

**ORDINANCE NO. 18-15**

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, APPROVING AND ADOPTING AN AMENDMENT TO THE CITY'S ZONING MAP TO ZONE CERTAIN PROPERTY DESCRIBED IN ZONING CASE #ZON 18-03 FOR APPROXIMATELY 50 ACRES OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF WEST COWTOWN ROAD AND NORTH WHITE AND PARKER ROAD, WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 6 AND SECTION 7 OF TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.**

**WHEREAS**, on November 4, 2014, the City adopted as a public record a new zoning code pursuant to Chapter 16 of the Maricopa City Code; and,

**WHEREAS**, City staff initiated a Public Participation Plan to inform residents of the proposed rezoning of approximately 50 acres from CI-2 (Industrial Zone) as defined in the City's previous Zoning Code to GI (General Industrial) as defined in the City's new Zoning Code, which included a neighborhood meeting, notification letters to nearby property owners, public notice signs, and legal notices as required by law; and,

**WHEREAS**, the City's Planning and Zoning Commission held a public hearing on November 13, 2018, in zoning case #ZON 18-03, in the manner prescribed by law for the purpose of amending the City Zoning Map to rezone the subject property.

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Maricopa, Arizona as follows:

**Section 1.** That certain document known as "MARICOPA ZONING MAP AMENDMENT 18-03", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 50 acres CI-2 (Industrial Zone) as defined in the City's previous Zoning Code to GI (General Industrial) as defined in the City's new Zoning Code is hereby adopted and declared to be a public record, and a copy shall remain on file in the office of the City Clerk of the City of Maricopa for examination by the public.

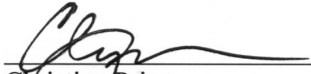
**Section 2.** Further, those conditions of approval imposed by the Maricopa City Council as part of Case ZON 18-03 are hereby expressly incorporated into and adopted as part of this Ordinance by this reference.

**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.

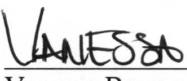
**Section 4.** This Ordinance shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.

**PASSED AND ADOPTED** by the Mayor and City Council of the City of Maricopa, Arizona this 4<sup>th</sup> day of December, 2018.

APPROVED:

  
Christian Price  
Mayor

ATTEST:

  
Vanessa Bueras  
City Clerk



APPROVED AS TO FORM:

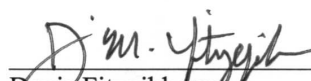
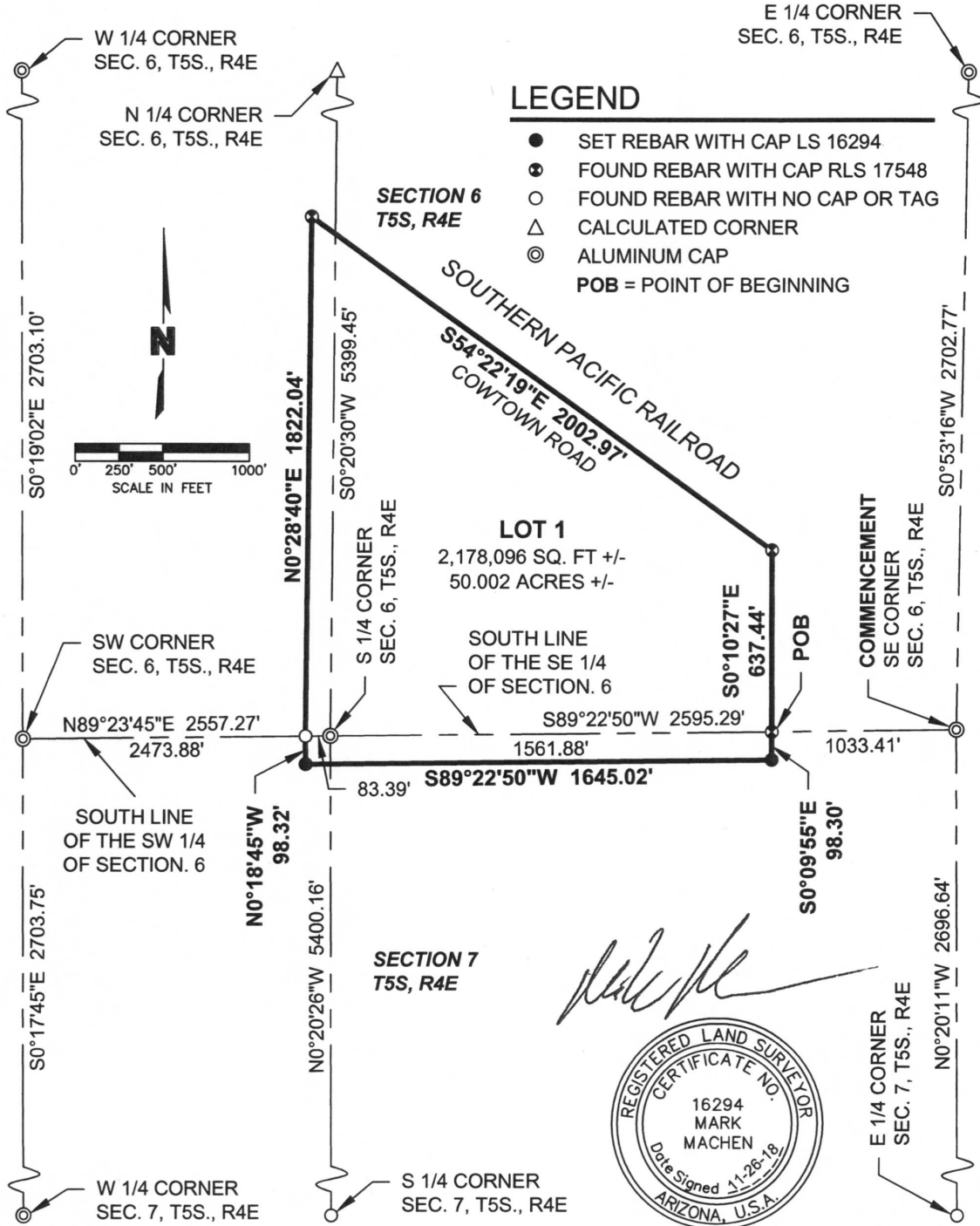
  
Denis Fitzgibbons  
City Attorney

EXHIBIT B  
A DEPICTION OF EXHIBIT 'A'



*[Handwritten Signature]*



PROJECT NO: 018-0658  
DRAWN BY: GPT  
DATE: 11/26/18

EXHIBIT B  
A DEPICTION ON EXHIBIT 'A'



7250 North 16th Street  
Suite 210  
Phoenix, AZ 85020-5282  
TEL 602.748.1000  
FAX 602.748.1001

EXHIBIT  
**B**

**EXHIBIT A  
LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTH HALF OF SECTION 6 AND THAT PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MEDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2" REBAR WITH ALUMINUM CAP LOCATED AT THE SOUTHEAST CORNER OF SAID SECTION 6 FROM WHICH A 1/2" REBAR WITH ALUMINUM CAP AT THE SOUTH QUARTER CORNER OF SAID SECTION 6 BEARS SOUTH 89°22'50" WEST A DISTANCE OF 2595.29 FEET;

THENCE SOUTH 89°22'50" WEST ALONG SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6 A DISTANCE OF 1,033.41 FEET TO A 1/2" REBAR WITH CAP MARKED LS 17548 ON THE EAST LINE OF PARCEL 4 AS SHOWN IN BOOK 12 OF SURVEYS, PAGE 29, RECORDS OF PINAL COUNTY, ARIZONA, ALSON BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 0°09'55" EAST ALONG SAID EAST LINE A DISTANCE OF 98.30 FEET;

THENCE DEPARTING SAID EAST LINE SOUTH 89°22'50" WEST A DISTANCE OF 1645.02 FEET TO A POINT ON THE EAST LINE OF PARCEL NO. 2 DESCRIBED IN FEE NUMBER 2005-056538, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE NORTH 0°18'45" WEST ALONG SAID EAST LINE A DISTANCE OF 98.32 FEET TO A 1/2" REBAR WITH NO CAP OR TAG ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 BEING 83.39 FEET WEST OF THE SOUTH QUARTER CORNER THEREOF MARKED BY A 1/2" REBAR WITH ALUMINUM CAP;

THENCE NORTH 0°28'40" EAST ALONG SAID EAST LINE A DISTANCE OF 1822.04 FEET TO A 1/2" REBAR WITH CAP MARKED LS 17548 ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD;

THENCE SOUTH 54°22'19" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2002.97 FEET TO A 1/2" REBAR WITH CAP MARKED LS 17548 TO THE EAST LINE OF THE AFORSAID PARCEL 4;

THENCE SOUTH 0°10'27" EAST ALONG SAID EAST LINE A DISTANCE OF 637.44 FEET THE **POINT OF BEGINNING**.

CONTAINING 50.002 ACRES +/-




PROJECT NO: 018-0658	<b>EXHIBIT A LEGAL DESCRIPTION</b>	<b>MOLSSON</b> ASSOCIATES®	7250 North 16th Street Suite 210 Phoenix, AZ 85020-5282 TEL 602.748.1000 FAX 602.748.1001	EXHIBIT
DRAWN BY: GPT			<b>A</b>	
DATE: 11/26/18				