

RESOLUTION NO. 18-03

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, APPROVING A FINAL SUBDIVISION PLAT FOR "BELLA CORONA" SUBDIVISION, IN CASE SD-1-14, BY BELLA CORONA LLC, REPRESENTED BY HUDD HASSELL.

WHEREAS, Bella Corona is a proposed single-family residence subdivision, approved in a High Density Multiple-family Residential by Planned Development ("RM-2/PD")-zoned, +/-10.6-acre property, located approximately 480 feet west of S. Ironwood Drive, on the south side of W. 20th Avenue; and

WHEREAS, the preliminary plat for Bella Corona, approved by Resolution No. 14-41, depicted a 78-lot subdivision with private streets and internal neighborhood amenity areas, including a retention and recreation area along the west side of the subdivision; and

WHEREAS, on July 27, 2017, a planned development minor amendment was approved for Bella Corona wherein the number of lots was allowed to increase to 83, the building heights were allowed to increase from 26 feet to 28 feet and a tot lot was eliminated from the west side recreation area among other minor changes, in exchange for the elimination of the "Z-lot" configurations, wider lots, larger minimum-sized lots, and more overall average parking within the development; and

WHEREAS the applicants in Case SD-1-14 propose to subdivide Pinal County Assessor parcel numbers 102-11-003E and 102-11-003F into 83 individual residential lots for single-family homes and common areas for amenities and infrastructure, pursuant to Arizona Revised Statutes ("A.R.S.") Title 9, Chapter 4, Article 6.2; and pursuant to the 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 Regulations; and

WHEREAS, all necessary off-site improvement plans have been reviewed and approved, and all necessary Arizona Department of

Environmental Quality, Arizona Department of Water Resources, assured water supply, construction bond assurances and other approvals have been received; and

WHEREAS, a legal description for the unsubdivided subject properties is attached hereto as Exhibit "A".

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

The final subdivision plat for Bella Corona Subdivision, Case SD-1-14, is approved subject to the following condition:


- 1) Staff is directed pursuant to A.R.S. Section 9-463.01(R) to record the final plat with the Pinal County Recorder and to 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 6TH DAY OF FEBRUARY, 2018.

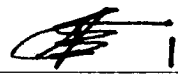
SIGNED AND ATTESTED TO THIS 6TH DAY OF FEBRUARY, 2018.


JEFF SERDY
Mayor

ATTEST:


KATHLEEN CONNELLY
City Clerk

APPROVED AS TO FORM:

 1-31-18
RICHARD J. STERN
City Attorney

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