

ORDINANCE NO. 06-05

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ZONING CERTAIN PROPERTY DESCRIBED IN ZONING CASE ZON 05.11 AND PAD 05.12 FOR THE DEVELOPMENT OF APPROXIMATELY 326.43 ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF WHITE AND PARKER AND PETERS AND NALL ROADS, ADJACENT TO THE AK-CHIN INDIAN RESERVATION. THE PARCELS OF LAND ARE SITUATED IN THE EAST HALF AND THE EAST 229.26 FEET OF THE SOUTH 950.00 FEET OF THE WEST HALF, AND THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, AS FOLLOWS:

Section 1: That Section 16-1-4(B) of the Maricopa City Code is hereby amended by adopting the Official Supplementary Zoning Map for Zoning Case ZON 05.11 and PAD 05.12, signed by the Mayor and City Clerk, which is attached to this Ordinance as Exhibit "1" and declared a part hereof, changing the below described property on approximately 326.43 acres from GR, General Rural to PAD, CR-3 and CR-4, Single Family Residential and CB-2, General Commercial.

LEGAL DESCRIPTION

Parcel No. 1

The East half; and the East 229.26 feet of the South 950.00 feet of the West half of Section 12, Township 5 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT that portion of the Southeast quarter of Section 12, Township 5 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the Southeast corner of Section 12, from whence the East quarter corner of Section 12 bears North 00° 14' 01" East a distance of 2703.75 feet;

Thence North 86° 57' 32" West along the South line of Section 12 a distance of 1630.97 feet;

Thence North 00° 14' 01" East parallel with the East line of Section 12 a distance of 950.00 feet;

Thence South 86° 57' 32" East parallel with the South line of Section 12 a distance of 1630.97 feet to the East line of Section 12;

Thence South 00° 14' 01" West along said East line a distance of 950.00 feet to the POINT OF BEGINNING.

EXCEPT one half of any and all oil, gas and minerals as reserved in Deed recorded in Book 85 of Deeds, page 228, records of Pinal County.

Parcel No. 2

That portion of the Southeast quarter of section 12, Township 5 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the Southeast corner of Section 12, from whence the East quarter corner of Section 12 bears North 00° 14' 01" East a distance of 2703.75 feet;

Thence North 86° 57' 32" West along the South line of Section 12 a distance of 1630.97 feet;

Thence North 00° 14' 01" East parallel with the East line of Section 12 a distance of 950.00 feet;

Thence South 86° 57' 32" East parallel with the South line of Section 12 a distance of 1630.97 feet to the East line of Section 12;

Thence South 00° 14' 01" West along said East line a distance of 950.00 feet to the POINT OF BEGINNING.

EXCEPT one half of any and all oil, gas and minerals as reserved in Deed recorded in Book 85 of Deeds, page 228, records of Pinal County.

Section 2: Further, those conditions of approval imposed by the Maricopa City Council as part of Case ZON 05.11 and PAD 05.12 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

Section 3: 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.

Section 4: This Ordinance shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.

PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona, this 4th day of April, 2006.

APPROVED



Mayor

ATTEST:


City Clerk

APPROVED AS TO FORM:

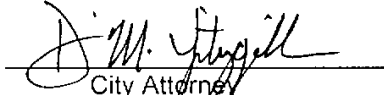

City Attorney

EXHIBIT "1"

Arterial Street
55' Half Street R.O.W.

Steen Road

Project Entry

Monument Sign

Mayor

City Clerk

Open Space
Corridor

Streetscape

Arterial Street
70' Half Street R.O.W.

White & Parker Road

Project Entry

Monument Sign

Commercial
30.29 Acres
*NOT INCLUDED

Arterial Street
70' Half Street R.O.W.

Peters & Nall Road

Plan Data:

Parcel:	Area:	Use:	Units:
a.	33.58 Ac	2-Pack	185
b.	28.20 Ac	2-Pack	150
c.	32.49 Ac	SF 55'x120'	124
d.	40.18 Ac	SF 55'x120'	164
e.	37.14 Ac	SF 65'x125'	120
f.	33.42 Ac	SF 65'x115'	92
g.	48.17 Ac	SF 90'x140'	97
	26.54 Ac	Parks	
	16.42 Ac	Right-of-Ways	

Net Acres: 279.72 Ac 932
Gross Acres: 296.14 Ac
Gross Density: 3.15 Units/Ac

*Open Space: 59.23 Ac
*included in various parcels

e.
Single Family
65'x125'
Proposed CR-3
LDR
Pocket Park
1.46 Ac

a.
S.F. - 2 pack
Proposed CR-4
MDR
Pocket Park
1 Ac

c.
Single Family
55'x120'
Proposed CR-3
MDR
Pocket Park
1 Ac

g.
Single Family
90'x140'
Proposed CR-3
LDR
Community Center
0 Ac

d.
Single Family
55'x120'
Proposed CR-3
MDR

b.
S.F. - 2 pack
Proposed CR-4
MDR

f.
Single Family
65'x125'
Proposed CR-3
LDR

COMMERCIAL
Proposed CB-2

Exhibit 5
Development Plan :
Daltessa Heights

Maricopa, Arizona

prepared for:
Maracay Homes
15160 N. Hayden Road, Scottsdale, AZ 85260
480-970-6003

prepared by:
Carter=Burgess
101 North 1st Ave., Suite 3100
Phoenix, AZ 85003
P: 602.253.1200
F: 602.253.1202

Date: 9/19/2005

