

ORDINANCE NO. 08-07

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ZONING CERTAIN PROPERTY DESCRIBED IN ZONING CASE ZON 08.01 AND PAD 08.01 FOR APPROXIMATELY 53.89 ACRES GENERALLY SITUATED AT THE INTERSECTION OF THE MARICOPA CASA GRANDE HIGHWAY AND PORTER ROAD WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCELS OF LAND ARE SITUATED IN A PORTION OF SECTIONS 26 and 35 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 08.01 and PAD 08.01 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 53.89 acres from Multi Family Residential Zone (CR-5) to Light Industry and Warehouse Zone (CI-1) with a Planned Area Development Overlay (PAD).

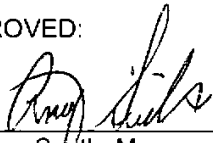
Section 2: Further, those conditions of approval imposed by the Maricopa City Council as part of Case ZON 08.01 and PAD 08.01, including the signing of the City's form proposition 207 waiver, are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

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 1st day of July, 2008.

APPROVED:



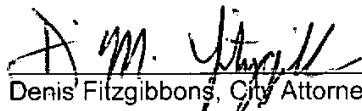
Anthony Smith, Mayor

ATTEST:



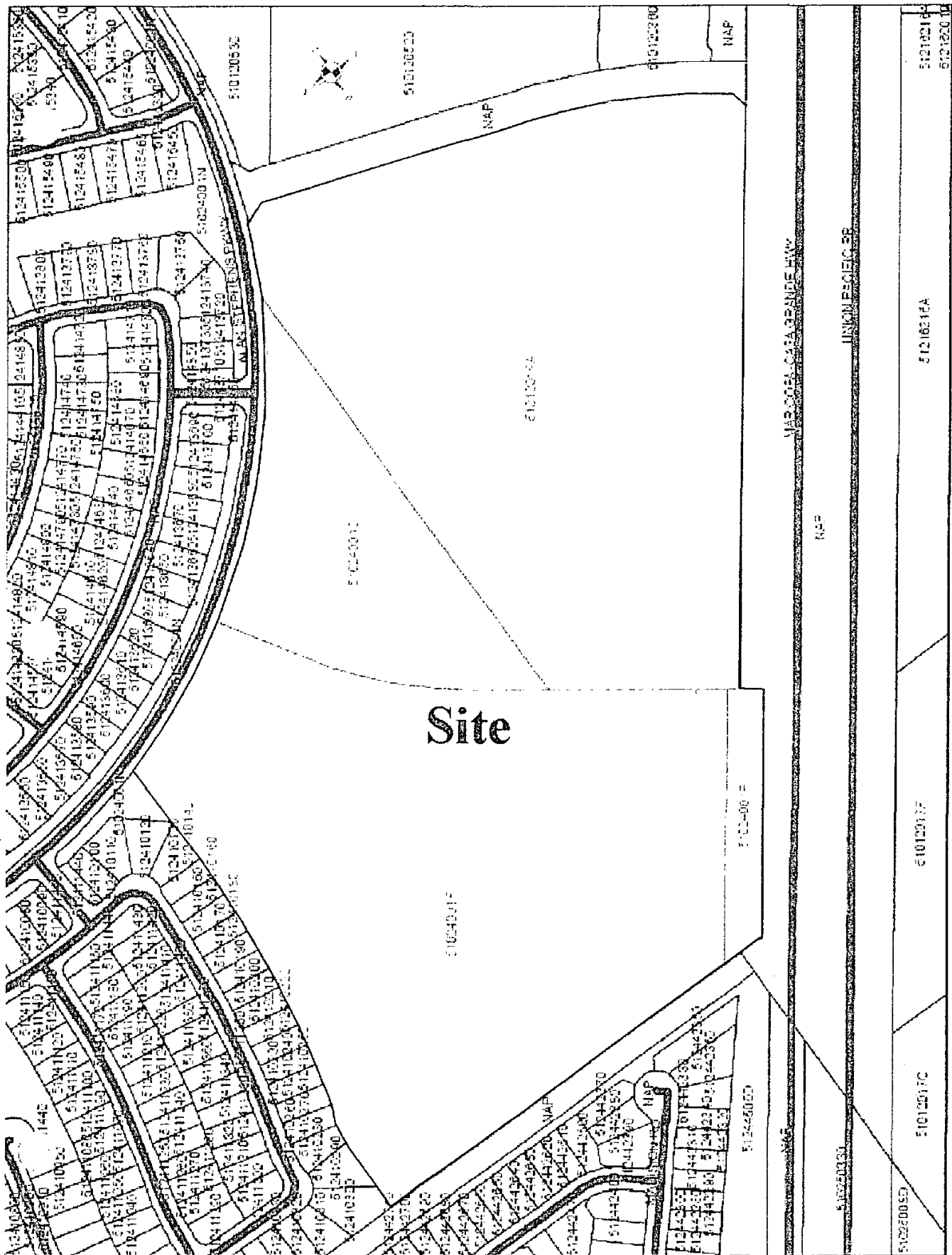
Vanessa Bueras, City Clerk

APPROVED AS TO FORM:



Denis Fitzgibbons, City Attorney

EXHIBIT 1



Site

51022005D	51012017C	51012016A	51012016B
51022005D	51012017C	51012016A	51012016B

EXHIBIT 2

Stonegate Legal Description

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 26 AND A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FROM WHICH THE NORTHEAST CORNER OF SECTION 36, BEARS SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, A DISTANCE OF 5,240.57 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 1,310.14 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36;

THENCE SOUTH 00 DEGREES 35 MINUTES 18 SECONDS WEST, 55.00 FEET ALONG THE EAST LINE OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36;

THENCE WEST, 606.18 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BOWLIN ROAD ACCORDING TO THE MAP OF DEDICATION OF GLENNWILDE DRIVE, ALAN STEPHENS PARKWAY, BOWLIN ROAD AND ADAMS WAY AT GLENNWILDE AS RECORDED IN CABINET E, SLIDE 163, OFFICIAL RECORDS OF PINAL COUNTY RECORDER, TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 9,945.00 FEET;

THENCE WESTERLY 121.93 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00 DEGREES 42 MINUTES 09 SECONDS;

THENCE SOUTH 89 DEGREES 17 MINUTES 51 SECONDS WEST, 369.77 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 945.00 FEET;

THENCE WESTERLY 69.18 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 04 DEGREES 11 MINUTES 41 SECONDS;

THENCE SOUTH 83 DEGREES 41 MINUTES 56 SECONDS WEST, 110.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE NORTH 51 DEGREES 50 MINUTES 47 SECONDS WEST, 46.67 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 83 DEGREES 09 MINUTES 13 SECONDS WEST, 1,228.80 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 1,421.50 FEET;

THENCE NORTHWESTERLY 723.02 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 29 DEGREES 08 MINUTES 32 SECONDS TO THE POINT OF BEGINNING;

THENCE SOUTH 24 DEGREES 30 MINUTES 28 SECONDS EAST, 47.59 FEET;

THENCE SOUTH 19 DEGREES 21 MINUTES 12 SECONDS WEST, 609.06 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1,460.00 FEET;

THENCE SOUTHWESTERLY 428.55 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16 DEGREES 49 MINUTES 05 SECONDS;

THENCE SOUTH 36 DEGREES 10 MINUTES 17 SECONDS WEST, 46.61 FEET;

THENCE SOUTH 81 DEGREES 10 MINUTES 21 SECONDS WEST, 46.67 FEET;

THENCE SOUTH 36 DEGREES 10 MINUTES 26 SECONDS WEST, 150.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD AS SHOWN ON THE MAP RECORDED IN BOOK 12 OF MAPS, PAGE 22, OFFICIAL RECORDS OF PINAL COUNTY RECORDER;

THENCE NORTH 53 DEGREES 49 MINUTES 34 SECONDS WEST, 1,262.25 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERNMOST CORNER OF THE FINAL PLAT OF GLENNWILDE - WEST AS RECORDED IN CABINET E, SLIDE 161, OFFICIAL RECORDS OF PINAL COUNTY RECORDER;

THENCE NORTH 36 DEGREES 10 MINUTES 26 SECONDS EAST, 759.37 FEET ALONG A LINE CONTIGUOUS WITH THE SOUTHEASTERLY BOUNDARIES OF TRACTS Z AND D OF SAID FINAL PLAT FOR GLENNWILDE - WEST, TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1,000.00 FEET;

THENCE NORTHEASTERLY 380.24 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND THE SOUTHEASTERLY BOUNDARY OF SAID TRACT D, THROUGH A CENTRAL ANGLE OF 21 DEGREES 47 MINUTES 11 SECONDS;

THENCE NORTH 57 DEGREES 57 MINUTES 37 SECONDS EAST, 202.30 FEET ALONG THE SOUTHEASTERLY BOUNDARY OF SAID TRACT D TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ALAN STEPHENS PARKWAY SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 57 DEGREES 57 MINUTES 37 SECONDS EAST A DISTANCE OF 1,421.50 FEET;

THENCE SOUTHEASTERLY 884.82 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 35 DEGREES 39 MINUTES 51 SECONDS TO THE POINT OF BEGINNING.