

ORDINANCE NO. 10-13

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, AMENDING THE ZONING REQUIREMENTS OF CERTAIN PROPERTY GENERALLY KNOWN AS RED VALLEY RANCH AND DESCRIBED IN ZONING CASE PAD 10-01 FOR APPROXIMATELY 160 ACRES GENERALLY SITUATED NORTH OF STEEN ROAD, SOUTH OF FARRELL ROAD, EAST OF MURPHY ROAD AND WEST OF ANDERSON ROAD WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCELS OF LAND ARE SITUATED IN A PORTION OF SECTION 3 OF TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

WHEREAS, the Red Valley Ranch Planned Area Development (PAD) was approved by Pinal County on August 13, 2004; and

WHEREAS, on November 18, 2008 the City of Maricopa approved a PAD amendment reducing the minimum lot size from 45 foot wide lots to 40 foot wide lots; and

WHEREAS, the owners are requesting a PAD amendment to provide for larger lots, decreasing setbacks and deviating from the open space requirements; and

WHEREAS, after reviewing the PAD amendment the City Council of the City of Maricopa believes that the proposed amendment is in the best interest of the City of Maricopa.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, AS FOLLOWS:

Section 1: That the PAD amendment regarding the property generally known as Red Valley Ranch is hereby approved allowing amended lot sizes, decreased setbacks and fifteen percent (15%) open space.

Section 2: Further, those conditions of approval imposed by the Maricopa City Council as part of Case PAD 10-01, 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.

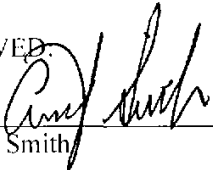
Section 3: To the extent of any conflict between other City Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this Ordinance is not intended to amend or repeal any existing City Ordinance, Resolution or regulation except as expressly set forth herein.

Section 4: This Ordinance shall become effective thirty (30) days from the date of

adoption by the City Council for the City of Maricopa.

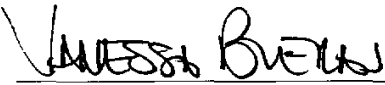
PASSED AND ADOPTED by the Mayor and City Council of the City of Maricopa, Arizona, this 21st day of December, 2010.

APPROVED:



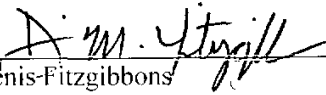
Anthony Smith
Mayor

ATTEST:



Vanessa Bueras, CMC
City Clerk

APPROVED AS TO FORM:



Denis-Fitzgibbons
City Attorney