

ORDINANCE NO. 08-10

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ZONING CERTAIN PROPERTY DESCRIBED IN ZONING CASE ZON 08.03 TO REZONE FROM GENERAL RURAL (GR) TO LOCAL BUSINESS ZONE (CB-1) FOR APPROXIMATELY 1.7 ACRES GENERALLY SITUATED NORTH OF THE NORTHEAST CORNER OF STATE ROUTE 347 AND DESERT CEDARS LANE WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCEL OF LAND IS SITUATED IN A PORTION OF SECTIONS 27 AND 28 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 08-03 signed by the Mayor and City Clerk, which is attached to this Ordinance as Exhibit A1@ and declared a part hereof, changing the property described in Exhibit "2" on approximately 1.7 acres from General Rural (GR) to Local Business Zone (CB-1).

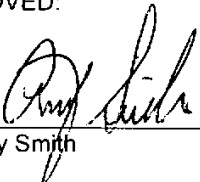
Section 2: Further, those conditions of approval imposed by the Maricopa City Council as part of Case ZON 08.03, including the signing of the City's form proposition 207 waiver, are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

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 21st day of October, 2008.

APPROVED:




Anthony Smith
Mayor

ATTEST:

Handwritten signature of Vanessa Bueras in black ink, written over a horizontal line.

Vanessa Bueras, CMC
City Clerk

APPROVED AS TO FORM:

Handwritten signature of Denis Fitzgibbons in black ink, written over a horizontal line.

Denis Fitzgibbons
City Attorney

EXHIBIT 1

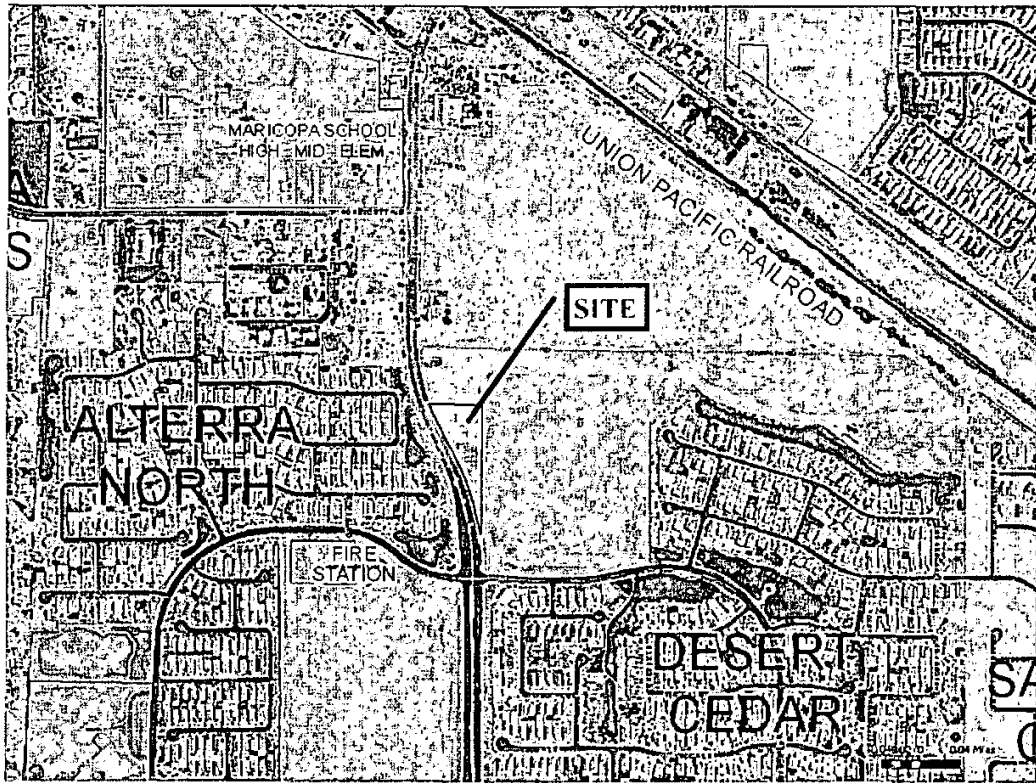


EXHIBIT 2

That portion of Sections 27 and 28, Township 4 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

Commencing at the quarter corner common to Sections 27 and 28;

Thence Southerly along the section line, a distance of 245.9 feet to the TRUE POINT OF BEGINNING;

Thence turning 90 degrees left, a distance of 50 feet;

Thence turning 90 degrees right, southerly and parallel to the section line common to said Sections 27 and 28, a distance of 859.10 feet to a point, said point being the point of a 3 degrees 52 minutes curve on the East right of way line of the Pinal County Highway;

Thence Northwesterly along said curve to the left, said curve being the East right of way line of said highway, a distance of 646.12 feet to a point, said point being the end of said curve;

Thence continue Northwesterly along the tangent of said curve parallel to the centerline of said highway, 149.84 feet to a point, said point being the beginning of a 04 degree 09 minutes curve;

Thence continue Northwesterly along said curve and parallel to the center line of said highway, a distance of 104.12 feet to a point on curve;

Thence Easterly, a distance of 192.31 feet to the POINT OF BEGINNING.

Except that portion described as follows:

Commencing at the Southwest corner of said Section 27;

Thence North 00 degrees 09 minutes 25 seconds West along the West line of Section 27 that is common with the East line of said Section 28, a distance of 1523.82 feet;

Thence along the arc of a curve to the left having a radius of 1432.39 feet, a distance of 256.58 feet to the TRUE POINT OF BEGINNING;

Thence continuing along the arc of said 1432.39 feet radius curve to the left, a distance of 368.00 feet;

Thence North 25 degrees 08 minutes 25 seconds West, a distance of 149.85 feet;

Thence along the arc of a curve to the right having a radius of 1432.39 feet, a distance of 107.86 feet;

Thence North 69 degrees 10 minutes 26 seconds East, a distance of 50.00 feet;

Thence from a local tangent bearing of South 20 degrees 49 minutes 34 seconds East along the arc of a curve to the left having a radius of 1382.39 feet, a distance of 104.09 feet;

Thence South 25 degrees 08 minutes 25 seconds East, a distance of 149.85 feet;

Thence North 64 degrees 51 minutes 35 seconds East, a distance of 25.00 feet;

Thence from a local tangent bearing South 25 degrees 08 minutes 25 seconds East, along the arc of a curve to the right having a radius of 1507.39 feet, a distance of 382.37 feet;

Thence South 00 degrees 09 minutes 25 seconds East, a distance of 9.27 feet;

Thence South 89 degrees 50 minutes 35 seconds West, a distance of 23.72 feet;

Thence South 79 degrees 34 minutes 47 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING.