

ORDINANCE NO. 06-16

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ZONING CERTAIN PROPERTY DESCRIBED IN ZONING CASE ZON 06.01 AND PAD 06.01 FOR THE DEVELOPMENT OF APPROXIMATELY 278 ACRES GENERALLY SITUATED ONE-HALF MILE NORTH OF FARRELL ROAD, ONE-HALF MILE SOUTH OF HONEYCUTT ROAD, IMMEDIATELY EAST OF WHITE & PARKER ROAD, AND WEST OF THE APPROVED RESIDENTIAL DEVELOPMENT OF EAGLE SHADOW. THE LAND IS SITUATED IN A PORTION OF SECTION 30 AND 31 OF TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA/PINAL COUNTY, ARIZONA, WHICH IS KNOWN AS NEELY ESTATES.

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 06.01 and PAD 06.01, 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 278 acres from GR (General Rural) to CR-3 (Single Family Residential) PAD.

LEGAL DESCRIPTION

NEELY ESTATES – PHASE 1

THOSE PORTIONS OF THE SOUTHWEST QUARTER CORNER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, EACH BEING IN TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA/PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT REBAR WITH RLS TAG 35235 ATTACHED FOUND AT THE COMMON WESTERLY CORNER OF SAID SECTIONS, FROM WHICH A REBAR FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 30 BEARS NORTH 00°14'31" WEST 2697.62 FEET;

THENCE NORTH 00°14'31" EAST ALONG THE WEST LINE OF THE AFOREMENTIONED SOUTHWEST QUARTER 2,009.72 FEET TO THE SOUTH LINE OF NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE SOUTH 88°54'49" EAST ALONG SAID LINE 2,652.58 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE SOUTH 00°08'08" WEST ALONG SAID LINE 1,591.94 FEET;

THENCE DEPARTING FROM SAID LINE NORTH 89°12'52" WEST 227.01 FEET TO WEST LINE OF THE EAST 227.00 FEET OF SOUTHWEST QUARTER OF SECTION 30;

THENCE SOUTH 00°08'08" WEST 404.02 FEET AND PARALLEL WITH THE AFOREMENTIONED EAST LINE TO THE COMMON EAST-WEST SECTION LINE FOR THE AFOREMENTIONED SECTIONS 30 AND 31;

THENCE NORTH 89°12'52" WEST ALONG SAID LINE 49.01 FEET TO THE WEST LINE OF THE EAST 276.01 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 31;

THENCE SOUTH 00°22'08" WEST ALONG SAID LINE 276.01 FEET;

THENCE SOUTH 89°12'52" EAST, 276.01 FEET TO THE WEST LINE OF THE AFOREMENTIONED SECTION 31;

THENCE SOUTH 00°22'08" WEST ALONG SAID LINE 176.17 FEET;

THENCE NORTH 89°46'36" WEST, 2,627.85 FEET TO WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31;

THENCE NORTH 00°13'24" EAST 477.97 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

NEELY ESTATES – PHASE II

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA/PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT REBAR FOUND AT THE WEST CORNER OF SAID SECTION, FROM WHICH WITH A REBAR WITH RLS TAG 35235 ATTACHED, FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 30 BEARS NORTH 00°13'24" WEST 2697.62 FEET;

THENCE NORTH 00°13'24" EAST 2,204.10 FEET ALONG THE WEST LINE OF THE AFOREMENTIONED NORTHWEST QUARTER OF SECTION 31;

THENCE DEPARTING FROM SAID LINE SOUTH 89°46'36" EAST ALONG SAID LINE 2,627.85 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31;

THENCE SOUTH 00°22'08" WEST ALONG SAID LINE 2,210.86 FEET TO THE CALCULATED SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31;

THENCE NORTH 89°37'45" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 2,622.24 FEET TO THE POINT OF BEGINNING.

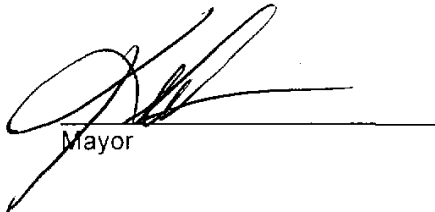
Section 2: Further, those conditions of approval imposed by the Maricopa City Council as part of Case ZON 06.01 and PAD 06.01 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

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.

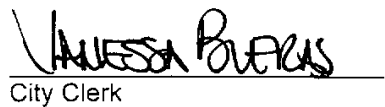
PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona, this 9TH day of November, 2006.

APPROVED:



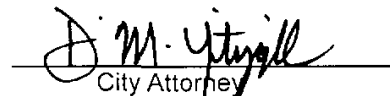
Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney

EXHIBIT 1

NEELY ESTATES
CONCEPTUAL ZONING PLAN

ZONING	MIN LOT SIZE	NET AC	LOT COUNT
CR-3 PAD	8,700 SF	80.61	212
CR-3 PAD	7,200 SF	84.85	295
CR-3 PAD	5,500 SF	73.20	311
TOTAL:		237.66	818

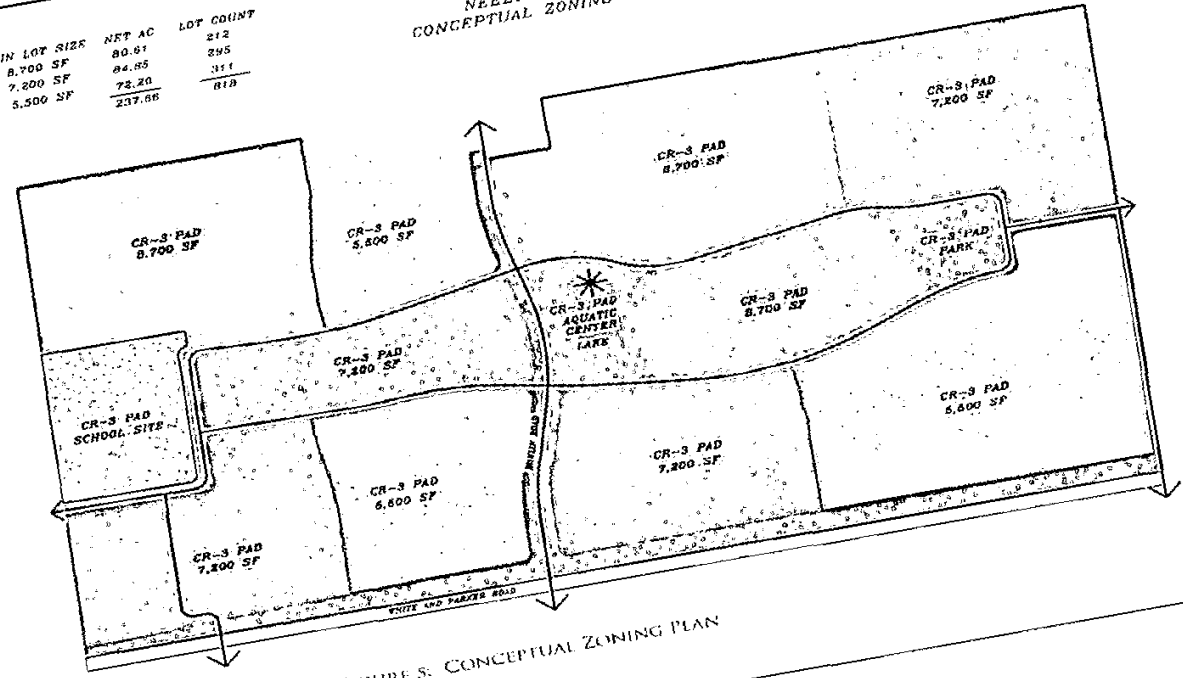


FIGURE 5: CONCEPTUAL ZONING PLAN