

PZ-5-16

Rezoning from RS-20M to RM-1/PD
512-516 N. Valley Drive



City of Apache Junction
City Council Meeting
May 3, 2016



PZ-5-16 Aerial Map

Current
Zoning:
RS-20M



City of Apache Junction ROW Exhibit

LEGEND

- 512/516 N. Valley Dr.
- Parcel
- ROW - Dedicated
- Easement - Utility

DISCLAIMER: This exhibit was produced without benefit of a field survey and is not intended to represent a survey document of any kind. Distances shown hereon are approximate. Parcel lines shown hereon were provided by Pinal County and may not reflect the exact position or alignment of parcel lines, roadway center lines, or easement lines.



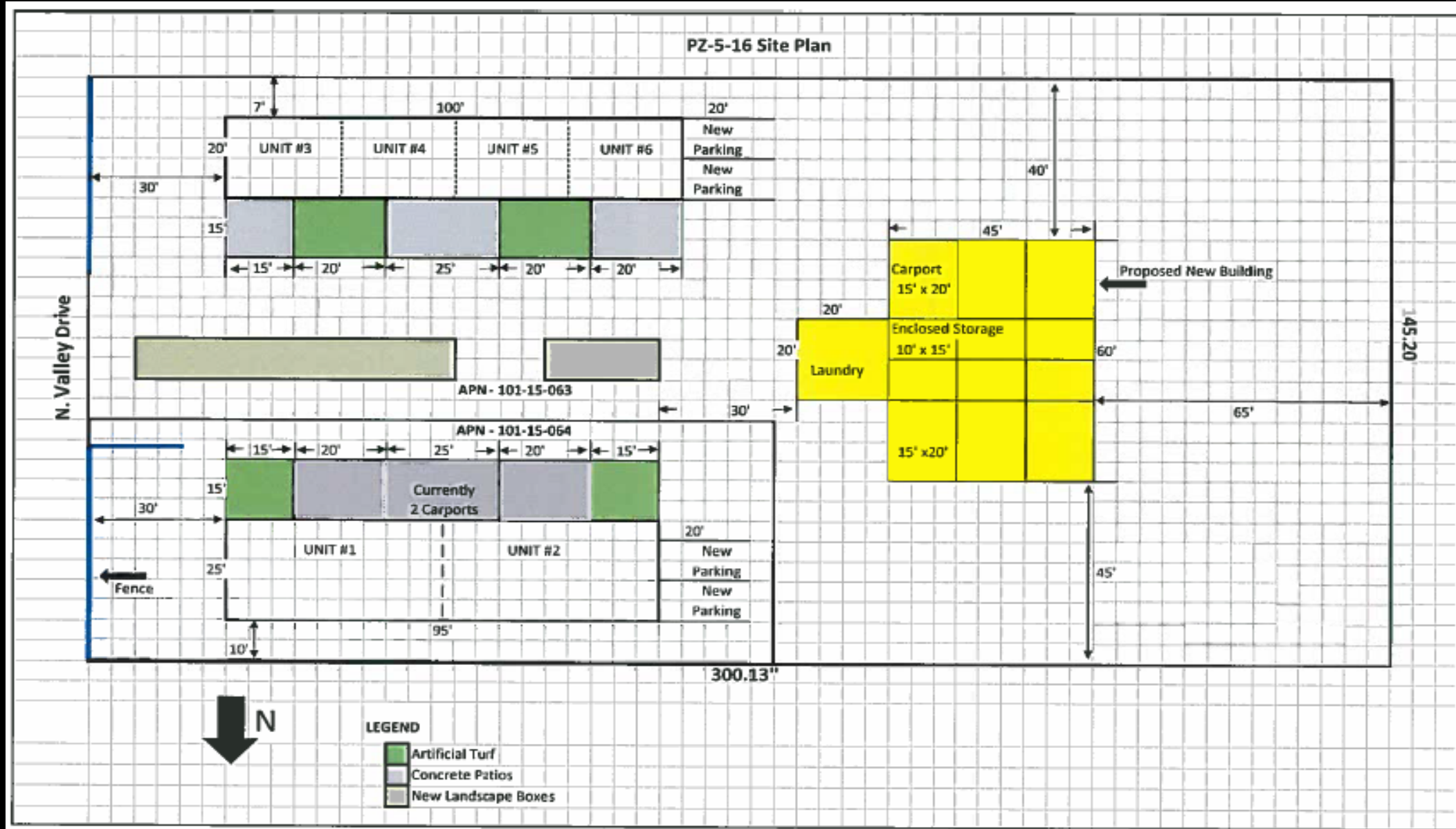
March 31, 2016



Vicinity Map



PZ-5-16 Site Plan



Conditions

1. Upon rezoning of the property, the site shall be developed in accordance with the submitted site plan within two years of the rezoning approval, or the zoning may be subject to reversion by legislative action of the City Council.
2. Upon rezoning of the property the two parcels 101-15-063 and 101-15-064 shall be combined and a single address will be assigned.
3. The front fence shall be permanently constructed.
4. All construction proposed on the property, including the installation of new signs, shall be subject to proper permits and inspections.
5. Upon construction of the laundry facility, the property shall connect to the sewer that is available.
6. A total of ten parking spaces must be designated to support the 6 unit apartment rentals.
7. The setbacks of the two existing buildings shall be permitted as shown on the site plan. Any future buildings shall follow current RM-1 zoning setbacks.
8. Any expansion to the number of rental units will be subject to a major planned development amendment and compliant with all other adopted City codes and ordinances, including but not necessarily limited to, the city's Zoning Ordinance, Engineering Guidelines and Landscape and Screening Requirements.