

ORDINANCE NO. 04-04

AN ORDINANCE OF THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ADOPTING BY REFERENCE THAT CERTAIN DOCUMENT KNOWN AS "MARICOPA ZONING CODE AMENDMENT 04-01A," A PUBLIC RECORD, REQUIRING SITE PLAN REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OR DEVELOPMENT OF PROPERTY WITHIN THE FOLLOWING ZONING DISTRICTS: "CR-4" MULTIPLE RESIDENCE ZONE, "CR-5" MULTIPLE RESIDENCE ZONE; "TR" TRANSITIONAL ZONE; "CB-1" LOCAL BUSINESS ZONE; "CB-2" GENERAL BUSINESS ZONE; "CI-B" INDUSTRIAL BUFFER ZONE; "CI-1" LIGHT INDUSTRY AND WAREHOUSE ZONE; "CI-2" INDUSTRIAL ZONE.

WHEREAS, the Maricopa City Council, on August 17, 2004, after full compliance with the notice and hearing requirements set forth in A.R.S. §9-462.04, and after full and careful consideration of the recommendations of City staff, and careful consideration of the comments provided by the public on the issue, adopted, in the best interests of the City, Maricopa Zoning Code Amendment 04-01A, establishing site plan review procedures within certain zoning districts; and

WHEREAS, Maricopa Zoning Code Amendment 04-01A was adopted as a public record by Resolution No. 04-23 on August 17, 2004; and

WHEREAS, A.R.S. §9-802 allows a City to adopt a public record by Ordinance as a means to reduce publication costs while ensuring that the public gets fair notice and opportunity to review its operative provisions;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF MARICOPA, ARIZONA, AS FOLLOWS:

- I. Maricopa Zoning Code Amendment 04-01A, declared a public record by Resolution 04-23, and three copies of which are on file with the City Clerk, is hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance.
- II. To the extent of any conflict between other City ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this Ordinance is not intended to amend or repeal any existing City ordinance, resolution or regulation except as expressly set forth herein.
- III. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of

competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.


IV. This Ordinance shall become effective thirty (30) days after its adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Maricopa, Arizona, this 17th day of August, 2004.



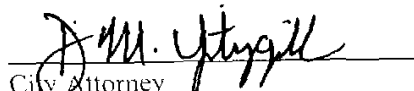
Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney