

RESOLUTION NO. 24-25

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, APPROVING A FINAL SUBDIVISION PLAT FOR "GOLDFIELD ESTATES", IN CASE P-22-72-SD, BY DAVID BOHN OF THE BFH GROUP.

WHEREAS, the subdivider in Case P-22-72-SD proposes to plat a subdivision for 209 townhomes under the name "Goldfield Estates", pursuant to Arizona Revised Statutes ("A.R.S.") Title 9, Chapter 4, Article 6.2; and pursuant to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, Tables 1-5-1 and 1-5-2; and Article 1-4: Zoning Districts, Section 1-4-3 Planned Development ("PD") Overlay District; and Chapter 2: Subdivision and Minor Land Division Regulations; as well as the rezoning Ordinances No. 1524 and 1525; and

WHEREAS, the property is legally described as follows:

Parcel 103-23-0200

A parcel of land located in the Northeast Quarter of Section 34, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona more particularly described as follows:

Commencing at the East quarter corner of said Section 34 from whence the Northeast corner lies North 00 Degrees 01 Minutes 37 Seconds East, a distance of 2644.49 feet;

Thence along the East line of the Northeast quarter of said Section 34, North 0 Degrees 01 Minute 37 Seconds East, a distance of 1322.25 feet to a point coincident with the North line of the Northeast quarter of the Southeast quarter of the Northeast quarter of said Section 34;

Thence along said line, North 89 Degrees 56 Minutes 58 Seconds West, a distance of 396.95 feet to the Point of Beginning;

Thence South, a distance of 33.80 feet to a point coincident with the South line of the Northwest quarter of the Northeast quarter of the Southeast quarter of the Northeast quarter of said Section 34;

Thence along said line, North 89 Degrees 57 Minutes 55 Seconds West, a distance of 264.17 feet to a point coincident with the West line of the Northwest quarter of the Northeast quarter of the Southeast quarter of the Northeast quarter of said Section 34;

Thence along said line, North 0 Degrees 2 Minutes 12 Seconds East, a distance of 330.87 feet to a point coincident with the North line of the Northwest quarter of the Northeast quarter of the Southeast quarter of the Northeast quarter of said Section 34;

Thence along said line, South 89 Degrees 56 Minutes 58 Seconds East, a distance of 263.96 feet to the Point of Beginning; and

Parcel 103-23-032A

The Southeast quarter of the Northwest quarter of the Southeast quarter of the Northeast quarter of Section 34, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;  
Except that portion thereof which lies Southeasterly of the following described line:

Beginning at the Northeast corner of said Section 34;  
Thence South 00 degrees 03 minutes 52 seconds East along the East line thereof, a distance of 1486.89 feet;  
Thence South 63 degrees 23 minutes 33 seconds West, a distance of 1108.18 feet to the point of ending at the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 34; and

Parcel 103-23-033A

A parcel of land located in the Northeast Quarter of Section 34, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona more particularly described as follows:

Commencing at the East quarter corner of said Section 34 from whence the Northeast corner lies North 00 Degrees 01 Minutes 37 Seconds East, a distance of 2644.49 feet;

Thence along the East line of the Northeast quarter of said Section 34, North 00 degrees 01 Minute 37 Seconds East, a distance of 1157.71 feet, a point coincident with the

Arizona Department of Transportation Superstition Freeway  
North right of way line, according to Project Number F-028-  
1(11), on file with the State of Arizona Department of  
Transportation;

Thence along said right of way line, South 63 Degrees 26  
Minutes 23 Seconds West, a distance of 443.70 feet to the  
Point of Beginning;

Thence continue along said line, a distance of 295.39 feet  
to a point coincident with the West line of the Southwest  
quarter of the Northeast quarter of the Southeast quarter  
of the Northeast quarter of said Section 34;

Thence along said line, North 0 Degrees 0 Minutes 57  
Seconds East, a distance of 164.72 feet, to a point  
coincident with the North line of the Southwest quarter of  
the Northeast quarter of the southeast quarter of the  
Northeast quarter of said Section 34;

Thence along said line, South 89 Degrees 57 Minutes 55  
Seconds East, a distance of 264.17 feet;

Thence South, a distance of 32.48 feet to the Point of  
Beginning; and

Parcel 103-23-0220

The Northwest quarter of the Northwest quarter of the  
Southeast quarter of the Northeast quarter of Section 34,  
Township 1 North, Range 8 East, of the Gila and Salt River  
Base and Meridian, Pinal County, Arizona;

Except therefrom, all oil, gas and other mineral deposits  
as reserved in the patent recorded in Docket 280, Page 425;  
and

Parcel 103-23-021A

The West half of the Northeast quarter of the Northwest  
quarter of the Southeast quarter of the Northeast quarter  
of Section 34, Township 1 North, Range 8 East of the Gila  
and Salt River Base and Meridian, Pinal County, Arizona;

Excepting therefrom all coal, oil, gas and other mineral  
deposits as reserved to the United States of America in the

patent recorded November 01, 1960 in Docket 276, Page 388;  
and

Parcel 103-23-021B

The East half of the Northeast quarter of the Northwest quarter of the Southeast quarter of the Northeast quarter of Section 34, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Excepting therefrom all coal, oil, gas and other mineral deposits as reserved to the United States of America in the patent recorded November 01, 1960 in Docket 276, Page 388;  
and

Parcel 103-23-031B

The North half of the Southwest quarter of the Northwest quarter of the Southeast quarter of the Northeast quarter of Section 34, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Excepting therefrom all coal, oil, gas and other mineral deposits as reserved to the United States of America in the patent recorded March 09, 1960 in docket 255, page 563; and

Parcel 103-23-031A

The South half of the Southwest quarter of the Northwest quarter of the Southeast quarter the Northeast quarter of Section 34, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Excepting therefrom all coal, oil, gas and other mineral deposits as reserved to the United States of America in the patent recorded March 09, 1960 in Docket 255, Page 563.;  
and

WHEREAS, on April 26, 2022, the Apache Junction planning and zoning commission voted 7:0 to recommend approval of planned development amendment case P-21-94-PZ, the rezoning by planned development case P-21-95-PZ, and the preliminary plat case P-21-96-SD; and

WHEREAS, on May 17, 2022, the mayor and city council voted 5:0 to pass and adopt the planned development amendment case P-21-94-PZ, Ordinance No. 1524, and the rezoning by planned

development case P-21-95-PZ, Ordinance No. 1525, approving the B-1/PD zoning and PD concept plan for the above-noted 209-unit townhome subdivision, upon a recommendation for approval with conditions from the planning and zoning commission; and

WHEREAS, on May 17, 2022, the mayor and city council passed and adopted the preliminary plat for "Goldfield Estates", case P-21-96-SD, Resolution No. 22-18, upon a recommendation of approval with conditions from the planning and zoning commission; and

WHEREAS, the mayor and council now finds the final plat for "Goldfield Estates" to be in substantial compliance with A.R.S. Title 9, Chapter 4, Article 6.2, and Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, Tables 1-5-1 and 1-5-2, and Article 1-4: Zoning Districts, Section 1-4-3 Planned Development ("PD") Overlay District, and Chapter 2: Subdivision and Minor Land Division Regulations, as well as planned development Ordinances No. 1524 and 1525.

NOW, THEREFORE, BE IT RESOLVED by the mayor and city council of the City of Apache Junction, Arizona, that:

The final plat for "Goldfield Estates" is hereby approved, subject to the following conditions:

- 1) The final plat map shall not be recorded until the developer submits the following items to the city's public works engineering and development services departments:
  - a) Title Report, no older than 30 days prior to final plat recordation; and
  - b) Final improvement plans with all required agencies' approval signatures to be provided in the cover sheet as outlined; and
  - c) Construction assurance/bond provided prior to improvement plans approval; and
  - d) Copy of 100-year water designation letter issued by the Apache Junction Water District; and
  - e) Copy of notice of intent for the Municipal Separate Storm Sewer System("MS4")/Arizona Pollutant Discharge Elimination System("AZPDES") issued by ADEQ.
- 2) Upon compliance with Condition 1 above, staff shall pursuant to A.R.S. Section 9-463.01(R) record the final plat with the Pinal County recorder and shall collect the

final plat recording fee from the subdivider and remit such amount to the Pinal County recorder.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

SIGNED AND ATTESTED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
WALTER "CHIP" WILSON  
Mayor

ATTEST:

\_\_\_\_\_  
JENNIFER PENA  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
RICHARD JOEL STERN  
City Attorney