

**ORDINANCE NO. 08-06**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ZONING CERTAIN PROPERTY DESCRIBED IN ZONING CASE ZON 08.02 FOR APPROXIMATELY 17 ACRES GENERALLY SITUATED A QUARTER MILE WEST OF THE INTERSECTION OF WHITE AND PARKER ROAD AND HONEYCUTT ROAD WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCELS OF LAND ARE SITUATED IN PORTIONS OF SECTION 25 OF TOWNSHIP 4 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 08-02 signed by the Mayor and City Clerk, which is attached to this Ordinance as Exhibit "1" and declared a part hereof, changing the property described in Exhibit "2" on approximately 17 acres from General Rural (GR) to General Business Zone (CB-2).

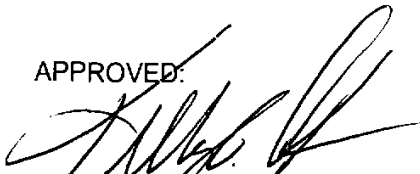
**Section 2:** Further, those conditions of approval imposed by the Maricopa City Council as part of Case ZON 08.02, including the signing of the City's form proposition 207 waiver, are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

**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 21<sup>st</sup> day of May, 2008.


APPROVED:

  
Kelly Anderson, Mayor

ATTEST:

  
Vanessa Bueras, City Clerk

APPROVED AS TO FORM:

  
Denis Fitzgibbons, City Attorney

## **EXHIBIT 1**

Legal Description

510-71-005Q

A portion of the East half of the Northwest quarter of the Northeast quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows.

Commencing at a 1/2" rebar marking the North quarter corner of Section 25, from which a 1/4" pipe marking the Northeast corner of Section 25 bears North 89°43'57" East a distance of 2832.16 feet and from which a 1/2" rebar with tag LS #5713 marking the Center quarter of Section 25 bears South 00°05'27" East a distance of 2680.42 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 658.04 feet to a nail (monumented 33.00 feet South by a 5/8" rebar with aluminum cap RLS #37512). Thence South 00°03'25" East along the West boundary of the East half of the Northwest quarter of the Northeast quarter of Section 25 a distance of 70.00 feet to a SET 5/8" rebar with aluminum cap RLS #37512 marking the Northwest corner of Parcel "A" and the POINT OF BEGINNING.

Thence North 89°43'57" East parallel to and 70.00 feet South of the North boundary of the Northeast quarter of Section 25 a distance of 293.00 feet to a SET 5/8" rebar with aluminum cap RLS #37512 marking the Northeast corner of Parcel "A"

Thence South 00°18'00" East a distance of 332.26 feet to a SET 5/8" rebar with aluminum cap RLS #37512 marking a point of tangent curve having a radial bearing of North 89°44'00" East, 500.00 feet.

Thence counter clockwise along said curve through a central angle of 09°33'00", a distance of 83.34 feet to a SET 5/8" rebar with an aluminum cap RLS #37512.

Thence South 09°46'01" East, a distance of 119.21 feet to a SET 5/8" rebar with aluminum cap RLS #37512 marking a point of tangent curve having a radial bearing of South 80°10'59" West, 500.00 feet.

Thence clockwise along said curve through a central angle of 09°47'37", a distance of 85.47 feet to a SET 5/8" rebar with an aluminum cap RLS #37512

Thence South 00°01'24" East, a distance of 261.68 feet to a SET 5/8" rebar with aluminum cap RLS #37512 marking the Southeast corner of Parcel "A"

Thence South 89°58'36" West a distance of 328.74 feet to a SET 5/8" rebar with aluminum cap RLS #37512 marking the Southwest corner of Parcel "A"

Thence North 00°03'25" West along the West boundary of the East half of the Northwest quarter of the Northeast quarter of Section 25 a distance of 878.14 feet to a 5/8" rebar with aluminum cap RLS #37512 marking the Northwest corner of Parcel "A" and the POINT OF BEGINNING.

Comprising an area of 6.253 acres

Together with a 30 foot Private Ingress, Egress and Utility Easement, 15 feet on either side of the following described centerline.

Commencing at a ½" rebar marking the North quarter corner of Section 25, from which a ¾" pipe marking the Northeast corner of Section 25 bears North 89°43'57" East a distance of 2832.16 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 658.04 feet. Thence South 00°03'25" East along the West boundary of the East half of the Northwest quarter of the Northeast quarter of Section 25 a distance of 70.00 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 293.00 feet to the POINT OF BEGINNING.

Thence South 00°16'00" East a distance of 332.26 feet to a point of tangent curve having a radial bearing of North 89°44'00" East, 500.00 feet.

Thence counter clockwise along said curve through a central angle of 09°33'00", a distance of 83.34 feet

Thence South 09°49'01" East, a distance of 119.21 feet to a point of tangent curve having a radial bearing of South 80°10'59" West, 500.00 feet.

Thence clockwise along said curve through a central angle of 09°47'37", a distance of 85.47 feet

Thence South 00°01'24" East, a distance of 261.68 feet to the POINT OF TERMINATION

Together with an 8 foot Utility Easement, 4 feet on either side of the following described centerline.

Commencing at a 1/2" rebar marking the North quarter corner of Section 25, from which a 3/4" pipe marking the Northeast corner of Section 25 bears North 89°43'57" East a distance of 2632.16 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 858.04 feet. Thence South 00°03'25" East along the West boundary of the East half of the Northwest quarter of the Northeast quarter of Section 25 a distance of 70.00 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 274.00 feet to the POINT OF BEGINNING.

Thence South 00°16'00" East a distance of 332.26 feet to a point of tangent curve having a radial bearing of North 89°44'00" East, 519.00 feet.

Thence counter clockwise along said curve through a central angle of 09°33'00", a distance of 86.51 feet.

Thence South 09°48'01" East, a distance of 119.21 feet to a point of tangent curve having a radial bearing of South 80°10'59" West, 481.00 feet.

Thence clockwise along said curve through a central angle of 09°47'37", a distance of 82.22 feet.

Thence South 00°01'24" East, a distance of 261.88 feet to the POINT OF TERMINATION.

Together with an 8 foot Utility Easement, 4 feet on either side of the following described centerline.

Commencing at a 1/2" rebar marking the North quarter corner of Section 25, from which a 3/4" pipe marking the Northeast corner of Section 25 bears North 89°43'57" East a distance of 2632.16 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 658.04 feet. Thence South 00°03'25" East along the West boundary of the East half of the Northwest quarter of the Northeast quarter of Section 25 a distance of 70.00 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 312.00 feet to the POINT OF BEGINNING.

Thence South  $00^{\circ}16'00''$  East a distance of 332.28 feet to a point of tangent curve having a radial bearing of North  $89^{\circ}44'00''$  East, 481.00 feet.

Thence counter clockwise along said curve through a central angle of  $09^{\circ}33'00''$ , a distance of 80.17 feet

Thence South  $09^{\circ}49'01''$  East, a distance of 119.21 feet to a point of tangent curve having a radial bearing of South  $80^{\circ}10'59''$  West, 519.00 feet.

Thence clockwise along said curve through a central angle of  $09^{\circ}47'37''$ , a distance of 88.71 feet

Thence South  $00^{\circ}01'24''$  East, a distance of 177.89 feet

Thence South  $43^{\circ}48'01''$  East, a distance of 68.96 feet

Thence North  $89^{\circ}58'36''$  East, a distance of 180.37 feet

Thence North  $44^{\circ}58'36''$  East, a distance of 73.05 feet

Thence North  $00^{\circ}01'24''$  West, a distance of 799.16 feet to the POINT OF TERMINATION

## **EXHIBIT 2**



Legal Description

510-71-005R

A portion of the East half of the Northwest quarter of the Northeast quarter of, Section 25, Township 4 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows.

Commencing at a 1/4" rebar marking the North quarter corner of Section 25, from which a 1/4" pipe marking the Northeast corner of Section 25 bears North 89°43'57" East a distance of 2632.18 feet and from which a 1/4" rebar with tag LS #5713 marking the Center quarter of Section 25 bears South 00°05'27" East a distance of 2680.42 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 658.04 feet to a nail (monumented 33.00 feet South by a 5/8" rebar with aluminum cap RLS #37512). Thence South 00°03'25" East along the West boundary of the East half of the Northwest quarter of the Northeast quarter of Section 25 a distance of 70.00 feet to a SET 5/8" rebar with aluminum cap RLS #37512. Thence North 89°43'57" East parallel to and 70.00 feet South of the North boundary of the Northeast quarter of Section 25 a distance of 293.00 feet to a SET nail marking the Northwest corner of Parcel "B" and the POINT OF BEGINNING.

Thence North 89°43'57" East parallel to and 70.00 feet South of the North boundary of the Northeast quarter of Section 25 a distance of 335.00 feet to a SET 5/8" rebar with aluminum cap RLS #37512 marking the Northeast corner of Parcel "B"

Thence South 00°01'24" East parallel to and 30.00 feet West of the East boundary of the Northwest quarter of the Northeast quarter of Section 25 a distance of 880.82 feet to a SET 5/8" rebar with aluminum cap RLS #37512 marking the Southeast corner of Parcel "B"

Thence South 89°58'36" West a distance of 298.74 feet to a SET 5/8" rebar with aluminum cap RLS #37512 marking the Southwest corner of Parcel "B"

Thence North 00°01'24" West a distance of 261.68 feet to a SET 5/8" rebar with aluminum cap RLS #37512 marking a point of tangent curve having a radial bearing of South 89°58'36" West, 500.00 feet.

Thence counter clockwise along said curve through a central angle of 09°47'37", a distance of 85.47 feet to a SET 5/8" rebar with a aluminum cap RLS #37512

Thence North 09°49'01" West a distance of 119.21 feet to a point of tangent curve having a radial bearing of North 80°10'50" East, 500.00 feet.

Thence clockwise along said curve through a central angle of 09°33'00", a distance of 83.34 feet to a SET 5/8" rebar with a aluminum cap RLS #37512

Thence North 00°16'00" West, a distance of 332.26 feet to a SET nail marking the Northwest corner of Parcel "B" and the POINT OF BEGINNING.

Comprising an area of 6.396 acres

Together with a 30 foot Private Ingress, Egress and Utility Easement, 15 feet on either side of the following described centerline.

Commencing at a 1/2" rebar marking the North quarter corner of Section 25, from which a 3/4" pipe marking the Northeast corner of Section 26 bears North 89°43'57" East a distance of 2832.16 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 658.04 feet. Thence South 00°03'26" East along the West boundary of the East half of the Northwest quarter of the Northeast quarter of Section 25 a distance of 70.00 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 293.00 feet to the POINT OF BEGINNING.

Thence South 00°16'00" East a distance of 332.26 feet to a point of tangent curve having a radial bearing of North 88°44'00" East, 500.00 feet.

Thence counter clockwise along said curve through a central angle of 09°33'00", a distance of 83.34 feet

Thence South 08°49'01" East, a distance of 119.21 feet to a point of tangent curve having a radial bearing of South 80°10'59" West, 500.00 feet.

Thence clockwise along said curve through a central angle of 09°47'37". a distance of 85.47 feet

Thence South 00°01'24" East, a distance of 261.68 feet to the POINT OF TERMINATION

Together with a Private Ingress, Egress and Utility Easement more particular described as follows

The South 30 feet of said Parcel "B"  
AND the Southwesterly half of the North 50 feet of the South 80 feet of the East 50 feet of the West 65 feet of said Parcel "B"  
AND the Southeasterly half of the North 50 feet of the South 80 feet of the West 50 feet of the East 50 feet of said Parcel "B"

Together with an 8 foot Utility Easement, 4 feet on either side of the following described centerline

Commencing at a ½" rebar marking the North quarter corner of Section 25, from which a ¾" pipe marking the Northeast corner of Section 25 bears North 89°43'57" East a distance of 2832.18 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 658.04 feet. Thence South 00°03'25" East along the West boundary of the East half of the Northwest quarter of the Northeast quarter of Section 25 a distance of 70.00 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 274.00 feet to the POINT OF BEGINNING.

Thence South 00°16'00" East a distance of 332.26 feet to a point of tangent curve having a radial bearing of North 89°44'00" East, 519.00 feet.

Thence counter clockwise along said curve through a central angle of 09°33'00", a distance of 88.51 feet

Thence South 09°49'01" East, a distance of 119.21 feet to a point of tangent curve having a radial bearing of South 80°10'59" West, 481.00 feet.

Thence clockwise along said curve through a central angle of 09°47'37", a distance of 82.22 feet

Thence South 00°01'24" East, a distance of 281.68 feet to the POINT OF TERMINATION

Together with an 8 foot Utility Easement, 4 feet on either side of the following described centerline.

Commencing at a ½" rebar marking the North quarter corner of Section 25, from which a ¾" pipe marking the Northeast corner of Section 25 bears North 89°43'57" East a distance of 2832.18 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 858.04 feet. Thence South 00°03'25" East along the West boundary of the East half of the Northwest quarter of the Northeast quarter of Section 25 a distance of 70.00 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 312.00 feet to the POINT OF BEGINNING.

Thence South 00°16'00" East a distance of 332.26 feet to a point of tangent curve having a radial bearing of North 89°44'00" East, 481.00 feet.

Thence counter clockwise along said curve through a central angle of 09°33'00", a distance of 80.17 feet.

Thence South 09°49'01" East, a distance of 119.21 feet to a point of tangent curve having a radial bearing of South 80°10'59" West, 519.00 feet.

Thence clockwise along said curve through a central angle of 09°47'37", a distance of 88.71 feet

Thence South 00°01'24" East, a distance of 177.89 feet

Thence South 43°48'01" East, a distance of 68.96 feet

Thence North 89°58'36" East, a distance of 180.37 feet

Thence North 44°58'36" East, a distance of 73.05 feet

Thence North 00°01'24" West, a distance of 799.16 feet to the POINT OF TERMINATION

Together with a 33 foot by 33 foot Site Visibility Easement more particularly described as follows

The Northeasterly half of the North 33 feet of the West 33 feet of the East 48 feet of said Parcel "B"

Legal Description

510-71-005S

A portion of the East half of the Northwest quarter of the Northeast quarter of Section 25, Township 4 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows.

Commencing at a 1/2" rebar marking the North quarter corner of Section 25, from which a 3/4" pipe marking the Northeast corner of Section 25 bears North 89°43'57" East a distance of 2632.16 feet and from which a 1/4" rebar with tag LS #5713 marking the Center quarter of section 25 bears South 00°05'27" East a distance of 2680.42 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 656.04 feet to a nail (monumented 33.00 feet South by a 5/8" rebar with aluminum cap RLS #37512). Thence South 00°03'25" East along the West boundary of the East half of the Northwest quarter of the Northeast quarter of Section 25 a distance of 948.14 feet to a SET 5/8" rebar with aluminum cap RLS #37512 marking the Northwest corner of Parcel "C" and the POINT OF BEGINNING.

Thence North 89°58'36" East a distance of 627.48 feet to a SET 5/8" rebar with aluminum cap RLS #37512 marking the Northeast corner of Parcel "C"

Thence South 00°01'24" East parallel to and 30.00 feet West of the East boundary of the Northwest quarter of the Northeast quarter of Section 25 a distance of 388.91 feet to a SET 5/8" rebar with aluminum cap RLS #37512 marking the Southeast corner of Parcel "C"

Thence South 89°42'39" West along the South boundary of the Northwest quarter of the Northeast quarter of Section 25 a distance of 627.25 feet to a 5/8" rebar with orange plastic cap marking the Southwest corner of Parcel "C"

Thence North 00°03'25" West along the West boundary of the East half of the Northwest quarter of the Northeast quarter of Section 25 a distance of 391.82 feet to a SET 5/8" rebar with aluminum cap RLS #37512 marking the Northwest corner of Parcel "C" and the POINT OF BEGINNING.

Comprising an area of 5.622 acres

Together with a 30 foot Private Ingress, Egress and Utility Easement, 15 feet on either side of the following described centerline.

Commencing at a ½" rebar marking the North quarter corner of Section 25, from which a ¾" pipe marking the Northeast corner of Section 25 bears North 89°43'57" East a distance of 2632.16 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 658.04 feet. Thence South 00°03'25" East along the West boundary of the East half of the Northwest quarter of the Northeast quarter of Section 25 a distance of 70.00 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 293.00 feet to the POINT OF BEGINNING.

Thence South 00°16'00" East a distance of 332.26 feet to a point of tangent curve having a radial bearing of North 89°44'00" East, 500.00 feet.

Thence counter clockwise along said curve through a central angle of 09°33'00", a distance of 83.34 feet

Thence South 09°49'01" East, a distance of 119.21 feet to a point of tangent curve having a radial bearing of South 80°10'59" West, 500.00 feet.

Thence clockwise along said curve through a central angle of 09°47'37", a distance of 85.47 feet

Thence South 00°01'24" East, a distance of 261.68 feet to the POINT OF TERMINATION

Together with an 8 foot Utility Easement, 4 feet on either side of the following described centerline

Commencing at a ½" rebar marking the North quarter corner of Section 25, from which a ¾" pipe marking the Northeast corner of Section 25 bears North 89°43'57" East a distance of 2632.16 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 658.04 feet. Thence South 00°03'25" East along the West boundary of the East half of the Northwest quarter of the Northeast quarter of Section 25 a distance of 70.00 feet. Thence North 89°43'57" East along the North boundary of the Northeast quarter of Section 25 a distance of 274.00 feet to the POINT OF BEGINNING.



Thence South  $00^{\circ}16'00''$  East a distance of 332.26 feet to a point of tangent curve having a radial bearing of North  $89^{\circ}44'00''$  East, 519.00 feet.

Thence counter clockwise along said curve through a central angle of  $09^{\circ}33'00''$ , a distance of 86.51 feet

Thence South  $09^{\circ}49'01''$  East, a distance of 119.21 feet to a point of tangent curve having a radial bearing of South  $80^{\circ}10'59''$  West, 481.00 feet.

Thence clockwise along said curve through a central angle of  $09^{\circ}47'37''$ , a distance of 82.22 feet

Thence South  $00^{\circ}01'24''$  East, a distance of 261.68 feet to the POINT OF TERMINATION

Together with an 8 foot Utility Easement, 4 feet on either side of the following described centerline.

Commencing at a  $\frac{1}{2}$ " rebar marking the North quarter corner of Section 25, from which a  $\frac{3}{4}$ " pipe marking the Northeast corner of Section 25 bears North  $89^{\circ}43'57''$  East a distance of 2632.16 feet. Thence North  $89^{\circ}43'57''$  East along the North boundary of the Northeast quarter of Section 25 a distance of 658.04 feet. Thence South  $00^{\circ}03'25''$  East along the West boundary of the East half of the Northwest quarter of the Northeast quarter of Section 25 a distance of 70.00 feet. Thence North  $89^{\circ}43'57''$  East along the North boundary of the Northeast quarter of Section 25 a distance of 312.00 feet to the POINT OF BEGINNING.

Thence South  $00^{\circ}16'00''$  East a distance of 332.26 feet to a point of tangent curve having a radial bearing of North  $89^{\circ}44'00''$  East, 481.00 feet.

Thence counter clockwise along said curve through a central angle of  $09^{\circ}33'00''$ , a distance of 80.17 feet

Thence South  $09^{\circ}49'01''$  East, a distance of 119.21 feet to a point of tangent curve having a radial bearing of South  $80^{\circ}10'59''$  West, 519.00 feet.

Thence clockwise along said curve through a central angle of  $09^{\circ}47'37''$ , a distance of 68.71 feet

Thence South  $00^{\circ}01'24''$  East, a distance of 177.89 feet

Thence South  $43^{\circ}48'01''$  East, a distance of 68.96 feet

Thence North  $89^{\circ}58'36''$  East, a distance of 180.37 feet

Thence North  $44^{\circ}58'36''$  East, a distance of 73.05 feet

Thence North  $00^{\circ}01'24''$  West, a distance of 799.16 feet to the POINT OF TERMINATION

Together with a 33 foot by 33 foot Site Visibility Easement more particularly described as follows

The Northwestern half of the North 33 feet of the East 33 feet of the West 48 feet of said Parcel "C"

Together with a 33 foot by 33 foot Site Visibility Easement more particularly described as follows

The Northeastern half of the North 33 feet of the East 33 feet of said Parcel "C"