

ORDINANCE NO. 09-06

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ZONING CERTAIN PROPERTY DESCRIBED IN ZONING CASE ZON 09-02 AND PAD 09-02 FOR APPROXIMATELY 21.49 ACRES GENERALLY SITUATED ON PORTER ROAD, SOUTH OF THE MARICOPA-CASA GRANDE HIGHWAY AND NORTH OF WEST FARRELL ROAD WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCELS OF LAND ARE SITUATED IN A PORTION OF SECTION 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 09-02 and PAD 09-02 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 21.49 acres from General Rural (GR) to a Planned Area Development Overlay (PAD), with underlying zoning of Light Industry and Warehouse Zone (CI-1) and General Business Zone (CB-2).

Section 2: Further, those conditions of approval imposed by the Maricopa City Council as part of Case ZON 09-02 and PAD 09-02, 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.

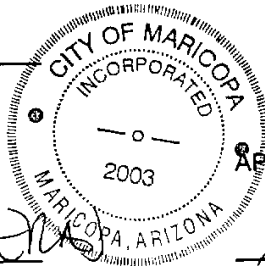
PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona, this 15th day of September, 2009.

APPROVED:

Mayor

ATTEST:

City Clerk



APPROVED AS TO FORM:

City Attorney

EXHIBIT 1

LEGAL DESCRIPTION

Exhibit A

A portion of the East half of Section 35, Township 4 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the Southeast corner of said Section 35, found monument being a PK nail;

Thence North 89 degrees 53 minutes 10 seconds West, a distance of 665.80 feet along the South line of said Southeast quarter;

Thence North 00 degrees 06 minutes 43 seconds East, a distance of 66.31 feet;

Thence North 00 degrees 36 minutes 42 seconds East 666.35 feet West of the East line of said Southeast Quarter, a distance of 592.00 feet;

Thence South 89 degrees 53 minutes 10 seconds East, a distance of 666.38 feet;

Thence South 00 degrees 36 minutes 42 seconds West, a distance of 658.31 feet to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION

Exhibit A

That portion of the East half of Section 35, Township 4 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 35, found monument being a PK nail;

Thence North 00 degrees 36 minutes 42 seconds East, a distance of 658.31 feet to the TRUE POINT OF BEGINNING;

Thence North 89 degrees 53 minutes 10 seconds West, a distance of 666.38 feet;

Thence North 00 degrees 36 minutes 42 seconds East, 666.35 feet West of the East line of said Southeast quarter, a distance of 481.72 feet;

Thence South 89 degrees 23 minutes 18 seconds East, a distance of 6.57 feet;

Thence North 00 degrees 36 minutes 42 seconds East, a distance of 277.34 feet;

Thence South 89 degrees 23 minutes 18 seconds East, a distance of 98.38 feet;

Thence South 85 degrees 43 minutes 06 seconds East, a distance of 162.40 feet to a point on a non-tangent curve, concave Northwesterly, whose radius bears North 02 degrees 34 minutes 32 seconds West, a distance of 391.00 feet;

Thence Northeasterly along said curve through a central angle of 16 degrees 43 minutes 37 seconds, a curve length of 114.15 feet;

Thence North 70 degrees 41 minutes 51 seconds East, a distance of 102.80 feet to a point on a tangent curve concave Southwesterly, with a radius of 25.00 feet;

Thence Southeasterly along said curve through a central angle of 90 degrees 00 minutes 00 seconds, a curve length of 39.27 feet;

Thence South 19 degrees 18 minutes 09 seconds East, a distance of 370.56 feet to a point on the existing 33 foot right of way easement line of Porter Road;

Thence North 00 degrees 36 minutes 42 seconds East, a distance of 301.41 feet;

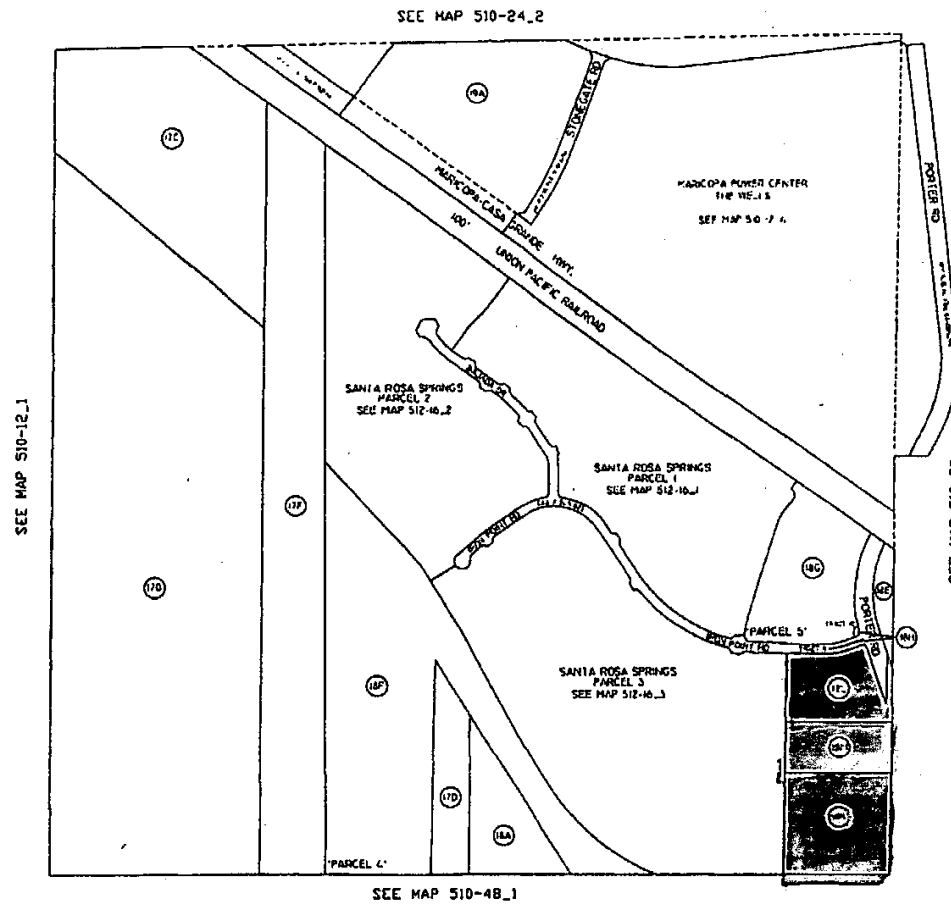
Thence North 89 degrees 44 minutes 11 seconds East, a distance of 33.00 feet;

Thence South 00 degrees 36 minutes 42 seconds West, a distance of 739.19 feet to the POINT OF BEGINNING.

Except one-half of all oil, gas and other minerals as reserved in Warranty Deed recorded in Book 85, Page 228 of Deeds.

EXHIBIT 2

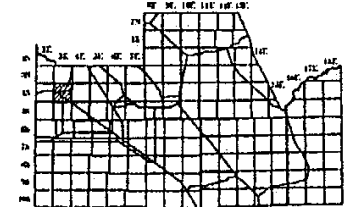
SEC. 35, TN. 4S RG. 3E



510-12_2

MAP OF DEDICATION FOR R.O.W.'S
CAB E - SLD 085
AMENDED MAP OF DEDICATION
CAB F - SLD 023

LOCATION MAP

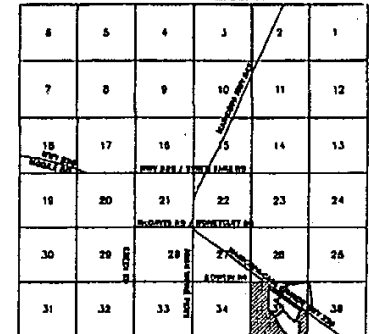


THIS MAP IS FOR VALUATION PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR ACREAGE.
SURVEYS & SUBDIVISION PLATS ARE ON FILE
WITH THE PINAL COUNTY RECORDERS OFFICE.

SCALE: 1" = 600'
UPDATED BY: DM
03-24-2008



VICINITY MAP



PINAL COUNTY ASSESSORS MAP