

**ORDINANCE NO. 17-02**

**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 16-02 FOR APPROXIMATELY 2.45 ACRES GENERALLY SITUATED SOUTH OF BOWLIN ROAD BETWEEN HARTMAN ROAD AND MURPHY ROAD WITHIN THE CITY OF MARICOPA INCORPORATED LIMITS. THE PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 33 OF TOWNSHIP 4 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 2.45 acres from GR (General Rural) 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 January 9, 2017, in zoning case #ZON 16-02, 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 entitled "MARICOPA ZONING MAP AMENDMENT 16-02", a copy of which is attached as Exhibit 1 hereto, changing the property described in Exhibit 2 on approximately 2.45 acres from GR (General Rural) to GI (General Industrial) 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 16-02 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 7<sup>th</sup> day of February, 2017.

APPROVED:

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Christian Price  
Mayor

ATTEST:

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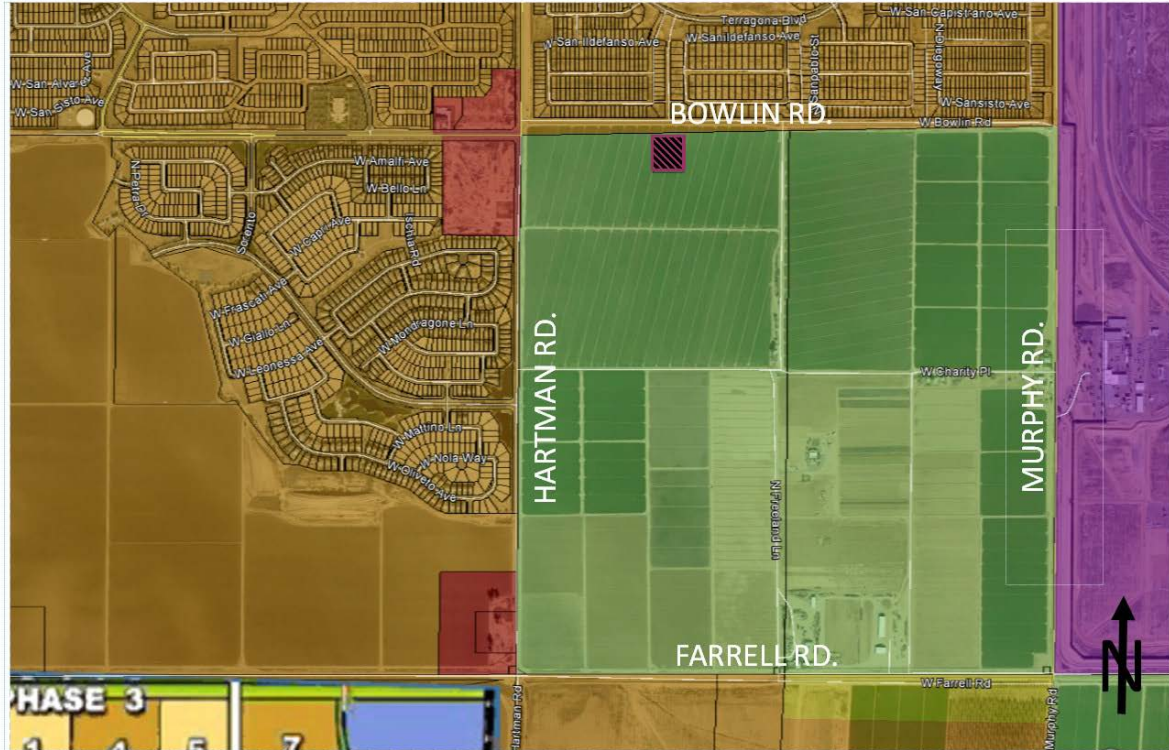
Vanessa Bueras  
City Clerk

APPROVED AS TO FORM:

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Denis Fitzgibbons  
City Attorney

# EXHIBIT 1



## LEGEND

GR - ENERAL RURAL

CB-2 - GENERAL BUSINESS

CI-2 - INDUSTRIAL

CR-3 - SINGLE FAMILY PAD

GI - GENERAL INDUSTRIAL (PROPOSED ZONE CHANGE)

## **EXHIBIT 2**

BEING A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33 FROM WHICH THE NORTH QUARTER CORNER BEARS NORTH 89°08'55" EAST, 2638.58 FEET;

THENCE NORTH 89°08'55" EAST, ALONG AND WITH THE NORTH LINE OF SAID SECTION 33, 1299.97 FEET;

THENCE SOUTH 00°51'55" EAST, 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BOWLIN ROAD AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 89°08'55" EAST, ALONG AND WITH SAID RIGHT OF WAY LINE, 300.00 FEET;

THENCE SOUTH 00°51'05" EAST, DEPARTING SAID RIGHT OF WAY LINE, 357.00 FEET;

THENCE SOUTH 89°08'55" WEST, 300.00 FEET;

THENCE NORTH 00°51'05" WEST, 357.00 FEET TO THE TRUE POINT OF BEGINNING.