

RESOLUTION NO. 16-02

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, APPROVING A FINAL PLAT AMENDMENT OR A "RE-PLAT" OF THE "TRAILWAY APARTMENTS" FINAL SUBDIVISION PLAT AND INCORPORATING SAID FORMER SUBDIVISION INTO A NEW, ONE PARCEL FINAL SUBDIVISION PLAT TO BE NAMED "DOWNTOWN PARK" SUBDIVISION, IN CASE SD-1-15 BY THE CITY OF APACHE JUNCTION, ARIZONA.

WHEREAS, the City of Apache Junction ("City"), on December 31, 2014, acquired the property known as the "Trailway Apartments" subdivision containing nine subdivided lots and other common areas covering approximately 2.838 acres and developed with two double story dilapidated apartment structures located at 180 N. & 184 N. Apache Trail, Apache Junction, Arizona, as part of a land exchange agreement (Project No. ED-14-01) with WGG Partners, LLC; and

WHEREAS, the City demolished the two dilapidated apartment structures on the site and on September 2, 2015, the city council approved a city park conceptual plan for development at that location; and

WHEREAS, the City desires to vacate and dissolve the final subdivision plat (recorded in Book 12, Page 34, Pinal County Records) for the Trailway Apartments site which was recorded on July 21, 1966, at 2:20 p.m. and is legally described as follows:

Lots 1 through 9, inclusive and Tract A, Trailway Apartments, according to Book 12 of Maps, Page 34, records of Pinal County, Arizona; and

WHEREAS, on January 19, 2016, the city council held a public hearing regarding the vacation of the Trailway Apartments final subdivision plat, Case SD-1-15; and

WHEREAS, the mayor and city council find the re-plat of the existing Trailway Apartments plat and the Downtown Park final subdivision plat are in compliance with the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, and Chapter 2: Subdivision Regulations; and

WHEREAS, the city council finds that the Trailway Apartments final subdivision plat is not desirable or conducive to the timely redevelopment of the property for park purposes, and instead desires to vacate and dissolve the Trailway Apartments final subdivision plat to make opportunity for a new park development; and

WHEREAS, approval of this resolution will effectively vacate the Trailway Apartments plat by dissolving the former lots and incorporating them into a new plat for a new downtown park.

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

The Trailway Apartments final subdivision plat referenced above is hereby dissolved and re-platted and that the Downtown Park final subdivision plat, is approved subject to the following conditions:

- 1) The final subdivision plat map shall not be recorded until the following items have been completed:
 - a) receipt of all revisions requested by other reviewing agencies and utility companies who are signatories to the final plat drawing; and
 - b) finalized and recorded extinguishment documents for all easements no longer needed within the property boundaries; and
 - c) subdivision final plat mylar drawings incorporating all requested revisions; and
- 2) Upon compliance with condition 1 above, City staff is directed pursuant to A.R.S. Section 9-463.01(J) to record the original mylar of the Downtown Park final subdivision plat which dissolves the nine lot Trailway Apartments final subdivision plat map including Tract A, by erasing all property lines, road and alley rights-of-way and re-describing the property as a single unsubdivided parcel known as the Downtown Park final subdivision plat and record said plat with the Pinal County Recorder.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION,
ARIZONA, THIS _____ DAY OF JANUARY, 2016.

SIGNED AND ATTESTED TO THIS _____ DAY OF JANUARY, 2016.

JOHN S. INSALACO
Mayor

ATTEST:

KATHLEEN CONNELLY
City Clerk

APPROVED AS TO FORM:

RICHARD J. STERN
City Attorney