

ORDINANCE NO. 11-08

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ZONING CERTAIN PROPERTY DESCRIBED IN ZONING CASE ZON 11-02, RANCHO PALOMA, FOR APPROXIMATELY 140.21 ACRES, APN 510-12-014C GENERALLY SITUATED ON THE SOUTHEAST CORNER OF BOWLIN ROAD AND JOHN WAYNE PARKWAY WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCELS OF LAND ARE SITUATED IN A PORTION OF SECTION 34 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 11-02 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 140.21 acres from Single Residence and Multiple Residence Zone with a PAD overlay (CR-3, CR-4, PAD) to Transitional Zone (TR).


Section 2: Further, those conditions of approval imposed by the Maricopa City Council as part of Case ZON 11-02 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 19th day of July, 2011.

APPROVED



Anthony Smith
Mayor

ATTEST:

Vanessa Bueras
Vanessa Bueras, CMC
City Clerk



APPROVED AS TO FORM:

Denis Fitzgibbons
Denis Fitzgibbons
City Attorney

EXHIBIT 1



EXHIBIT 2
Parcel 510-12-014C

Boundary Description

PART OF THE NORTHWEST QUARTER OF SECTION 34, T.4S., R.3E., GILA AND SALT RIVER BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF JOHN WAYNE HIGHWAY AND THE QUARTER SECTION LINE, SAID POINT BEING S89°53'43"E ALONG SAID QUARTER SECTION LINE 145.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 34 (BASIS OF BEARINGS BEING N00°06'23"W ALONG THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 34); THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) N00°40'32"W 1466.42 FEET, (2) N89°19'28"E 10.00 FEET, AND (3) N00°40'32"W 454.63 FEET; THENCE N89°24'54"E 372.94 FEET TO A 200.00 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N00°35'06"W; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 51°53'45" A DISTANCE OF 181.15 FEET; THENCE N40°10'09"E 339.76 FEET TO A 450.00 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N53°44'10"E; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°14'56" A DISTANCE OF 284.70 FEET; THENCE N00°00'54"W 101.98 FEET TO THE SECTION LINE; THENCE S89°56'04"E ALONG SAID SECTION LINE 1846.83 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34; THENCE S00°10'05"W ALONG THE QUARTER SECTION LINE 2633.18 FEET TO THE CENTER OF SAID SECTION 34; THENCE N89°53'43"W ALONG THE QUARTER SECTION LINE 2492.69 FEET TO THE POINT OF BEGINNING.

CONTAINS: 140.91 ACRES