

ORDINANCE NO. 1054

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, AMENDING THE APACHE JUNCTION, ARIZONA, ZONING ORDINANCE, BY AMENDING THE ZONING DISTRICT MAP, CITY OF APACHE JUNCTION, ARIZONA, CHANGING THE ZONING DISTRICT CLASSIFICATION IN REZONING CASE PZ-98-16 FROM GR (GENERAL RURAL, CONVENTIONAL OR MANUFACTURED SINGLE-FAMILY HOMES ON 1.25-ACRE GROSS MINIMUM LOTS) TO CR-2 (CONVENTIONAL SINGLE-FAMILY HOMES ON 11,000-NET SQUARE FOOT MINIMUM LOTS IN APPROVED SUBDIVISIONS); REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THAT:

SECTION I IN GENERAL

The zoning district classification on the ZONING DISTRICT MAP, CITY OF APACHE JUNCTION, ARIZONA, for the parcel of land described as:

The East 160 feet of Lot 24, Block 3, Newtown, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 5 of Maps, page 23A, and amended in Book 5 of Maps, page 23A, and includes the East 33 feet half right-of-way for Ironwood Drive.

be and hereby is amended from GR (General Rural, conventional or manufactured single-family homes on 1.25-acre gross minimum lots) to CR-2 (conventional single-family homes on 11,000-net square foot minimum lots in approved subdivisions), subject to the following stipulations:

1) Property owners must have obtained approval of the City of Apache Junction land split pursuant to Volume II of the Apache Junction City Code, Land Development Code, Chapter 2, Article III; record the resulting deeds with the Pinal County Recorder; and complete construction of a single-family residence on the new lot all within 24-months from the date of the City Council approval. If not, the zoning on the property may be subject to reversion to the original zoning classification by City Council action, pursuant to the provisions of Arizona Revised Statutes Annotated (A.R.S). § 9-462.01 (E).

2) Property owner(s) must dedicate the West 17 feet of the East 50 feet of the subject property to the City, thus creating a 50-foot half-street width to the centerline of Ironwood Drive.

3) The property owner(s) shall agree to dedicate the East 17 feet of Lot 23 in the Newtown subdivision to the City, thus creating a 50-foot half-street width to the centerline of Ironwood Drive.

4) All requirements of the proposed zoning district (CR-2), Development Fees, and all other applicable regulations that apply to the above referenced property must be met.

#### SECTION II REPEALING ANY CONFLICTING PROVISIONS


All ordinances and parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed.

#### SECTION III PROVIDING FOR SEVERABILITY

If any section, subsection, sentence, phrase, clause or portion of this ordinance, or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS 1ST DAY OF SEPTEMBER, 1998.

SIGNED AND ATTESTED TO THIS 8TH DAY OF SEPTEMBER, 1998.

  
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DOUGLAS COLEMAN  
Mayor

ATTEST:

ORDINANCE NO. 1054  
PAGE 2 OF 3

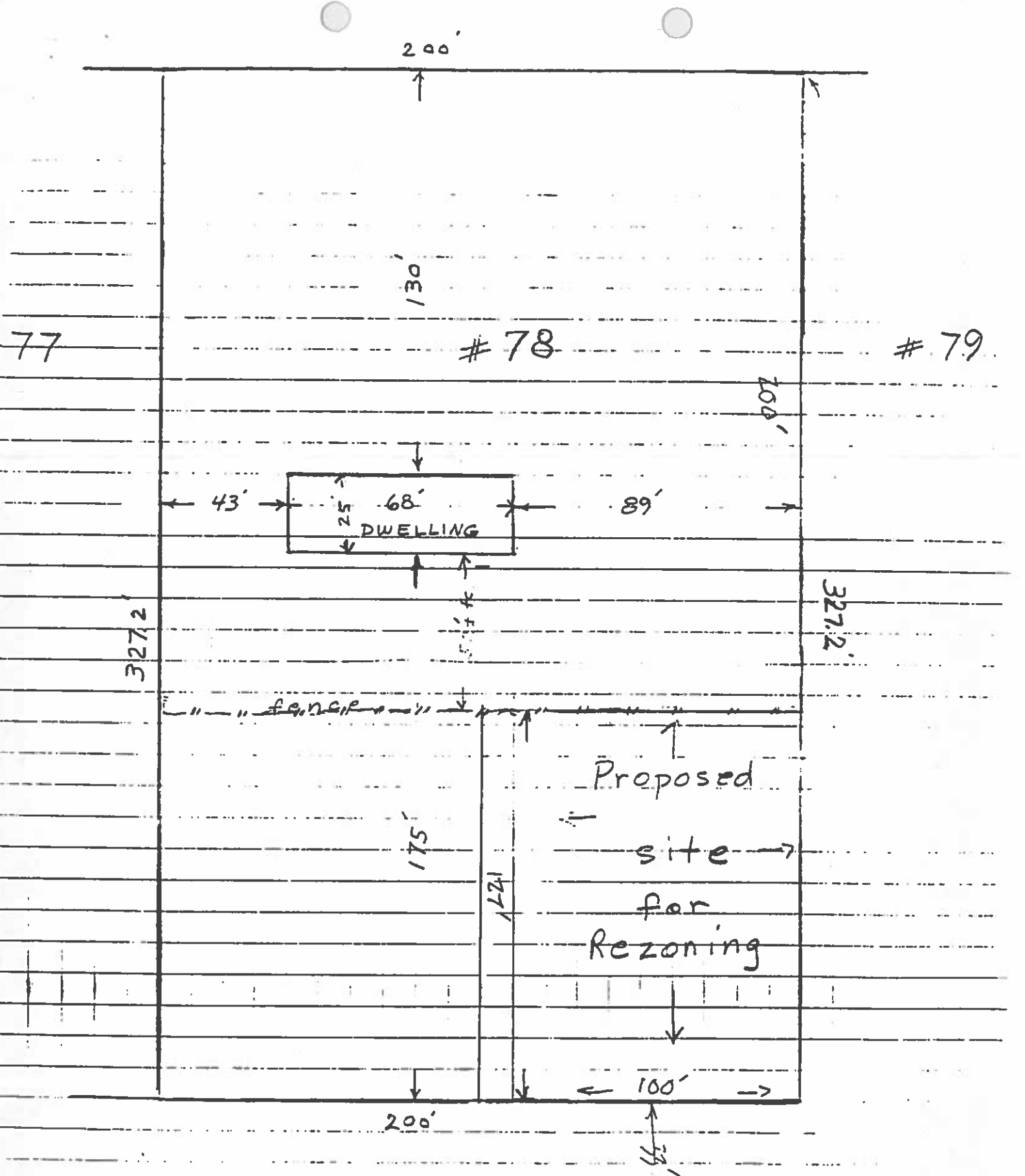
*Kathleen Connelly*

KATHLEEN CONNELLY  
City Clerk

APPROVED AS TO FORM:

~~Richard Joel Stern~~ 9.1.98

RICHARD JOEL STERN  
City Attorney



624 N. IRONWOOD DRIVE

JOSEPH J. & HELENE I. HUERTER