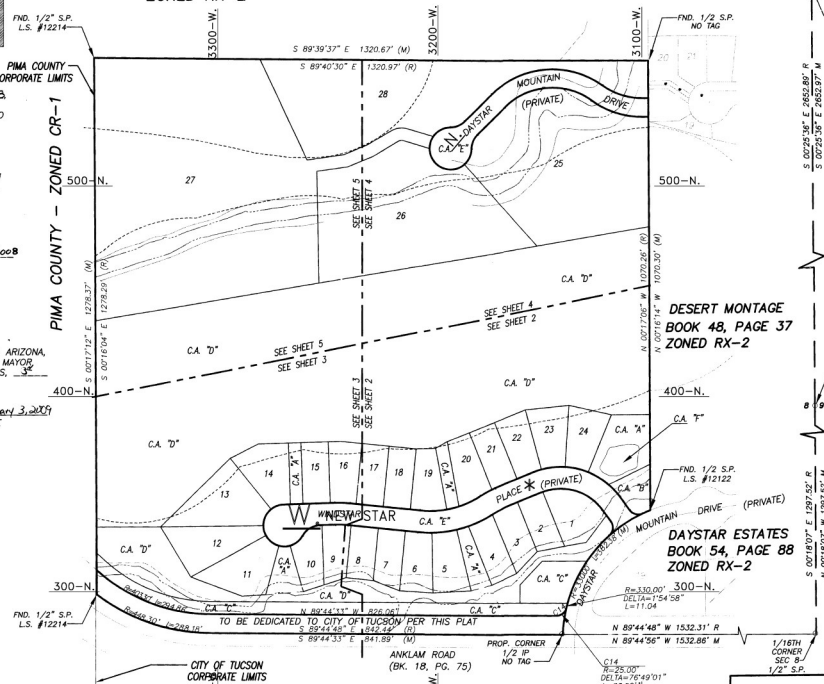
### FINAL PLAT

## ANKLAM PEAKS SUBDIVISION

LOTS 1-28 & COMMON AREA "A" (DRAINAGE), COMMON AREA "B" (OPEN AREA/RECREATION), COMMON AREA "C" (NATURAL BUFFER), COMMON AREA "D" (NATURAL AREA/UNDISTURBED), COMMON AREA "E" (PRIVATE STREETS) AND COMMON AREA "F" (RETENTION/DETENTION)

MONTAGE VISTA - PHASE II  
BOOK 56, PAGE 69  
ZONED RX-2

NORTH  
SCALE: 1" = 120'



Land Use Table	
Total Area =	1,752,908 S.F.
Lot Area =	913,394 S.F.
Common Area "A" =	33,835 S.F.
Common Area "B" =	7,121 S.F.
Common Area "C" =	46,111 S.F.
Common Area "D" =	613,958 S.F.
Common Area "E" =	82,106 S.F.
Common Area "F" =	5,226 S.F.
Anklam Dedication =	51,157 S.F.

### ABBREVIATION LIST

C.A. COMMON AREA

### OWNER

JEFFREY JAVIER  
S/O 074  
P.O. BOX 025216  
MIAMI, FL 33102  
(202) 386-6444

SC205-12  
S06-253  
REF: C15-92-01

### FINAL PLAT

ANKLAM PEAKS  
LOTS 1-28, COMMON AREA "A"  
(DRAINAGE), COMMON AREA "B" (OPEN  
AREA AND RECREATION), COMMON AREA "C"  
(NATURAL BUFFER), COMMON AREA "D"  
(NATURAL AREA, UNDISTURBED), COMMON  
AREA "E" (PRIVATE STREETS) AND COMMON  
AREA "F" (RETENTION/DETENTION)  
A RESIDENTIAL CLUSTER PROJECT  
A SUBDIVISION OF A PORTION OF SECTION 8,  
T-14-S, R-13-E, G&S.R.B.M., TUCSON, PIMA COUNTY, AZ.

### SHEET INDEX

- CERTIFICATION AND LOCATION SHEET
- 2-5. LOT AND EASEMENT DETAIL SHEET

\* NEW STAR PLACE  
PER SCRIVENERS ERROR  
REC DK 13829-743

SHEET 1 OF 5

V3/LANDMARK ENGINEERING

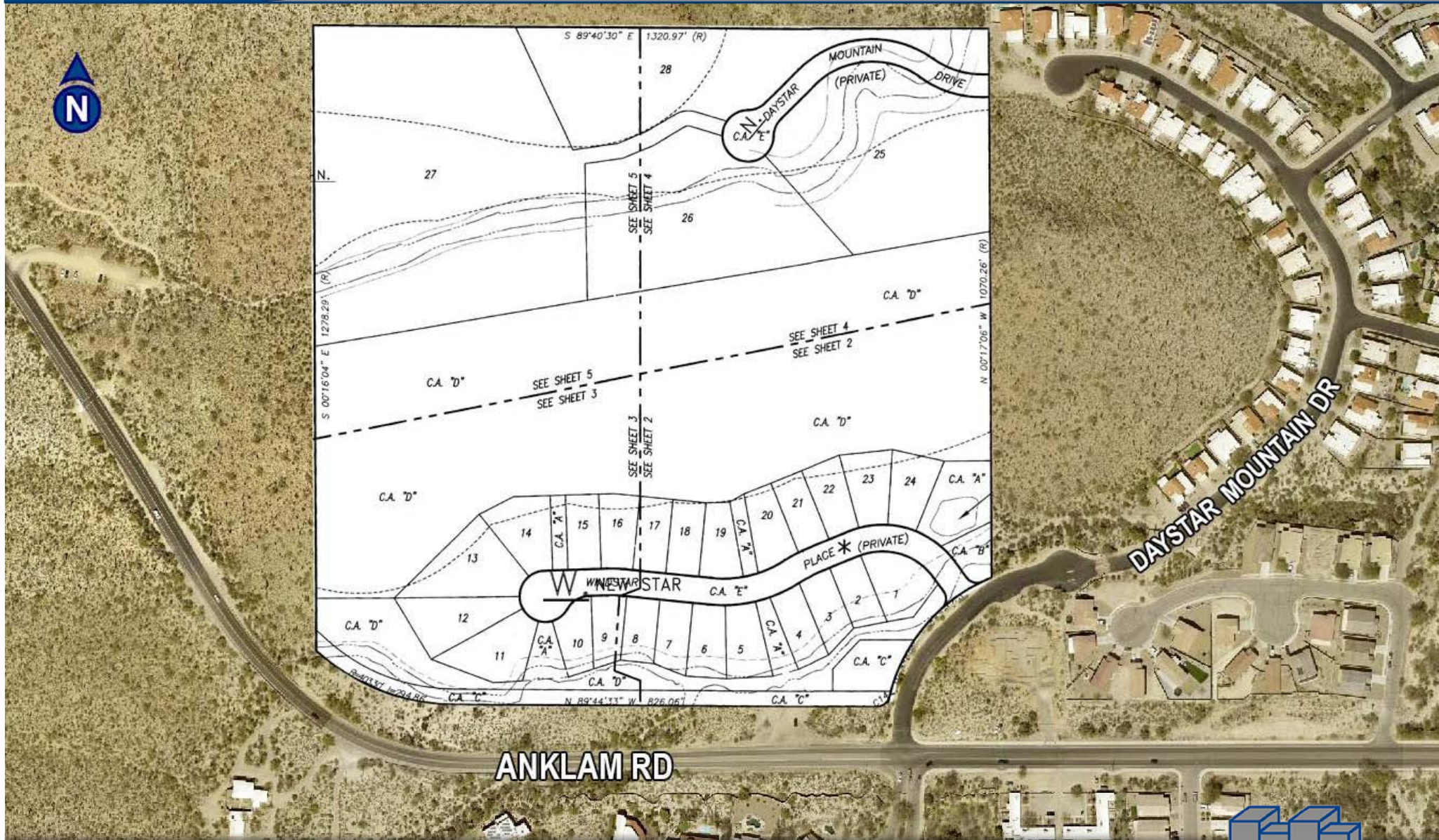
4625 EAST FORT LOWELL ROAD, TUCSON, AZ 85712  
PHONE: (520) 321-4625 FAX: (520) 321-0333



# ANKLAM PEAKS | RESIDENTIAL DEVELOPMENT OPPORTUNITY

WEST OF THE NWC ANKLAM RD & GREASEWOOD RD

PLAT MAP



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WEST OF THE NWC ANKLAM RD & GREASEWOOD RD

WEST TUCSON, ARIZONA

**R. Craig Finfrock, CCIM, CRX, CLS**

**Managing Member, Designated Broker  
Commercial Retail Advisors, LLC  
Licensed Real Estate Broker in Arizona**



CCIM Institute Board of Directors, Member  
CCIM Foundation Board of Directors, Member  
CCIM Technologies, Inc. Board of Directors, Member

**5420 E. Broadway Blvd., Suite 200  
Tucson, AZ 85711**

**Phone: (520) 290 3200**

**Mobile: (520) 891 8300**

**[cfinfrock@cradvisorsllc.com](mailto:cfinfrock@cradvisorsllc.com)**

**[www.cradvisorsllc.com](http://www.cradvisorsllc.com)**

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